

From:
To:
Subject: FW: 240617-STAGE 02-CORN EX SQ-Feasibility
Date: 21 June 2024 14:16:00
Attachments: [240617-STAGE 02-CORN EX SQ-Feasibility.pdf](#)
[RE 240617-STAGE 02-CORN EX SQ-Feasibility.msg](#)

From: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>
Sent: Friday, June 21, 2024 2:11 PM
To: @leicester.gov.uk>;
@leicester.gov.uk>; @leicester.gov.uk>; Sarah
Harrison (City Centre) <Sarah.M.Harrison@leicester.gov.uk>
Subject: FW: 240617-STAGE 02-CORN EX SQ-Feasibility
Fyi
They hadn't really got going on the 12-20 work yet in this pack – though hope to see something
similar by next Wed
Think the event space visuals look good
Suggest any comments come to me
My initial take in attached mail
Mike

From: @leicester.gov.uk>
Sent: Friday, June 21, 2024 1:27 PM
To: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>; Richard Sword
<Richard.Sword@leicester.gov.uk>
Subject: Fwd: 240617-STAGE 02-CORN EX SQ-Feasibility

Estates & Building Services
Leicester City Council

T: 0116 454
M:

From: @leicester.gov.uk>
Sent: Friday, June 21, 2024 10:22:02 AM
To: @leicester.gov.uk>
Subject: Fw: 240617-STAGE 02-CORN EX SQ-Feasibility

Morning Tom

Please see below the pack shared by on Tuesday's progress meeting / DTM.

Regards

| Construction Project Manager | ICT Champion

Estates & Building Services | Capital Projects

Leicester City Council | City Hall, 115 Charles Street, Leicester, LE1 1FZ | T: 0116 454 | M:

From: @hickmanandsmith.co.uk>
Sent: 18 June 2024 10:01

To: @leicester.gov.uk>
Cc: @hickmanandsmith.co.uk>;
< @hickmanandsmith.co.uk>
Subject: 240617-STAGE 02-CORN EX SQ-Feasibility

Hi

I trust you have been keeping well and safe.

Please find the feasibility document attached, please let me know if you have any issues with opening the file.

Best regards,

Hickman & Smith Architects

a: Studio B2.01, LCB Depot, 31 Rutland Street, Leicester, LE1 1RE
w: www.hickmanandsmith.co.uk
e: hashim@hickmanandsmith.co.uk
t : 0116 253 3423

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Any opinions or recommendations are those of the individual except where specifically stated to be the view of Hickman & Smith Architects and are subject to the relevant terms of business of Hickman & Smith

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Whilst efforts are made to safeguard inbound and outbound emails, Hickman & Smith Architects cannot guarantee that communications are free from errors or virus.

From:
To:
Subject: FW: Notes & actions from 08.05 Market meetings
Date: 16 May 2024 12:14:00
Attachments: [Markets Alternative Options Rev C - Draft.pdf](#)

From: @leicester.gov.uk>
Sent: Friday, May 10, 2024 11:45 AM
To: @leicester.gov.uk>
Subject: FW: Notes & actions from 08.05 Market meetings

For info

From: @leicester.gov.uk>
Sent: Friday, May 10, 2024 11:29 AM
To: @leicester.gov.uk>;
< @leicester.gov.uk>; @leicester.gov.uk>; Mike Dalzell
<Mike.Dalzell@leicester.gov.uk>; @leicester.gov.uk>; Sarah
Harrison (City Centre) <Sarah.M.Harrison@leicester.gov.uk>;
@leicester.gov.uk>
Subject: RE: Notes & actions from 08.05 Market meetings

Hi All

Please see attached updated draft document following our meeting on Wednesday.

Comments welcome.

Mike has asked that I issue these for now but wants me to work up some perspective images from Cank Street early next week, which I will share once complete.

Kind regards

| Principal Architect

Estates & Building Services | Capital Projects

Leicester City Council | City Hall, 115 Charles Street, Leicester, LE1 1FZ | T: 0116 454 | M:

From:
Sent: Wednesday, May 8, 2024 2:38 PM
To: @leicester.gov.uk>;
< @leicester.gov.uk>; @leicester.gov.uk>; Mike Dalzell
<Mike.Dalzell@leicester.gov.uk>; @leicester.gov.uk>; Sarah
Harrison (City Centre) <Sarah.M.Harrison@leicester.gov.uk>;
< @leicester.gov.uk>

Subject: RE: Notes & actions from 08.05 Market meetings

Hi All

I have attached a selection of historic images which show the area to the front of the Corn Exchange. There are a number of images which show stalls (albeit demonstrating they were lightweight removeable structures) which may not be appropriate, but there are others which demonstrate the space being used as an open public realm space for significant celebrations and day to day use.

What is notable is the quality of the surrounding buildings 100+ years ago, it goes some way to demonstrate how much the space was valued back then.

Please let me know if you feel any of the images are appropriate and I will request versions without watermarks.

Kind regards

| Principal Architect

Estates & Building Services | Capital Projects

Leicester City Council | City Hall, 115 Charles Street, Leicester, LE1 1FZ | T: 0116 454 | M:

From: [@leicester.gov.uk](mailto:)>

Sent: Wednesday, May 8, 2024 12:22 PM

To: [@leicester.gov.uk](mailto:)>;

< [@leicester.gov.uk](mailto:)>; leicester.gov.uk>; Mike Dalzell

<Mike.Dalzell@leicester.gov.uk>; @leicester.gov.uk>; Sarah

Harrison (City Centre) <Sarah.M.Harrison@leicester.gov.uk>;

< @leicester.gov.uk>

Subject: Notes & actions from 08.05 Market meetings

Hi everyone

High level notes and actions below following earlier meetings:

1. General trader and public comms – @Mike Dalzell /
2. Overall presentation pack to RSw -
3. Planning engagement –
 - a. Newly created public realm space -
 - b. 12-20 Market Place (Removal of 12, 18 & 20) -
 - c. Temp Market @ GDS – extending planning
4. Procurement checks –
 - a. 12-20 Market Place Option – Using Spellers

b. Adjusting Contract Works

5. Feedback on events timeline -
6. Overall timeline programme –
7. Discreet conversation with Utilities (NGED) -
8. Design adjustments -
9. Historic Info / Images -
10. Costings -
11. Legal checks -
12. Communications with Speller Metcalfe – Capital Projects TBC

Regards

|

Leicester City Council | Estates & Building Services
City Hall, 115 Charles Street, Leicester, LE1 1FZ | T: 0116 454 | M:

From:
To:
Subject: market trader presentation
Date: 21 May 2024 14:36:00

Hi

Hope you are well.

