

# Appendix 1

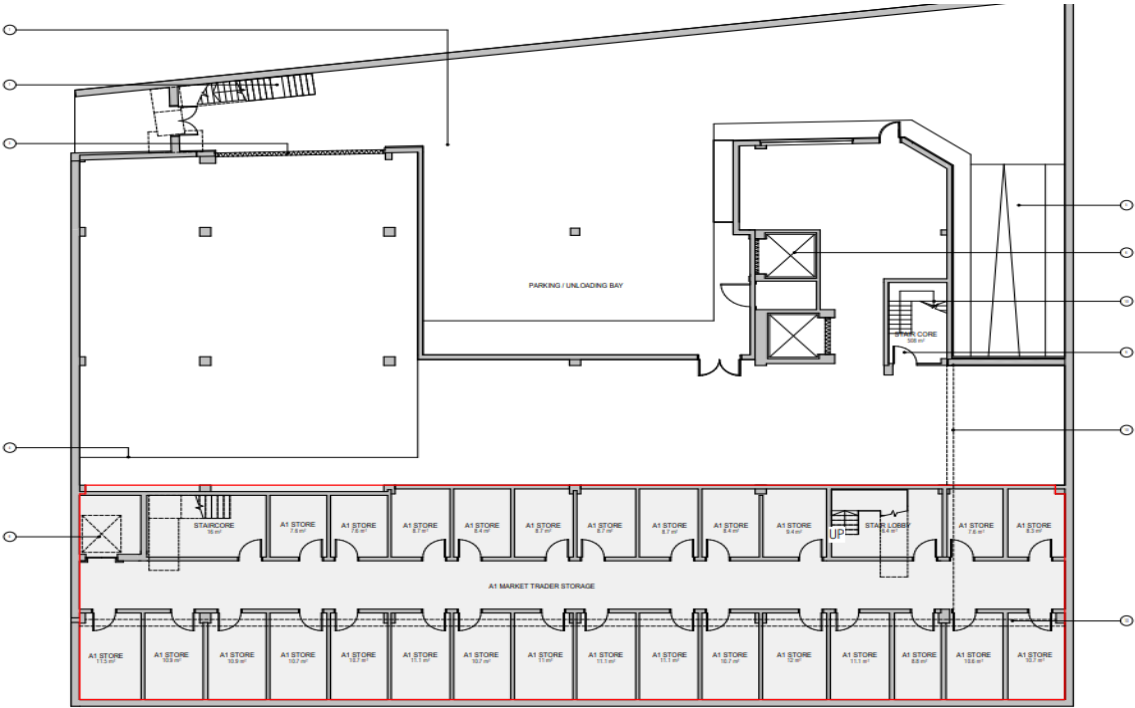
## Plans of the Property

### 1. Provisionally Agreed Floor Layouts

1.1. The Indoor Shopping Village is situated in the centre of Ridley Road adjacent to Zone 2 (Blue Area) of Ridley Road Market and a high footfall area of this important retail hub:



