

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

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Agenda Item No.

meeting date: THURSDAY 24 MARCH 2011  
title: REDUCTION OF REFUNDABLE DEPOSIT FOR CLITHEROE MARKET CABINS  
submitted by: CHIEF EXECUTIVE  
principal author: JAMES RUSSELL – HEAD OF ENVIRONMENTAL HEALTH SERVICES

## 1 PURPOSE

1.1 To consider and approve the reduction in refundable deposit payable by cabin traders on Clitheroe market.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions – none.
- Community Objectives – to promote and support health, environmental, economic and social wellbeing of people who live, work and visit the Ribble Valley.
- Corporate Priorities – to provide quality services efficiently and effectively.
- Other Considerations – none.

## 2 BACKGROUND

2.1 In 1995, when the market was redeveloped, as part of the new arrangements, cabin tenants were required to pay a refundable deposit in advance to provide cover for in the event of 'damage' or 'evacuation without clearance' of the cabin. This deposit was to discourage traders from simply leaving without notice and enabled the Council to use the deposit to fund any emergency works.

## 3 ISSUES

3.1 The level agreed by this Council's Environmental and Social Service Committee in March 1995 was a refundable deposit equivalent to 10 weeks rent (without VAT) which this year has grown and exceeded £400 per cabin.

3.2 Feedback from recent enquiries from prospective cabin traders has indicated that this figure is now becoming prohibitive and is discouraging to traders interested in moving to Clitheroe market.

3.3 Discussions have been held with Tim Lynas, our Principal Surveyor and Direct Services who are amenable to a sensible reduction, which will provide adequately for any costs likely to be incurred by the Council in the event that we need to clear and restore a cabin for re-let.

3.4 It is proposed that in future a standard refundable deposit be set of £300 for a single cabin, £500 for a double and £600 for a triple unit. This level should be sufficient to discourage traders from purely abandoning the market and yet in the

event of an extreme circumstance, provide sufficient funds to clear a cabin(s) for re-let.

3.5 To date, from 1995, it has not been necessary to use a refundable deposit to fund a cabin clearance and undertake any repair works.

#### 4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – none.
- Technical, Environmental and Legal – none.
- Political – this decision reflects the Council's intention to maintain a vibrant market.
- Reputation – this document reflects the Council's ability to meet changing circumstances to maintain efficient and effective services.

#### 5 **RECOMMENDED THAT COMMITTEE**

5.1 Approve the recommendation set out in paragraph 3.4 of the report to the reduced refundable deposit of £300 for a single cabin, £500 for a double cabin and £600 for a triple unit.

5.2 That the above figure be reconsidered every three years as to the level set.

CHIEF EXECUTIVE

For further information please ask for James Russell, extension 4466.