Do you mind sending me the market trader presentation as I'm in the meeting with the CM tomorrow at 9am with traders. I tried to send me it but I can open it but nothing is there.

Thanks.

Leicester Markets

T: 0116 454

M:

www.leicestermarket.co.uk

-
Confidentiality Note: This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

MARKETS – 12-20 Options



Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024 - REV C - **DRAFT**

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INTRODUCTION & PROPOSALS

1. Introduction

The following is a sketch appraisal for the location of the Markets within the site of 12-20 Market Place including the land to the rear of 22.

The documents included within this report have been produce to explore space planning and the level of accommodation the 12-20 site could support compared to the current market proposals. The perspective images shown are only indicative for massing purposes. Further design development is required to create a concept scheme for the site.

Pages 13 onwards shows the visual impact of retaining 1 no temporary market canopy for an interim period/ overspill traders.

2. Limitations and exclusions

Due to the speed of delivery, there has not been sufficient time to undertake the following:

- Planning consideration/ views.
- Viability of relocating the substations.
- Cost
- Risk register
- Structural or MEP review

Note:

Subject to a load assessment, there may not be a need for the substation to facilitate development at 12-20 as the existing supplies may accommodate the development.

A preliminary assessment has been undertaken as to the viability of locating the substation within the projector wall of Green Dragon Square however further investigations are required to establish if this is a feasible option.

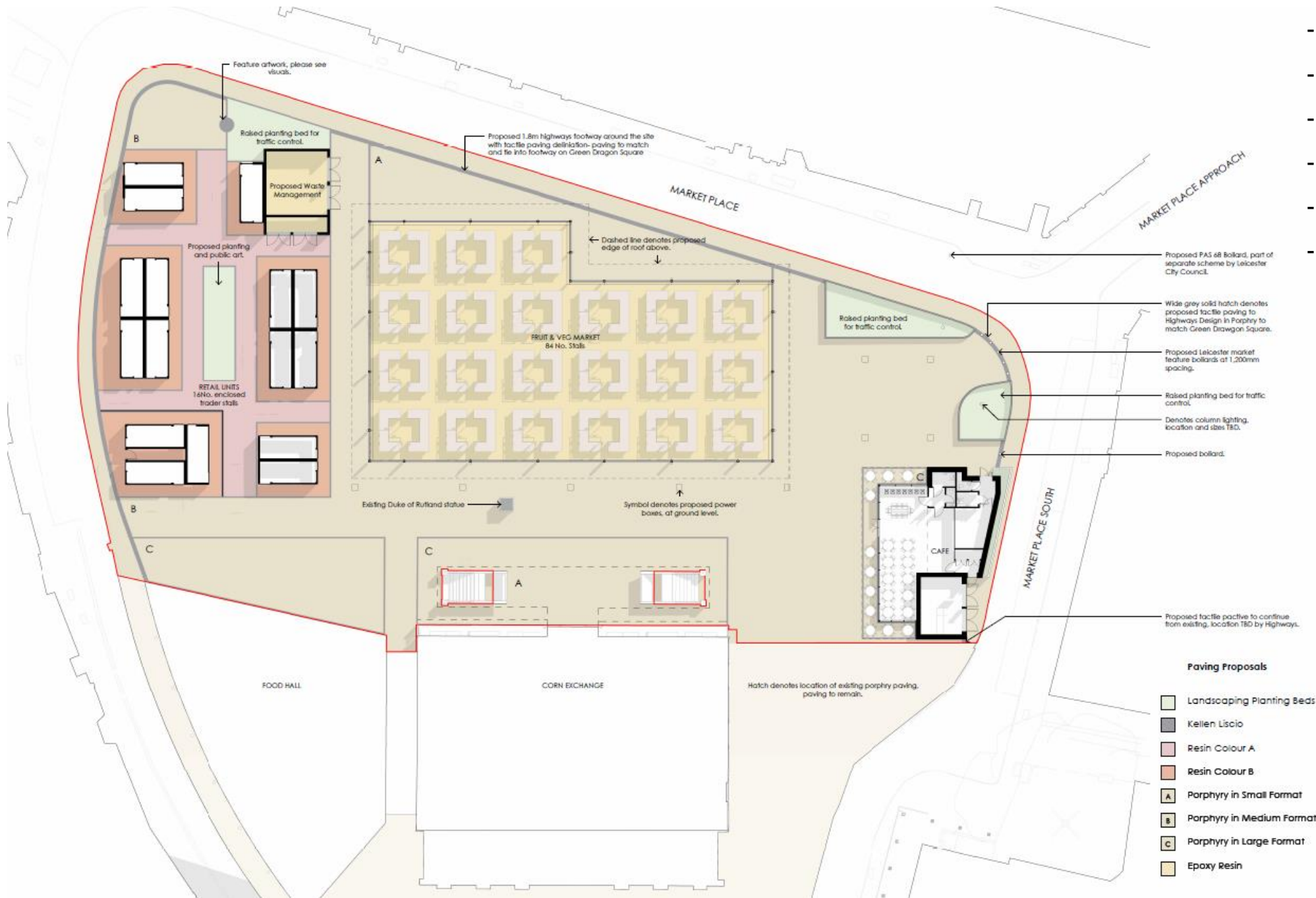


CURRENT PROPOSALS

3. Site

The current proposals for the market on its present site as shown below, included the following accommodation:

- 84 Stalls
- 16 Container Units
- Café with 60sqm of seating
- Substation
- Trader toilets
- Pop-up stall storage
- Compactor / Waste Management



Markets – 12-20 Sketch Proposals

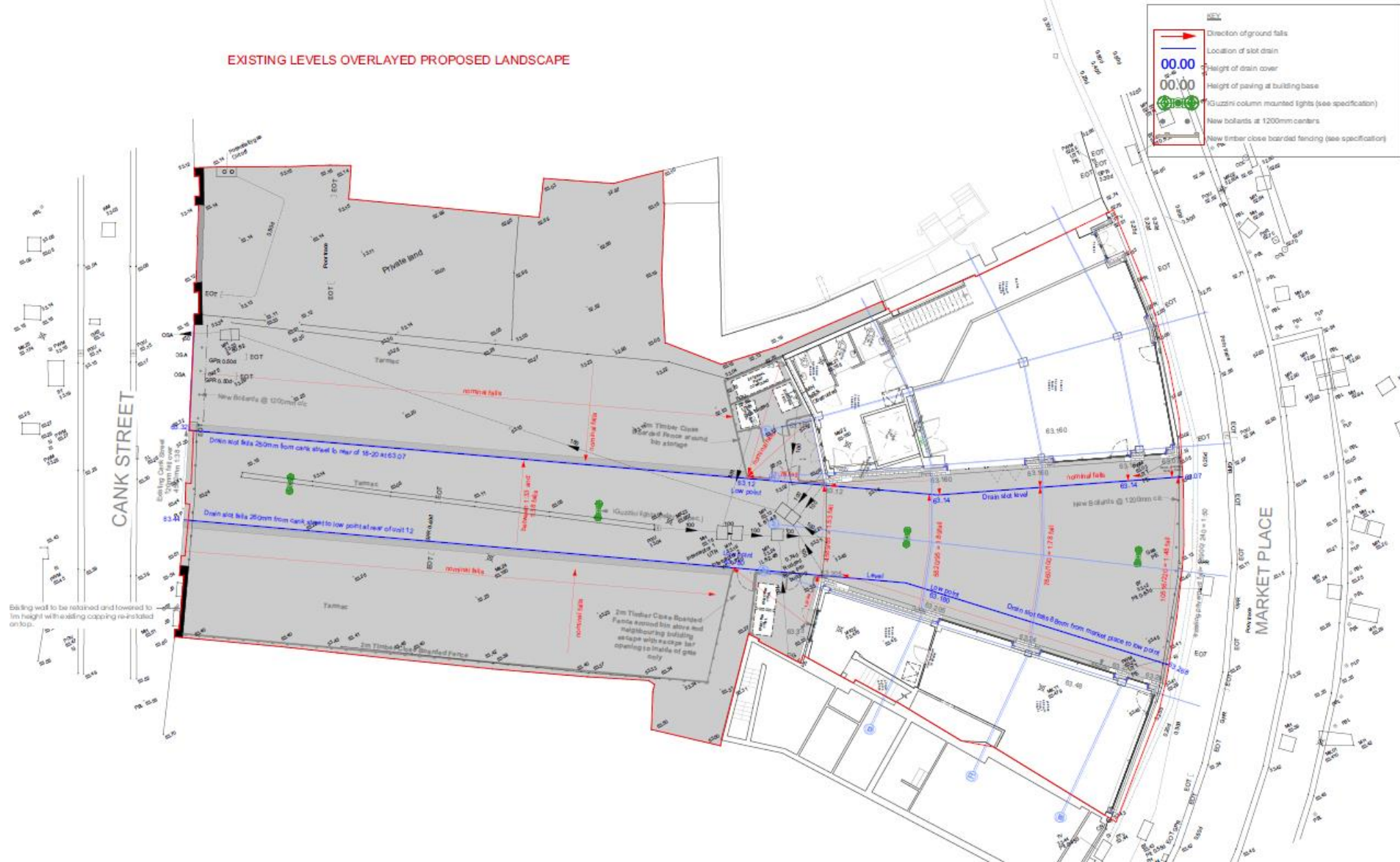
OPTIONS REVIEW | MAY 2024

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12-20 Site

4. 12-20

The 12-20 site is considerably smaller than the current market site and is constrained by development to the north and south, See site plan below:



To maximise the developable area of the site, it is proposed that numbers 12-20 will be demolished, and new abutment walls constructed to support numbers 10 & 22 and the previous requirement for a walk through as part of the Connecting Leicester Scheme will be omitted.



