



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

LETTER TO ALL MARKET TRADERS

ENVIRONMENTAL MANAGEMENT

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Dear Market Trader

ROCHDALE MARKET MOVE FROM ROCHDALE EXCHANGE CENTRE

I refer to my previous letter dated September 2014 regarding progress with the market. In that letter I advised you that a report on the options for the future of the market would be presented to Elected Members as soon as possible and that I would write to you again once this had been completed to update you further.

I now write to advise you that the council's Cabinet at its meeting on Monday 24 November considered the options for retaining a market in Rochdale town centre. The aspiration is to create a high quality and successful general market offering a range of goods and services that will enhance the current retail offer in the town and to develop the market into a vibrant and attractive destination.

A number of options have been considered for the location of the market including consolidation at the Exchange Centre, relocation to the Wheatsheaf Centre or an outside market on Yorkshire Street/Baillie Street or on The Butts. The results of a previous public consultation exercise resulted in the majority of people wanting a market to be located closer to public transport.

Yorkshire Street/Baillie Street are not considered suitable as a long term option for highways reasons. The Butts is the preferred option for the establishment of a new permanent outdoor market to be developed alongside the river re-opening scheme. However, a market on this site cannot be developed immediately as the area will not be available to do this until late 2015 whilst works to the river re-opening are completed.

The market in its current location operates at a significant loss which is paid for by the council in rental payments to the owners of the exchange centre. The high cost of doing this cannot be sustained and we are unable to continue with the market in its current location.

The council will therefore terminate its lease of the Market Hall with effect from 28 January 2015. At the time of the expiry of the Council's lease there cannot be any continuing licences to occupy or underleases of the Market Hall. This means that traders' licences/underleases will be terminated on Saturday 17 January 2015.

The council is seeking to provide an outdoor market on the site of the former Municipal Offices, adjacent to the new transport interchange. It is proposed that the interim market will be held over 3 or 4 days per week to be operated by an independent company who will initially be granted a 12-month licence to operate a market on the site.

Continued

We are working hard to ensure that the interim market will be operational from February 2015 and have begun the process of identifying a suitable market provider with relevant experience to work with us on this. You will have the opportunity to meet with the new market operator once they are appointed and talk to them about your individual requirements.

If your current business operates from a shop or lock-up premises within the market hall and cannot transfer to the interim outdoor market we will assist you with trying to finding alternative temporary premises within the town centre. To register your interest in this and discuss possible options please contact Jonathan Hindle, Rochdale Development Agency, Senior Project Manager, Telephone 01706 927040 or email j.hindle@investinrochdale.co.uk Jonathan will also visit the market over the next few days and meet with you individually to discuss potential options. For any other queries please contact me at the address details at the top of this letter.

Please be assured that the council remains committed to providing a strong, successful and vibrant market in the town centre. We will use all reasonable endeavours to support you in the months ahead and during the interim arrangements whilst we work towards establishing a permanent market in the town centre.

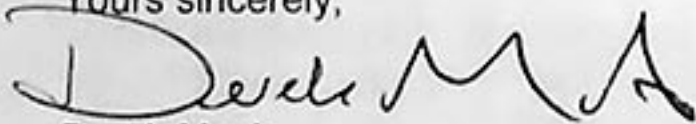
In the meantime I would be grateful if you would make arrangements to completely remove all goods, equipment and materials from the Market Hall, including all storage areas, by close of business on Saturday 17 January 2015.

If you currently operate from the Market Hall under the terms of a Licence to Occupy or a Lease that has expired where there is no right to renew, the Council is required to serve not less than 28 days' notice to terminate your licence/lease. This will be sent to you by recorded delivery post in due course.

I have set out below a table showing the key dates which I trust will be helpful.

DATE	Key Event
Saturday 17 January 2015	Last market trading day in the Exchange Centre
February 2015	Interim market commences on footprint of former municipal buildings

Yours sincerely,



Derek Mack
Environmental Management Services Manager.