



<b>Title of Report</b>	Permission to Implement Revised Standard Fees & Charges for Markets, Shop Fronts and Street Trading 2025/26	
<b>Key Decision No</b>	HCE S433	
<b>For Consideration By</b>	Cabinet	
<b>Meeting Date</b>	24 November 2025	
<b>Cabinet Member</b>	Cllr Susan Fajana-Thomas, Cabinet Member for Community Safety, Enforcement and Regulatory Services	
<b>Classification</b>	Open	
<b>Ward(s) Affected</b>	All	
<b>Key Decision &amp; Reason</b>	Yes	Significant in terms of its effects on communities living or working in an area comprising two or more wards
<b>Implementation Date if Not Called In</b>	1 January 2026	
<b>Group Director</b>	Rickardo Hyatt, Group Director Housing, Climate & Economy	
<b>Report Author</b>	<b>Daniel O'Sullivan</b> , Service Area Manager, Markets, Shop Fronts & Street Trading <a href="mailto:daniel.o'sullivan@hackney.gov.uk">daniel.o'sullivan@hackney.gov.uk</a>	

## 1. Cabinet Member's introduction

- 1.1. Hackney's markets and street trading spaces are the beating heart of our local economy, supporting hundreds of small and micro-businesses, celebrating our diverse communities, and contributing to the vibrancy of our high streets.
- 1.2. The proposals in this report ensure these services remain financially sustainable and legally compliant, while responding to the feedback we've heard from traders over the past year. Following two extensive consultations, the final recommendations reflect a balanced approach fair to traders,

transparent about costs, and focused on reinvestment in the markets themselves.

- 1.3. These changes are about securing the long term future of Hackney's markets, not short term savings. We know that every trader contributes to the borough's character and success. By modernising how we manage payments, addressing energy and waste efficiency, and ensuring every pound paid is reinvested locally, we're protecting the future of our markets for generations to come. This approach supports small businesses, creates local jobs, and upholds Hackney's reputation as one of the most dynamic and inclusive boroughs in London.
- 1.4. In addition, this package of measures reflects detailed engagement with traders, officers and Members after both statutory consultations, ensuring all concerns raised were reviewed, evidenced and where possible acted upon. The final proposals keep Hackney among the most competitive and inclusive market operators in London while meeting our legal duty to ensure full cost-recovery under the LLA 1990.
- 1.5. I would like to thank all traders, residents, officers and colleagues who have contributed to shaping these proposals and ensuring that Hackney's markets, shop fronts & street trading activities across our borough continue to thrive.

## **2. Group Director's introduction**

- 2.1. This report seeks Cabinet approval to implement revised standard fees and charges for Hackney's Markets, Shop Fronts and Street Trading Service from 1 January 2026, following completion of the statutory consultation process concluded on 15 October 2025.
- 2.2. The proposals ensure compliance with Section 32 of the London Local Authorities Act 1990, which requires all costs of operating markets to be recovered from licence fees. Without these revisions, the service would operate at a deficit and require General Fund subsidy, which is unlawful under the Act.
- 2.3. These recommendations are the product of sustained engagement and joint working across multiple services, as well as direct feedback from over 300 traders, members and other stakeholders. The revised model strengthens governance, increases transparency, and ensures all costs from waste and energy to infrastructure and staffing are fully understood and accounted for.
- 2.4. It also creates a fairer system for traders by aligning charges with actual usage, while maintaining Hackney's markets as among the most competitively priced and well-managed in London.
- 2.5. This report also incorporates the findings of a detailed waste-audit, a full review of electricity and infrastructure costs, updated staffing and operational modelling, and benchmarking against 12 other London local authorities and

comparable private operators. Taken together, these ensure Cabinet can reach a fully informed, evidence-based decision that is robust, transparent and compliant with statutory requirements.

### 3. **Recommendations**

#### **Cabinet is recommended to:**

- 3.1. **Approve implementation of the revised fees & charges schedule** for permanent and temporary street trading, shop fronts and storage, set out in Appendix 2, from 1 January 2026, in accordance with Section 32 of the London Local Authorities Act 1990 (as amended).
- 3.2. **Approve the phased repayment of arrears** and transition to real-time payment by 2027/28.
- 3.3. **Approve** the continued application of annual CPI-based, to be passed onto traders from 1 April 2026, and every year thereafter, in line with financial sustainability and cost-recovery policy.
- 3.4. **Approve** the application of the annual NLWA disposal charge, to be passed onto traders starting from 1 April 2026, and every year thereafter, in line with financial sustainability and cost-recovery policy.
- 3.5. **Delegate authority to** the Group Director, Housing, Climate & Economy, in consultation with the Cabinet Member, Community Safety and Regulatory Services to finalise any minor adjustments before implementation.

### 4. **Reason(s) for decision**

- 4.1. The Council is legally required under Section 32 of the London Local Authorities Act 1990 to recover the full costs of operating its markets and street-trading services from licence fees rather than through the General Fund.
- 4.2. Over the past five years, no inflationary or cost-based uplifts have been applied, despite significant increases in the service's core operating costs:
  - **Waste-management charges** have risen from £667k in 2020/21 to £926k in 2025/26, reflecting higher tonnage, expanded trading days and new statutory waste-separation duties.
  - **Electricity costs** have almost doubled since 2021/22, reaching around £250k annually, driven by energy-price inflation and ageing infrastructure.
  - **Equipment, infrastructure and compliance costs** have all risen due to ageing assets and statutory post-pandemic safety requirements.
  - **The Council has also absorbed** above-inflation rises in storage container rental costs each year since 2020, and has not revised

commercial event fees despite rising licensing, stewardship and operational costs since before the pandemic.

- **Commercial event fees** are being aligned with other London boroughs to cover the growing administrative and licensing costs of reviewing, staffing, and managing private events on market sites. This adjustment is essential to restore the cost recovery model and maintain parity with comparable borough charging models reflecting inflationary uplifts not applied since 2020.
- **Maintenance and infrastructure investment costs** have also increased, including stall equipment, gully cleansing and site repairs essential to safe operations.

4.3. Continuing to absorb these costs would generate an unlawful deficit.

4.4. Despite these pressures, the Council has not passed on any cost increases since 2019/20, absorbing inflation and pandemic related losses to support traders and protect livelihoods. This position is no longer sustainable and would create an unlawful subsidy if continued.

4.5. These revised fees and charges ensure:

- Statutory compliance
- Full cost recovery
- Financial sustainability
- Fairness and transparency
- Continued investment in market infrastructure

### **Financial Modelling & Cost Recovery**

4.6. The Revised modelling forecasts total revenue of **£3.478 million** in 2025/26 based on current occupancy levels. This level of revenue is expected to:

- Eliminate the historic £193,000 subsidy
- Cover the £258,000 operational cost increases for waste & cleansing, whilst c£400k will be met by the service.
- Offset £154,000 in electricity and infrastructure inflation

4.7. Once these pressures are accounted for, any remaining funds will be ring fenced for reinvestment into the service. This will support continued growth, maintain a self-financing model, and deliver initiatives such as business support, infrastructure upgrades, and inclusive trading programmes in line with the Council's Markets Strategy and the Mayoral Manifesto.

### **Income Forecast & Service Sustainability**

4.8. Projected revenue for 2025/26 is £3.478 million. This is expected to eliminate the historic £193,000 subsidy and cover rising core costs, including a £258,000 increase in waste & cleansing charges and £154,000 in

electricity and infrastructure costs. This does not include the c£400k cost pressures currently being met by the Council. Once these costs are accounted for, any residual balance will be minimal and used to manage in-year financial fluctuations, ensure business continuity, and support trader development initiatives such as *Trading Places* and zero-plastic markets.

- 4.9. The service will not generate profit but will move toward full cost recovery in line with the London Local Authorities Act 1990, ensuring future Council subsidies are reduced over time.
- 4.10. Although the model shows a notional gross revenue increase of £572,000, this uplift is fully committed to closing the historic funding gap and covering increased operational costs.
- 4.11. A breakdown of revenue by department is set out below:

Department	Income 2023/24	Forecast 2025/26	Increase (£)	Increase (%)
Markets & Street Trading	£2,276,156	£2,704,396	£428,240	18.81%
Shop Fronts & Pavement Licences	£530,000	£616,107	£86,107	16.25%
Storage	£99,000	£157,500	£58,500	59.09%
<b>Total</b>	<b>£2,905,156</b>	<b>£3,478,003</b>	<b>£572,847</b>	<b>19.72%</b>

- 4.12. The projected revenue increase is based on like-for-like performance. However, based on historical data, a 5 - 10% surrender rate following implementation is anticipated. This would equate to a potential revenue reduction of between £130,000 and £260,000. These variables have been modelled into a risk-adjusted forecast, with quarterly reviews planned (see Section 5.17).

- 4.13. Employee costs remain AT 50% of total expenditure, a highly efficient model compared with industry norms, demonstrating a lean service delivering high outputs with a small workforce.
- 4.14. Without the proposed increases, the service would face an estimated shortfall of £450k–£600k in 2025/26, breaching statutory requirements and risking cuts to service provision

### **Proposed Fee Changes**

- 4.15. These revised fees and charges ensure:
- Inflationary uplift (Circa CPI 2.2%) across all categories.
  - 10–20% increases for fruit, veg & street food traders, reflecting higher waste output and setup costs.
  - Individual increases range from 2.2%–20%, with a weighted average increase across the service of 19.72%.
  - Revised payment model (phased arrears recovery, transition to real-time payment by 2027/28).
  - Introduction of green bin fees and reinforcement of Fixed Penalty Notices for gully contamination.
  - New fees for storage containers, shop fronts, night markets, and new permanent sites.
  - Introduction of the NLWA disposal charge being passed onto licence holders annually from 1 April 2026 and every year thereafter.
- 4.16. Benchmarking shows Hackney's fees remain mid-range compared to London boroughs and private operators, with Broadway and Ridley Road still priced competitively for their footfall levels.
- 4.17. Moving forward the service will apply the annual North London Waste Authority (NLWA) disposal charge. This charge reflects the actual cost of commercial waste disposal for traders and will appear as a separate line in future budgets. The allocated cost will vary annually based on tonnage data and NLWA pricing. In line with the London Local Authorities Act 1990, the Council will not generate any profit and all cost variations will be adjusted in future modelling. This approach has been upheld as lawful and necessary in case law.

### **Cost Apportionment Methodology**

- 4.18. The waste recharge has been distributed across trading sites is based on:
- Market operational days
  - Occupancy rates and stall density
  - Waste volume by trader type (e.g. street food, fresh produce)
  - Frequency of required cleaning and gully flushing

4.19. These metrics were drawn from waste audits (March 2025) and operational site logs.

4.20. Market Site Waste Recharge Apportionment:

<b>Market Site</b>	<b>Attributed Increase (£)</b>	<b>% of Total Waste Cost</b>	<b>Rationale</b>
<b>Broadway Market</b>	£127,212.40	11.33%	High waste-generating market; two-day high footfall operation; requires additional labour, gully cleaning, and additional park protection costs & measures.
<b>Ridley Road</b>	£127,212.40	11.33%	Largest daily market with high stall density; vehicle and stall set-up costs are highest.
<b>Chatsworth Rd</b>	£68,149.50	6.07%	Single-day market with moderate occupancy and mixed goods offer.
<b>Hoxton Street</b>	£68,149.50	6.07%	Smaller market footprint and lower waste output.
<b>City Sites / Kingsland market</b>	£63,606.20	5.67%	Intermittent operations with minimal cleansing and waste service demands.

4.21. These figures have been updated to reflect service delivery costs, and the Council's responsibilities for ongoing professional management of its markets and shop fronts.

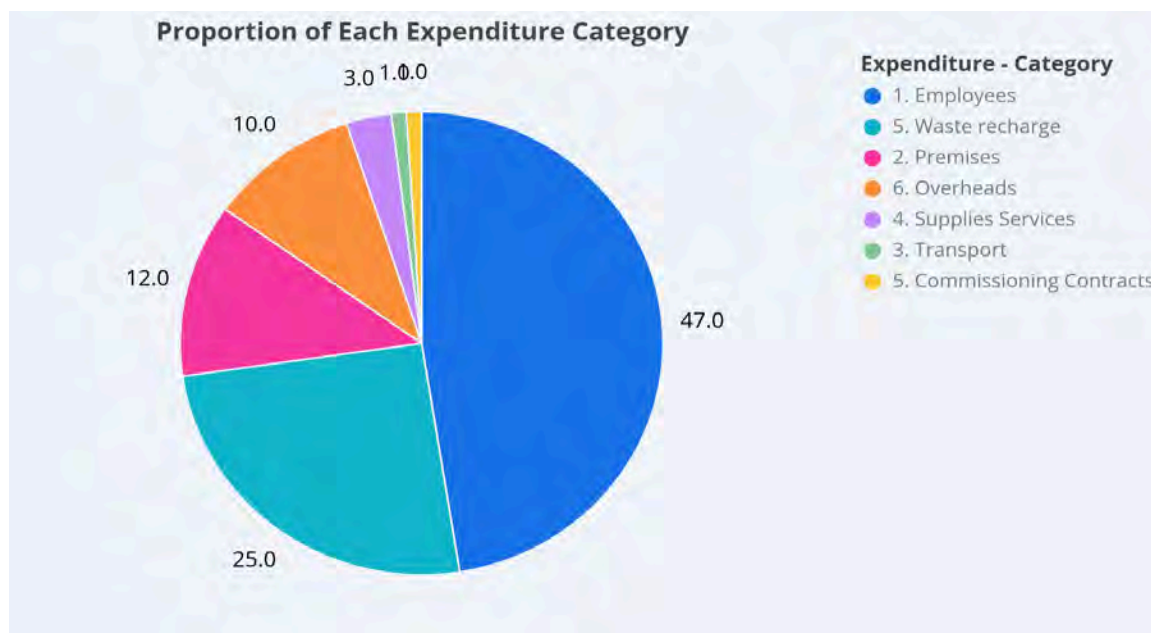
## Service Expenditure & Transparency

- 4.22. The Markets, Street Trading and Shop Front service must, under the London Local Authorities Act 1990 (Part III), operate on a self-financing basis. All operational expenditure including waste collection, staffing, equipment, storage, licensing administration and enforcement must be recovered solely through licence fees. Since the last review in 2019/20 the cost of running the service has increased by over 45%, primarily due to inflationary rises in staff salaries, utilities and waste management. Despite these pressures, no fee increases have been implemented since 2020. The cumulative inflation gap has therefore placed significant pressure on the service's ability to remain cost-neutral.
- 4.23. The revised fee proposals for 2025/26 are designed to recover the full costs of providing the service while remaining competitive compared to other London boroughs and private operators. Key movements since 2024 include a £400k reduction in waste re-charges following the waste-audit review, re-profiling of electricity costs to align with metered consumption, and removal of non-essential overtime costs. These efficiencies ensure that every £ collected from traders is demonstrably linked to a corresponding service cost.
- 4.24. **Table 1: Market Expenditure 2023/24**