Markets – 12-20 Sketch Proposals

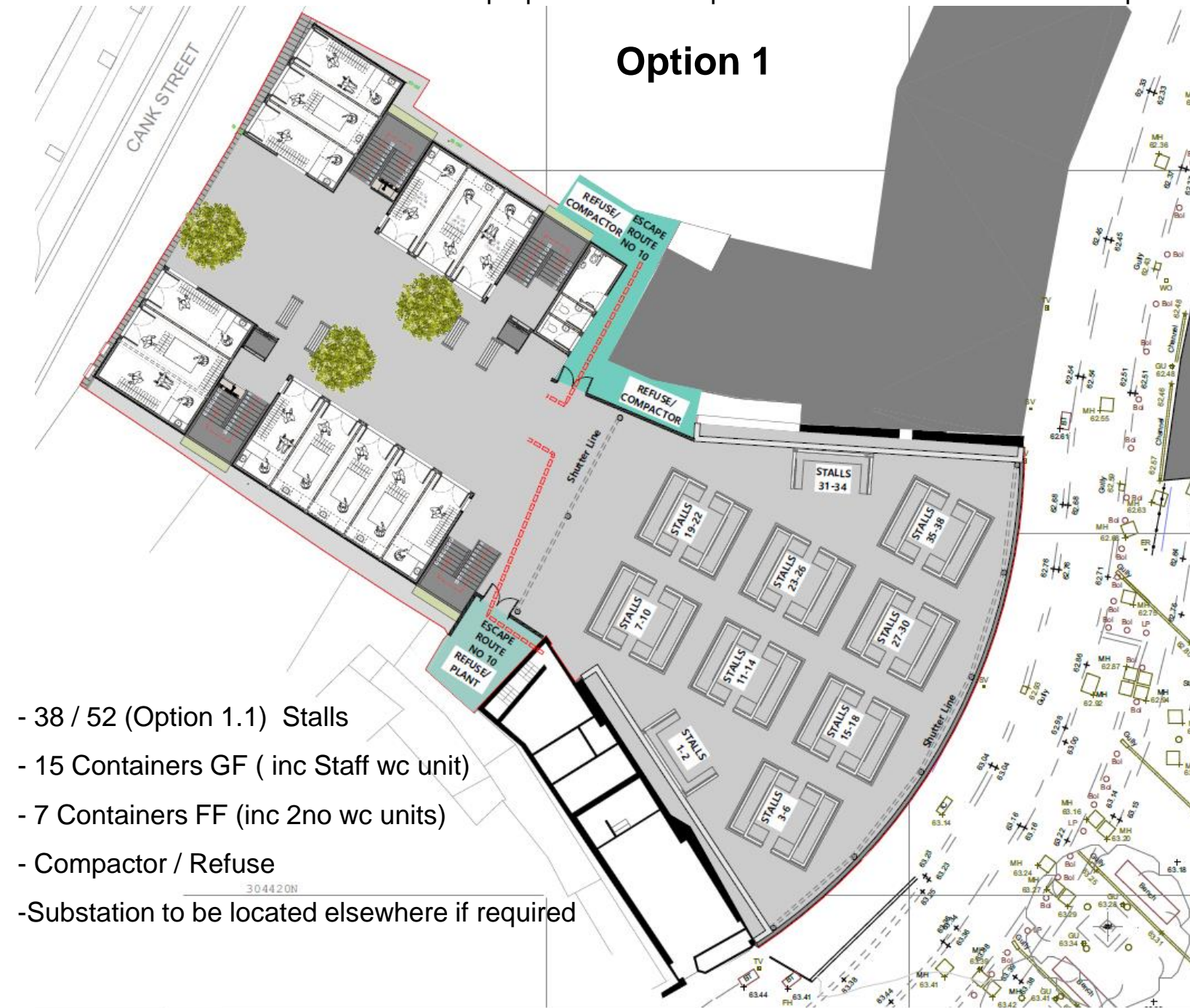
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12-20 Options

5. 12-20 Option 1 & 1.1 (Alternative Stall Layout)

With the reduction in site area we have proposed 3 main options for consideration. The first option as shown below accommodates the following:



Option 1.1

Greater number of stalls, but a more congested layout with fewer clear routes.



- 38 / 52 (Option 1.1) Stalls
- 15 Containers GF (inc Staff wc unit)
- 7 Containers FF (inc 2no wc units)
- Compactor / Refuse
- Substation to be located elsewhere if required

12-20 Options

6. 12-20 Option 2

Option 2 prioritising stall numbers – Accommodation as follows:

- 88 Stalls
- Trader wcs
- Compactor / Refuse
- Substation to be located elsewhere if required



12-20 Options

7. 12-20 Option 3

Option 3 middle ground between stalls and container units – Accommodation as follows:

- 68 Stalls
- 11 Container units (no trading out)
- Trader wcs
- Compactor / Refuse
- Substation to be located elsewhere if required



Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

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12-20 Options

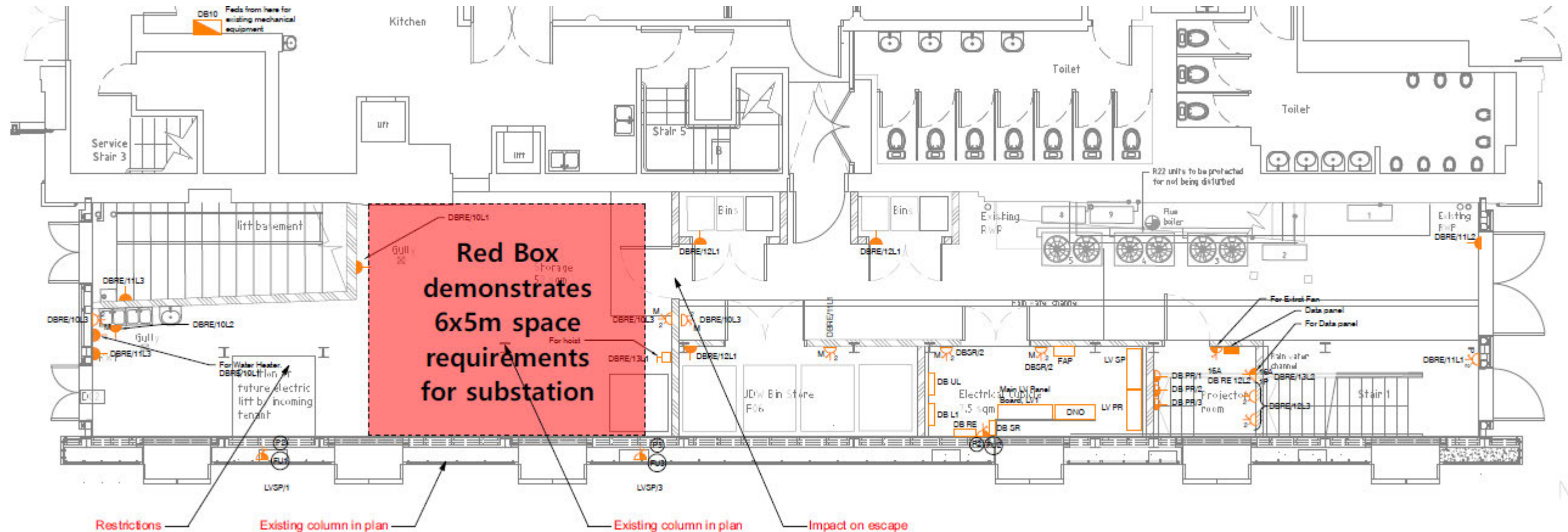
8. Projector Wall Green Dragon Square – Substation

The plan below shows the extent of development within the projector wall to Green Dragon Square.

