



AGENDA FOR THE LICENSING REGULATORY COMMITTEE

Members of the Licensing Regulatory Committee are summoned to a meeting which will be held in Committee Room 3, Town Hall, Upper Street, N1 2UD on **5 February 2018 at 4.00 pm.**

Yinka Owa
Director of Law and Governance

Enquiries to : Mary Green
Tel : 020 7527 3005
E-mail : democracy@islington.gov.uk
Despatched : 24 January 2018

Membership

Councillor Nurullah Turan (Chair)
Councillor Dave Poyser
Councillor Michelline Safi Ngongo
Councillor Marian Spall (Vice-Chair)

Substitute Members

Councillor Theresa Debono
Councillor Angela Picknell
Councillor Robert Khan
Councillor Martin Klute

Quorum: is 3 Councillors

Procedures to be followed at the meeting are attached.



A. FORMAL MATTERS

1. Apologies for absence
2. Declaration of substitute members
3. Declarations of interest

If you have a Disclosable Pecuniary Interest* in an item of business:

- if it is not yet on the council's register, you must declare both the existence and details of it at the start of the meeting or when it becomes apparent;
- you may choose to declare a Disclosable Pecuniary Interest that is already in the register in the interests of openness and transparency.

In both the above cases, you must leave the room without participating in discussion of the item.

If you have a personal interest in an item of business and you intend to speak on the item you must declare both the existence and details of it at the start of the meeting or when it becomes apparent but you may participate in the discussion and vote on the item.

*(a) Employment, etc - Any employment, office, trade, profession or vocation carried on for profit or gain.

(b) Sponsorship - Any payment or other financial benefit in respect of your expenses in carrying out duties as a member, or of your election; including from a trade union.

(c) Contracts - Any current contract for goods, services or works, between you or your partner (or a body in which one of you has a beneficial interest) and the council.

(d) Land - Any beneficial interest in land which is within the council's area.

(e) Licences- Any licence to occupy land in the council's area for a month or longer.

(f) Corporate tenancies - Any tenancy between the council and a body in which you or your partner have a beneficial interest.

(g) Securities - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

This applies to all members present at the meeting.

- | | | |
|-----------|---|-------------|
| 4. | Procedure for the meeting - this is attached | 1 - 2 |
| 5. | Minutes of the previous meeting | 3 - 12 |
| B. | LICENSING MATTERS | Page |
| 1. | Application to designate an area of the highway in Archway Close, N19 3TD, for street trading purposes. | 13 - 38 |

C. Urgent non-exempt/non-confidential matters

Any non-exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

D. Exclusion of public and press

To consider whether, in view of the nature of the remaining items on the agenda, any of them are likely to involve the disclosure of exempt or confidential information within the terms of Schedule 12A of the Local Government Act 1972 and, if so, whether to exclude the press and public during discussion thereof.

E. Exempt/confidential matters (if any)

F. Urgent exempt/confidential matters

Any exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

The next ordinary meeting of the Licensing Regulatory Committee is scheduled for 12 June 2018

This page is intentionally left blank

LICENSING REGULATORY COMMITTEE

PROCEDURE FOR THE HEARING OF OBJECTIONS TO STREET TRADING, TRACK BETTING, AND SPECIAL TREATMENT LICENCES

1. The Chair of the Licensing Regulatory Committee shall:
 - (a) invite all members of the Committee, the applicant, the objector, their representatives and any witnesses and officers to introduce themselves
 - (b) ascertain whether the applicant and objector(s) are present and, if unaccompanied, whether they were aware that they could be represented
 - (c) outline the procedure to be followed at the meeting
2. The Service Director (Public Protection) or his/her representative, will introduce the application.
3. (a) Council officer reports on noise and other matters
(b) Questions to officers from objectors and applicants
4. The applicant or his/her representative will present in detail the grounds of the application.
5. Objectors and members of the Committee may ask questions only of the applicant at this stage. Statements will not be allowed.
6. The objector(s) or his/her representative(s) will present in detail the grounds of the objection and may call witnesses in support of the objection.
7. The objector(s) and any witnesses may be called be questioned by members of the Committee, the applicant or his/her representative(s) and appropriate officers of the Council. Statements will not be allowed. Witnesses called by the objector(s) may be re-examined by the objector(s) or his/her representative on matters arising from those questions.
8. A Ward councillor may be present at the meeting and may make a statement to the Committee regarding the application, if the required notice has been given.
9. The objector(s) or his/her representative may then make a closing speech.
10. The applicant or his/her representative may then make a closing speech.
11. Members of the Committee may withdraw from the room to consider their decision. The Council's legal adviser and the clerk will accompany Members, in case legal or procedural advice is required.
12. The Licensing Officers, objectors(s), applicant, any representative(s) and witnesses will remain available for recall.
13. If it is necessary to recall any party to provide further information or clarification, all parties at the meeting will be invited to return.
14. At the conclusion of the public hearing, the Committee will consider the evidence presented and the Chair will announce the decision, together with any conditions deemed fit to apply to the application. Reasons will be given for the decision and any conditions imposed on the licence.

This will be confirmed in writing to the applicant and objector(s), or to their legal representative, accompanied by a description of any conditions which are to be attached to the granting of the licence, or the reasons for the refusal of the application. The applicant will be told of any statutory rights of appeal which are available to him/her.

NB - These procedures may be waived, altered or modified by the Chair of the Licensing Regulatory Committee

This page is intentionally left blank

London Borough of Islington

Licensing Regulatory Committee - 13 December 2017

Non-confidential minutes of the meeting of the Licensing Regulatory Committee held at the Town Hall, Upper Street, N1 2UD on 13 December 2017 at 4.00 pm.

Present: **Councillors:** Nurullah Turan (Chair), David Poyser and Michelline Safi- Ngongo

Councillor Nurullah Turan in the Chair

55 **APOLOGIES FOR ABSENCE (Item A1)**

Received from Councillor Marian Spall.

56 **DECLARATION OF SUBSTITUTE MEMBERS (Item A2)**

None.

57 **DECLARATIONS OF INTEREST (Item A3)**

None.

58 **MINUTES OF THE PREVIOUS MEETING (Item A5)**

RESOLVED:

That the minutes of the meeting held on 6 November 2017 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

59 **APPLICATION FOR THE RENEWAL OF A SPECIAL TREATMENT LICENCE - GOLDEN HEALTH, 128 JUNCTION ROAD, LONDON N19 5LB (Item B1)**

The Licensing Officer reported that the applicant had submitted a second witness statement, dated 12 December 2017, and members confirmed receipt of this.

In response to questions from members, the Licensing Officer reported that the premises were situated in Junction Ward, which was one of her areas of responsibility and she guessed she would have visited the premises in August 2016 and again in August 2017. The application was received on 23 August 2017.

The applicant's legal representative stated that Ms Wang had been a Director of the company since 2014 and had been the licensee since.

