



Report No: **69/2007**

Public Agenda Item: **Yes**

Title: **Brixham Harbourside Market**

Wards Affected: **Berry Head with Furzeham**

To: **Harbour Committee**

On: **19 March 2007**

Key Decision: **No**

Change to
Budget: **No**

Change to
Policy
Framework: **No**

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1. What we are trying to achieve

- 1.1 To update the Harbour Committee as to the progress of the weekly Arts and Crafts market, which is held under the Old Fish Market at Brixham harbour. The markets were held throughout last season and on specific event days during 2006.
- 1.2 To seek advice from Members on a community proposal to continue staging an Arts and Crafts market under the Old Fish Market every Saturday during the season and on specific event days throughout the year.

2. Recommendation(s) for decision

- 2.1 **That the Harbour Committee expresses its views on the proposal to continue holding a weekly Arts and Crafts market at the Old Fish Market, Brixham.**

If the Harbour Committee supports the proposal :-

- 2.2 **That the Director of Marine Services be requested to exercise his delegated powers to allow a weekly market at the Old Fish Market, Brixham, to be held on Saturdays, until further notice. The market to be run by the Brixham Chamber of Commerce with an appropriate amount of the monies that they might earn being reserved for community based projects.**
- 2.3 **That the Director of Marine Services be requested to exercise his**

delegated powers to prepare a contract between the Council and the Brixham Chamber of Commerce accordingly.

3. Key points and reasons for recommendations

- 3.1 Harbourside markets have taken place on the Brixham harbour estate for the two previous years. In 2005 they were run and operated by a private operator paying a weekly payment to the Harbour Authority.
- 3.2 On the 21 March 2006 the Harbour Committee considered Report 68/2006 on a proposal for an Arts and Crafts market at the Old Fish Market, Brixham to be run by the Brixham Chamber of Commerce, every Saturday, throughout the 2006 season. The Committee resolved that the Director of Marine Services be requested to exercise his delegated powers to allow the weekly market to go ahead for a trial period during 2006. Furthermore it was resolved that the market should be run by the Brixham Chamber of Commerce with all monies that it might earn being reserved for community based projects and held in trust by Marine Services. To facilitate this arrangement it was agreed that the Director of Marine Services should exercise his delegated powers to prepare a contract between the Council and the Brixham Chamber of Commerce.
- 3.3 During 2006, the market was run and operated successfully, under the auspices of the Chamber of Commerce, with monies being retained through the Brixham Harbour Office for community based projects. However, although the Director of Marine Services did prepare a contract between the Council and the Brixham Chamber of Commerce, this has not yet been signed.
- 3.4 Minute 1017 of 2006 required all of the monies earned by the Arts and Crafts market to be reserved for community based projects and held in trust by Marine Services. During 2006 the market generated £8,190 of income, however, some £3,747 of expenditure was incurred before any money reached the Harbour Office. This expenditure related to the cost of erecting and dismantling the stalls, timber, stamps and other miscellaneous items. Less than £200 has currently been spent on community based projects and what was spent related to the Christmas parade. Just over £4,000 is currently held in trust by Marine Services.
- 3.5 The experience of 2006 has shown that the market can operate successfully, it can be restricted to genuine Arts and Crafts, and it can generate significant income. However, the experience has also demonstrated that the operation would benefit from further financial transparency. i.e. all income should be passed to the Harbour Office before any operational payments are made. This was a concern raised in Report 68/2006, where the Director of Marine Services stated that there should be a clear and transparent audit trail prior to the redirection of funds for community use.
- 3.6 On reflection the Harbour Committee may wish to reconsider the issue of a financial contribution to the harbour account to properly cover officer time and administration costs. Members may also wish to advise the Director of Marine Services about the appropriateness of recovering a premium to reflect the obvious significant value that can be gained by use of the site.
- 3.7 The implementation of a successful Arts and Crafts market at Brixham harbour has contributed towards the Council's priorities of developing Torbay's culture,

creating sustainable communities and improving Torbay's Economy.

For more detailed information on this proposal please refer to the supporting information attached.