Although there is an area of storage which meets the space requirements for a substation, there are a number of constraints / issues with trying to accommodate it in this location, which are as follows:

- There are a number of restrictions to the plan, see notes below.
- It will be a challenge to install doors as per NGED's requirements within the projector wall, without significant changes.
- Introduction of a substation will require upgrades to the fire performance of the space.
- Introducing the substation in this location will impact existing circulation / escape routes.

If it is desirable to install the substation in this location, further investigations, including structural assessments and discussion with NGED will be required to establish the viability of this option.



12-20 Perspectives

9. Perspective Images Option 2 – View from GDS towards 12-20 – Views from GDS remain similar for each option.



Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

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12-20 Perspectives

10. Perspective Images Option 2 – View from under the Fish Market towards 12-20



Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

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12-20 Perspectives

11. Perspective Images Option 2 – Aerial view towards 12-20



Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

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12-20 Perspectives

12. Perspective Images Option 2 – From Market Looking Towards The Fish Market



Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

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12-20 Perspectives

13. Perspective Images Option 2 – View from Knight & Garter towards 12-20



Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

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12-20 Perspectives – Option For Retaining 1 Temp Market Canopy (Short Term)

14. Perspective Images Option 2 – View from GDS towards 12-20 – Views from GDS remain similar for each option.



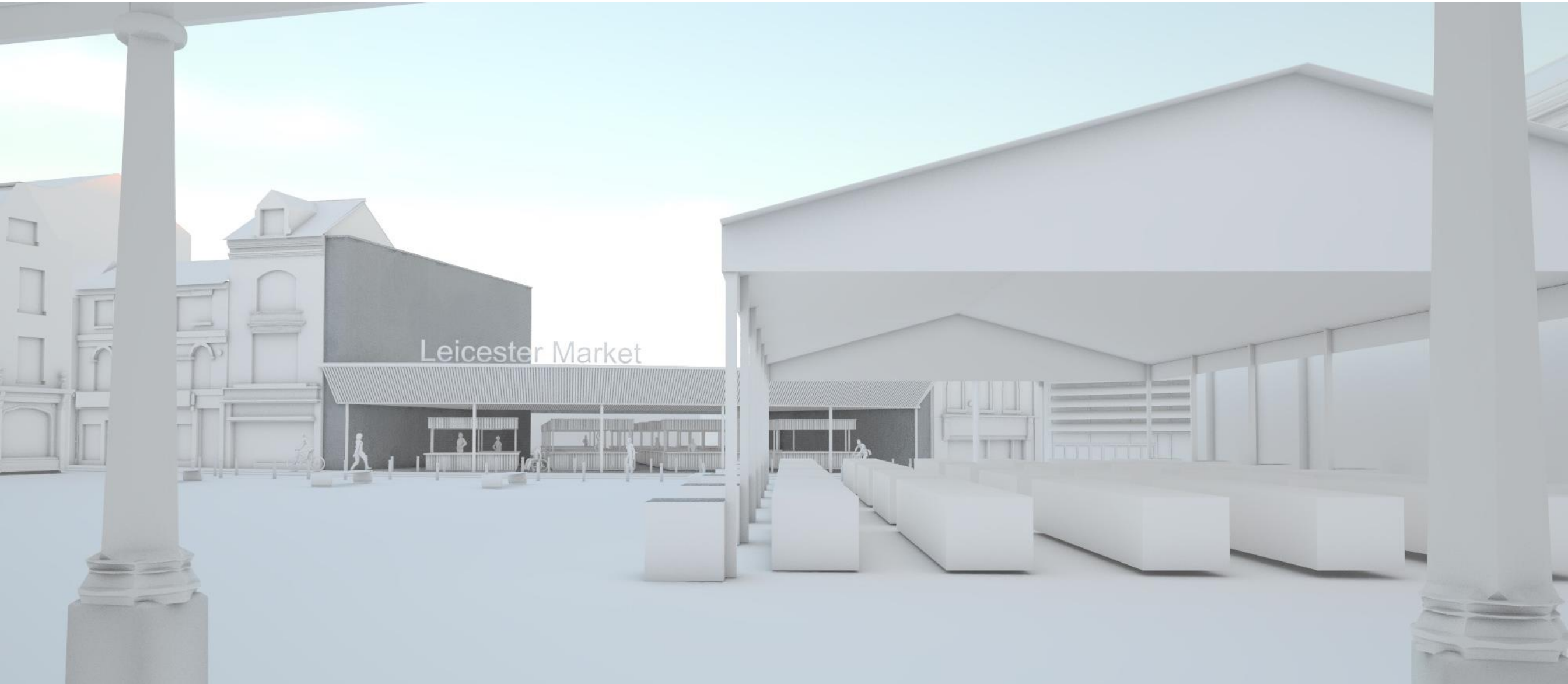
Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

CAPITAL PROJECTS | LEICESTER CITY COUNCIL

12-20 Perspectives – Option For Retaining 1 Temp Market Canopy (Short Term)