Markets Account Expenditure		
Category	23-24 Actual	Percent of expenditure
<b>1. Employees</b>	1,401,529	47%
<b>2. Premises</b>	360,800	12%
<b>3. Transport</b>	35,467	1%
<b>4. Supplies Services</b>	101,075	3%
<b>5. Commissioning Contracts</b>	39,481	1%
<b>5. Waste recharge</b>	727,759	25%
<b>6. Overheads</b>	290,514	10%
	<b>£2,956,625.59</b>	<b>100%</b>



4.25. **Table 2: Pie chart of Market, Shop Fronts & Street Trading Expenditure:**



4.26. Tables 1 & 2 demonstrate the proportional use of service revenue, no profit is made, and expenditure aligns to statutory responsibilities. The Markets Service comprises a multi-disciplinary team of officers covering licensing compliance, operational delivery, enforcement, trader support, and policy development. This expenditure profile illustrates a lean and well-managed service. Staff costs remain below 50% of total spend, which is significantly lower than the sector norms for public-facing operational teams. The remaining income is allocated to essential services including waste collection & cleansing, licensing, compliance, and infrastructure - without generating any surplus.

4.27. It is important to note that staff are not dedicated to single markets but operate borough-wide to ensure consistency and business continuity across all ten markets and forty-plus street-trading sites. Functions include licence processing, enforcement, events coordination, trader training and market-promotion activities aligned with the Hackney Council Strategic Plan 2022-2026 and the Markets, Shop Fronts & Street Trading Strategy 2024–2029.

4.28. This structure enables shared expertise, reduces duplication of roles and maximises value for money through flexible deployment of resources. Agency staff are only used to cover short-term absences or event surges, and costs are recouped through event income and temporary licence fees.

### **Modernising Payment Processes & Ending Arrears Based Operating Models**

- 4.29. It is now standard practice across both the public and commercial sectors for goods and services to be paid for in advance or at the point of delivery. Hackney's current arrears-based model allows permanent traders to accrue up to eight weeks of unpaid trading fees before enforcement action is taken. This approach is increasingly unsustainable. It creates significant administrative overhead, places pressure on enforcement resources, and exposes the Council to unnecessary financial risk. Most other market operators, both in local government (e.g. Southwark, Camden, Lambeth) and the private sector, require advance or same-day payment as a condition of trading.
- 4.30. Allowing licence holders to accumulate debt before payment is enforced leads to unpredictable revenue forecasting and reliance on complex payment plans. In recent years, these arrears have become more difficult to manage in the context of wider service cost pressures. Ending this legacy system will align Hackney with modern, best-practice financial processes, reduce risk, and support fairer and more efficient operations.
- 4.31. To support a manageable transition, it is proposed that any existing arrears (up to eight weeks per trader) be calculated and evenly recovered over 11 months during 2025/26. From 2027/28, all permanent licence holders will be required to pay in real time or in advance. This phased approach recognises the pressures faced by small and micro businesses while safeguarding service sustainability.
- 4.32. For temporary traders, a more flexible model is proposed. They may continue to pay on the day if needed, but will also have the option to pre-book and pay up to a week in advance. This offers greater certainty on pitch availability, reduces the need for on-site cash handling, and improves operational efficiency.
- 4.33. Transitioning away from the arrears model will strengthen the accuracy of financial planning, ensure greater transparency, and bring Hackney's systems in line with other London boroughs and the wider commercial market. These changes will be embedded in the 2025/26 licence agreements and will be clearly communicated to all traders, with support available for those who may require help adapting.
- 4.34. Implementation will follow a three-stage process:
- **2025/26:** Existing arrears (up to eight weeks) will be calculated and recovered through monthly payments over an 11-month period alongside standard trading fees.
  - **2027/28:** All permanent traders will transition to real-time or advance payment.
  - **From 2025/26 onwards:** Temporary traders will have the option to pay a week in advance for pre-booked trading days.

- 4.35. These changes will modernise the Council's approach to payments, reduce financial risk, improve revenue forecasting, and support the long-term sustainability of the service. They also ensure parity between licence types and reflect both operational realities and trader needs.

### **Fees & Charges Benchmarking**

- 4.36. To ensure transparency, proportionality and compliance with the London Local Authorities Act 1990 (as amended), Hackney Council has undertaken a comprehensive benchmarking exercise. This compared the Council's proposed 2025/26 fees for markets, shop fronts and street trading against those of other London boroughs operating under the same legislative framework. The benchmarking included:
- Daily and weekly pitch fees for food and non-food traders
  - Shop front trading charges (per m<sup>2</sup>)
- 4.37. The purpose of the exercise was to ensure Hackney's revised fees remain fair, defensible, and reflective of both cost-recovery principles and the added value of the services provided.
- 4.38. The results show that while Hackney will no longer sit in the lower quartile for fees, its offer remains competitively priced. The service now sits within the higher mid-range when compared to other boroughs. What sets Hackney apart is the breadth and quality of the services included in the fee, which delivers excellent value for money.
- 4.39. Services included in Hackney's offer (not universally provided elsewhere) include
- Gully cleansing and public realm maintenance
  - On-site enforcement and compliance monitoring
  - Daily stall set-up and dismantling
  - Business support and mentoring schemes
  - Paid annual leave for traders
  - Live promotion through Council-run social media
  - Incubator schemes for new businesses
- 4.40. Even with the proposed increases, Hackney's stall fees remain competitive, and the operational model is more responsive and inclusive than many comparator boroughs. Crucially, Hackney has achieved four consecutive years of double-digit occupancy growth. With over 4,200 active traders and 84% local recruitment, confidence and access remain strong, despite wider economic pressures.
- 4.41. Hackney's temporary trading fees remain competitively positioned within the mid-range across London, continuing to offer strong value for new and

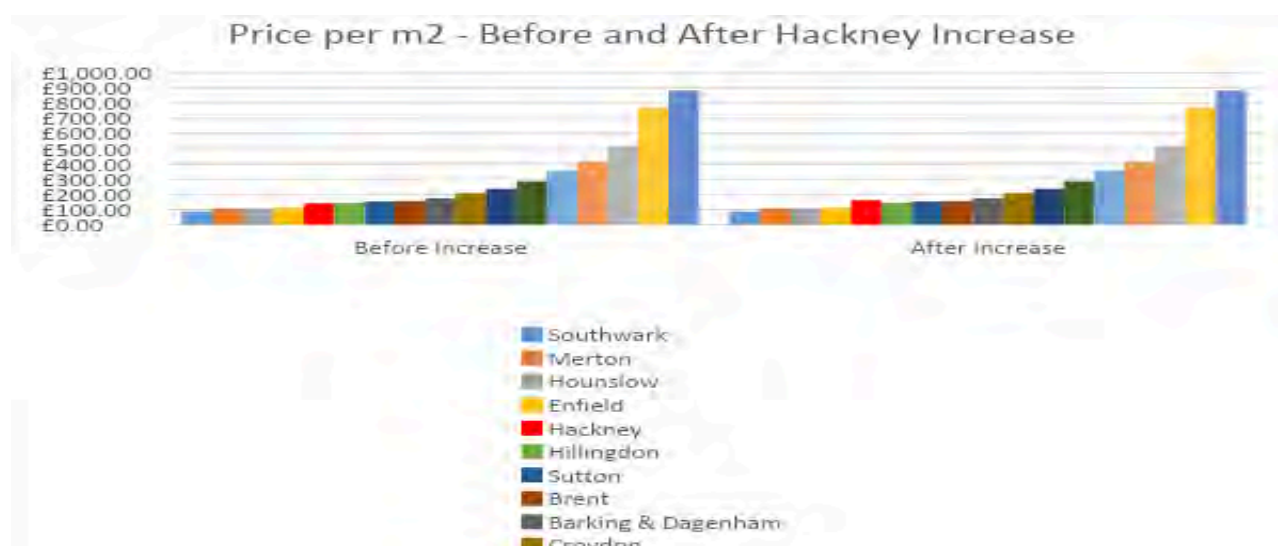
existing businesses. This is reflected in consistently high occupancy rates and year-on-year growth in trader participation.

- 4.42. However, it is noted that some neighbouring boroughs have recently introduced discounted fee structures and active recruitment campaigns to attract traders, aiming to offset lower fees through higher overall occupancy and pitch take-up. This presents a potential risk to Hackney's licensed trader base, who may be incentivised to relocate in response to any perceived cost differentials following the proposed fee increases.
- 4.43. To mitigate this, the Council will continue to promote the added value of Hackney's offer, including stall provision, operational support and enforcement, while exploring retention initiatives to sustain loyalty and protect the vibrancy of our market's ecosystem.
- 4.44. Hackney's markets continue to offer excellent value for money, particularly when the full scope of operational support is considered. While headline fees are increasing, the borough's overall trader offer remains highly competitive in comparison to other London authorities. Key features include:
- Seven-day trading at Ridley Road, supported by council-provided infrastructure and stall hire, enabling greater income potential for traders;
  - Comprehensive waste management, including food waste separation and on-site recycling schemes;
  - Gully flushing, on-site enforcement, and set-up assistance, ensuring safe, clean, and well-regulated trading environments;
  - The Council continues to absorb costs of around £400,000 in waste & cleansing related overheads, which in other boroughs are often embedded within pitch fees or recovered through supplementary charges;
  - Stronger trader support mechanisms compared to neighbouring authorities such as Camden and Southwark, including access to hardship funding and operational flexibility.
- 4.45. Taken together, these measures reinforce Hackney's commitment to delivering a high-quality, trader-focused service—ensuring that, even with revised fees, the borough remains a destination of choice for market businesses.
- 4.46. It is important to note that headline fees in other boroughs, such as Camden and Southwark, often reflect the absence of embedded trader support or include additional costs for waste removal, enforcement or infrastructure. By contrast, Hackney continues to provide high levels of operational support, including stall provision, on-site enforcement and waste management, without passing on the full costs on to traders. This ensures that, even with

the proposed increases, Hackney remains one of the best-value market services in London

### **Shop Front Trading Fees**

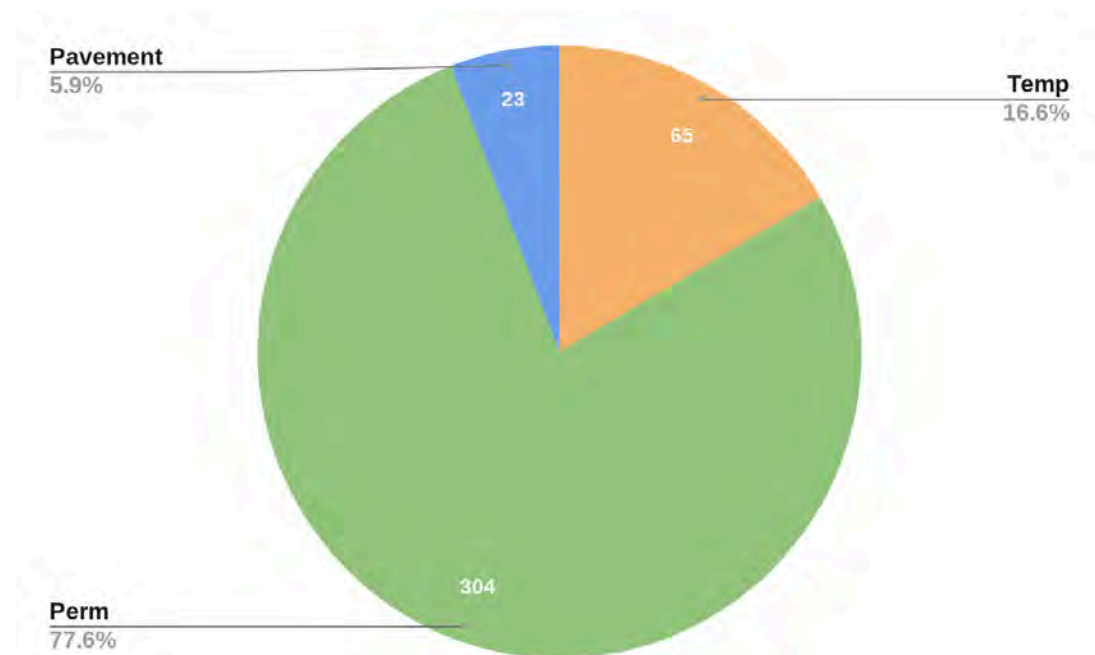
- 4.47. Hackney Council currently applies a per square metre fee for shop front trading licences issued under the London Local Authorities Act 1990. This regime distinguishes between permanent and temporary licences, reflecting the different levels of administration, enforcement, and public realm impact. In contrast, pavement licences, introduced under the Business and Planning Act 2020, are subject to a flat fee structure set by the Secretary of State for Levelling Up, Housing and Communities.
- 4.48. The Council's proposed shop front trading fees for 2025/26 have been uplifted in line with the Consumer Price Index (CPI), ensuring compliance with legal requirements around cost recovery. Despite this uplift, Hackney's charges remain among the most affordable in inner London, significantly below those levied by boroughs such as Westminster and Camden, both of which operate in comparable high-footfall, high-enforcement environments.
- 4.49. This approach maintains a fair and proportionate balance between cost recovery, regulatory duties, and the need to support local businesses operating in the public realm.
- 4.50. The graph below illustrates that Hackney continues to offer highly competitive fees for shop front trading when benchmarked against other London boroughs.