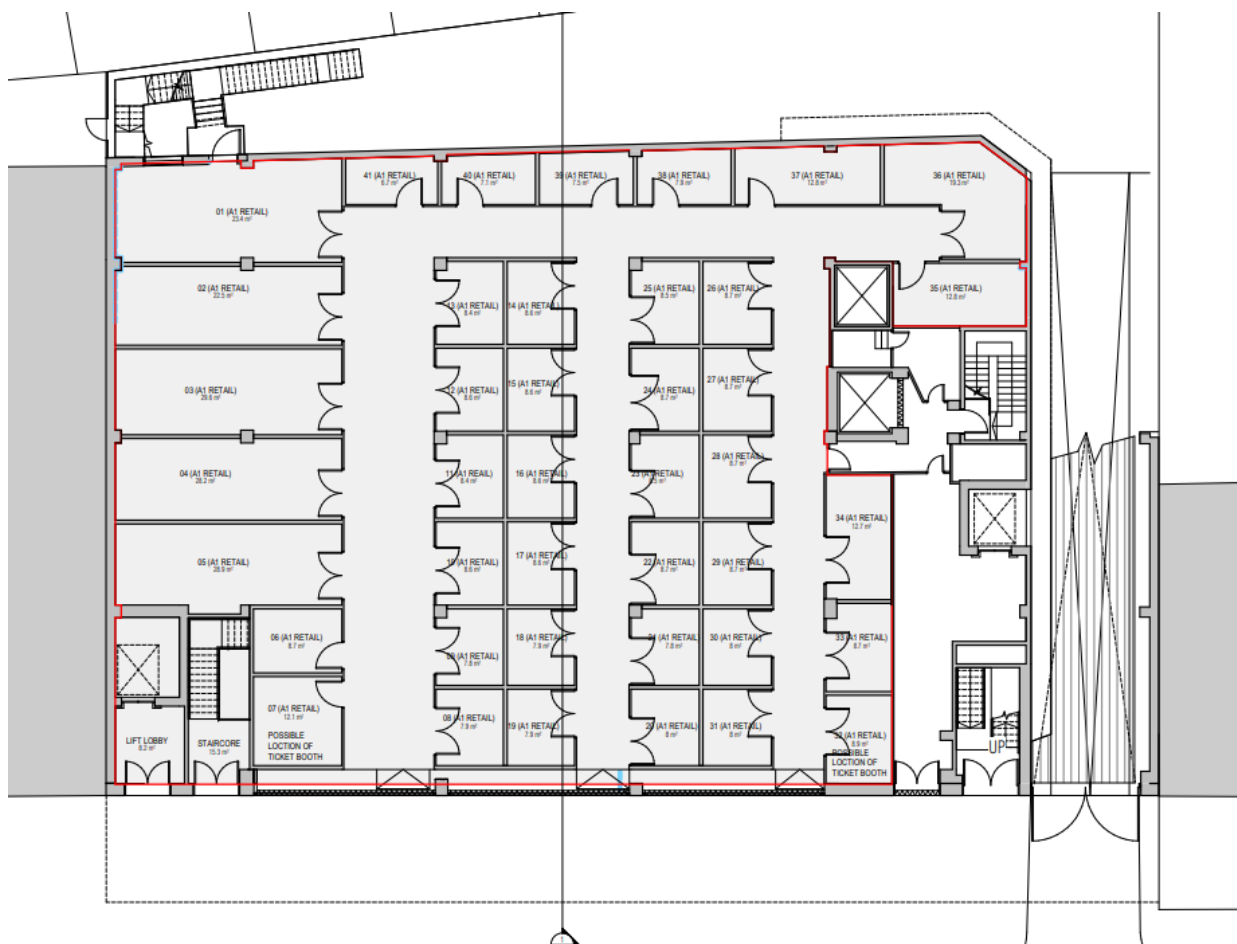
### 1.2. Lower Floor Storage Area



1.3. The current layout has 22 units of various sizes in see-through metal cages separated by fencing. There are only 6 units occupied paying £40 a week and producing an income yield of £12.5k per annum at present.

- 1.4. The existing storage area currently has poor lighting, damp and is not comparable to the existing storage offerings provided by the Council in Birkbeck Mews. The Birkbeck Mews site is currently home to 56 Trader storage units at 100% capacity and generating approximately £70k per annum in revenue.
- 1.5. We have agreed on a layout for the storage floor which can be seen in 4.1. This layout will be similar to a big yellow storage proposition and will provide an additional 27 units including 4 refrigerated units of which are currently sought after and the council do not provide at present. This will also include 7 day a week access vs the 5 day a week access currently in place and full CCTV coverage of the area will be implemented for additional security.
- 1.6. We currently have a waiting list for storage units and taking on the lease for the Indoor Market storage area will provide traders and small business owners who are in dire need of local storage facilities a cost effective storage option in close proximity to their businesses with the added security of this being operated and managed by the Council.