15. Perspective Images Option 2 – View from under the Fish Market towards 12-20



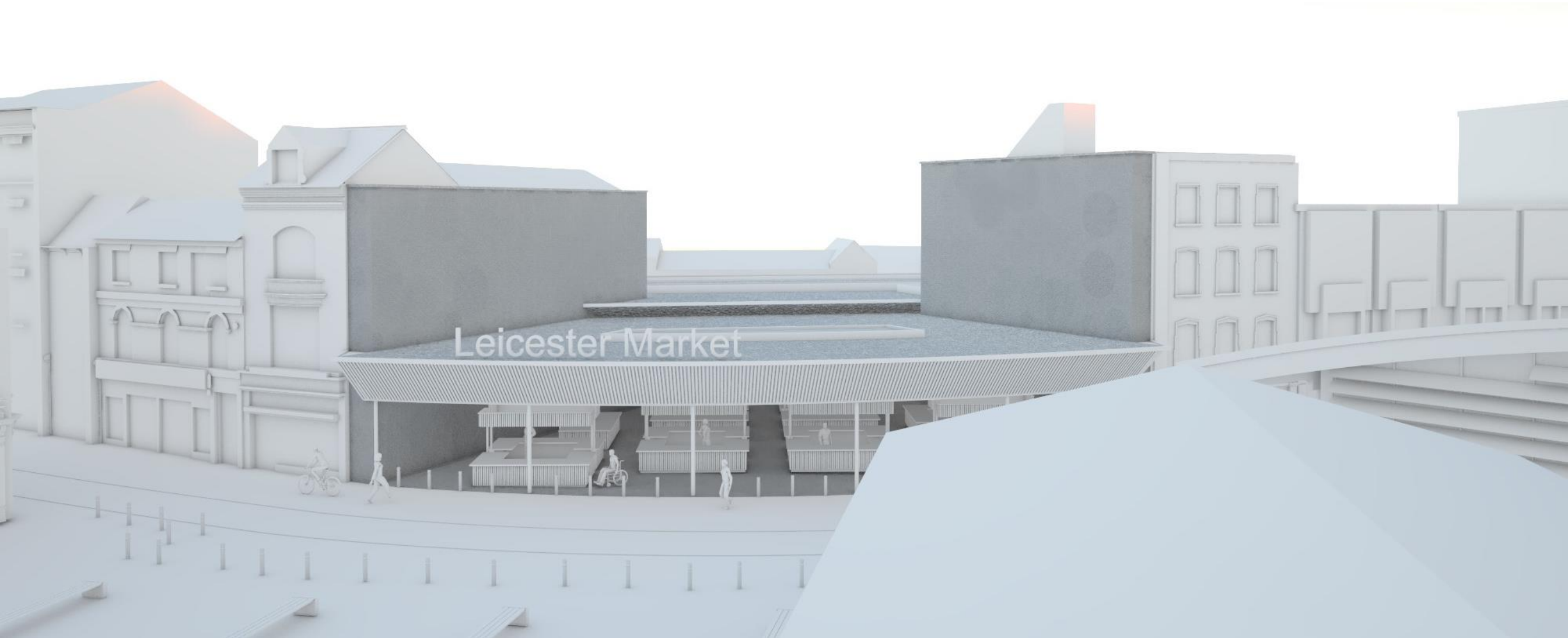
Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

CAPITAL PROJECTS | LEICESTER CITY COUNCIL

12-20 Perspectives – Option For Retaining 1 Temp Market Canopy (Short Term)

16. Perspective Images Option 2 – Aerial view towards 12-20



Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

CAPITAL PROJECTS | LEICESTER CITY COUNCIL

12-20 Perspectives – Option For Retaining 1 Temp Market Canopy (Short Term)

17. Perspective Images Option 2 – From Market Looking Towards The Fish Market



12-20 Perspectives – Option For Retaining 1 Temp Market Canopy (Short Term)

18. Perspective Images Option 2 – View from Knight & Garter towards 12-20



Markets – 12-20 Sketch Proposals

OPTIONS REVIEW | MAY 2024

CAPITAL PROJECTS | LEICESTER CITY COUNCIL

From:
To: [Mike Dalzell](#); [Sarah Harrison \(City Centre\)](#)
Cc:
Subject: RE: 240617-STAGE 02-CORN EX SQ-Feasibility
Date: 21 June 2024 16:31:00
Attachments: [Cank Street Market idea.pdf](#)

Thanks Mike.

The square visuals look good. Just need to bear in mind for events not to block the food hall entrance and the two food hall units.

When it comes to 12-20 I've had a few thoughts about this and tried to visualise how we can try to make this work, be quirky, and become a designation, basically green area meets market.

Pop up – Cank street

Green open space to be used as a pop up area or an extension to zone b for Sunday speciality markets. I'm thinking food trucks/vendors with the ability to close of zone b in the evening or utilising zone b in the evening for night markets.

Zone B – stalls

Day to day food market. Utilise for night markets and Sunday markets.

Zone C units/animated green area

Can the units be incorporated into the green area? On a day to day basis support zone b with a food offer. Visually it will look good from Knight and Garter, and coming through dolphin square.

Or Pop up area can be swapped for Zone C.

I hope my wonderful collage helps explain what I'm trying to say.

From: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>
Sent: Friday, June 21, 2024 2:11 PM
To: @leicester.gov.uk>; @leicester.gov.uk>; Sarah Harrison (City Centre) <Sarah.M.Harrison@leicester.gov.uk>
Subject: FW: 240617-STAGE 02-CORN EX SQ-Feasibility

Fyi

They hadn't really got going on the 12-20 work yet in this pack – though hope to see something similar by next Wed

Think the event space visuals look good

Suggest any comments come to me

My initial take in attached mail

Mike

From: @leicester.gov.uk
Sent: Friday, June 21, 2024 1:27 PM
To: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>; Richard Sword <Richard.Sword@leicester.gov.uk>
Subject: Fwd: 240617-STAGE 02-CORN EX SQ-Feasibility

Estates & Building Services
Leicester City Council

T: 0116 4546
M:

From: @leicester.gov.uk
Sent: Friday, June 21, 2024 10:22:02 AM
To: @leicester.gov.uk
Subject: Fw: 240617-STAGE 02-CORN EX SQ-Feasibility

Morning

Please see below the pack shared by on Tuesday's progress meeting / DTM.