- 4.51. However, a growing number of councils have now phased out shop front trading licences, opting instead to rely solely on pavement licences under the Levelling Up and Regeneration Act 2023 (LURA). While this simplifies

administration, it can reduce flexibility for businesses and narrow the range of licence types available.

- 4.52. Hackney has taken a different approach, retaining both licensing regimes to better support the diversity of local businesses and their operational models. This dual offer enables traders to select the most appropriate and cost-effective option for their premises, while ensuring pricing transparency and proportionality across the Markets, Shop Fronts & Street Trading service.
- 4.53. Maintaining both regimes supports a fairer, more accessible public realm, strengthens the borough's local economy, and aligns with our wider ambitions to foster inclusive growth and employment.
- 4.54. Hackney continues to see steady growth in licensed activity, supporting more businesses to operate legally and safely while making effective, sustainable use of public space. The majority of licences issued, 77%, are permanent shop front licences under the London Local Authorities Act 1990 (as amended), reflecting the borough's long-standing commitment to structured and accountable street-level trading.
- 4.55. By contrast, only 5.9% of current licences are pavement licences, issued under the Business and Planning Act 2020 and continued through the Levelling Up and Regeneration Act 2023. This balance highlights Hackney's distinctive approach: maintaining a robust framework that prioritises permanency, public benefit, and operational clarity for businesses and enforcement teams alike.
- 4.56. This licensing model enables the Council to support high levels of business participation while managing public space efficiently and fairly across Hackney's diverse high streets and neighbourhood centres.



- 4.57. Under the Levelling Up and Regeneration Act 2023 (LURA), pavement licence fees are set nationally by the Secretary of State and cannot be amended by local authorities. In March 2024, when the temporary provisions were made permanent, the fee for a pavement licence was increased from £100 per application to reflect the updated legislative framework.
- 4.58. Local authorities retain the ability to set the duration of each pavement licence, either 3, 6, or 12 months, within this framework. Hackney has consistently issued pavement licences on a three-month basis since the introduction of the regime in 2020, supporting greater oversight, flexibility, and responsiveness to changing local conditions.
- 4.59. This paper proposes that the Council continues its current practice of renewing and consulting on pavement licences every 3 months, ensuring consistency with previous years and maintaining a proportionate approach to managing public space.
- 4.60. The updated fee structure is outlined below:

Licence Type	Licence Description	Fee
Pavement Licence Fees	New Application fee	500.00
Pavement Licence Fees	Renewal fee	350.00

- 4.61. Hackney's flat-rate pricing model, based on clear per-square-metre charges, offers greater transparency than the tiered or zoned fee structures adopted by some other boroughs. This approach ensures that businesses understand

exactly what they are paying for and helps maintain consistency across the public realm.

- 4.62. The Council typically applies an annual Consumer Price Index (CPI) adjustment and publishes full income and expenditure data for its licensing schemes, supporting transparency and public accountability. However, no CPI increase was applied in April 2025. Had it been, the adjustment would have been 6.2 percent. As such, the proposed 2025/26 fees represent a below-inflation increase.
- 4.63. Shop front licence holders in Hackney also benefit from regular compliance checks, automated renewal reminders, and personalised support from a dedicated team of front-line officers. These services ensure high standards are maintained and help businesses remain compliant with minimal administrative burden.
- 4.64. Further markets, shop fronts & street trading costs breakdown and benchmarking can be found in Appendix 3.

## 5. **Background**

- 5.1. The Markets, Shop Fronts and Street Trading Service operates one of the largest and most diverse markets portfolios in London, comprising 10 markets, 40 plus street trading locations, 3,000 plus licence holders and a turnover of approximately £2.9 million per annum. Under Section 32 of the London Local Authorities Act 1990, all revenue collected through licence fees must fully recover the operational cost of running the service. No subsidy from the General Fund is permitted.
- 5.2. Since the last fees and charges review in 2019/20, the service has absorbed significant increases in core expenditure, including waste management, electricity, staffing, infrastructure and equipment inflation. The Markets Service has not passed any of these increases onto licensees for five years.
- 5.3. Since then, the service has absorbed:
- 39% rise in waste costs
  - £154k rise in electricity costs
  - Increased infrastructure repairs
  - CPI inflation each yearAdditional cleansing requirements due to higher footfall
- 5.4. The service also absorbed the full waste-cost recharge during the COVID-19 emergency despite operating at only 20–30% of usual occupancy.
- 5.5. Waste management costs alone have risen from **£667,670 (2024/25 budget)** to **£925,986 (2025/26 projected)** a 39% rise, reflecting growth in occupancy, additional gully cleaning, weekend operations, inflationary uplifts and



expanded cleansing requirements linked to increased footfall and street-food activity. Electricity costs have increased by **£154,000 between 2022/23 and 2023/24**, and infrastructure maintenance costs have increased significantly due to ageing assets and increased use.

5.6. Two statutory consultations were undertaken:

- **Phase 1 (Nov–Dec 2024)** received 185 responses and resulted in no increases implemented and the waste audit commissioned.
- **Phase 2 (Sept–Oct 2025)** received 320-plus responses, including structured drop-ins, one-to-one sessions, written submissions and representation meetings resulting in updated proposals with significantly reduced waste charges.

5.7. As a result of trader engagement, the service commissioned a full Waste Audit (Mar–May 2025), which independently re-profiled waste costs, reducing the initial recharge figure from **£1.325 million to £925,986**, a **£400,000 reduction** incorporated into the final proposals.

5.8. Storage and event fees have not risen since 2020 despite multi-year inflationary increases, including some above inflation from suppliers, of which the Council have absorbed to support local business growth.

5.9. Commercial event activity has increased significantly, requiring additional licensing, enforcement, staffing and infrastructure reviews not covered by historic fees.

5.10. The proposals in this report reflect:

- Verified cost pressures backed by evidence
- Statutory requirements to recover costs
- Changes made directly in response to consultation feedback
- A commitment to phased introduction to minimise impact
- An ongoing programme of operational efficiencies to limit future increases.

5.11. Benchmarking (Appendix 3) confirms Hackney remains below the median price point for comparable London markets even with the proposed increases.

### **Strategic Policy Context**

5.12. The Markets Strategy 2024-2029 approved by Cabinet in January 2024 contained the following recommendations:

- Approval of the review of fees and charges at all markets needs to be reviewed to take into account performance, running costs, inflation, market occupancy, and other costs. The service will work towards reducing costs wherever possible, but where no further efficiencies can be delivered, fees

will need to be adjusted in line with the Act to ensure that the service does not continue to absorb specific market operational costs without passing it back onto service users , as per the legislation prescribes.

- To ensure the service continues as a minimum to break even during the lifespan of the 2024-2029 strategy.
- To grow the income generation to deliver a financial surplus year on year.
- Approval aims to be transparent and open on the current level of subsidy on the Markets Account.

5.13. The proposals contained within this report, together with the agreed approach to the consultation process will ensure fairness, consistency, openness and transparency in how market fees and charges have been calculated. A copy of the current markets strategy can be found on the Council's website [here](#)

5.14. In addition, these proposals support Hackney's **2022–2028 Economic Development Strategy** and **Markets Strategy 2024–2029**, ensuring the borough's markets remain self-sustaining, inclusive and environmentally responsible.

5.15. These proposals also directly support:

- **Mayor's Manifesto Commitments:** inclusive economy, tackling climate change and fair funding.
- **Corporate Plan Objectives:** supporting small businesses and resilient local economies.
- **Climate Action Plan:** promoting waste reduction and low-carbon operations through Zero-Plastic Markets and on-site storage solutions that reduce diesel vehicle use.

5.16. They also support Hackney's Local Plan objectives to maintain diverse, accessible commercial centres and support micro-enterprise growth across all communities.

### **Legal Compliance & Cost Recovery Model**

5.17. Under [Part III of the London Local Authorities Act 1990 as amended](#), the Council must not operate markets or street trading at a profit or a loss. All income generated must be used to fund the lawful running of the service. A judicial review (e.g. *R v London Borough of Tower Hamlets*) reinforced that:

- **Councils can recover all costs** directly related to market delivery.
- **Surpluses must be ring fenced** and reinvested into the service

5.18. Hackney's proposed fee model has been developed to reflect actual service expenditure and to close the projected gap between current income and forecast costs for 2025/26. This approach ensures compliance with legal

cost recovery requirements and supports the long-term financial sustainability of the Markets, Shop Fronts and Street Trading Service.

- 5.19. Looking ahead, future annual fee uplifts will incorporate the Consumer Price Index (CPI) and any confirmed increases to waste disposal charges from the North London Waste Authority (NLWA), maintaining a transparent and consistent basis for cost alignment.
- 5.20. While the Markets and Street Trading Service achieved cost neutrality between 2017 and 2020, it has since absorbed substantial operational pressures arising from the Covid-19 pandemic. From 2020 through to the end of 2023/24, the service continued to support traders by freezing or limiting fee increases, despite rising costs. During this period, financial viability was maintained through Council subsidy rather than full cost recovery.
- 5.21. To ensure the long-term sustainability of the service and maintain compliance with legal obligations, it is now essential to avoid a return to the structural deficits recorded between 2010 and 2017. The proposed fee adjustments are therefore a necessary step to re-establish financial self-sufficiency and protect the quality and scope of market operations going forward.
- 5.22. The graph below illustrates the growth in total licence occupancy between 2019/20 and 2022/23, despite these financial pressures:



- 5.23. The proposed fees and charges have been calculated in accordance with Part III of the [London Local Authorities Act 1990](#) (as amended), which permits local authorities to set charges at levels sufficient to recover the reasonable costs of administering and delivering the licensed service

- 5.24. This includes, but is not limited to, the costs of administration, licensing, marketing, maintenance, staff resourcing, enforcement, and the cleaning, collection, removal and disposal of waste associated with licensed activities. Fees have also been benchmarked against comparable charges in other London boroughs to ensure proportionality and alignment with sector norms.

### **Options Appraisal**

- 5.25. The following table breaks down the options considered. More information can be found in the appendices section.

<b>Option</b>	<b>Outcome</b>
<b>Do Nothing / Freeze Fees</b>	Rejected – would breach statutory duty, require subsidy and risk service reduction.
<b>Trader Association Management</b>	Rejected – inconsistent governance and financial control issues.
<b>Outsource Waste &amp; Cleansing</b>	Rejected – contrary to Council's insourcing and sustainability policy.
<b>Change in management of waste functions within the Council</b>	Under review – to be explored through future business cases.

- 5.26. Additional options explored but discounted included: (a) reducing service levels (rejected as disproportionate and inconsistent with statutory duties), and (b) staggering fees by location beyond existing zoning (rejected due to complexity and consultation feedback).

### **Rationale for Discounted Options**

- 5.27. **Trader Association Governance Model:**  
The use of trader associations to manage market operations, previously trialled at Broadway and Chatsworth Road markets, resulted in significant concerns relating to transparency, financial control, and potential conflicts of interest. These arrangements were also associated with a marked decline in operational standards and increasing complaints from both traders and the public.

- 5.28. As a result, both markets were brought back under full Council management during 2022–23. Given this experience, the trader-led governance model has been formally ruled out as a viable option for future service delivery.
- 5.29. **Full Outsourcing of Markets Waste & Cleansing Operations:**  
Outsourcing of services goes against current Council policy. The Council has a longstanding model of insourcing services and not outsourcing them. A copy of this policy can be found [here](#). As a result, full outsourcing will not be pursued at this time. However, it will be retained as a longer-term strategic review item.
- 5.30. **Change in management of waste functions within the Council:**  
An emerging delivery model proposes that the Markets, Shop Fronts and Street Trading Service directly manage specific elements of daily waste operations, including cardboard, food waste, green bag and mixed recycling, and pallet collections.
- 5.31. Further scoping is required to assess the implications for fleet capacity, staffing requirements, and potential adjustments to the Council’s wider waste contract specification.
- 5.32. **Do Nothing / Freeze Fees:**  
Maintaining the current fee schedule into 2025/26 would result in a projected budget shortfall of £450,000 to £600,000. This would require cross-subsidy from the Council’s General Fund, placing additional pressure on wider public services and breaching legal cost recovery requirements under the London Local Authorities Act 1990.
- 5.33. In addition to the financial risks, a freeze would undermine the Council’s savings plan and compromise service delivery. It would likely lead to reductions in operational standards, the scaling back of trader support programmes, and the suspension of innovation projects aimed at sustaining Hackney’s markets ecosystem. Such a step would risk reversing much of the post-pandemic recovery and growth achieved since 2020.

