

Victorian Market Stakeholders Group Meeting
Unit 13A, Victorian Market

Tuesday 3rd December 2019 at 5.30pm

Present: Cllr Isabelle MacKenzie (**IM**); Cllr Graham Ross (**GR**); Cllr Bet McAllister (**BM**), Cllr Janet Campbell (**JC**), Cllr Emma Roddick (**ER**), Jo Murray (**JM**), Victorian Market Manager; David Haas (**DH**) Inverness City Area Manager – Highland Council; John Ewart (**JE**) The Milk Bar, Victorian Market; Willie Morrison (**WM**) William Morrison Jewellers, Market Arcade, Victorian Market; Pat Bloczynski (**PB**), Aeternum – Market Hall, Victorian Market, David Richardson (**DR**), Federation of Small Businesses; Mike Smith (**MS**), Inverness BID; Clare Armstrong (**CA**), Inverness Chamber; Hilary Tolmie (**HT**), Business Support – Highland Council

Apologies: Jackie Cuddy (**JCE**), Eastgate Centre; Jane Cuthbert (**JC**), MCM Investments, Queensgate; Stewart Nicol (**SN**), Inverness Chamber; Colin Craig (**CC**), Oil and Vinegar, Union Street; Malcolm Fraser (**MF**), Duncan Fraser Butchers, Queensgate Arcade

Cllr Isabelle MacKenzie in the Chair

No.	Item	ACTIONS	Action
1.	Welcome	The Chair introduced Cllr Emma Roddick to the group. ER is the new Central Ward Councillor and replaces Richard Laird on the group. Central Ward Councillors automatically have a place on the Stakeholder Group as the Victorian Market is within Central Ward.	
2.	Stakeholders Group Vacancies	Kasia Pogodzinska of Saffron Oriental Food has resigned from the Group leaving a vacancy for a Market Hall representative. Malcolm Fraser of Duncan Fraser Butchers, Queensgate Arcade has also intimated that he intends to resign from the Group, but there is a possibility his place will be filled by Juan Carlos Rodriguez of Café de Paulo. It was agreed that a review of the Stakeholder Membership should be undertaken once the Refurbishment programme was underway as there are some Members who have not attended a meeting for a long time and may not want to remain on the Stakeholder Group. New Members should be encouraged to join. The Stakeholder Group make up will be reviewed at a future meeting.	
1.	Actions from Previous Minutes	The previous meeting was a Workshop held on 3 rd October. This workshop was not Minuted	