Referring to the Police statement of visits to the premises in March and November 2017, the applicant's legal representative noted that clients at the premises had confirmed that they had not been offered sexual services. The premises known as

Golden Health was the applicant's livelihood, she attended most days and she understood that it was her responsibility to supervise her staff and to ensure that rules were complied with. The allegations made by the Police about the premises all came from the website and the veracity of the posts on the website could not be confirmed. Some of the clients at the premises were women. The circumstances of the presence of a female visitor at the premises on the Police visit of 22 July 2017 were explained to the Committee by the applicant. The applicant had informed her legal representative that she had misunderstood a question asked by the Police at one of their visits when they had asked to see staff records and she had informed them that she did not keep records. In fact, she did keep records and had qualification certificates, licences, IDs and contracts of employment for each of them. These records were kept in a locked drawer at the premises. The staff at the premises wore a uniform and the member of staff who had been seen by the Police at the visit on 11 November 2017, not in uniform, had told her manager (the applicant) that she had been late in arriving at work and had had no time to change into her uniform. The applicant's representative added that members of the staff were present at this meeting as witnesses for the applicant and for questions from members. She drew members' attention to the second witness statement produced by the applicant, which attached a price list, a notice for customers and staff payslips. The contract of employment between Golden Health and the staff made it clear that staff could provide body massage only and no other types of massage and, if they did, they could be dismissed. The notice to customers made it clear that no sexual services were offered to clients at the premises.

The applicant's representative noted that the internet research carried out by the Police had taken place on 7 November 2017 ie after the Licensing Regulatory Committee on 6 November 2017. The posts on the website were described as "unsavoury" and were from anonymous people. The applicant had assured her representative that the internet posts were absolutely untrue. The applicant's representative pointed out that the applicant had been accompanied today by three members of staff from Golden Health and that they were prepared to answer questions. She also drew attention to the price list and the statement in the notices posted at the premises that no sexual services were on offer to clients.

Members of the Committee asked questions about the hours worked by staff and how new staff might be inducted. The applicant's legal adviser said that staff currently working at the premises had worked there for five to six months, so there was some continuity, although different staff worked on different days. On the day of the Police visit, the applicant had asked the interviewee, via social media, to arrive after 2.00pm, with her ID and certificates. The interviewee was there to observe, not to work and would later be interviewed by the manager. The Police visit had occurred before the manager arrived at the premises. Members asked whether procedures had been followed on that day as it appeared that the interviewee had started working at the premises without the proper ID. Members expressed their surprise that there appeared to be no procedures in force for inducting this, or any other, new member of staff. The applicant's representative stated that the applicant had learned from this experience but the applicant had made it clear that the person who had turned up at the premises on 22 July 2017 was there to be interviewed. The applicant stated that she had no contact information for the person who had turned up to be interviewed since their

arrangements had been made via social media and the person had since blocked the applicant.

A member of the Committee noted that, although the applicant's representative had stated that some of the clients at the premises were women, on the formal visits by the Police and Local Authority, all the clients were men and the masseuses were women. Although the applicant's representative had referred to the website comments as "fantasy", the Committee had not seen any evidence of female clients at the premises.

The Police representative confirmed that, on the formal visits to the premises, only one male had been seen receiving treatment. They had not seen any female clients on the premises. The Police had received information about the premises from an anonymous source and had acted upon it. It was unfair to suggest that the Police had "actively been seeking" information about the premises. They had simply found it as part of their search. He queried why staff at the premises had not used their real names. The applicant said in response that the Chinese name of the woman who Police had spoken to was hard to pronounce so she had chosen an alternative. The applicant's representative pointed out that the particular member of staff referred to had provided her real name to the Police on both occasions of their visit to the premises. The Police representative maintained that extra services were offered at the premises, as witnessed by several posts on the website and that there was a high turnover of staff at the premises. He highlighted the fact that, at the visit on 29 March 2017, a male client on the premises had stated that the premises was well known for offering sexual services, although he was there for a massage only.

Members asked the Police representative whether more could have been done by the Police on the visit to the premises on 22 July 2017 when they had identified a possible trafficking victim. The Police representative stated that they could have contacted Immigration Services, put her in touch with services supporting trafficked women and found a place of safety for the woman they had tried to communicate with at the premises.

The applicant was reminded by the Licensing Officer that, as a manager, she was required to supply the therapy registration certificates and ID for the four staff working at the premises to the Licensing Officer without delay. In response to a question from the Licensing Officer about when the notices of services provided (copied to members of the Committee) had been installed in the treatment rooms, the applicant stated that they had been installed about two years ago. However, when the Licensing Officer queried this, stating that she had never seen any notices in the treatment rooms on her visits, the applicant said that the notices had been installed one month ago. The Licensing Officer alerted the applicant to the fact that, when a website search of the Golden Health premises was carried out, viewers were directed to a suspect website in the Philippines. The applicant said that she had not been aware of this.

The applicant's legal adviser was invited to question two of the three staff from the premises who were in attendance with the applicant about their qualifications and work arrangements. The first, named Marina from Romania, stated that she had worked at the premises for seven months and provided Swedish massage, reiki and

acupressure. She had an NVQ 3. She was reminded that she had signed a contract with the premises and was asked whether she had offered sexual services to clients at the premises and whether she was aware of the consequences if she did offer such services. Marina confirmed that she had signed a contract and that she knew that she would be dismissed if she offered additional services. In response to a question from a member, Marina confirmed that clients were 50% female and 50% male, that clients had asked her for sexual services and that she had seen the notices in the treatment rooms making it clear that sexual services were not on offer to clients. The second worker, named Ruby, confirmed that she was a British citizen and that she had worked at Golden Health for five months. She had qualifications in deep heat massage, that she had signed a contract and that she was aware that she would be dismissed if she offered sexual services to clients. Ruby was wearing the work uniform supplied by the premises manager and showed this to the Committee members. In response to a question from a member of the Committee, both the Licensing Officer and the Police representative confirmed that they had never seen staff wearing this uniform on their visits to the premises. The applicant stated that staff had been wearing uniform for the past three months and that she had pointed out to the Police on their latest visit that staff were wearing a uniform. A member of the Committee asked the Police representative whether, on the visit to the premises on 11 November 2017, they had seen staff wearing uniform. The Police representative replied that there was a staff member present who was clearly not in uniform. The applicant stated that she had questioned this member of staff about her reasons for not wearing her uniform on that occasion and been told that the staff member was late on arriving at work and had not had time to change into her uniform. The applicant had reprimanded the member of staff and told her that she would be cutting £10 from her wages as a result of her not wearing her uniform.

In summary, the Police representative said that the Police had received information from an anonymous source to say that the premises known as Golden Health was operating as a brothel. Visits to the premises had taken place on 29 March, 7 November and 11 November 2017. At those visits, the Police had concerns about staff turnover and the lack of staff uniform. On each occasion, one male client had been present on the premises and one client had said that the premises was known for offering sexual services. On the visit of 22 July 2017, Police had spoken to a female and were concerned that she could provide no identification details, although she had said she was at the premises for the purposes of an interview with the manager. At a subsequent visit by Police on 11 November 2017, no staff were in uniform. Posts on the internet indicated that sexual services were offered at the premises, with the names of staff, services provided and prices, all included. The Police were also concerned that staff were not using their proper names. He maintained that there was sufficient information available for the Police to have made representations against the renewal of this premises licence.

In summary, the applicant's legal representative said that there was no evidence that Golden Health was operating as a brothel. On two Police visits to the premises, two male clients had been present and both had said that no sexual services were offered to them. It was hearsay that the premises was known for offering sexual services. Because it was not known who the persons were who had posted comments on the internet, it would be impossible to verify any of them. The

applicant had made two witness statements and the Committee had heard directly from two of her employees that sexual services were not offered at the premises. It was clear that more needed to be done by the applicant in the future in her role as manager of the premises. She had provided uniforms for her staff in the past three months, set up a staff rota, knew that she had to ensure that paper work was in order and needed to address how she inducted new employees. The applicant would like to work with the Police and the Licensing Team to ensure that the premises was compliant with all requirements. Furthermore, the applicant was open to visits and inspections and felt that these would offer her some protection against any rumours about the premises. The applicant felt that, if she were better able to manage the premises, she would be protecting herself.