**Equality, inclusion, diversity and belonging (including statutory equality impact assessment)**

- 5.34. An EqIA has been completed and can be found in Appendix 7. The assessment found no adverse impact on protected groups under the Equality Act 2010. Nevertheless, a targeted support plan will be developed for micro-businesses and low-income traders through payment flexibility, debt-advice signposting and enhanced communication materials in community languages.
- 5.35. The full EqIA found:
- No unlawful discrimination

- Some potential adverse impacts mitigated through phased payment and hardship support
- Positive impacts through improved safety, sustainability and reinvestment

5.36. Following the completion of the full EqIA Key findings were:

- **Race/Ethnicity & Age:** Higher proportion of Black and Global Majority traders & older traders vulnerable to cost increases. Mitigation: hardship fund, phased payment transition.
- **Socioeconomic:** Many traders are sole traders/microbusinesses; revised fees phased to maintain affordability..
- **Community Impact:** Sustains local employment (4000+ jobs supported), delivers affordable goods, enhances town centre vibrancy.

5.37. Mitigation Measures that are already in place or have been introduced following the assessment are:

- Phased payment reform and hardship support.
- Translated consultation materials and accessible communications.
- Flexible payment plans and hardship support
- Ring Fenced reinvestment into support schemes (e.g. Trading Places, “The Pitch” Business Development Courses and Young Trader Schemes)
- Continued low-cost opportunities via temporary licences
- Targeted engagement with older and Black & Global Majority traders
- Ongoing monitoring through trader liaison forums.

5.38. The EqIA reflects intersectional impacts such as those affecting older Black women operating part-time food stalls, disabled traders reliant on weekend trade, and newly-arrived migrant traders unfamiliar with payment processes.

5.39. The EQIA finds that while the changes may have short-term impacts on some protected groups, they are objectively justified under the Council’s duty to ensure the financial sustainability of the service and legal compliance with cost-recovery requirements.

5.40. This process will ensure a consistent approach is adopted. Under the terms of the policy, every application will be considered on its own merits.

5.41. The mitigation measures and transparent process reduce the risk of any unlawful discrimination or breach of the Public Sector Equality Duty (Section 149, Equality Act 2010). The EQIA will be monitored through quarterly review and feedback loops with the trader associations and liaison forums to ensure consistent compliance with section 149 of the Equality Act 2010.

## **Sustainability and Climate Change**

- 5.42. The Markets Service continues to lead on the Council's Zero Plastic Markets initiative and circular-economy goals. From Summer 2026 the service will introduce a segregated food waste collection pilot at Ridley Road and Broadway Markets, funded from existing income. Traders will be supported to transition to fully compliant recycling streams ahead of the Government's new legislation effective March 2027. In parallel, battery powered stall lighting will be trialled to reduce electricity demand and carbon output.
- 5.43. The proposed revisions to fees and charges directly support Hackney's Climate Action Plan (CAP) and the Mayor's priority to deliver a fair transition to a net-zero borough by 2040. The Markets, Shop Fronts & Street Trading Service is a nationally recognised leader in embedding environmental responsibility into core operations, with measurable outcomes that reduce emissions, cut waste, and promote local, low-carbon enterprise.
- 5.44. The Trading Places programme also reduces the number of out of borough operators, cutting heavy vehicle trips and supporting local economic resilience.
- 5.45. **Reducing Waste and Single-Use Plastics:** Hackney's *Zero Plastic Markets* initiative, winner of multiple environmental awards, has eliminated single-use plastic bags, containers, and cutlery across all ten markets, preventing an estimated 1.2 million single-use items from entering the waste stream annually. This initiative has been embedded into licence conditions, reinforced by on-site compliance monitoring, and supported through trader training and procurement advice.
- 5.46. **Supporting Local Traders to Cut Carbon:** Through the award-winning *Trading Places* programme, we have increased local trader representation to over 78%, reducing reliance on operators travelling from outside the borough. This has directly cut the number of large, long-distance diesel vans accessing our markets, lowering traffic congestion and associated air pollution in high-footfall areas.
- 5.47. **Encouraging Sustainable Transport:** Investment in on-site storage facilities has enabled over 140 traders to store goods and equipment at markets, removing the need for daily vehicle transport. Many now use cargo bikes, public transport, or travel on foot – aligning with the CAP's active travel objectives and reducing last-mile emissions. Further to this, vehicles used to carry out waste & cleansing operations run on renewable biofuel known as Hydrotreated Vegetable Oil (HVO). Across the Council, the use of HVO biofuel helped reduce the fleets' carbon footprint by 90%, resulting in 2,668 tonnes of CO2 saved during 2024-2025 from using HVO instead of diesel.
- 5.48. **Circular Economy and Resource Efficiency:** Market waste audits have informed targeted recycling programmes, including food waste segregation, cardboard recycling, and pallet reuse. These measures divert over 600

tonnes of recyclable material from incineration each year, contributing to borough wide waste reduction targets.

- 5.49. **Sustainable Growth Model:** By embedding sustainability into fee structures and reinvesting any surplus into green infrastructure (e.g. low-energy lighting, sustainable drainage, additional secure storage), the service is future-proofing operations while ensuring compliance with the London Local Authorities Act 1990. This approach aligns with both the CAP and the Mayor's manifesto commitments to green economic growth, ensuring Hackney remains a destination for environmentally responsible business.

#### **Consultation / Engagement**

- 5.50. A robust two phase consultation process was undertaken, each lasting six weeks and exceeding statutory minimums.

- **Phase 1 (Nov–Dec 2024):** A Six-week consultation, exceeding the statutory minimum (28 days). A total of 185 formal responses were received, with further feedback captured through ward member meetings, stakeholder roundtables, and drop-in sessions across multiple sites. A copy of the consultation report and responses can be found in Appendix 4..
- **Phase 2 (Sept–Oct 2025):** 28-day statutory notice period, with optional two-week extension added to mirror the six week period from the first phase. A total of 320 responses, including eight drop-ins (five in-person, three online) were received during this phase.

- 5.51. The first statutory consultation ran for six weeks between November and December 2024, in line with the Council's Code of Good Practice and the statutory minimum requirement of 28 days. A copy of the consultation report and responses can be found in Appendix 5.

- 5.52. Key themes from feedback from phase one centred primarily on:

- Transparency of waste management recharges
- Rising operational costs (including electricity and equipment)
- Fairness in site-by-site apportionment of fees
- Desire for improved communications and more detailed cost breakdowns
- Suggestions for waste compactor or greener disposal methods

- 5.53. In response to the consultation feedback, the Council:



- Established a Waste Costs Working Group, bringing together representatives from Markets, Waste Services, Legal, Finance, and trader groups.
  - Held five online and in-person meetings with stakeholders and the working group members
  - Visited Millfields Depot (8 July 2025)
  - Carried out and published a revised Waste Audit (March 2025)
  - Reassessed the recharge model, which informed the recalibration of the original recharge proposal, reducing the overall Markets waste charge from £1.325m to £925,986.
  - Conducted a second consultation on a reduced increase in fees & charges.
- 5.54. This represents a reduction of approximately £400,000 in costs originally proposed to be recharged to the service. These reductions were achieved through targeted cost controls, and changes to how some vehicle and operational costs, and staff time was apportioned between market and non-market waste operations.
- 5.55. The Feedback received also led to:
- Reduction of waste recharges by £400k.
  - Introduction of phased payment reform.
  - Deferred implementation from 1 April 2025 to 1 January 2026 to support transition.
- 5.56. A second consultation was launched on 4 September 2025 and closed on 15 October 2025. This consultation incorporated updated financial data, a revised waste cost model, and proposed amendments to storage and electricity charges to better reflect trader feedback.
- 5.57. The second consultation also reflected the Council's commitment to phased implementation, allowing traders more time to adjust to the new payment processes and fee structures. It included a clearer explanation of cost drivers, side-by-side benchmarking with comparable boroughs, and plain-language summaries of changes.
- 5.58. Over 120 traders and stakeholders participated across five in-person drop-in sessions and three online meetings. Feedback was constructive, with participants welcoming the revised waste cost allocations and increased engagement, while also raising the following points:
- A desire for greater visibility of how staffing costs are distributed between market sites.
  - Requests to delay implementation until 2026 to allow financial planning and further operational adjustments.

- Ongoing concerns from some traders regarding electricity reliability, gully cleaning, and anti-social behaviour in specific market areas.

5.59. The table below summarises the key issues raised through the consultation process and how they have been addressed in this report.

Issue Raised	Response / Action Taken
<b>Transparency of Waste Costs</b>	Waste cost allocation reviewed and recalculated. Annual total reduced from £1.325m to £925,986. Detailed breakdown of waste-related activities included in Appendix 3.
<b>Electricity Usage &amp; Costs</b>	Council committed to full review of electrical infrastructure; considering rechargeable battery solutions for traders to reduce future costs.
<b>Payment in Arrears</b>	Phased transition plan introduced (2025–2028) to move from arrears model to real-time or advance payments, ensuring alignment with other London boroughs.
<b>Staffing Transparency</b>	Additional explanation provided on how staffing costs cover borough-wide functions (licensing, enforcement, operations, events, and compliance).
<b>Anti-social Behaviour &amp; Safety</b>	Markets Team working with Community Safety and MPS on targeted operations, particularly in Ridley Road and Kingsland Road.
<b>Implementation Date</b>	Revised from the original 1 April 2025 date and now planned for 1 January 2026 as the next available date following consultation feedback.

<b>Climate &amp; Sustainability</b>	Integration of Zero Plastic Markets initiative and local supply chain programmes into service planning to reduce carbon footprint.
-------------------------------------	--

- 5.60. A number of traders and Members, including Cllr Garbett, raised concerns that not all issues (particularly waste and staffing) were fully resolved prior to reconsultation. Officers recognise this feedback and have committed to continuing work on these items through the Markets-Waste Governance Group. However, the Council must also comply with its statutory obligation to recover full operating costs. The current proposals therefore balance legal compliance with fairness, operational viability, and a clear plan for continued engagement
- 5.61. Across both consultations the following engagement activities were undertaken:
- Published a notice in Hackney Gazette in line with the London Local Authorities Act 1990.
  - Written communications to all licence holders included printed surveys issued on request.
  - Officer on site engagement with tablets to capture feedback.
  - Online survey and consultation hub open to all licence holders and residents.
  - Placed a copy of the booklet on the Council Website and Consultation Finder.
  - Online drop in sessions for those unable to attend in person.
  - Drop-in sessions (Ridley Road, Lower Clapton Road) with step-free access provided at the Lower Clapton Offices.
  - Trader forums and 1-2-1 meetings with affected groups.
  - Cross-service working group including Waste Services, Finance, Legal, and Cabinet Leads.
  - Direct written communications to over 1000 licence holders, NABMA, NMTF, ward councillors, Cabinet Members, and internal services including Waste, Legal, and Finance.
- 5.62. This ensured representation across all licence holder categories, equal access for participants and opportunities for further clarification and dialogue. A

5.63. Now that the statutory consultation period is over and extensive stakeholder engagement, which has shaped these proposals, has concluded. All due consideration of representations has been undertaken with any amendments deemed necessary having been incorporated as part of the proposed revisions. The revised fees and charges have been finalised and this paper proposes they are implemented as of 1 January 2026. A copy of the proposed fees & charges can be found in Appendix 2.

5.64. Specifically, these final revisions will:

- **Bring fees into compliance with statutory requirements:**

Under Section 32 & 33 of the London Local Authorities Act 1990, the Council must ensure that its markets and street trading operations are self-financing – operating on a full cost-recovery basis, neither generating a surplus for other council services nor running at a deficit. This revision ensures the service meets that legal duty while remaining affordable and competitive compared to other London boroughs.

- **Address significant cost pressures and inflationary impacts:**

Waste management costs alone have risen by 39% since 2018, and electricity costs have increased by £154k since 2022/23. Employee costs have also risen due to pay awards and recruitment costs. The revised fees allow the service to recover these costs sustainably, protecting the General Fund and avoiding reductions in service levels.

- **Support continued growth of Hackney's markets and local economy:**

Occupancy has grown by double digits for four consecutive years, and the borough now hosts more licensed traders than any point in its history. This will maintain financial resilience and ensure Hackney can keep supporting small businesses, create jobs, and deliver inclusive economic growth.

- **Reinvest in market infrastructure and service improvements:**

Surplus income (where achieved) will be ring fenced for trader-focused reinvestment such as improved storage, public realm upgrades, and programmes like Trading Places and the Teenage Market. This ensures benefits are felt directly by traders and residents and maintains public trust in how licence fees are used.

5.65. The council is committed to an ongoing review of operational performance and financial accountability and is permitted to set its fees and charges for shop fronts and street trading. Approval for any revisions will be sought

through the council's annual fees and charges review process, or through a separate review of the fees and charges.

- 5.66. These proposals and associated consultation processes fully comply with the council's best practice principle guidelines for setting revised fees and charges, set out by the Governance and Resources Scrutiny Commission in December 2011.
- 5.67. As a result of the two separate six (6) week consultation periods any changes to the licence holder standard fees and charges can only be implemented at two points in the year, according to the LLA 1990 as amended:
- On the 1<sup>st</sup> of January, or at the point of renewal of licences in Hackney.
  - On the 1<sup>st</sup> April, or at the point of renewal of licences in Hackney.
  - It is planned to introduce the revised conditions on 1<sup>st</sup> January 2026.
- 5.68. Once approved, all licence holders will be informed in writing and notification of the revised conditions will be advertised in line with the LLA which is a minimum of 28 days before 1st January 2026 in the local newspaper.
- 5.69. Ongoing engagement with traders, members, and stakeholders will continue via the Markets & Waste Governance Group.
- 5.70. Consultation feedback and the Council's detailed responses are included in Appendix 4: Consultation Summary 1 and **Appendix 5: Consultation Summary 2.**

### **Risk assessment**

- 5.71. The Council is legally required to operate the Markets and Street Trading service on a cost-recovery basis, not profit-making. Failure to revise fees in line with increasing costs would leave the Council vulnerable to ongoing overspend and legal challenge for failing to balance the account.
- 5.72. The following table details the risks and mitigations. Further detail can be found in the DPR report in the appendices section:

<b>Risk</b>	<b>Mitigation</b>
<b>Trader hardship</b>	Phased 11-month arrears recovery, hardship fund and flexible payment plans.
<b>Negative perception</b>	Transparent communications and publication of benchmarking data.

