

To: Cabinet

Date: 11 October 2023

Report/Comments of: Scrutiny Committee

Title: Scrutiny Feedback to Cabinet – Cattle Market Leases

SUMMARY OF REPORT CONSIDERED

Report Title:	Cattle Market Leases
Purpose/Description of Report:	<p>The report outlined the following details:</p> <ul style="list-style-type: none"> • Details of current occupiers of the site. • How much rent is paid by each tenant. • What percentage of rent is paid as income to MBC. • The method for determining the rental values including when they were last valued and by whom.
Key Decision:	No
Scrutiny Lead Member:	Cllr M Brown, Scrutiny Committee Chairman
Relevant Portfolio Holder:	Cllr S Cox, Portfolio Holder for Corporate Finance, Property and Resources

1. Introduction and Overview

The Scrutiny Committee met on 21 September 2023 to consider a report on the Cattle Market Leases.

The report was requested by the Scrutiny Committee and provided Members with details as outlined in the summary above. The report provided an overview of the operation and management of the site.

Members discussed the report in public session before a discussion took place in private session. For clarity, the comments below can be considered by the Cabinet in public session.

2. Summary of Feedback/Recommendations for Cabinet Consideration

- Members noted that the term tenant is used in the report for referring to both tenants and sub-tenants which caused confusion.
- Members asked that the Council should independently review and assess the outcome of rents review undertaken by the tenant to mitigate against the conflict of interest arising from this work.
- Concern was expressed there was a lack of enforcement on the Northern Car Park accessed from Scalford Road (Area C) and the Committee commented that they would like this increased in order to maximise income off the site.
- The Scrutiny Committee recommends that Cabinet considers all options for maximising car parking income from the Cattle Market site including the site allocated for future development. The reasoning for this is that concern was expressed that the income potential for the Council was not being maximised and that there is the potential for a lack of consistency in charging arrangements between this area and Council car parks. A suggestion for maximising income was that access to the site is restricted and vehicles are then redirected to alternative car parks.
- Members were keen to see learning from the current lease arrangements embedded into any future lease arrangements and procurement of operation/management partner.

Written by: Scrutiny Committee Chairman in consultation with Members of the Scrutiny Committee