RESOLVED:

That, subject to the standard licensing conditions and any additional conditions referred to in Appendix 5 on page 16 of the agenda, the application from Ms Yong Mei Wang for the renewal of a Special Treatment Licence in Islington, for the purposes of body massage only, in the premises known as Golden Health, 128 Junction Road, N19 5LB, be approved for a period of 12 months, with the following recommendation to the Licensing Team:

- that additional random visits be carried out at the premises to ensure that all conditions of the licence are being complied with, particularly with regard to staff management and induction of new employees.

Reason for decision

The Committee considered all of the written and oral evidence.

The Committee came to the conclusion that there was no direct evidence to prove that the premises was operating as a brothel. The information submitted by the Police from the internet had to be regarded as hearsay.

The Committee noted that the applicant and her representative acknowledged that improvements were needed at the premises, especially around management practice, specifically with regard to the induction of staff and compliance with registration of staff with the Licensing Team.

The Committee was satisfied that there were no legal grounds to refuse the application for renewal of the licence.

60 BREACH OF STREET TRADING CONDITIONS - FINSBURY SQUARE (Item B2)

Following introductions, the licensee's authorised assistant, Mr Peter Carter, explained that the licensee, Mrs Ann Carter, was recovering from an operation and had authorised him to act on her behalf. He presented the letter of authorisation from Mrs Carter to the Committee for information.

The Service Manager for Street Trading and Trading Standards introduced his report. Following complaints in November 2016 from the solicitors acting on behalf of the Montcalm Hotel, about the trading practices of the trader on a pitch immediately outside the front of the Hotel, Council officers had brought to the trader's attention various breaches of street trading conditions. In addition, he referred to a report prepared by the Council's Compliance Manager on the monitoring of activities at the street trading pitch located in Finsbury Square, EC2. This report was appendix 7 of the agenda. He would defer to his colleagues, the Street Trading Manager and the Compliance Manager, on points of detail. He stated that he was not representing the Montcalm Hotel. The breaches of the street trading conditions by the street trader were detailed in paragraph 3 of the report of the Service Director (Public Protection), specifically conditions 15 (relating to the size of the trading area), condition 16 (relating to approved receptacles), condition 22 (setting up times for trading), condition 56 (relating to commencement of trading) and condition 57 (relating to storage of receptacles). In addition, he suggested that condition 26, which stated that "The operation of your stall must not cause a nuisance to other traders or the general public" had been breached. He outlined the background to the case, which was all set out in the report of the Service Director (Public Protection). Since early 2017, Council officers had looked at options for relocating the trading pitch, but this had not proved fruitful. He noted that since the Council's letter of 1 November 2017, notifying the trader of this meeting, there had been no breach of the conditions, apart from that relating to the size of the receptacle. The licence for this pitch had been in existence for many years and the trading receptacle used to fit into the delineated pitch, but no longer did so. This had now been brought to the Council's attention. No reasons had been provided by the trader for the periods when the receptacle had not been removed from the pitch in accordance with street trading conditions. It was not the Council's wish to take any person's livelihood but, at the same time, traders were required to comply with street trading conditions attached to their licence.

Mr Peter Carter informed the Committee that he had used the same van for fourteen and a half years, prior to the establishment of the Montcalm Royal London House Hotel in October 2016 and he could not recall any complaints about the size of his trading van prior to October 2016. The Street Trading Manager pointed out that scattered sites, such as this, would not be checked on a regular basis unless there had been complaints.

In response to questions from members, the Street Trading Manager confirmed that, as the vehicle was licensed to be outside the Montcalm Hotel, even though parked there within designated trading times and not open for sales, this was not an issue for this particular trader: if hot liquid was poured down the nearby drain, this would not be a problem as long as the liquid was not oil: when the licence was first issued, there had been no issues with the trader selling to customers of the Hotel.

As a witness for the Street Trading Team, the solicitor acting for the Montcalm Hotel drew the Committee's attention to provisions of the London Local Authorities Act which related to revocation of street trading licences and variations to conditions to specify the relocation of a street trading pitch. On behalf of the Montcalm Hotel, he had pointed out that the street trader was not complying with the conditions of the

licence. He drew attention to evidence logs of breaches of street trading conditions, on pages 66- 104 of the agenda. He stated that the Hotel had been reasonable in their approach to the trader, but the breaches of condition could not be resolved in a practical way. He therefore supported the application for revocation of the trader's licence. The photos submitted as part of the Hotel's evidence showed that the trader's vehicle was oversized, both in length and height. The vehicle had been left on the pitch after trading hours had ceased, which was in breach of conditions and he maintained that the vehicle caused a nuisance, which was also a breach of conditions. All of these breaches in conditions affected the Hotel, with customers not being able to access taxis, taxis not being able to see the entrance to the Hotel, those with disabilities having to walk around the trader's vehicle with their luggage, odours from the van permeating through to the bar and restaurant of the Hotel. In addition, there were complaints on Tripadvisor from Hotel customers about the noise around the trading vehicle. Taxis were often double-parked around the trader's vehicle, which also reduced the ability of customers entering and exiting the Hotel. The occasions when the vehicle had been left for three to four weeks at a time outside the Hotel was a serious health and safety issue for the Hotel, as any emergency services' vehicles would be impeded. The trader's vehicle had been left outside the Hotel over the summer without any MOT. The trader's vehicle had had a real and detrimental impact on the Hotel. Referring to the written submission of Mrs Carter, he said that there was no attempt therein to address the breaches of conditions and that there had been much engagement with the trader both by the Hotel and the Street Trading Team

In response to questions from members, the Service Manager for Street Trading and Trading Standards confirmed that the removal of a trading vehicle or stall at the end of the trading day was very important to the Council. The monitoring report commissioned by the Council indicated that the trading vehicle outside the Montcalm Hotel had not been removed on occasions. The Council had not investigated any issues associated with nuisance caused by smoke, although the evidence submitted by the Hotel indicated that this was a problem. There had been no statutory nuisance in that there had been no formal complaints to the Council that customers of the Hotel were unable to sleep due to noise. The Council had invited the Hotel to monitor any noise caused by the trading vehicle but no reports were forthcoming. In response to a question about the location of the serving hatch if the trading vehicle had been relocated to Christopher Street, the Street Trading Manager said that the trader would be serving onto the street.

In response to a question from members, the Service Manager for Street Trading and Trading Standards stated that his report related to breaches identified by the Council only and that they had not relied on section 28(1) of the London Local Authorities Act. The Council had considered alternative pitches for the trader.

Mr Carter maintained that, contrary to the statement made by the solicitor for the Montcalm Hotel, the nature of Finsbury Square had not changed and there was no extra traffic in the vicinity. His wife had been licensed to trade at the pitch in Finsbury Square since 1995, on the basis that the pitch would not be causing any obstruction. Traffic had flowed freely in the Square. The complaints against his trading pitch had only arisen since the establishment of the Montcalm Hotel in the Square.