<b>Implementation delay</b>	Cross-service coordination group; contingency for April 2026 start.
<b>Any Formal Challenge</b>	Evidence-based financial rationale and Member engagement.
<b>Electricity infrastructure failure</b>	Battery pack pilot and contingency fund for urgent repairs
<b>Operational dependency on Waste Services</b>	Establishment of a joint governance group.

- 5.73. Based on historic trends, a 5–10% surrender rate post-implementation would equate to a potential income reduction of £130,000–£260,000. This has been modelled into a risk-adjusted forecast and will be reviewed monthly as part of the budget monitoring process currently in place with the Council's finance team.
- 5.74. In addition, any trader facing financial hardship as a result of the new fees will be able to request support via a hardship application process or explore entry into supported trading schemes (e.g. Trading Places). Flexible payment terms and temporary permanent licence suspensions will remain available on a case-by-case basis.
- 5.75. A cross-service implementation board (Markets, Shop Fronts & street Trading, Business Regulatory Services, Finance, Waste and Communications) will meet regularly from May 2026 to oversee risk tracking and progress updates to Cabinet Members.
- 5.76. All proposals have been reviewed and approved as legally compliant with the London Local Authorities Act 1990. In addition We are publishing financial information alongside the consultation, ensuring transparency and auditability as per consultation feedback

### **Implementation Plan**

- 5.77. The implementation plan is designed to ensure that the introduction of revised fees and charges is smooth, transparent, and equitable. By phasing in arrears recovery, providing clear communications, and offering direct support, we are reducing the risk of disruption to trader operations and market vibrancy.
- 5.78. This structured approach will allow the Markets Service to recover outstanding debt, maintain high occupancy levels, and safeguard the financial sustainability of Hackney's markets. The monitoring framework will ensure that any issues are identified early and addressed quickly, maintaining compliance with the LLA 1990 and protecting the borough's reputation for running some of London's most vibrant and inclusive markets

5.79. The implementation of the revised fees and charges will follow a phased programme to ensure stability, clarity and continued engagement with traders. The key stages are as follows:

Phase	Timeline	Key Actions	Outcomes
<b>1 Preparation</b>	Nov 2025 – Jan 2026	Publish Cabinet-approved fees; finalise communications plan; set up FAQ hub and translated guides	Stakeholders fully briefed ahead of implementation
<b>2 Engagement &amp; Training</b>	Jan – Mar 2026	Run site drop-ins; train officers on new payment system; launch waste and energy pilot schemes	Trader confidence and officer readiness secured
<b>3 Implementation</b>	1 January 2026	Apply new fees and charges; activate online booking and real-time payment system for temporary traders	Legal compliance and financial stability achieved

5.80. In response to the consultation feedback the following support measures will be implemented:

- **Transitional Period:** Arrears will be recovered over 11 months to minimise impact on traders' cash flow.
- **Hardship Fund:** Available to traders facing acute financial difficulty, assessed on a case-by-case basis.
- **Communications Toolkit:** Multilingual comms, FAQs, step-by-step guides, and infographics to explain fee changes.
- **Direct Officer Support:** Drop-ins, phone lines, and email support to answer queries and troubleshoot issues.

- **Digital Enablement:** Procurement of an online booking and payment system for temporary traders, improving accessibility and efficiency.

### **Monitoring & Governance**

- 5.81. The Council will continue to use the following monitoring and governance tools to support the management and successful delivery of the new fees and charges model.
- 5.82. **Key Performance Indicators (KPIs):**
- Occupancy rate maintained above 90%
  - Collection rate of arrears at >85% within 11 months
  - Reduction in outstanding debt vs 2024/25 baseline
  - Trader satisfaction measured through survey feedback
- 5.83. **Governance:**
- Monthly service performance review chaired by AD
  - Monthly Budget holder meetings with finance service
  - Quarterly financial monitoring review with AD
  - Annual Markets Advisory Boards
  - Annual performance reporting into Corporate Committee
  - Annual review of Fees & Charges with CPI & NLWA adjustments from 2026/27 onwards
- 5.84. A full communication plan will be developed in partnership with Communications and Economic Development to ensure consistent messaging across print, digital and on-site materials. Trader support officers will be available for one-to-one advice throughout Q1 & Q2 of 2026.

### **6. Financial implications**

- 6.1. This report recommends changes to fees and charges for Hackney markets, following a consultation period, for permanent and casual traders and shop front trading as set out in Appendix 2. It also proposes increases in market and street trading administration fees for temporary licence applications and renewal of market licences.
- 6.2. The proposals have been consulted and this paper outlines the results of that consultation. The proposed schedule of fees, if agreed, could take effect from 1st of January 2026.
- 6.3. The Markets, Shop Fronts & Street Trading service strategy 2024-2029 included at Appendix 4 outlines the aim that the service does not absorb specific market operational costs without passing it back onto service users,



as the legislation outlines. The service has been successful in recent years in reducing the subsidy required for the ongoing market operations and aims for break even over the future years 2024-29 of the strategy.

- 6.4. The additional Full Year Equivalent (FYE) income forecast to be generated from the proposed fees and charges increases is estimated at £268k. This will contribute towards the reduction in subsidy of the markets' account. The projections shown within the income section of the report are based on models of the fees being applied from 1 April 25. As noted, the earliest application of fee increases is now 1 January 2026.
- 6.5. The current budget for financial year 25-26 for markets is a broadly balanced budget position including the pay award for 25-26. There remain some cost pressures within the budget related to utilities (£124k total cost for electricity in 24-25).
- 6.6. The full cost recovery of the waste & cleansing service is reported to be £1.3m but have agreed to recharge £926k. The current budget within the market service for this recharge to cover waste cost is £668k - which has not been revised for some years; the difference between the two sums represents subsidy if only the £668k were to be recharged.
- 6.7. The current proposal within this report, following review of the responses to the first consultation, is that the recharge for the waste & cleansing service is set at £926k. It is to be noted that this does not represent the full estimated cost of the waste service provided but is an increase to begin reducing any subsidy for waste & cleansing services.
- 6.8. The report also includes a proposal to link future year's fees and charges increases to inflation based on both the Consumer Price Index and the actual inflationary increases charged to the Council by the North London Waste Authority for the disposal of waste costs. This can be found in section 5 of the report. It is expected that this would be based upon CPI from September each year being applied in the following financial year.
- 6.9. The report proposes a phased repayment of arrears and transition to real-time payment by 2027/28. It is expected this approach should reduce any outstanding debt related to markets over time.

Financial Implications prepared on behalf of the Group Director Finance & Corporate Resources by **John Holden – Assistant Director of Finance - Sustainability, Public Realm and Special Projects**  
Email: [John.Holden@hackney.gov.uk](mailto:John.Holden@hackney.gov.uk)  
Date: 11 November 2025

## 7. **HR/OD implications**

- 7.1. No direct staffing changes proposed.

- 7.2. The Markets, Shop Fronts & Street Trading service workforce delivers borough-wide operations including licensing, enforcement, business support, operational curation, brand management, events and marketing.
- 7.3. Markets, Shop Fronts & Street Trading Services Do not use agency staff but Waste Services do employ agency staff to operate on the permanent market sites.
- 7.4. Temporary staff flexing is funded through licence or event income. There has been no agency spend since 2018 within Markets.
- 7.5. There are no redundancy risks associated with this proposal.

HR/OD implications prepared on behalf of the Director of HR/OD by **Steve Swain, Strategic HR OD Business Partner,**  
Email: [steve.swain@hackney.gov.uk](mailto:steve.swain@hackney.gov.uk)  
Date: 6 November 2025

## 8. **Legal implications**

- 8.1. The setting of fees and charges for street trading is governed by section 32 of the London Local Authorities Act 1990 under which the Council may recover the whole or part of its reasonable costs in connection with the administration of street trading licences and the cost of cleaning streets and the collection, removal and disposal of refuse.
- 8.2. Before determining the amount of fees and charges, the Council must give notice of the proposed fees and charges to traders/bodies representing them and publish a notice in a local newspaper specifying that traders/bodies representing them may make written representations to the Council regarding the proposed fees and charges within a reasonable period, not being less than 28 days from the date of publication of the newspaper, specified in the notice.
- 8.3. Once the fees and charges have been set, the Council must give notice to traders/bodies representing them and publish a notice in a newspaper of the fees and charges specifying the date on which the charges are to be brought into effect.
- 8.4. Section 32 of the London Local Authorities Act 1990 does not specify any minimum period before which the fees and charges shall take effect, however, such period must be reasonable.
- 8.5. The period of 28 days is the reasonable period specified in section 32 of the London Local Authorities Act 1990 in respect of the period within which traders/bodies representing them may make written representations to the Council regarding the proposed fees and charges.

- 8.6. The same 28 day period should, where possible, be given in respect of the period that the fees and charges take effect from the date of publication of the newspaper notice.
- 8.7. The recommendations set out in part 3 of this report fall within the definition of a Key decision under the Council's Constitution.
- 8.8. Cabinet is authorised to approve the recommendations set out in Section 3 of this report, pursuant to the Council's constitution Article 13.5 which states:
- A key decision is a Cabinet decision which is likely to:
- i) Result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decisions relates, or
  - ii) Be significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the Council.
- 8.9. The recommendation set out in 3.5 of this report recommends that Cabinet delegates authority to the **Delegate authority to the Group Director, Housing, Climate & Economy, in consultation with the Cabinet Member, Community Safety and Regulatory Services to finalise any minor adjustments before implementation.** Paragraph 2.2 (Sub-delegation of Cabinet Functions) i) of the Cabinet Procedure Rules states that *"If the Elected Mayor delegates functions to the Cabinet, unless they direct otherwise, then the Cabinet may delegate further to a Committee of the Cabinet, to an officer, to any joint arrangements, to another authority or to area committees"*. Cabinet is therefore able to approve and delegate functions as per the recommendations in 3.5 of this report.

Legal implications prepared on behalf of the Director of Legal, Democratic & Electoral Services by Amanda Nauth-Lawyer Licensing and **Josephine Sterakides - Team Leader-People**  
Email: [Josephine.Sterakides@hackney.gov.uk](mailto:Josephine.Sterakides@hackney.gov.uk)  
Date: 14 November 2025

## **Appendices**

**Appendix 1: Income & Expenditure Tables**

**Appendix 2: Fees & Charges Proposed**

**Appendix 3: Benchmarking**

**Appendix 4: Consultation Summary 1**

**Appendix 5: Consultation Summary 2**

**Appendix 6: Waste Charges**

**Appendix 7: EqIA**

## **Reason(s) for exemption**

None.

## **Background documents**

In accordance with The Local Authorities (Executive Arrangements) (Meetings and Access to Information) England Regulations 2012 the following background papers were used in the preparation of this report:

None.

Street Trading, Shop Fronts & Markets 23.24 Summary			Street Trading, Shop Fronts & Markets 24.25 Summary		
Category	23-24 Budget	23-24 Actual	Category	24-25 Budget	24-25 Actual
1. Employees	1,444,457	1,401,529	1. Employees	1,546,074	1,530,109
2. Premises	347,879	360,800	2. Premises	197,704	264,581
3. Transport	9,290	35,467	3. Transport	17,991	26,469
4. Supplies Services	9,142	101,075	4. Supplies Services	7,402	38,423
5. Commissioning Contracts	0	39,481	5. Commissioning Contracts	0	38,025
5. Waste recharge	667,670	727,759	5. Waste recharge	667,670	667,669
6. Overheads	294,531	290,514	6. Overheads	301,675	296,021
9. Income	(1,856,403)	(2,476,755)	9. Income	(2,173,607)	(2,904,946)
<b>Grand Total</b>	<b>916,566</b>	<b>479,871</b>	<b>Grand Total</b>	<b>564,909</b>	<b>(43,648)</b>
Expenditure	# Column 1	% Column 2			
Category	23-24 Actual	Percent of expenditure	Category	# 24-25 Actual	Percent of expenditure
1. Employees	1,401,529	47%	1. Employees	1,530,109	53%
2. Premises	360,800	12%	2. Premises	264,581	9%
3. Transport	35,467	1%	3. Transport	26,469	1%
4. Supplies Services	101,075	3%	4. Supplies Services	38,423	1%
5. Commissioning Contracts	39,481	1%	5. Commissioning Contracts	38,025	1%
5. Waste recharge	727,759	25%	5. Waste recharge	667,669	23%
6. Overheads	290,514	10%	6. Overheads	296,021	10%
2956625.59			2861298.2		