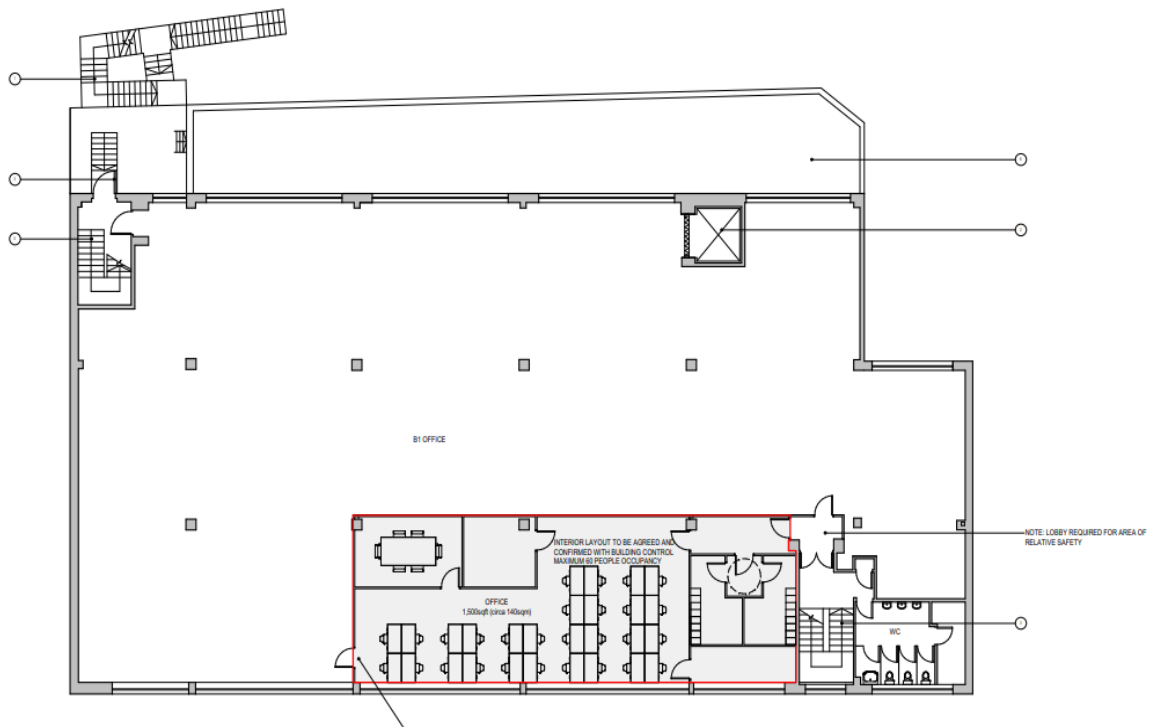
**1.7. Ground Floor Retail Area**



- 1.8. Currently there are 59 retail units of various sizes, with some the size of a large telephone booth. It currently has 19 indoor market traders operating units generating an income of around £3400 a week and approximately £177k per annum at present.

- 1.9. The existing retail areas are in poor condition, no clear lines of sight from entrances to exits, poor CCTV coverage and ample space for ASB or Illegal Activity to go on without being deterred or identified by CCTV or officers..
- 1.10. We have agreed a new layout for this floor as seen in 4.6 which will realign the entrance and corridors to improve line of site and cctv coverage, the front shutters will be realigned to remove space for congregating at the front of the building, the emergency exits will be removed from line of sight and no longer freely accessible by person (s) committing ASB or illegal activity and the Markets Service Daily allocation desk will be situated on the first unit on the left by the entrance to further deter and design out ASB/Illegal activity in these sections.
- 1.11. The new layout will see 40 units instead of 59 and an increase in dimensions for all units and the inclusion of the ability to host hospitality units within the indoor market floor to add a new retail opportunity to this pre-existing site. Updated toilets and storage will also be accessible from this floor.
- 1.12. Taking the new units and sizes into consideration and based on the same existing average rent but at full occupancy of 40 units therefore the ground floor could produce £375k per annum in revenue

**1.13. 1st Floor Office Space**



- 1.14. The Markets Service currently rents office and front desk space from the Kingsland Shopping Centre. The size of the space is approximately 800 sq ft and is situated at the Kingsland Road end of the Market. The office has space for less than 8 officers at any one time. This is significantly problematic as it splits up all services contained within the markets, Shop Fronts and Street Trading Service and reduces overall productivity and visibility as they are spread across three different buildings across the borough.

- 1.15.** In 2020 following an extensive search by the Councils property service who were unable to source an alternative office location or proposition, negotiated and improved our existing lease and rental agreement with the Kingsland Shopping Centre and saw our rent and service charges reduce to £22k per annum for the next three years with a break clause from September 2022. This provides the Service with a continued presence in the market area.
- 1.16.** With the Shopping Centre looking to redevelop in the next few years a proposed move to a proposed build office within the Indoor Shopping Village provides a number of positives for the Council.
- 1.17.** Firstly, this would not only retain an office and physical presence on the market. The new office would be right at the centre of the market and be large enough to house the whole service at one time. This would reduce usage of other sites which could be reallocated to other services in need. It would provide high levels of officer visibility in the market and immediate area on a daily basis which in turn will deter ASB and illegal activity.
- 1.18.** In addition, the proposed office layout in 4.12 will also provide the service with a much needed PACE interview room and a fully serviced space in which to undertake the various statutory functions the service delivers.
- 1.19.** We have negotiated and provisionally agreed an area of 1,500sqft close to the WC's and adjacent to one of the staircases. The space sits alongside the windows fronting Ridley Road for daylight / ventilation and provides a view of the majority of the outdoor market from the office. We have also agreed to have a unit on the ground floor for the daily booking in/out of traders and house a permanent presence on each floor. This is being provided as a CAT B for £30,000 per annum, this is approximately double the size of the existing unit and although £8k per annum more than we are paying presently, this is below existing market rents within the area and allows the service to free up space in the HSC. Parking Office and Stoke Newington Town Hall where we have officers currently working out of which can be returned to property services to use for other service areas.