Mr Carter explained the reasons why his trading vehicle had been left on the pitch outside the Hotel after trading hours. The van had been vandalised twice and, due to stressful personal issues, including accompanying his wife to hospital appointments, he had not been able to concentrate on matters. He had not been trying to save money on parking fees for his trading vehicle, but had been attempting to find a regular parking space in the vicinity. However, he had been able to find a safe parking place for his trading vehicle and he stated that the trading vehicle would no longer be outside the Hotel outside of trading hours. In response to a question from members, Mr Carter said that he had asked the Metropolitan Police and City of London Police about the dimensions of his trading vehicle and they had said that, as long as the wheels of the vehicle were inside the delineated pitch space, he would not be breaking any laws. However, he acknowledged that there was an overhang from the vehicle, beyond the delineated space for trading. His was the only trading pitch in the vicinity. He felt sure that, if his vehicle was causing an obstruction, or was a danger to other traffic, Transport for London would have contacted him as there was a bus terminal near his pitch. He said that, together with Council officers, he had looked at possible alternative locations in the Square for his vehicle but his current position, on the north part of the Square, was the widest.

A witness for Mr Carter suggested that it would be wrong to try to relocate Mr and Mrs Carter to another trading pitch, at his stage of their lives. This was their only source of income, upon which they relied. He suggested that the Montcalm Hotel may wish to consider recompensing Mr and Mrs Carter to give up their licence to trade at this location in Finsbury Square.

The Service Manager for Street Trading and Trading Standards referred to the persistent breach of street trading conditions by the trader, detailed in paragraph 3.10 and the appendices to the report. The length of the vehicle was still an issue. Although this had not previously been an issue, the nature of the street had changed in the past year or so and it was now an issue. The height of the vehicle had not been addressed in the report since it was not an issue in this location.

RESOLVED:

That the application by the Council's Street Trading Team for the revocation of the street trading licence of Mrs Ann Carter, licensed trader on pitch 798 outside 20 Finsbury Square, be refused.

Reason for decision

The Committee considered all of the written and oral evidence.

The Committee noted that there was sufficient evidence of breaches of standard conditions of the licence, as set out in the report.

The Committee noted, in particular, the reasons given by Mr Carter for the breach of conditions 22, 56 and 57 (taken together), relating to the times that the trading vehicle was being left overnight and on weekends on the pitch. The Committee noted that, since November 2017, this breach had been resolved and Mr Carter had

given an assurance that the vehicle would be moved after trading. In relation to the breach of conditions 15 and 16, which the Committee considered to arise from the size of the vehicle, the Committee considered these to be technical breaches but accepted that, as the nature of the surrounding area had changed with the development of a Hotel in the immediate vicinity of the pitch, there might be some inconvenience to persons using the street. The Committee therefore recommended that officers arrange an immediate meeting with the trader to consider how best to resolve the technical breaches with regard to the dimensions of the trading vehicle.

EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

That the press and public be excluded during consideration of the following items as the presence of members of the public and press would result in the disclosure of exempt information within the terms of Schedule 12A of the Local Government Act 1972, for the reasons indicated:

<u>Agenda item</u>	<u>Title</u>	<u>Reason for exemption</u>
E1	Application for the renewal of a special treatment licence - Golden Health, 128 Junction Road, London N19 5LB - exempt appendix	<u>Category 3</u> – Information relating to the financial or business affairs of any particular person (including the authority holding that information).

61 APPLICATION FOR THE RENEWAL OF A SPECIAL TREATMENT LICENCE - GOLDEN HEALTH, 128 JUNCTION ROAD, LONDON N19 5LB - EXEMPT APPENDIX (Item E1)

RESOLVED

That the exempt appendix be noted.

The meeting ended at 8.00 pm

CHAIR

This page is intentionally left blank

Report of: Jan Hart – Service Director – Public Protection

Meeting of:	Date	Agenda item	Ward(s)
Licensing Regulatory Committee	05 February 2018		Junction

Delete as appropriate		Non-exempt
-----------------------	--	------------

SUBJECT: APPLICATION TO DESIGNATE AN AREA OF THE HIGHWAY IN ARCHWAY CLOSE, N19 3TD; FOR STREET TRADING PURPOSES

1. Synopsis

- 1.1 This report deals with an application by the Council's street trading team to designate for the purpose of street trading an area in Archway Close (Navigator Square; subject to consultation), N19 3TD see map, **Appendix 1**. The operation days and times are proposed to be: Wednesdays, Saturdays and Sundays 8am – 8pm.

2. Recommendation

- 2.1 To pass the resolution as set out in the public notice published in the local newspaper, see **Appendix 2**.

3. Background

- 3.1 In 2014, as a result of the removal and revamp of Archways gyratory system, the Street Trading team were invited by planning to input ideas regarding the use of a new open space in Archway Close. Street Trading suggested the introduction a market in the said area.
- 3.2 Throughout 2014 – 2016 a number of meetings and workshops were held between the Councils Planning, Street Trading, Highways and Economic Development teams and various stakeholders which included: Councillors, residents and local businesses; to consider the future of the square and the proposal for a market. These meetings were led by the Council's Economic Development, Projects and Transport Planning Team. It was apparent that there was support for a market.
- 3.3 One of the stakeholders was the operator of the existing Archway Market on Holloway Road by St Johns Grove, N19, Ms Stephanie Smith.

- 3.4 In October 2017 Ms Smith submitted a 'Market Business Plan' to the Council highlighting the benefits of moving the current Archway Market onto Archway Close, see **Appendix 3**. The proposal gives background information which explains how the existing market came to be at its current location; the threats the market faces and the benefits to the community of moving the market to the new location should the designation be approved. Street Trading would support this proposal.
- 3.5 On 28 November 2017 a public notice was published in the local newspaper stating the Council's intentions to designate the location for the purpose of street trading, see **Appendix 2**. At the same time, copies of the council's intention were also attached to lampposts and railings near the location and emailed to all stakeholders and ward Councillors.
- 3.6 On the 4 weekends leading up to Christmas the council have held temporary 'Christmas Markets'. This coincided with the public consultation allowing stakeholders an insight of the merits or downfalls of this designation.
- 3.7 The Street Trading Team can report that at the time of writing, they received 43 representations as a result of the consultation process. An overwhelming majority of these representations are in favour of the market in Archway Close, see **Appendix 4**
- 3.8 A total of 4 businesses expressed some concerns to do with the layout of the pitches and the commodities, see **Appendix 5**. In the event that this designation is approved the street trading team can decide on the types of stalls that are allowed to trade, how they will be positioned and the commodities to be sold.

4. Financial implications:

- 4.1 The Street Trading Account should break even each year and any shortfall would be met from compensating savings within this account.

The fees received as a result of the approval of this designation and the issue of any licences would help offset the additional costs incurred by the council in connection with cleansing, administration and enforcement of Part 111 of the provisions of the London Local Authorities Act 1990 (as amended).

5 Legal Implications:

- 5.1 Section 24 of the London Local Authorities Act 1990 (as amended) sets out the procedure to be applied for a local authority to designate a street or part of a street, for street trading purposes.

If a borough council pass a designating resolution the designation of the street shall take effect on the day specified in the resolution (which must not be before the expiration of the period of one month beginning with the day on which the resolution is passed). (section 24, (3))

The borough council shall publish notice of the passing of such a resolution in a local newspaper circulating in their area on two consecutive weeks, the first publication being no later than 28 days of the date the designation takes effect.

Planning permission may also be required for this proposal. This is a formal process which is being progressed through a separate application.

6 Conclusion and reasons for recommendations

- 4.2 The London Local Authorities Act 1990 (as amended) allows for designation of a street or a part of the street for street trading purposes. Applications of this nature are considered on their merits. If granted, income generated from the rental of the site will be credited to the street trading account.