This page is intentionally left blank

Appendix 3 Proposed Fees & Charges 2025/26

Directorate	Section	Department	Description	Existing 2024/25 Fees & Charges £ to be frozen	Proposed Fees and charges from January 2026			New or Year Introduced	Fee set by Statute Y/N	If set by Statute, date of last increase	Fee linked to an index? Which index CPI etc?	Fees Set by Contract? Y/N	Discretionary Charge? Y/N	Charging Policy in place Y/N	Fee set to recover cost? Y/N	Subsidised fee Y/N	Customer base	Comments (Reason for increase)	Estimated additional income from Fee increase
CHE	MARKETS	STREET MARKETS	STREET MARKETS																
CHE	MARKETS	Permanent Traders	Permanent Traders																
CHE	MARKETS	Kingsland Market	Kingsland Market																
CHE	MARKETS	Kingsland Market "fees inclusive of stall hire on Saturdays	Saturday (only) - non fruit and vegetables/ street food	29.00	30.50	5.2%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Rise in fees and charges to cover additional costs of waste dumped in the market and additional resources to manage the anti social behaviour and illegal trading.	
CHE	MARKETS	Hoxton "fees inclusive of stall hire on Saturdays	Hoxton "fees inclusive of stall hire on Saturdays																
CHE	MARKETS	Hoxton "fees inclusive of stall hire on Saturdays	Monday - Friday - non fruit and vegetables/ street food	61.50	62.50	1.6%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Only CPI% increase from April every year (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Hoxton "fees inclusive of stall hire on Saturdays	Monday - Friday (fruit and vegetable / street food) - Per week	66.50	68.50	5.4%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Rise in fees and charges to cover the waste cost increase	
CHE	MARKETS	Hoxton "fees inclusive of stall hire on Saturdays	Saturday (fee per day) - non fruit and vegetables/ street food	32.00	32.50	1.6%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rise in fees and charges apart from the yearly CPI% increase from April every year (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Hoxton "fees inclusive of stall hire on Saturdays	Saturday (fee per day) - fruit and vegetable / street food	34.50	36.50	5.8%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Rise in fees and charges to cover the waste cost increase	
CHE	MARKETS	Ridley Road Market	Ridley Road Market																
CHE	MARKETS	Ridley Road Market	Monday - Saturday zones two (fee per week) - non fruit and vegetables/ street food	98.50	100.00	1.5%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Ridley Road Market	Monday - Saturday zone three (fee per week) - non fruit and vegetables/ street food	69.50	70.50	1.4%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Ridley Road Market	Monday - Saturday zones two (fee per week) - fruit and vegetables/ street food	166.00	163.00	5.2%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Cover waste costs and stall set up costs in line with the rest of our markets	
CHE	MARKETS	Ridley Road Market	Monday - Saturday - fruit and vegetables/ street food - zone three (fee per week)	109.00	114.50	5.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Cover waste costs and stall set up costs in line with the rest of our markets	
CHE	MARKETS	Ridley Road Market	Thursday, Friday or Saturday (fee per day) zones two - non fruit and vegetables/ street food	42.00	42.50	1.2%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Ridley Road Market	Thursday, Friday or Saturday (fee per day) zone three - non fruit and vegetables/ street food	29.00	30.00	3.4%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Ridley Road Market	Friday or Saturday (fee per day) zones one - non fruit and vegetables/ street food	42.00		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Ridley Road Market	Friday or Saturday (fee per day) zones two - non fruit and vegetables/ street food	42.00		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Ridley Road Market	Friday or Saturday (fee per day) zone three - non fruit and vegetables/ street food	29.00		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Ridley Road Market	Friday or Saturday (fee per day - fruit and vegetable / street food) zones one	42.00		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Ridley Road Market	Friday or Saturday (fee per day - fruit and vegetable / street food) zones two	42.00		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Ridley Road Market	Friday or Saturday (fee per day) - fruit and vegetable / street food - zone three	68.00		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Ridley Road Market	Friday and Saturday (only) zones one - non fruit and vegetables/ street food	66.00	68.00	5.5%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To Keep - SBI have active legacy licences. Rise in fees and charges due to separation of Zones 1 and 2 - Zone 1 (Kingsland High street end) has a much higher footfall in comparison to the SBI Markets and Zone 2 - Zone 2 should not be paying Zone 1 prices. To add, Thursday to Saturday are the busiest days of the market so daily fees will reflect this	
CHE	MARKETS	Ridley Road Market	Friday and Saturday (only) zones two - non fruit and vegetables/ street food	66.00	66.00	1.6%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To Keep - SBI have active legacy licences. 5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Ridley Road Market	Friday and Saturday (only) zone three - non fruit and vegetables/ street food	60.50		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Ridley Road Market	Friday and Saturday (only) - fruit and vegetable / street food - zones one and two	73.00		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Ridley Road Market	Friday and Saturday (only) - fruit and vegetable / street food - zones one and two	73.00		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Ridley Road Market	Friday and Saturday (only) - fruit and vegetable / street food - zone three	69.50		-100.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To be removed - No longer offer legacy licence	
CHE	MARKETS	Broadway Market	Broadway Market																
CHE	MARKETS	Broadway Market	Saturday / Sunday - non fruit and vegetables/ street food	69.00	62.00	5.1%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rise in fees and charges apart from 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Broadway Market	Saturday / Sunday - fruit and vegetable/ street food	64.00	70.00	9.4%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To cover waste costs, additional resources to set up and manage the market. Manage ASB activities	
CHE	MARKETS	Kingsland Market	Kingsland Market																
CHE	MARKETS	Temporary Traders	Temporary Traders																
CHE	MARKETS	Kingsland Market "fees inclusive of stall hire on Saturdays	Saturday - non fruit and vegetables/ street food	33.50	35.00	4.5%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Rise in fees and charges to cover additional costs of waste dumped in the market and additional resources to manage the anti social behaviour and illegal trading.	
CHE	MARKETS	Kingsland Market "fees inclusive of stall hire on Saturdays	Saturday (fruit and vegetable/ street food)	36.50	39.00	9.9%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Rise in fees and charges to cover additional costs of waste dumped in the market and additional resources to manage the anti social behaviour and illegal trading.	
CHE	MARKETS	Hoxton	Hoxton																
CHE	MARKETS	Hoxton "fees inclusive of stall hire on Saturdays	Monday - Friday (fee per day) - non fruit and vegetables/ street food	20.50	21.50	4.9%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Hoxton "fees inclusive of stall hire on Saturdays	Monday - Friday (per day - fruit and vegetable / street food)	26.00	26.50	9.6%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To cover waste costs	
CHE	MARKETS	Hoxton "fees inclusive of stall hire on Saturdays	Saturday (fee per day) - non fruit and vegetables/ street food	34.50	36.50	5.8%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Hoxton "fees inclusive of stall hire on Saturdays	Saturday (fee per day - fruit and vegetable / street food)	38.50	42.50	10.4%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Cover the waste costs	
CHE	MARKETS	Broadway	Broadway																
CHE	MARKETS	Broadway "fees inclusive of stall hire on Saturdays	Saturday (only) non fruit and vegetables/ street food	64.00	67.50	5.5%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Broadway "fees inclusive of stall hire on Saturdays	Saturday (only - fruit and vegetable / street food)	70.50	77.00	9.2%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To cover waste costs, additional resources to set up and manage the market. Manage ASB activities	
CHE	MARKETS	Chatsworth Road	Chatsworth Road																
CHE	MARKETS	Chatsworth Road "fees inclusive of stall hire on Saturday	Sunday (only) non fruit and vegetables/ street food	45.00	47.00	4.4%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Chatsworth Road "fees inclusive of stall hire on Sunday	Sunday (only - fruit and vegetable / street food)	60.00	66.00	10.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To cover waste costs, additional resources to set up and manage the market. Manage ASB activities	
CHE	MARKETS	Ridley Road Variable Charges for Temporary Traders	Ridley Road Variable Charges for Temporary Traders																
CHE	MARKETS	Zone 1	Zone 1																
CHE	MARKETS	Zone 1	Monday to Thursday - non fruit and vegetables	41.00	43.00	4.9%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Zone 1	Monday to Thursday - fruit and vegetables	48.00	50.00	10.4%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To cover waste costs, additional resources needed in the zone to oversee operation/ manage asb activities	
CHE	MARKETS	Zone 1	Friday or Saturday - non fruit and vegetables	66.50	70.00	5.3%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Zone 1	Friday or Saturday - fruit and vegetables	75.00	82.50	10.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	To cover waste costs, busiest market days	
CHE	MARKETS	Zone 2	Zone 2																
CHE	MARKETS	Zone 2	Monday to Thursday - non fruit and vegetables/ street food	26.00	27.50	5.8%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Zone 2	Monday to Thursday - fruit and vegetables/ street food	34.50	38.00	10.1%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Cover waste costs	
CHE	MARKETS	Zone 2	Friday or Saturday - non fruit and vegetables/ street food	60.50	63.00	5.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Zone 2	Friday or Saturday - fruit and vegetables	67.00	69.00	10.5%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Cover waste costs	
CHE	MARKETS	Zone 3	Zone 3																
CHE	MARKETS	Zone 3	Monday to Thursday - non fruit and vegetables/ street food	10.00	10.50	5.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Zone 3	Monday to Thursday - fruit and vegetables/ street food	20.50	22.50	9.8%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Cover waste costs	
CHE	MARKETS	Zone 3	Friday or Saturday - non fruit and vegetables/ street food	24.50	26.00	6.1%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	5% increase to include set up fees in line with the rest of our markets. Plus 2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Zone 3	Friday or Saturday - fruit and vegetables/ street food	36.50	40.00	9.6%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Cover waste costs	
CHE	MARKETS	Referral Credit Scheme	Referral Credit Scheme																
CHE	MARKETS		If a trader makes a referral for another trader to join the market and the new trader names an existing trader as having referred them, both new and existing trader will receive a credit to their account equal to a single day pitch fee	0.00	0.00													No rises in fees and charges since 2019/20. The service has absorbed all inflation costs and delivery of service. The service has not passed any COVID deficit onto the traders. Due to the rise in costs and recent pay rise, we must increase our fees now in order to ensure we meet the legislative requirements of breaking even at the end of each financial year	