4.	CIAC Decision and Next Steps	<p>DH updated on the City of Inverness Area Committee Decision taken on the 21st November and progress since that date:</p> <ul style="list-style-type: none"> • Members of the CIAC backed the Business Plan • The next stage is to implement the Business Plan • The Market Businesses need to have a proper understanding of the stage the project is at especially those Businesses in the Market Hall/Fish Hall as these will be the ones affected most. • These Businesses need to know: <ol style="list-style-type: none"> 1. What happens next? 2. How does it affect them? and 3. How can they take actions to protect and develop their own businesses? • This is the focus in preparation for the Support and Advice Session on Tuesday 10th December • This is being prepared with colleagues within the Council in Property and Project Management to ensure that the contractual position with each individual tenant is respected. • One to ones with every Tenant will arranged and the advice and support will be personalised to suit each individual Tenant. • A pack personalised for each Tenant will be provided on the night which will include: <ol style="list-style-type: none"> 1. The compensation provision for each of them individually and how it will work. 2. Details on the Tenancy Framework – how it will be operated and the decision-making process 3. Advice on preparing a proposal on how their business could be part of the transformed Market Hall/Fish Hall. 4. Proposed project timeline 5. Details of available properties within the City centre • Business Gateway will be attending the Session next Tuesday to give advice tailored to each individual Tenant's needs. • Guidance and advice will also be given on alternative locations whether it is for a temporary relocation or a permanent one. • Tenants will be put in touch with independent advisors, but it will be up to the Tenant to commission these independent advisors if they want a lease negotiated etc. 	
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		<ul style="list-style-type: none">• Notice will not be served to affected Tenants until the Contract for the Refurbishment is let, anticipated in the first quarter of the new year.• The maximum notice period will be six months.• The CIAC agreed that the notice period of a maximum of six months' would be rent free however should a tenant wish to vacate their unit earlier they would get a cash alternative based on the maximum six month notice period. For example, if they left four months after the notice was served they would get four months rent free and the equivalent of two months' rent in cash.• If a tenant does not come back into the market following the refurbishment they will receive a total of 9 months' rent compensation.• Should a tenant decide to vacate before notice is served they will still be entitled to compensation provided the works go ahead.• It is the intention to let the contract provided there are no unforeseen circumstances.• In most cases the council is more than doubling the compensation legally required.• BM asked what will happen if the works overrun? DH explained that once the contract is let a timeline will be provided with contractual provisions applying promoting timeous completion by the Contractor.• IM asked if there will be a project programme in place in time for the Advice and Support Workshop on the 10th December. DH confirmed that there will be a very clear timeline on when the project is likely to commence and when the notice to quit will be given. As much warning will be given as possible.• By Tuesday December 10th the Council will be able to confirm:<ol style="list-style-type: none">1. The compensation due to each Tenant individually2. The grounds under which the Tenants can apply to get back into the refurbished Market3. The advice and assistance to be given to help find alternative premises• The only thing that cannot be confirmed is when exactly the Notice to Quit will be served but as soon as a contractor is in place this will be confirmed.• PB advised that some of the Tenants think they will be evicted in January/February. DH confirmed this was not the case. At least between three and six months' notice will be given and he anticipates the earliest Tenant will be expected to have vacated their units is June 2020.• Compensation will be awarded to those Tenants who have already left the Market or those who leave before the Notice to Quit is served, due to the anticipation of the works proceeding. This will only apply once the Contract is let.	
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- **PB** asked if a unit becomes available in the Market Arcade would a Market Hall Business be required to go through the full process in order to apply for that unit? **JM** confirmed that she requires some clarification from Kenny Forbes but this will all be in the pack. It is anticipated that any available units will only be advertised internally.
- If a Tenant is not available to attend the Session on the 10th December the Pack will be distributed to them and one to one sessions will be arranged for them with the independent advisors.
- It is not intended to have any further group meetings with the Businesses it will only be one to ones from now on.
- **WM** stated that he felt the Council was being very fair to the Tenants. He understands how some of the Tenants are feeling but if we want to keep the Market it has to change. He also pointed out that this has been talked about for the last three years and everyone has had the opportunity to attend the meetings.
- **DR** agreed that it is essential for the Old Town and City Centre.
- **IM** asked how the message that the Tenants are being fairly treated can be put out into the public domain? **JM** advised that she has had some alarming feedback from the other Market Businesses. Some of the public think it is the whole Market that is closing which is very concerning. After next Tuesday's Advice Session a Press Release will be issued.
- It was suggested that a leaflet be prepared that the shops can handout to customers which will give a clear and concise representation of the proposed development and process.
- **JE** advised that it is very difficult to counter the Social Media campaign and petition without it affecting their businesses. He was also disappointed in the Press reaction to the decision taken by the CIAC who reported it inaccurately.
- **DR** suggested that after Tuesday the Press be invited to attend a meeting in the Market and they are told exactly what has been done to help.
- **JE** thinks the initial storm of protest will blow over as the online petitions are losing momentum.
- **GR** confirmed that a timeline will be issued as soon as there is clarity on the contract and it is let and the Council needs to certain before this is issued.
- **JE** would like to see the Market Hall/Fish Hall businesses have the flexibility to move when they see fit and not have to wait until the Notice to Quit is served if they have found alternative suitable premises. He would also like them to have the

		<p>certainty of whether they will be able to return to the Market after the refurbishment or not as this may affect the negotiating of their new lease.</p> <ul style="list-style-type: none">• Not all the current tenants will be able to return to the Market as some of them do not meet the criteria of the Tenancy Framework and this will be made very clear to those affected.• It was agreed that the Stakeholders would be updated after the Advice and Support Session next week and the draft letter will be circulated for information. This will not include any individual tenant's information.• JM relayed the reaction of the businesses within the arcade which has been incredibly positive.• It has recently been announced that old Arnott's Building in Union Street is to be redeveloped into residential and retail units which will tie in beautifully with the vision for the Victorian Market.• JM has also received a letter from a City Centre resident who are delighted to hear of the development.• PB commented that she feels that only one side of the story is being heard and no effort is being made to hear the other side.• ER was quite confused before seeing the Business Case at the CIAC what the need for the redevelopment was but having attended this meeting and spoken to a few people she can now see the need and the compensation offered she feels is very fair and from here forward it is getting the message out.• GR commented that the decision has been made to move forward and its not just the Market it's for the good of the whole City. The Common Good Fund cannot afford to have losses every year and this needs to be turned around.• CA commented that the Press always take the negative spin and we must get the positive message out.• JM reassured everyone about the Protest that is planned for Saturday 14th December at 12noon. She is working very closely with Sgt Julie Connor who is in charge of the City Police Team and Liaison Officers are speaking to the organisers of the event to determine their plans. Can't stop the protest as people have a right to protest.• The protest is about them not being happy with the compensation that is being awarded.• There is a Junior Netball Team in the market that day Carol Singing, and JM is hopeful that it will not be disturbed.	
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4.	AOCB	Date of next Meeting to be confirmed	
		The meeting ended at around 7pm	