This designation, if approved would also support the objectives as detailed in the Street Trading Strategy 2017 – 2022, endorsed by Council Members.

Appendices

- Appendix 1 Map of proposed designation
- Appendix 2 Public Notice
- Appendix 3 Market operator's proposal
- Appendix 4 Positive Representations
- Appendix 5 Representations with Concerns

Background papers:

- London Local Authorities Act 1990 (as amended)
- Street Trading Strategy 2017 - 2022

Final report clearance:

Signed by:



Service Director – Public Protection

Date

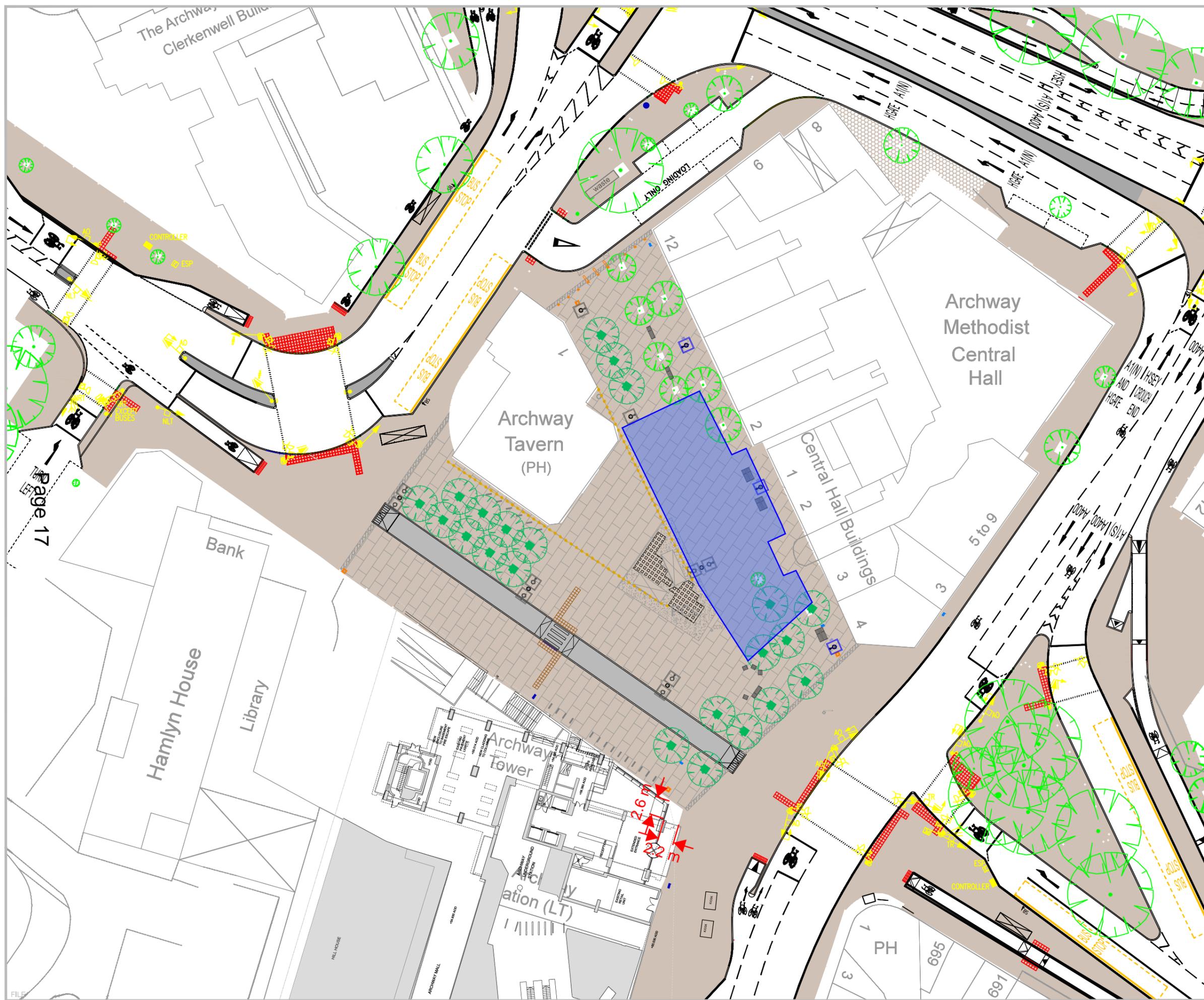
15/1/18

Received by:

Head of Democratic Services

Date

Report Author: Houriyeh Dervish
Tel: 020 7527 3046
Fax: 020 7527 3165
Email: Houriyeh.Dervish@islington.gov.uk



Page 17

ISLINGTON
 Environment & Regeneration
 Planning & Projects

222 Upper Street, London, N1 1XR

Project
ARCHWAY SQUARE
 Drawing
DRAWING_1

Scale 1:500	Date 29/11/2016
Designed DESIGN	Drawn KB

Drg. No. DWG.14	Revision REV
--------------------	-----------------

This page is intentionally left blank

SECTION 24 – LONDON LOCAL AUTHORITIES ACTS 1990-2004 (AS AMENDED)

NOTICE OF INTENTION TO APPLY TO DESIGNATE A STREET FOR LICENSED STREET TRADING

Notice is hereby given that it is the intention of Islington Borough Council's Street Trading Section within the Public Protection Department, to apply to the Licensing Regulatory Committee to pass a resolution in the following terms:

The designation, for street trading purposes, of an area measuring approximately 500 square metres on the new public space in Archway between 1 Archway Close and the Central Hall Buildings, N19 3TD; Wednesdays, Saturdays and Sundays 8am – 8pm.

It is proposed that the Council's Licensing Regulatory Committee meeting on Monday 5th February 2018 at 4.00pm in Islington Town Hall, Upper Street, London N1, will consider this application. Anyone wishing to object to the application must give notice within four weeks of this publication, any person to whom notice is given, any person who uses the said highway and any other person who would be aggrieved by the making of the Order to which this application relates, shall have a right to be heard.

Dated this Thursday 28th November 2017
HOURIYE DERVISH
Street Trading Manager
Islington Council
Public Protection Division
222 Upper Street
London
N1 1XR

Tel: 020 7527 3394

Email: street.trading@islington.gov.uk

Plans of the area can be found on the Councils' website:

<https://www.islington.gov.uk/business/licences-permits-registration/trading-on-our-streets/market-trading>

This page is intentionally left blank

Archway Market

Contents:

Background

Market Operator

Market Operation

Financials

Competitors

Goals

Additional Day

Additional Festivals and Fairs

Other Ideas and Opportunities

SWOT Analysis

Terms and Conditions form for Traders

Background

Archway Market was established in Feb 2006 in the square in front of Hill House. Junction Road, owned by Bridge Investments at the time. Following acceptance of my business plan, their investment kickstarted the establishment of a mixed market which was thriving within months.

There was space for 45 stalls in that location, which settled into an average trader presence of 28 businesses.

When the land was sold to Lazari investments in 2007, they evicted us with a month's notice.

The community and local businesses rallied round. Local councillors and officers from Islington Street Trading backed us and provided the means and the support that secured a new home for the market in its current location on the corner of Holloway Road and St John's Grove.

We have traded there continuously ever since.

There is space at that location for 25 stalls.

A licence is held for Thursday trading as well as Saturday, but the footfall at the current location was never enough to sustain it.