Appendix 3 Proposed Fees & Charges 2025/26

Directorate	Section	Department	Description	Existing 2024/25 Fees & Charges £ to be frozen	Proposed Fees and charges from January 2026			New or Year Introduced	Fee set by Statute Y/N	If set by Statute, date of last increase	Fee linked to an index? Which index CPI etc?	Fees Set by Contract? Y/N	Discretionary Charge? Y/N	Charging Policy in place Y/N	Fee set to recover cost? Y/N	Subsidised fee Y/N	Customer base	Comments (Reason for increase)	Estimated additional income from Fee increase
CHE	MARKETS	Market and Street Trading Administration Fees	Market and Street Trading Administration Fees																
CHE	MARKETS	Market and Street Trading Administration Fees	Market temporary licence application renewal fee (online only)	61.00	119.50	95.9%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Current costs do not cover resources being used. changed in line with new SF applicatins	
CHE	MARKETS	Market and Street Trading Administration Fees	Market permanent licence application renewal fee (online only)	61.00	108.00	77.4%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	Current costs do not cover resources being used. changed in line with new SF applicatins	
CHE	MARKETS	Market and Street Trading Administration Fees	Application to change fee terms of a permanent licence (such as commodity or pitch number)	61.00	62.50	2.5%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Market and Street Trading Administration Fees	Replacement licence card	36.50	37.50	2.7%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Market and Street Trading Administration Fees	Replacement assistant identify card	24.50	25.00	2.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Market and Street Trading Administration Fees	Replacement nameplate	18.00	18.50	2.8%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Market and Street Trading Administration Fees	Traders replacement statement of account	13.00	13.50	3.8%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Markets promotional prices	Markets promotional prices																
CHE	MARKETS	Markets promotional prices	*Promotional pricing may be introduced or withdrawn at any time depending on the needs of relevant markets - terms and conditions will apply																
CHE	MARKETS	Markets promotional prices	*Promotion - £10 off new applications and renewals completed and received online	10.00	10.00	0.0%		N	N		CPI	N	Y	Y	Y	N	residents/visitors	No increase in discount given	
CHE	MARKETS	Markets promotional prices	*Promotion - Buy one pitch get one free	#VALUE!	Various			N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rises in fees and charges since 2019/20. The service has absorbed all inflation costs and delivery of service. The service has not passed any COVID deficit onto the traders. Due to the rise in costs and recent pay rise, we must increase our fees now in order to ensure we meet the legislative requirements of breaking even at the end of each financial year	
CHE	MARKETS	Markets promotional prices	*Promotion - Buy one pitch and get one half price	#VALUE!	Various			N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rises in fees and charges since 2019/20. The service has absorbed all inflation costs and delivery of service. The service has not passed any COVID deficit onto the traders. Due to the rise in costs and recent pay rise, we must increase our fees now in order to ensure we meet the legislative requirements of breaking even at the end of each financial year	
CHE	MARKETS	Markets promotional prices	*Promotion - 25% discount on pitch fee	#VALUE!	Various			N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rises in fees and charges since 2019/20. The service has absorbed all inflation costs and delivery of service. The service has not passed any COVID deficit onto the traders. Due to the rise in costs and recent pay rise, we must increase our fees now in order to ensure we meet the legislative requirements of breaking even at the end of each financial year	
CHE	MARKETS	Markets promotional prices	*Promotion - 50% discount on pitch fee	#VALUE!	Various			N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rises in fees and charges since 2019/20. The service has absorbed all inflation costs and delivery of service. The service has not passed any COVID deficit onto the traders. Due to the rise in costs and recent pay rise, we must increase our fees now in order to ensure we meet the legislative requirements of breaking even at the end of each financial year	
CHE	MARKETS	Markets promotional prices	*Promotion - 75% discount on pitch fee	#VALUE!	Various			N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rises in fees and charges since 2019/20. The service has absorbed all inflation costs and delivery of service. The service has not passed any COVID deficit onto the traders. Due to the rise in costs and recent pay rise, we must increase our fees now in order to ensure we meet the legislative requirements of breaking even at the end of each financial year	
CHE	MARKETS	Markets promotional prices	*Promotion - Free stall hire	0.00	0.00			N	N		CPI	N	Y	Y	Y	N	residents/visitors	No rises in fees and charges since 2019/20. The service has absorbed all inflation costs and delivery of service. The service has not passed any COVID deficit onto the traders. Due to the rise in costs and recent pay rise, we must increase our fees now in order to ensure we meet the legislative requirements of breaking even at the end of each financial year	
CHE	MARKETS	STREET MARKETS	STREET MARKETS																
CHE	MARKETS	Permanent Traders	Permanent Traders																
CHE	MARKETS	Kingsland Market	Kingsland Market																
CHE	MARKETS	Kingsland Market	Saturday (only - fruit and vegetable /street food)	31.00	32.50	4.8%												Rise in fees and charges to cover additional costs of waste dumped in the market and additional resources to manage the anti social behaviour and illegal trading	
CHE	MARKETS	Well Street Market	Well Street Market																
CHE	MARKETS	Well Street Market	Monday - Friday (no fruit and vegetable/ street food)	20.50	21.00	2.4%												No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Well Street Market	Monday - Friday (fruit and vegetable / street food)	25.50	27.00	5.9%												cover waste costs	
CHE	MARKETS	Well Street Market	Saturday (only (no fruit and vegetable/ street food)	34.00	34.50	1.5%												No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Well Street Market	Saturday (only / fruit and vegetable / street food)	38.50	40.50	5.2%												cover waste costs	
CHE	MARKETS	Chatsworth Road Market	Chatsworth Road Market																
CHE	MARKETS	Chatsworth Road Market	Sunday (only)	37.50	38.50	2.7%												No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Chatsworth Road Market	Sunday (only - fruit and vegetable / street food)	45.00	47.50	5.6%												cover waste costs	
CHE	MARKETS	Private Street Trading / Market Site	Private Street Trading / Market Site																
CHE	MARKETS	Private Street Trading / Market Site	Markets with less than 10 pitches - Daily fee private / public land	175.00	179.00	2.3%												2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Private Street Trading / Market Site	Markets with more than 10 pitches but less than 20 - Daily fee private / public land	291.50	298.00	2.2%												2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Private Street Trading / Market Site	Monthly seasonal licences (i.e. Christmas tree sales)	407.50	416.50	2.2%												2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Private Street Trading / Market Site	Weekly seasonal licences (i.e. Christmas tree sales)	1,163.00	1,189.00	2.2%												2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Private Street Trading / Market Site	Temporary Traders	192.00	196.50	2.3%												2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Kingsland Market	Kingsland Market																
CHE	MARKETS	Kingsland Market	Saturday (only) - 1 day licence trading fee	18.00	18.50	2.8%												2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Well Street Market	Well Street Market																
CHE	MARKETS	Well Street Market	Monday - Friday (fee per day)	20.50	21.00	2.4%												No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Well Street Market	Monday - Friday (fee per day - fruit and vegetable / street food)	25.50	28.00	9.8%												cover waste costs	
CHE	MARKETS	Well Street Market	Saturday (only)	34.00	35.00	2.9%												No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Well Street Market	Saturday (only - fruit and vegetable / street food)	38.50	42.50	10.4%												cover waste costs	
CHE	MARKETS	Miscellaneous City Sites	Miscellaneous City Sites																
CHE	MARKETS	Miscellaneous City Sites	Monday - Sunday (fee per day)	58.50	60.00	2.6%												No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Miscellaneous City Sites	Monday - Sunday (fee per day - fruit and vegetable / street food)	61.00	67.00	9.8%												cover waste costs	
CHE	MARKETS	Miscellaneous Primary Sites	Miscellaneous Primary Sites																
CHE	MARKETS	Miscellaneous Primary Sites	Monday - Sunday (fee per day)	37.50	38.50	2.7%												No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Miscellaneous Primary Sites	Monday - Sunday (fee per day - fruit and vegetable / street food)	40.50	44.50	9.9%												cover waste costs	
CHE	MARKETS	Miscellaneous Secondary Sites	Miscellaneous Secondary Sites																
CHE	MARKETS	Miscellaneous Secondary Sites	Monday - Sunday (fee per day)	29.50	29.00	-2.6%												No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Miscellaneous Secondary Sites	Monday - Sunday (fee per day - fruit and vegetable / street food)	29.00	32.00	10.3%												cover waste costs	
CHE	MARKETS	Miscellaneous single event fee	Miscellaneous single event fee																
CHE	MARKETS	Miscellaneous single event fee	Any trading day (for individual events in the year, not regular events e.g. single annual event)	58.50	100.00	70.9%												All temporary traders in any market location must pay the event fee - we have had a number of traders not turning up and have lost money due to this - temp traders will not be booked in unless advance payments are received for any event	
CHE	MARKETS	Commercial Event	Commercial Event																
CHE	MARKETS	Commercial Event	Any trading day (food trading)	291.50	500.00	71.5%												cover waste costs	
CHE	MARKETS	Commercial Event	Any trading day (non-food)	175.00	290.00	65.7%												covering officer and waste costs	
CHE	MARKETS	Hackney Carnival	Hackney Carnival																
CHE	MARKETS	Hackney Carnival	Carnival trading only (food trading)	465.00	559.00	20.4%													
CHE	MARKETS	Hackney Carnival	Carnival trading only (non-food)	291.50	350.00	20.1%													
CHE	MARKETS	Market and Street Trading Administration Fees	Market and Street Trading Administration Fees																
CHE	MARKETS	Market and Street Trading Administration Fees	Fast track licence application (within 48 hours)	116.50	150.00	28.8%												Restricted resources to complete a quick turnaround - Standard sla is 7 days	



Appendix 3 Proposed Fees & Charges 2025/26

Directorate	Section	Department	Description	Existing 2024/25 Fees & Charges £ to be frozen	Proposed Fees and charges from January 2026		New or Year Introduced	Fee set by Statute Y/N	If set by Statute, date of last increase	Fee linked to an index? Which index CPI etc?	Fees Set by Contract? Y/N	Discretionary Charge? Y/N	Charging Policy in place Y/N	Fee set to recover cost? Y/N	Subsidized fee Y/N	Customer base	Comments (Reason for increase)	Estimated additional income from Fee increase
CHE	MARKETS	Market and Street Trading Administration Fees	Private Street Trading/Market licence application or renewal fee	1,183.00	1,189.00	2.3%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Market and Street Trading Administration Fees	1 Day Street Trading Licence	18.00	18.50	2.8%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Market and Street Trading Administration Fees	Arrears letter	6.50	13.00	189.4%											Katherine Chu please add comments around additional resources being used for chasing funds	
CHE	MARKETS	Market and Street Trading Administration Fees	Enforcement/evocation letter	11.50	12.00	4.3%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Market and Street Trading Administration Fees	Gazebo hire charge if booked but does not attend	21.50	26.00	16.3%											Additional resources needed to take down stall/ gazebo	
CHE	MARKETS	Storage Container Hire	Storage Container Hire															
CHE	MARKETS	Storage Container Hire	Hoxton Street Market - 20th - monthly fee	175.00	210.00	28.8%											cover maintenance of yard and cover rental of containers, cost of electricity of yards	
CHE	MARKETS	Storage Container Hire	West Street Market - 20th - monthly fee	175.00	210.00	28.8%											cover maintenance of yard and cover rental of containers, cost of electricity of yards	
CHE	MARKETS	Storage Container Hire	Ridley Road Market - 10th - monthly fee	87.50	105.00	28.8%											cover maintenance of yard and cover rental of containers, cost of electricity of yards	
CHE	MARKETS	Storage Container Hire	Ridley Road Market - 20th - monthly fee	175.00	210.00	28.8%											cover maintenance of yard and cover rental of containers, cost of electricity of yards	
CHE	MARKETS	Event Stall Hire	Event Stall Hire															
CHE	MARKETS	Event Stall Hire	Stall hire	24.50	25.00	2.0%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Event Stall Hire	Table hire	13.00	13.50	3.8%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Markets/ Shop Fronts promotional prices	Markets/ Shop Fronts promotional prices															
CHE	MARKETS	Markets/ Shop Fronts promotional prices	*Promotional pricing may be introduced or withdrawn at any time depending on the needs of relevant markets - terms and conditions will apply															
CHE	MARKETS	Markets promotional prices	*Promotion - Buy one pitch and get the second pitch for 75% off	#N/A	Various													
CHE	MARKETS	Markets promotional prices	*Promotion - 50% discount on pitch fee for private land owners miscellaneous street trading	#N/A	Various												2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Markets promotional prices	*Promotion - 10% discount on shop front licence	#N/A	Various												2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Markets promotional prices	*Promotion - 20% discount on shop front licence	#N/A	Various												2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Trading Places - discount for first 6 months trading	Trading Places - discount for first 6 months trading															
CHE	MARKETS	Trading Places - discount for first 6 months trading	Ridley Road Market - Monday to Saturday (fee per week /2024/25)	61.00	62.00	2.0%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Trading Places - discount for first 6 months trading	Chatsworth Road Market - Sunday (only)	23.50	24.00	2.1%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Trading Places - discount for first 6 months trading	Kingland Market - Four Saturdays	70.50	72.00	2.1%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Trading Places - discount for first 6 months trading	Gazebo hire	11.50	12.00	4.3%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Trading Places - discount for first 6 months trading	Table hire	6.50	7.50	15.4%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	SHOP FRONTS	SHOP FRONTS															
CHE	SHOP FRONTS	Permanent Licence Holder	Permanent Licence Holder															
CHE	Shop Fronts	Permanent Licence Holder	Fee per m2	87.50	89.00	2.3%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Permanent Licence Holder	1 day shop front trading licence	88.50	90.00	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Permanent Licence Holder	30 day shop front trading licence	116.50	119.00	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Permanent Licence Holder	First application fee (online only)	105.00	109.00	2.4%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Permanent Licence Holder	Renewal fee with no variation (online only)	88.50	90.00	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Permanent Licence Holder	Renewal fee with licence variation (online only)	116.50	119.50	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	SHOP FRONTS	Temporary Licence Holder	Temporary Licence Holder															
CHE	Shop Fronts	Temporary Licence Holder	Fee per m2	95.00	97.50	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Temporary Licence Holder	First time application fee (online only)	116.50	119.00	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Temporary Licence Holder	Renewal fee with no licence variation (online only)	88.50	91.00	4.3%											In line with street trading licence - comments has already completed this percentage	
CHE	Shop Fronts	Temporary Licence Holder	Renewal fee with licence variation (online only)	116.50	119.50	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Temporary Licence Holder	Application fee for 1 day or 30 day licence	175.00	179.00	2.3%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	A Boards - Enforcement Costs	A Boards - Enforcement Costs															
CHE	Shop Fronts	A Boards - Enforcement Costs	Removal costs	134.50	150.00	11.5%											Increase in storage costs passed on	
CHE	Shop Fronts	A Boards - Enforcement Costs	Storage cost per week	11.50	22.00	91.3%											Increase in waste contract costs	
CHE	Shop Fronts	A Boards - Enforcement Costs	Disposal cost/ per item	35.00	65.00	57.1%											Increased storage and resource costs	
CHE	Shop Fronts	A Boards - Enforcement Costs	Return cost (collection only)	64.00	84.00	31.3%											total increases of all processes included in total	
CHE	Shop Fronts	A Boards - Enforcement Costs	Total cost if not collected within 14 days	239.00	278.00	16.3%												
CHE	SHOP FRONTS	PAYMENT LICENCES	PAYMENT LICENCES															
CHE	Shop Fronts	Pavement Licence Fees	Pavement licence fee	500.00	500.00 [1]	0.0%											LURA ACT 2023 does not allow Council to increase the fees and charges only the secretary of state	
CHE	Shop Fronts	Pavement Licence Fees	Renewal fee	350.00	350.00	0.0%											LURA ACT 2023 does not allow Council to increase the fees and charges only the secretary of state	
CHE	MARKETS	STREET MARKETS	STREET MARKETS															
CHE	MARKETS	Permanent Traders	Permanent Traders															
CHE	MARKETS	Broadway Market	Broadway Market															
CHE	MARKETS	Broadway Market	Sunday (only) - non fruit and vegetables/ street food	69.00	62.00	5.1%	2022/23										No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Broadway Market	Sunday (only) - fruit and vegetable/ street food	64.00	70.00	9.4%	2022/23										fees to cover resources and waste	
CHE	MARKETS	Temporary Traders	Temporary Traders															
CHE	MARKETS	Broadway Market	Broadway Market															
CHE	MARKETS	Broadway Market	Sunday (only) non fruit and vegetables/ street food	64.00	67.50	5.5%	2022/23										No rise in fees and charges apart from the 2.2% CPI increase from April 2025 (to the nearest £0.50p). This is to support the small business/ artisan traders in providing affordable commodities in the Market	
CHE	MARKETS	Broadway Market	Sunday (only) - fruit and vegetable / street food	70.50	77.00	9.2%	2022/23										fees to cover resources and waste	
CHE	MARKETS	STREET MARKETS	STREET MARKETS															
CHE	MARKETS	Permanent Traders	Permanent Traders															
CHE	MARKETS	Ridley Road Market	Ridley Road Market															
CHE	MARKETS	Ridley Road Market	Monday - Saturday (fee per week) - Food Court	154.50	170.00	18.0%	2022/23										Cost in waste and electricity (bult in bollards)	
CHE	MARKETS	STREET MARKETS	STREET MARKETS															
CHE	MARKETS	Ridley Road Variable Charges for Temporary Traders	Ridley Road Variable Charges for Temporary Traders															
CHE	MARKETS	Ridley Road Market	Ridley Road Market															
CHE	MARKETS	Food Court	Monday to Thursday (fee per day) - Food Court	25.50	28.00	9.8%	2022/23										cover waste and electricity costs	
CHE	MARKETS	Food Court	Friday or Saturday (fee per day) - Food Court	50.00	55.00	18.0%	2022/23										cover waste and electricity costs	
CHE	MARKETS	SHOP FRONTS	SHOP FRONTS															
CHE	Shop Fronts	Permanent Licence Holder	Permanent Licence Holder															
CHE	Shop Fronts	Permanent Licence Holder	First application fee (paper/temal only)	175.00	179.00	2.3%	2022/23										2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Permanent Licence Holder	Renewal fee with no variation (paper/temal only)	116.50	119.50	2.6%	2022/23										2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Temporary Licence Holder	Temporary Licence Holder															
CHE	Shop Fronts	Temporary Licence Holder	First application fee (paper/temal only)	175.00	179.00	2.3%	2022/23										2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	Shop Fronts	Temporary Licence Holder	Renewal fee with no variation (paper/temal only)	116.50	119.50	2.6%	2022/23										2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Market and Street Trading Administration Fees	Market and Street Trading Administration Fees															
CHE	MARKETS	Market and Street Trading Administration Fees	New market temporary licence application or renewal fee (paper/temal only)	175.00	179.00	2.3%	2022/23										In line with SF fees - Additional resources required to process manual apps	
CHE	MARKETS	Market and Street Trading Administration Fees	New market permanent licence application or Administration Fees	116.50	119.50	2.6%	2022/23										In line with SF fees - Additional resources required to process manual apps	
CHE	MARKETS	Storage Container Hire	Storage Container Hire															
CHE	MARKETS	Storage Container Hire	Hoxton Street Market - 5th - monthly fee	43.50	52.50	28.7%	2022/23										cover maintenance of yard, waste and electricity in the yards	
CHE	MARKETS	Ridley Road Indoor Market	Ridley Road Indoor Market															
CHE	MARKETS	Retail Units (Non Food)	Fee per m2	24.50	24.50	0.0%	2023/24										We are not increasing the fees for the indoor market as we have committed to no increases for the 2 years following the opening the refurbished indoor market	
CHE	MARKETS	Retail Units (Food)	Fee per m2	26.50	26.50	0.0%	2023/24										We are not increasing the fees for the indoor market as we have committed to no increases for the 2 years following the opening the refurbished indoor market	
CHE	MARKETS	Storage Container Hire (Standard)	Fee per m2	10.50	10.50	0.0%	2023/24										We are not increasing the fees for the indoor market as we have committed to no increases for the 2 years following the opening the refurbished indoor market	
CHE	MARKETS	Storage Container Hire (Cold)	Fee per m2	21.50	21.50	0.0%	2023/24										We are not increasing the fees for the indoor market as we have committed to no increases for the 2 years following the opening the refurbished indoor market	
CHE	MARKETS	Storage Container Hire (Freezer)	Fee per m2	26.50	26.50	0.0%	2023/24										We are not increasing the fees for the indoor market as we have committed to no increases for the 2 years following the opening the refurbished indoor market	