Regards

| Construction Project Manager | ICT Champion
Estates & Building Services | Capital Projects
Leicester City Council | City Hall, 115 Charles Street, Leicester, LE1 1FZ | T: 0116 454 | M:

From: @hickmanandsmith.co.uk
Sent: 18 June 2024 10:01
To: @leicester.gov.uk
Cc: @hickmanandsmith.co.uk;
< @hickmanandsmith.co.uk >
Subject: 240617-STAGE 02-CORN EX SQ-Feasibility

Hi

I trust you have been keeping well and safe.

Please find the feasibility document attached, please let me know if you have any issues with opening the file.

Best regards,

Hickman & Smith Architects

a: Studio B2.01, LCB Depot, 31 Rutland Street, Leicester, LE1 1RE
w: www.hickmanandsmith.co.uk
e: hashim@hickmanandsmith.co.uk
t: 0116 253 3423

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From:
To: [Mike Dalzell](#);
Subject: RE: Market designs
Date: 28 June 2024 11:57:00
Attachments: [image001.png](#)
[image002.png](#)

Thanks Mike. For some reason markets can command these kinds of rents, it brings it's own foot fall. When I first started the unit rents were £450 per week which then eventually went down to £250, which people paid before the move to the temporary market. With these rents nationally we are about on the button and they will have the ability to trade in the evening. The street markets that we are communicating with charge between £ per day to £ for pitch/stalls. My revenue plan can be manipulated easily enough to change the fees so happy to do that.

From: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>
Sent: Friday, June 28, 2024 11:26 AM
To: @leicester.gov.uk>; @leicester.gov.uk>; @leicester.gov.uk>
Subject: RE: Market designs

For the revenue side I think we need a bit of sensitivity flex calc'd I would show an option with the prices for units / stalls as per your previous version but also one with lower values – especially for the units at Cank St. I can't see us getting anywhere near per week for them and there is a huge differential between cost of space per sq ft at the likes of Malcolm and what we would otherwise be charging – which had come across when doing the market testing for the previous Old Town Blocks scheme. Worth digging out and being familiar with what he found for that exercise. Mike

From: @leicester.gov.uk>
Sent: Friday, June 28, 2024 10:42 AM
To: @leicester.gov.uk>; Mike Dalzell <Mike.Dalzell@leicester.gov.uk>; Peter Chandler <Peter.Chandler@leicester.gov.uk>
Subject: RE: Market designs

Hi
Just looking at the revised design pack Option 1 on the Precedent Images (page 54) doesn't match the Option 1 on page 55. For the revenue plan I'm working on the image on page 55.
Regards

From: @leicester.gov.uk>
Sent: Friday, June 28, 2024 8:51 AM
To: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>; <@leicester.gov.uk>; leicester.gov.uk>
Subject: FW: Market designs

All
Hot off the press find attached revised design pack.
[@Mike Dalzell](#) imagine will want to canter through this later with you & Andrew at 2pm. might be worth another spot check given your email on revenue imps yesterday.
Regards

Leicester City Council | Estates & Building Services

City Hall, 115 Charles Street, Leicester, LE1 1FZ | T: 0116 4546 | M:

From: @hickmanandsmith.co.uk>

Sent: Thursday, June 27, 2024 6:07 PM

To: @leicester.gov.uk>;

@gleeds.com>

Cc: @leicester.gov.uk>;

@hickmanandsmith.co.uk>

Subject: Re: Market designs

Hi

Please find attached our revised presentation ahead of tomorrows meeting.

Kind regards,

Project Architect

Hickman & Smith Architects

a: Studio B2.01, LCB Depot, 31 Rutland Street, Leicester, LE1 1RE

w: www.hickmanandsmith.co.uk

e: @hickmanandsmith.co.uk

t : 0116 253 3423



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From: @leicester.gov.uk>

Sent: 27 June 2024 02:53 PM

To: hickmanandsmith.co.uk>;

@gleeds.com>

Cc: @leicester.gov.uk>;

@hickmanandsmith.co.uk>

Subject: Re: Market designs

Thanks

Regards

From: @hickmanandsmith.co.uk
Sent: Thursday, June 27, 2024 2:37 PM
To: @leicester.gov.uk; @gleeds.com
Cc: leicester.gov.uk;
< @hickmanandsmith.co.uk >
Subject: Re: Market designs

Hi

has forwarded me your email as is out of the office this afternoon. For now I have attached the presentation that went through yesterday which hasn't been updated yet. I am working on editing this ready for tomorrow and we can send you through an update tomorrow morning ahead of the meeting.

Kind regards,

Project Architect

Hickman & Smith Architects

a: Studio B2.01, LCB Depot, 31 Rutland Street, Leicester, LE1 1RE

w: www.hickmanandsmith.co.uk

e: @hickmanandsmith.co.uk

t : 0116 253 3423



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From: @leicester.gov.uk
Sent: 27 June 2024 02:30 PM
To: @hickmanandsmith.co.uk
Subject: Fwd: Market designs
As discussed, If you could reply to on 's behalf thar would be great thanks.

From: @leicester.gov.uk
Sent: Thursday, June 27, 2024 1:39:39 pm
To: @hickmanandsmith.co.uk; @gleeds.com
< @gleeds.com >
Cc: @leicester.gov.uk
Subject: Re: Market designs

Hi

Thanks for yesterday, and thanks for staying on a little whilst longer.

As below is there anything you can share ahead of my meeting with Director of Planning tomorrow afternoon? A simple slide deck will do.

@gleeds.com can I have the costings and programme as well please?

Regards

Leicester City Council | Estates & Building Services

City Hall, 115 Charles Street, Leicester, LE1 1FZ | T: 0116 4546 681 | M: 07849 307 400

From: @leicester.gov.uk

Sent: Thursday, June 27, 2024 1:36 PM

To: @leicester.gov.uk; Mike Dalzell
<Mike.Dalzell@leicester.gov.uk>; @leicester.gov.uk

Subject: Re: Market designs

Hi

Shared on screen yesterday. A few more tweaks required, especially on the back land of 12-20.