The market has been hammered over the last year by continuous disruption caused by the local works on Upper Holloway Bridge, Holloway Road resurfacing and paving and the gyratory works. My income has halved in a year and many traders have found the location unsustainable. However, unlike many local markets who have closed, we have survived.

Market Operator – Stephanie Smith

As well as being a successful market manager and trader of many years' standing, I am also an event manager. I have hosted five one-day festivals at the market site; been involved in the running of many successful events for the Archway Town Centre Group and am the director of the annual ArchWay With Words Book Festival.

I am well known to Islington Council having successfully partnered with many of its departments.

I was awarded the Islington Mayor's Civic Award in 2015, nominated by Councillor Janet Burgess, for my contribution to the regeneration of Archway and in particular for the AWWW book festival.

Market Operation

The business of market operation is renting pitches and stalls to traders. The logistics involve:

- Seeking and securing suitable traders.
- Managing the set up and take down of stalls which consist of steel bars, table boards, raincovers for the tops and sides and clips.
- The addition of stall cloths, signage, bunting and other decorative items.
- The storage and maintenance of the above.
- Providing electricity; managing the provision of electricity. (a new aspect at new location)
- Promoting the opportunity to traders and promoting the market to trader's customers.

Financials

Pricing

I currently charge £30 for a pitch including a stall. This is a competitive rate, but is commensurate with the opportunity. There are many markets that charge that same price, some who charge much more, and markets that charge less, such as Camden Passage, which also provides a table and is undercover.

There is certainly potential for this price to increase, and for considerations to be made to alter the pricing structure for hot food traders and for those who take additional services such as a stall set up. However, this price facilitates opportunities for the market to host start-up businesses, local people, people with disabilities, young people and charities to trade.

My own willingness to gain less income than I theoretically could is what makes Archway Market a social enterprise as well as a business. Islington's licence price to me is an essential part of that.

Costs.

- A portion of the rent charged to the trader is passed on to the workers who put up the stall for them.
- Storage of the steel, covers, boards and other equipment for the trader's use such as trolleys. There is also lighting for the winter, decorations, signage and other miscellaneous things.
- Upkeep of all these things, and add to the equipment when I can.
- Public liability insurance and contents insurance
- Trading Licence
- Promotion.

Investment

I intend to get a bank loan to invest in my business in order to make it work properly in the new location. My credit rating is good.

Things that need investment include:

- A clean up of the current stalls I own including jet wash cleaning of the covers and sanding and repainting the steel.
- Repair of some of the existing covers which have lost the ties that secure them to the stalls.
- Purchase of new side covers for the existing stalls.
- Purchase of additional weights and systems to ensure all stalls and gazebos are safe in the new, windier environment.
- Purchase of new, attractive gazebos and weights and systems to ensure their safety.
- Purchase of new signage.
- Purchase of new promotional material with details of the new location to include flyers, posters, social media updates and updates to the website which will need, for example, a new video as the one on the current website is now redundant.
- Renting new, more expensive storage space on Flower's Mews and paying for overlap storage costs during transition.
- Equipment pertaining to electricity usage such as cables, cable covers, waterproofing measures etc.
- Lighting reels for use with new electricity supply.
- Bunting and decorations

Competitors and the market for markets

Local competitors include Alexandra Palace Market and Parliament Fields. They are well established and offer something Archway can never compete with, being set in acres of lush greenery with facilities such as Ally Pally itself and Kenwood House. They also have substantial, easy parking.

The competitive opportunity comes from Archway's particular character, shops and restaurants.

Failed competitors

Highgate Farmer's Market recently closed. Tufnell Park Market closed at the beginning of 2017. There were two attempts to establish a market in Kentish Town, one on a Saturday and one on a Sunday. They both failed.

Opportunists

Many organisations who have land employ PR companies to assist them and those PR companies often suggest that those organisations host a market.

These are unprofessional endeavours that rarely result in success. They rely on traders to create the thing itself and rarely do anything to promote sufficiently

Recent examples nearby include the Whittington Hospital and Edward Lear pub; neither endeavour was successful.

Conclusion

It appears to be relatively easy to establish a market. It's extremely difficult to sustain one. After 11 years continuous trading, it can be safely said that Archway Market is able to sustain itself.

Goals

- Secure 25 traders who attend each Saturday.
- Have a waiting list of traders.
- Establish an additional trading day on a Wednesday
- 5 star hygiene ratings for all food traders.
- Work in partnership with Events Manager, Islington departments, ATCG and local businesses to establish Archway Square as a destination with activities and live music.

Ultimate objective for this business

To have all the pitches rented each week, ideally to the same traders who have profitable businesses.

Additional day

There is demand for an additional trading day midweek. I believe this should be a Wednesday, sufficiently far from the Saturday.

This offers the opportunity for both Archway Market and Islington to gain additional income from this space and to promote the Saturday market.

Additional Festivals and Fairs

Cheese, Chocolate and Wine Festivals and Book Fairs.

A monthly 'Maker's Market'.

Other Ideas

Bandstand

There is a great opportunity here to host live music at the market in the style of a bandstand.

I understand that a busker's licence is being applied for. It would be good on a Saturday and Wednesday.

There are many local musicians from all over the world; they could be invited to play as buskers, to an audience gathered on the square.

To achieve this I would need an attractive hexagonal gazebo with a PA, electrical wiring and covers and chairs. I would need to store and maintain this equipment.

This would boost the local economy and contribute to Archway Market and Archway Square becoming a destination.

Bandstand Costs: (Can be offset from Archway Square events management budget?)

- Pop-up stage
- Round Gazebo/Party Tent

- Flooring
- PA
- Electrical wiring and protection
- Promotion

Other opportunitites

- Archway Singalong Choir
- The Octagon Room at the Archway Methodist Church
- Apprentice Opportunity
- Festivals and Fairs

SWOT Analysis

Strengths

Experienced operator and established traders
Good relationship between operator and Methodist Church
Methodist Church has a ground floor wheelchair accessible toilet
Proximity of businesses on the square and good relationships with them.
Good relationship and support from Archway Town Centre Group and local businesses
Existing online presence
Existing equipment
Transport links
Proximity to tourist destinations

Weaknesses

Wind Blight
Time and cost of measures to protect against wind
Limited number of spaces
Cost of storage
Ageing equipment
Lack of funds to invest
Potential for beggars and drunks to congregate around/near market
Traffic pollution/fear of that

Opportunities

Additional day midweek
Later opening market in warmer months
Electricity provides opportunities for hot food traders.
Refrigeration
Live music
Waiting list of traders
Potential to use Methodist church for additional non-profit stalls such as for charities and services.
Potential to partner with Methodist Church in Saturday events in their Octagon Room such as storytelling/crafts for kids.
Potential for larger trading events such as an antiques fair, book seller's fair etc.
Potential for the established set-up to be used for events such as conferences
Promotional partnerships with businesses on the island
Archway Tavern opening as a pub/restaurant
Improved visibility
Improved online presence
Improved social media presence
Potential to make the market a destination

Threats

Wind blight
The Highgate Market
Losing customers in confusion over relocation
Hot food traders leaving any residue on the paving
Danger from electricity use

Terms and Conditions for Traders

Food Traders

Certification, documents and legal obligations

1. You must provide evidence that you have registered with Islington Council as a food trader.
2. You must provide a copy of recent public liability insurance
3. You must provide a PAT certificate for all electrical appliance and Gas Safety certificates for Gas bottle usage.
4. You must provide a food hygiene certificate
5. You are advised that you are obliged to register the premises where your food is prepared with the local authority if it is not Islington.
6. You must be prepared to be inspected by environmental health officers and answer questions about your food preparation practises.