Capt. Kevin Mowat
Director of Marine Services

Supporting information to Report 69/2007

A1. Introduction and history

- A1.1 During the 2004 summer season, two markets were held at Brixham under the Old Fish Market and were facilitated by Marine Services. They were run by a company, which was made up of a number of market stalls (about twenty), under the banner of the “French Market”. These markets sold only French related goods and were perceived to be a success in terms of creating an ambience around the harbour and in attracting visitors to the area.
- A1.2 In 2005 the Brixham Town Team in reviewing the previously successful “French Market” felt that a weekly market at Brixham throughout the season would be of benefit to the town. A number of meetings were held with the Chamber of Commerce, the Head of Tourism, the Senior Events Officer, the Harbour Master and an interested market operator.
- A1.3 Markets were then subsequently held throughout the 2005 summer season on a Sunday and occasionally, in addition, so was the French Market.
- A1.4 The markets were judged by some to be a success and the market research seemed to support this.
- A1.5 The profits raised by the market organisers went to the market organiser with a fixed fee going to the harbour account (£1500). The harbour income was used to offset the use of the Old Fish Market area and storage of the market stalls during the week between markets.
- A1.6 Although the Council received a modest income for the use of the Old Fish Market in 2005, it in no way reflected the number of hours of officers’ time dedicated to the running of the market.
- A1.7 The market organisers operated the market in agreement with the Council and were responsible for putting up and taking down stalls, booking stallholders, insurance, keeping the site in good order, clean and tidy.
- A1.8 The original concept developed by the Brixham Town Team and in agreement with local traders was for an Arts and Crafts market. However, on numerous occasions difficulties were experienced between the market operators and the local trade’s people as to what constituted Arts and Crafts. Local traders were of the opinion that on a number of occasions the market stalls were acting in direct competition to their own businesses in the town.
- A1.9 These concerns were expressed at a meeting between council officers, the town’s trade’s people and the market operators. Thereafter it was agreed that for the remainder of the 2005 season the Harbour Master, the Head of Tourism and a town traders’ representative would be responsible for vetting the content of stalls and the standard of stallholders at the weekly market. This resulted in an improvement of the quality in the offer.
- A1.10 During the winter months of 2005, the Harbour Master, the Head of Tourism, representatives of the Brixham Chamber of Trade and the town’s traders were in discussions over the future of the weekly market. The Brixham Chamber of

Trade proposed that a weekly market could be run and operated under their auspices with all profits going to the Chamber of Trade to be used for community based projects/events. It was felt that the advantages of running a market through the Chamber of Trade would be that they would be free from the constraints of making profit and this would avoid the need for competitive tendering. They could therefore concentrate on supporting local artists, artisans and craft makers. However, in pure financial terms this option did not clearly demonstrate value for money, but probably represented the best way forward in both practical and economic terms.

A1.11 In March 2006 a report was taken to the Harbour Committee (68/2006) seeking approval for a trial harbourside market at Brixham harbour. The Committee granted approval and the market was duly held throughout the 2006 summer season. A suitable contract was prepared and submitted to the Brixham Chamber of Trade but this has not yet been signed and returned.

A1.12 All the monies were and are still managed through the Harbour Office and held in trust for community projects. However, the Brixham Chamber of Trade are taking out the operating costs at source and the Director of Marine Services has some concerns with this arrangement.

A1.13 During 2006 the market generated £8,190 of income, however, some £3,747 of expenditure was incurred before any money reached the Harbour Office. This expenditure related to the cost of erecting and dismantling the stalls, timber, stamps and other miscellaneous items. Less than £200 has currently been spent on community based projects and what was spent related to the Christmas parade. Just over £4,000 is currently held in trust by Marine Services.

A2. Risk assessment of preferred option

A2.1 Outline of significant key risks

All significant health and safety risks will be addressed through a comprehensive license/contract agreement between the market organisers and the Harbour Authority. Another key risk relates to potential criticism from the District Auditor for not realising the full market value of the site and this risk can only be truly avoided by going out to open tender.

A2.2 Remaining risks

A remaining risk exists in respect of potential damage to the Council's reputation if this matter is not managed appropriately. In particular the financial arrangements need to be transparent and the removal of benefit towards community based projects would be poorly received.

A3. Other Options

A3.1 Discontinue the Arts and Crafts at Brixham harbour. This would remove any contribution towards the Council's corporate priorities and some of the Community Plan aspirations would not be achieved.

A3.2 Put the operation of the harbourside market out to competitive tender with a view to maximising any income to the harbour account. This alternative could attract the wrong type of market/operator and could require significant management by Marine Services. Also, this option may not deliver the same

level of contribution towards the Council's corporate priorities and Community Plan aspirations.

A4. Summary of resource implications

- A4.1 Resource implications arising from the operation of the market last year include a significant amount of officer time in support for the market organisers and maintaining financial records for the market's income and expenditure. During certain weeks, several hours were required to manage the income and expenditure details.

A5. What impact will there be on equalities, environmental sustainability and crime and disorder?

- A5.1 There is no impact on the above.

A6. Consultation and Customer Focus

- A6.1 Consultation on the Arts and Crafts market has been undertaken with the Brixham Harbour Liaison Forum, the Brixham Chamber of Commerce and the Shoal of Brixham Artists.

A7. Are there any implications for other Business Units?

- A7.1 There are no implications for other business units of the Council.

Annexes

None

Documents available in members' rooms

None

Background Papers:

The following documents/files were used to compile this report:

Brixham Harbourside Market Report Number 68/2006 dated 21 March 2006.