I will chase @leicester.gov.uk now although he has undertaken a phenomenal amount of work in a short period of time so I'm mindful on this. That said we are also due to present a draft tomorrow afternoon to Andrew L Smith.

In addition, price and programme are very much in hand ready for issue early next week.

Lets hope we get it right first time with City Mayor on the 9th July. @Mike Dalzell any invites to this yet?

Regards

Leicester City Council | Estates & Building Services

City Hall, 115 Charles Street, Leicester, LE1 1FZ | T: 0116 4546 | M:

From: @leicester.gov.uk

Sent: Thursday, June 27, 2024 1:21 PM

To: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>;
@leicester.gov.uk; @leicester.gov.uk

Subject: Market designs

Hi

Have any further designs for the market (outdoor area and 12-20) been issued?

I understood they were due to be shared yesterday?

Thanks

Leicester City Council

A: Economic Regeneration, City Hall, 3rd Floor, 115 Charles Street, Leicester, LE1 1FZ

T: 0116 454 (Internal 37)

From:
To: [Mike Dalzell](#);
Cc:
Subject: RE: Markets
Date: 25 June 2024 14:53:00

Mike

I know you agree, I just needed to put it out there. I'll try to make contact with Walthamstow but I will also put the question out on NABMA basecamp to see how other pop up markets operate, get a better overview nationally.

From: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>
Sent: Tuesday, June 25, 2024 2:44 PM
To: @leicester.gov.uk>;
@leicester.gov.uk>
Cc: @leicester.gov.uk>
Subject: RE: Markets

I don't disagree with anything you say but I'm not the one to be convinced.
I've read some of the Tripadvisor reviews and there is quite a lot of 'it's mostly tat' which I agree we are trying to get away from.

Suggest you make contact with the council and speak to however manages the market and get some background intel on how it operates, especially i.r.o. weather.

Mike

From: [leicester.gov.uk](#)>
Sent: Tuesday, June 25, 2024 2:35 PM
To: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>;
[@leicester.gov.uk](#)>
Cc: [@leicester.gov.uk](#)>
Subject: RE: Markets

Mike

All information can be found in this FAQ sheet. [FAQs sheet becoming a trader.pdf \(walthamforest.gov.uk\)](#) Walthamstow Market is a street market trading in a borough of London which is very community based. Traders trade casualty first and then can apply to be a permanent trader, under a street trading licence which is for the occupation of the pitch, which they offer various sizes.

I'm trying to stay as positive as possible, promise... but:-

- We spent around £300k on temporary market roof because traders insisted on weatherproof.
- If the weather is too inclement the market may have to be cancelled.
- What happens to the traders when there's an event on, especially at Christmas, their busiest time.
- Traders may invest in purchasing their own 'stall' but will they continue to invest in them when they are worn, broken etc.
- Traders come early enough to set up but to also erect their stall or 3 (depending on what size they need) and take down will add to their day and, only my opinion, no rent reduction would be attractive enough to add to a working day.
- Our vision was to up our game, change people's perception, attract a different type of customer, I think we are going backwards. It's likely that we lose some of the food hall

traders as they were relying on the redevelopment to be a catalyse to attract new types of customers and for traders to change.

From: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>

Sent: Tuesday, June 25, 2024 11:30 AM

To: @leicester.gov.uk;

@leicester.gov.uk>

Subject: RE: Markets

Both

In the conversation just now there was much reference to Walthamstow – apparently an open air 5 day a week market

Can we find something out about how that works specifically

Note that because we would be a saving a great deal of capital (and the revenue borrowing cost) the CM's view was that it would make economics sense for us to accept a much lower daily rent from traders - who could presumably then use saved cash to pay for put up / take down etc of the stalls.

So that trade off needs to be played out with them

Mike

From: @leicester.gov.uk>

Sent: Tuesday, June 25, 2024 10:32 AM

To: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>;

<@leicester.gov.uk>

Subject: RE: Markets

Thanks Mike.

I can speak with the trader representatives to organise a meeting.

From: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>

Sent: Tuesday, June 25, 2024 9:57 AM

To: @leicester.gov.uk;

@leicester.gov.uk>

Subject: FW: Markets

Both

See below

CM pushing back – as clearly keen to avoid the cost of building at 12-20. Tom's estimate is at

Basically he wants something pretty definitive in writing that confirms – or not – that traders don't feel it is viable to trade from the new 'events' space by way of pop up stalls and a reduced rent.

From his perspective there is some merit in reducing rent since he avoids the borrowing cost that will otherwise be incurred by the capital scheme (though of course it won't do anything for our service budgets !)

I think this needs a session direct with traders that you both facilitate and that has proper records and minutes that we can evidence

As noted below he wants this ahead of confirming his decision.

Happy to discuss

Mike

From: Richard Sword <Richard.Sword@leicester.gov.uk>

Sent: Monday, June 24, 2024 2:54 PM

To: Mike Dalzell <Mike.Dalzell@leicester.gov.uk>

Subject: Markets

Mike,

Peter spoke to me today in his 1-2-1 and was reflecting on the market scheme.

He wants us to work with traders to get to a point of a more definitive based decision on the option of pop-up stalls, before he makes his final decision. His view, is we could provide this and offer them flexibility at substantially reduced rents. Some of his views stemmed from a conversation he had on borrowing costs last week in relation to the capital programme, in essence, the borrowing costs on the market scheme will be substantial.

I have tried to call and message, so we can discuss how we approach this, no doubt you're in meetings. In summary, before Peter moves to the next stage, he wants traders to be definitive that this is not a workable option.

You in tomorrow or Wednesday? Be good to discuss.

Kind Regards

Richard Sword

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