Preparation and products

1. You must be prepared to provide evidence of the origin of all your produce/ingredients in the form of invoices/receipts from producers to visiting inspectors.
2. All of your products must be labelled detailing ALL the ingredients paying special attention to allergens.
3. All your products must be priced.
4. If there is any food preparation on site you must provide a portable sink with handwash and paper towels.
5. If you use any device for heating food it must be demonstrated that it is safe; any hot surface must be separated from the public with a 'warning HOT' sign and a barrier of some kind.

Your stall

1. If you are preparing hot food or serving food where there is likely to be ANY spillage of any kind on the pavement, you must provide a full floor for your stall in the form of lino or outdoor catering-style flooring. Any spillages not caught on your floor must be cleaned thoroughly with hot water and detergent and Citrus Cleaner/Degreaser if it is oil. Any trader leaving any residue on the pavement will not be allowed to trade again.
2. Your stall must be weighted down and be demonstrated as safe for the public.
3. Your stall must be clean, tidy and presentable, taking care to be as attractive as possible. In choosing traders in the first instance and for additional days or festivals, the appearance of your stall will be a consideration in the selection process.

Appendix 4

1. ***We really enjoyed the recent Saturday Christmas markets at Navigator Square, Archway and request that you make these a permanent feature.***

Having invested the money to pedestrianise the area, this is such a good way to bring people in to enjoy it. And no doubt a welcome boost to local businesses as well as the market traders themselves.

2. Please keep Archway Market in Navigator Square on a regular basis.
The square is a bit of a dead space and starting to look neglected already.
It really needs a bit of life and the market will help but it needs more.
Thank you,

3. ***Hello, I would like to add my positive feedback to the relocation of Archway Market from Holloway Road to Navigator Square.***

The space in the square is more convenient and creates a wonderful atmosphere outside the main square of Archway. I have enjoyed my shopping experience more since the relocation.

I would like to see it remain in the square if possible.

4. Hi,
I am writing to give my support for the Archway street market located between Archway Close and the Central Hall Buildings.

I am a local resident (living in Archway) and support this local market. It is an excellent way to bring variety, diversity, footfall and economic benefits to the local area.

Many thanks

5. ***Hello, I understand it was just a trial run to relocate the market to the new square but we'd love for it to be a permanent location, so convenient and a great addition to the new centre of our neighbourhood. The new location will also attract and have space for additional stalls.***

Thank you!

6. Hello
It's been great having Archway market in Navigator Square at the weekend. It brings the square alive. Please keep it there permanently.

Thank you

7. Please can we keep the Archway Market in Navigator Square! It's a wonderful location for it and a great use of the new space.

8. Please keep the market in Navigator Square! It's a much better location than being on a pavement next to a busy road with all the pollution.

9. I want to support the idea of Archway market being staged in the new square. It gives the area a real town centre feel. I think it would encourage people to visit the area and shop locally, while also giving the market space to grow.

10. Please please keep the market in navigators square!
We want it,
Us archway residents

11. please allow the Saturday street market to continue to use navigator square, near archway underground station

12. Dear Sir/Madam,

I would like to express my support for Archway market remaining in its new location in Navigator Square (by Archway tube).

13. Hi,

**We would like to express our support for the Archway market moving permanently to Navigator Square. It is a much better place for it and the traders enjoy the better footfall.
Thanks,**

14. Dear Street Trading,

Please allow the wonderful Archway market to permanently stay in Navigator Square. This will help make it the focal point of the local community and draw shoppers into Archway from the surrounding areas.

Regards,

15. Dear Sirs

I am writing to ask that you keep the market at Navigator Square. The market brings much needed activity to the square and everyone locally I've spoken to has enjoyed shopping there. It also makes the square a destination - rather than somewhere to just pass through.

Thank you

16. Dear Islington Street Trading,

I'm writing as a local resident to support Archway Market's application to move permanently to the new square on the old island. Having the market there is a very pleasant addition to the area.

Regards

17. Hello - this is just to register my vote for the Archway Market remaining in Navigator Square. It's a lovely and v useful little market that add life to the new square. with best wishes

18. Yes, stay in navigator square, it's nicer there and it's the perfect place

19. I fully support the market moving to Navigator square. Also the 'planting ' and street furniture in the square is hugely disappointing, especially as Islington's parks in contrast are so well thought out and cared for. It would be great to see the Archway tavern open up and an indoor market created in the empty 'shell' next to the Methodist charity shop. Kind regards,

20. Dear Islington Council,

My family live on the Elthorne estate not far from Navigator Square. I wanted to get in touch to say that we all very much support the idea of moving Archway Market to the Square permanently. It's a great space for it and more convenient for many shoppers who might also be using public transport. The market is a lovely addition to our community and I'd really like to see it thrive and grow.

Best wishes

21. I'd love the archway market to be held more regularly and in the square, it adds to the atmosphere of the area.

Sent from my iPhone

22. As a resident of Archway, I wish to add my support for a council decision to permit trading in the square since the market is a major asset to the community and the square is an ideal location to complement this.

I would also support whatever measures might persuade the owner of the Archway Tavern building and surrounds to enhance its value to the community.

23. Dear Houriye Dervish

I am writing to support plans to designate Archway Close for street trading on a regular basis. The occasional markets that have run in the last few weeks have offered a great service to the neighbourhood and it is a very fitting use of the new public space.

I am referring to the LBI Notice set out here:

<https://www.islington.gov.uk/~media/sharepoint-lists/public-records/communityandliving/information/adviceandinformation/20172018/20171129consultationarchwayclose1.pdf>

I look forward to hearing more about the proposal and its progress,

24. Hi

I just wanted to let you know my views about archway market remaining in navigator square in Archway.

This would be such a fantastic thing, a relatively safe area (not right next to the road by Tesco). It will be a wonderful focal point for the community which is what the square should be (but the empty pub is preventing).

Millions have been spent on changing the traffic and building the square - as a long term archway resident I am really excited by it being used for community events - the cornerstone being the weekly archway market supporting local traders and businesses.

Thanks,

25. *I would like to let you know how delighted I am that the market has moved to the new square in archway. There has been a very positive response to this on the Whitehall Park Facebook group. We are just puzzled now as to why the pub has been allowed to remain closed for so long. Doesn't Islington have a policy about pubs? The archway tavern is very special and the fact that it has been closed for so long is a night on the new square. We hope that the square will become the permanent home for the market- it brings real life to a previously dead public space.*

26. The area in front of The Archway Tavern is perfect for the Saturday market. On occasional days when another event might be scheduled - i.e. Easter Good Friday it can all be organised in the most flexible way. In fact a local jazz band performing in the centre of the square occasionally - or - please don't laugh - some Morris Dancers around May Day. Borough Market had a group dancing through the market one Christmas - everyone has such a good time - it made people feel happy.

I visited the Archway Market in its new (trial) location - it couldn't have been better. Please keep it.

27. Dear Sir/Madam,

It was great to have the market up near the tube station in the new public space! Please keep it there: it is much more convenient for shoppers, more will come and the space will be safer too.

28. Dear Islington

The Islington street market should remain in place as a valuable asset to the community and a vital outlet for traders and support for the local economy.

