

Accrington Market Leaseholder FAQs

May 2023

Hyndburn Council supporting Market traders throughout the transformation of Accrington Market Hall.

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FAQ's Continued

Do we have to pay rent when we are relocated?

Yes. The rent levels during the decant period have yet to be agreed and a review of the previous decant agreement is being undertaken.

Is there financial support for a reduction in footfall and turnover during relocation?

Hyndburn Council will continue to support traders during the relocation, and this includes wide promotion and marketing of the new premises. We do not anticipate reduction in footfall and it is possible the attention around the renovations will attract more shoppers.

No specific financial support has been confirmed currently; however, rents and service charges will be reviewed once the Council understand numbers/requirements of traders during the decant.

Budget for marketing and promotion to re-launch the Market once works are complete has been secured, generating more footfall for the future.

Do we have to pay for services e.g. water/electric and gas if so how this will be distributed to each traders fairly?

Yes. Charges will not be more than the current ones in place for use of utilities or storage by traders and be fair for usage. More information will be available once the relocation plans are confirmed.

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Where will the relocation be to and is there assistance to move?

Initial ideas being considered include units located down Broadway, utilising the space in the front of the Market Hall/ Town Hall or vacant town centre shops. Once the Council know how many traders wish to be relocated and their individual requirements, the Council will assist with the relocation.

Will traders have a stall automatically after the refurbishment? Is there an incentive?

Traders will be entitled to apply to come back into the market through the new operator's process / new lease agreement. This is not automatic and currently there is no confirmation of an incentive in place.

The Market Manager is speaking with traders individually to understand who is showing an interest in continuing to trade during the relocation and in returning after redevelopment works.

The information gathered will impact the options available for traders, the options will be provided in writing once confirmed.

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FAQ's Continued

What will new rent charges be and what business plan will need to be provided?

The Council will be seeking a contractor to operate the food and drink operation and this might expand to the managing the whole market provision. However, it is not known for certain until after the tender exercise.

The Council is unable to say what the levels of rent will be. However, with all the work in decarbonising / energy efficiencies / insulation / installation of solar panels, the Council is trying to keep utility costs down for the future.

The chosen market operator will have their own process/documentation; therefore the Council cannot provide details about business plan requirements at this stage.

Do you want traders to return after refurbishment?

We want to support all small businesses in Hyndburn, and that includes new and existing traders joining us in the new vision for the Market Hall.

Ultimately, to ensure the future Market Hall is a success, we will need many traders to occupy the Market once works have been completed and the Council is committed to supporting local independent traders which support the new vision."

When we move, what do we leave behind or would we have to empty the whole stall e.g. display wall?

Until all the designs have been finalised, the Council does not know if the redevelopment will require traders to remove everything from their stalls. If this is required, the Council will consider how best to provide this additional storage and advise accordingly.

If we will we get the same amount of floor/stall space including storage? Will traders stay together?

Currently this cannot be confirmed. Trader positions and provision in the redeveloped hall are some way off and is something to consider when the Market Manager gathers the information around what is needed. Feedback and thoughts from traders will be considered when making these decisions.

Will we have a prayer room located in town that we can use during relocation?

There is a room within the Broadway Offices which Council staff use to pray. Officers will look into the feasibility of opening this up to traders, and officers will also ask Hyndburn Leisure if there is anywhere which may be suitable in the Town Hall.

Are the public toilets on Peel Street going to be opened in town if the market toilets are closed?

The Council will look at facilities already available in the town centre, and the need for any additional temporary units if necessary.

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FAQ's Continued

What will the new opening times be?

This is still to be decided. It is highly unlikely both the food and drink offering, and traditional market trading offering will have the same opening days/times. We predict there will be flexibility for traders to extend their hours between the two offering times.

How secure is our future and business in the market?

The Market Hall project will split the ground floor hall into 50% 'food and drink units' and 50% 'traditional style market stalls'. No change in vision is being considered on the balcony.

What are the project timeframes?

The rough programme currently in place means traders will be decanted by 1st January of 2024 and the reopening of the Market Hall will be April 2025.

The Council has allocated a budget from its UKSPF to promote the reopening, which will include food, drink, market stall traders.

What is happening with the pavilions?

Planning permission has been granted for the removal of two pavilions, located on Peel Street. Discussions are taking place to decide if one or both will be removed, and if so, how this space will be used.

What is happening with items stored in the Cellars?

We will be working closely with cellar tenants to assist emptying of the cellars and providing a waste removal service. Cellars will be required to be fully vacant by 10th December 2023.

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