However, the stalls should be staggered around the square to create a much more open, relaxing and imaginative use of the space, not least so that people can stop and talk and create a sense of community rather than just a shopping experience, and to NOT block out the shops to the west of the square!

Best wishes

29. I'm writing in support of the street market taking place in Navigation Square on a permanent basis.

The market is a great asset to the neighbourhood creating a focal point for local people to shop, meet and socialise, helping combat isolation and loneliness. The market is vibrant and colourful and gives locals access to unsprayed veg and fruit, homecooked food and handicrafts, all good for physical and mental health.

The market encourages trade to the shops, cafes and businesses along Archway Close.

It enhances the status of Archway - I for one feel proud that we now have a market square with a regular market taking place there, attracting not only locals but also people from other localities.

30. Please keep the market in the main square in Archway. I think it would better be called 'Archway Square' rather than Navigator's Square.

31. Dear Islington -

The local Saturday market is much better in the central location of the new town square area - it's in a position to actually create a community spirit and receive a lot of foot traffic from many different directions. Please keep it in this location going forwards!

32. Dear Sirs,

I am writing to support enthusiastically the proposal to hold a weekend market on the new square outside Archway tube station. The new space has potential to revivify the area, and turn what was once a dreary roundabout into a thriving local space. It is a huge shame that the Archway Tavern is being left to rot and spoiling the otherwise hugely successful regeneration. A new market in the newly-paved space would really inject some life into the area and be a good way of encouraging footfall and positive uses. Because there are dilapidated tables and chairs outside the disused pub there is a serious risk that the area will become a hotspot for antisocial behaviour, so it will be necessary to be quite proactive to prevent the regeneration having an unintentional adverse effect. This proposal is a huge step in the right direction, and I do hope that licence will be granted soon to make it a permanent feature.

33. Dear Sirs

What a delightful surprise I had to say to find the Archway food market in the new pedestrian area. It brought the area alive and the traders seemed to be doing good business. Please keep the market in the pedestrian area. I feel sure it will bring the area alive and create a space for the community to gather.

34. I thoroughly enjoy the new location of the Saturday market at the new archway pedestrian square. It is a wonderful addition to the area. Our family are local residents and we fully support the new location!

35. Dear Houriyeh Dervish,

Although you do not appear to be requesting expressions of support for this relocation, as a long-term and regular user of the market I would like to strongly support the move to Navigator Square which I believe will be good for the new square, the market and Archway more generally.

36. I am writing to say I fully support the application for the street trading in the new public space at Archway and feel this is an important addition to the regeneration of Archway

37. We write to you regarding Archway Market relocation to the public square.

While we welcome the Archway market to new public square our only objection is we would appreciate, that no stalls are located in front of the shop '6 Archway Close, Ally's Kitchen' we would like our customers to still look out to the square and not look out to the back of the stall.

Also public toilets facilities should be provided for the workers 'porter loo's or maybe reopening of the public toilets in the square would be helpful' our toilets are provided for paying customers only.

38. As requested and as part of the consultation regarding the new square at Archway.

Using the square as an area for trading and local activities would be ideal for the area.

I would like to see a variety of uses however rather than just the current market which seems to lack scope or variety.

As this area is free of charge to vendors except for the hire of stalls then I would like the council to open it up to a multitude of activities where cost of space hire is not an issue.

Activities might include a vintage fair, Art fair and creative workshop space, networking for local organisations, sport and fitness classes, theatre project space in the summer months..... the list is endless.

39. I think having the market in the square is a lovely idea, however I found the market itself very disappointing. There really were not that many traders and many vendors had large multiple stalls such as two for the bread, 4 for fruit and veg and 4 for the books so in terms of variety of stall holders there was not a great deal. Also considering this has moved into a new much larger space there were not really many new traders present which I would have thought would have been the case with this new larger area. The market itself was also very quiet which I was surprised at as there had been quite a bit of publicity around its trial run in Navigator square. Overall I think that having a market in the square is a nice idea, but I think that the variety of traders and what's available need to be greatly improved.

40. As a local business (Cricks Corner coffee shop on Dartmouth Park Hill), we would love to see the market stay in Navigator Square. It is a perfect location for it and we support the stallholders and the great new use of the space.

We would love to see the tavern and the toilets also put to good use/re-energised by local independent businesses instead of being hung onto by wealthy property owners who don't care about the local community!

41. I fully support the market moving to Navigator square. Also the 'planting ' and street furniture in the square is hugely disappointing, especially as Islington's parks in contrast are so well thought out and cared for. It would be great to see the Archway tavern open up and an indoor market created in the empty 'shell' next to the Methodist charity shop. Kind regards,

42. Dear Islington

The Islington street market should remain in place as a valuable asset to the community and a vital outlet for traders and support for the local economy.

However, the stalls should be staggered around the square to create a much more open, relaxing and imaginative use of the space, not least so that people can stop and talk and create a sense of community rather than just a shopping experience, and to NOT block out the shops to the west of the square!

43. I am writing to support enthusiastically the proposal to hold a weekend market on the new square outside Archway tube station. The new space has potential to revivify the area, and turn what was once a dreary roundabout into a thriving local space. It is a huge shame that the Archway Tavern is being left to rot and spoiling the otherwise hugely successful regeneration. A new market in the newly-paved space would really inject some life into the area and be a good way of encouraging footfall and positive uses. Because there are dilapidated tables and chairs outside the disused pub there is a serious risk that the area will become a hotspot for antisocial behaviour, so it will be necessary to be quite proactive to prevent the regeneration having an unintentional adverse effect. This proposal is a huge step in the right direction, and I do hope that licence will be granted soon to make it a permanent feature.

This page is intentionally left blank

APPENDIX 5 – STAKEHOLDER CONCERNS

1

“The Islington street market should remain in place as a valuable asset to the community and a vital outlet for traders and support for the local economy.

However, the stalls should be staggered around the square to create a much more open, relaxing and imaginative use of the space, not least so that people can stop and talk and create a sense of community rather than just a shopping experience, and to NOT block out the shops to the west of the square! “

2

“As requested and as part of the consultation regarding the new square at Archway.

Using the square as an area for trading and local activities would be ideal for the area.

I would like to see a variety of uses however rather than just the current market which seems to lack scope or variety.

As this area is free of charge to vendors except for the hire of stalls then I would like the council to open it up to a multitude of activities where cost of space hire is not an issue.

Activities might include a vintage fair, Art fair and creative workshop space, networking for local organisations, sport and fitness classes, theatre project space in the summer months..... the list is endless.”

3

“I think having the market in the square is a lovely idea, however I found the market itself very disappointing. There really were not that many traders and many vendors had large multiple stalls such as two for the bread, 4 for fruit and veg and 4 for the books so in terms of variety of stall holders there was not a great deal. Also considering this has moved into a new much larger space there were not really many new traders present which I would have thought would have been the case with this new larger area. The market itself was also very quiet which I was surprised at as there had been quite a bit of publicity around its trial run in Navigator square. Overall I think that having a market in the square is a nice idea, but I think that the variety of traders and what’s available need to be greatly improved. “

4

“Thank you for your email.

I have looked at the latest plans.

- *It does not address the question of access to emergency vehicles to the church or the shops*
- *It is far worse in that the stalls to the north of the doorway are double length thus restricting access even further. Brides, etc, will still have to weave their way through stalls, crowds and traders.*
- *It does not address the question of rubbish*

Why, when the rest of the square is open and unoccupied, dose akll the stall have to focus aroud the church?"