Appendix 3 Proposed Fees & Charges 2025/26																		
Directorate	Section	Department	Description	Existing 2024/25 Fees/Charges £ to be frozen	Proposed Fees and charges from January 2026		New or Year Introduced	Fee set by Statute Y/N	If set by Statute, date of last increase	Fee linked to an index? which index (CPI etc)?	Fees Set by Contract? Y/N	Discretionary Charge? Y/N	Charging Policy in place Y/N	Fee set to recover costs? Y/N	Subsidised fee Y/N	Customer base	Comments (Reason for increase)	Estimated additional income from Fee increase
CHE	MARKETS	Market and Street Trading Administration Fees	Market and Street Trading Administration Fees															
CHE	MARKETS	Market and Street Trading Administration Fees	Late invoice payment letter / reminder	18.00	20.00	11.1%		2023/24									New fee to incentivise traders to pay their monthly invoices on time/ cover additional resources when the service are chasing for payments	
CHE	MARKETS	Market and Street Trading Administration Fees	Register an Assistant	26.50	27.50	3.8%		2023/24									This fee was missed from the last fees & charges	
CHE	MARKETS	Miscellaneous single event fee	Miscellaneous single event fee															
CHE	MARKETS	Miscellaneous single event fee	Event in designated market/ site (Existing traders)	59.00	60.50	2.5%		2023/24									2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Miscellaneous single event fee	Event in designated market/ site (New traders)	58.50	60.00	2.6%		2023/24									2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	STREET TRADING	STREET TRADING															
CHE	MARKETS	Clifton Street Market	Mon to Fri (Non Food)	50.00	55.00	10.0%											20% due to waste costs and additional resources	
CHE	MARKETS	Clifton Street Market	Mon to Fri (Food/Fruit & Veg)	53.50	60.00	12.1%											cover waste costs	
CHE	MARKETS	Shop Fronts	Shop Fronts															
CHE	MARKETS	Shop Fronts	Weekend fee per m2 (Sat / Sun) (permanent)	104.50	107.00	2.4%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Shop Fronts	Renewal fee with licence variation (paper / email)	175.00	179.00	2.3%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Shop Fronts	Licence variation fee (online)	58.50	61.00	4.3%											To match the licence admin fees with Markets/Street trading	
CHE	MARKETS	Shop Fronts	Licence Variation fee (paper / email)	116.50	119.50	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Shop Fronts	Late renewal application submission	26.50	27.50	3.8%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Shop Fronts	Monthly seasonal licences (i.e. Christmas tree sales)	524.00	536.00	2.3%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Shop Fronts	Weekly seasonal licences (i.e. Christmas tree sales)	192.00	196.50	2.3%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Shop Fronts	Weekend Fee per m2 (Sat / Sun) (temporary)	114.00	117.00	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Shop Fronts	Renewal fee with licence variation (paper / email)	175.00	179.00	2.3%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Shop Fronts	Licence variation fee (online)	58.50	61.00	4.3%											To match the licence admin fees with Markets/Street trading	
CHE	MARKETS	Shop Fronts	Licence Variation fee (paper / email)	116.50	119.50	2.6%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Shop Fronts	Late night licence (online review)	0.00	0.00												25% of licence fee - to be deleted	
CHE	MARKETS	NEW ENTRIES FOR 2025/26	NEW ENTRIES FOR 2025/26															
CHE	MARKETS	Shop Fronts	Bounced Direct Debit - New		27.50													
CHE	MARKETS	Shop Fronts	Late Night licence fee - temp and perm	0.00	0.00													
CHE	MARKETS	Shop Fronts	Late Invoice fee		27.50													
CHE	MARKETS	NEW ENTRIES FOR 2025/26	NEW ENTRIES FOR 2025/26															
CHE	MARKETS	Ridley Road Market	Monday - Saturday zones one (fee per week) - non fruit and vegetables/ street food	98.50	108.50	10.2%		N	N	CPI	N	Y	Y	Y	N	residents/visitors	Rise in fees and charges due to separation of Zones 1 and 2 - Zone 1 (Kingsland High street end) has a much higher footfall in comparison to the St Marks rise end (Zone 3) - Zone 2 should not be paying Zone 1 prices.	
CHE	MARKETS	Ridley Road Market	Monday - Saturday -fruit and vegetable / street food- zones one (fee per week)	155.00	170.50	10.6%		N	N	CPI	N	Y	Y	Y	N	residents/visitors	Rise in fees and charges due to separation of Zones 1 and 2 - Zone 1 (Kingsland High street end) has a much higher footfall in comparison to the St Marks rise end (Zone 3) - Zone 2 should not be paying Zone 1 prices. Cover waste costs too and stall set up costs in line with all our markets.	
CHE	MARKETS	Ridley Road Market	Thursday, Friday or Saturday (fee per day) zones one - non fruit and vegetables/ street food	42.00	46.00	9.5%		N	N	CPI	N	Y	Y	Y	N	residents/visitors	Rise in fees and charges due to separation of Zones 1 and 2 - Zone 1 (Kingsland High street end) has a much higher footfall in comparison to the St Marks rise end (Zone 3) - Zone 2 should not be paying Zone 1 prices. To add, Thursday to Saturday are the busiest days of the market so daily fees will reflect this.	
CHE	MARKETS	Kingsland Market - Car boot	Saturday Only	10.00	11.00	10.0%											Trailing a car boot sale market in Kingsland. Increase fee to cover waste cost/revenues	
CHE	MARKETS	Leonard Street (Perm)	Mon to Fri (Non Food)		51.00													
CHE	MARKETS	Leonard Street (Perm)	Mon to Fri (Food/Fruit & Veg)		64.00													
CHE	MARKETS	Old Street (Perm)	Mon to Fri (Non Food)		51.00													
CHE	MARKETS	Old Street (Perm)	Mon to Fri (Food/Fruit & Veg)		64.00													
CHE	MARKETS	Kingsland Market - Car boot	Saturday Only	10.00	11.00	10.0%											Currently trailing the market at £10.00 fee	
CHE	MARKETS	Market and Street Trading Administration Fees	Market and Street Trading Administration Fees	26.50	27.00	1.9%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Gazabo Hire	Gazabo Hire	18.00	18.50	2.8%											2.2% CPI increase from April 2025 (to the nearest £0.50p)	
CHE	MARKETS	Market and Street Trading Administration Fees	Bounced Direct Debit		27.50												To cover resources when chasing arrears - Act as a deterrent for licence holders to pay on time	
CHE	MARKETS	Market and Street Trading Administration Fees	Late Invoice fee		27.50												To cover resources when chasing arrears - Act as a deterrent for licence holders to pay on time	
CHE	MARKETS	Market and Street Trading Administration Fees	First application fee (paper/email only)	175.00	179.00	2.3%												
CHE	MARKETS	Market and Street Trading Administration Fees	Renewal fee with no variation (paper/email only)	116.50	119.50	2.6%												
CHE	MARKETS	Market and Street Trading Administration Fees	First permanent application fee (online only)	61.00	108.00	77.8%												
CHE	MARKETS	Market and Street Trading Administration Fees	Permanent/Renewal fee with no variation (online only)	61.00	62.50	2.5%												
CHE	MARKETS	Market and Street Trading Administration Fees	Permanent Renewal fee with licence variation (online only)	116.50	119.50	2.6%												
CHE	MARKETS	Market and Street Trading Administration Fees	First time temp application fee (online only)	61.00	119.50	95.9%												
CHE	MARKETS	Market and Street Trading Administration Fees	Temp Renewal fee with no licence variation (online only)	61.00	62.50	2.3%												
CHE	MARKETS	Market and Street Trading Administration Fees	Temp Renewal fee with licence variation (online only)	61.00	119.50	95.9%												
CHE	MARKETS	Narrow Way (Permanent)	Monday - Sunday (fee per day)		26.00													
CHE	MARKETS	Narrow Way (Permanent)	Monday - Sunday (fee per day - fruit and vegetable / street food)		32.00													
CHE	MARKETS	Narrow Way (Temporary)	Monday - Sunday (fee per day)	20.50	30.00													
CHE	MARKETS	Narrow Way (Temporary)	Monday - Sunday (fee per day - fruit and vegetable / street food)	25.50	37.00													
CHE	MARKETS	Market and Street Trading Administration Fees	Issuance of Green Bins (Fruit and Veg traders)		10.00													
CHE	MARKETS	Ridley Road Market Sunday	Non-fruit and vegetable / street food- zone one (fee per day)															
CHE	MARKETS	Ridley Road Market Sunday	Fruit and vegetable / street food- zone one (fee per day)	75.00														
CHE	MARKETS	Ridley Road Market Sunday	Non-fruit and vegetable / street food- zone two (fee per day)	50.50														
CHE	MARKETS	Ridley Road Market Sunday	Fruit and vegetable / street food- zone two (fee per day)	57.00														
CHE	MARKETS	Ridley Road Market Sunday	Non-fruit and vegetable / street food- zone three (fee per day)	0.00	0.00													
CHE	MARKETS	Ridley Road Market Sunday	Fruit and vegetable / street food- zone three (fee per day)	0.00	0.00													

[1] as at 26/10/23

This page is intentionally left blank

				Existing 2024/25 Fees & Charges	Proposed Fees and charges January 2026	Annual Monetary Increase (£)	Increase %	Number of pitches (on average) each week	Income to be generated 5/26 (per week)	Income to be generated 25/26 (per month)	Income generated for 26 (full financial year)
CHE	MARKETS	STREET MARKETS	STREET MARKETS								
CHE	MARKETS	Permanent Traders	Permanent Traders								
CHE	MARKETS	Kingsland Market	Kingsland Market			F-Ex52=					
CHE	MARKETS	Kingsland Market	Saturday (only - fruit and vegetable /street food)	31.00	34.50	£182	11.3%	0	£0.00	£0.00	£0.00
CHE	MARKETS	Kingsland Market *fees inclusive of stall hire on Saturdays	Saturday (only) - non fruit and vegetables/ street food	29.00	31.00	£104	6.9%	3	£93.00		£4,650.00
CHE	MARKETS	Kingsland Market	Kingsland Market								
CHE	MARKETS	Temporary Traders	Temporary Traders								
CHE	MARKETS	Kingsland Market *fees inclusive of stall hire on Saturdays	Saturday - non fruit and vegetables/ street food	33.50	35.50	£104	6.0%	1	£35.50		£1,775.00
CHE	MARKETS	Kingsland Market *fees inclusive of stall hire on Saturdays	Saturday (fruit and vegetable/ street food)	35.50	39.00	£182	9.9%	0	£0.00	£0.00	£0.00
Total Income								4	£128.50	£0.00	£6,425.00
CHE	MARKETS	STREET MARKETS	STREET MARKETS								
CHE	MARKETS	Permanent Traders	Permanent Traders								
CHE	MARKETS	Hoxton *fees inclusive of stall hire on Saturdays	Hoxton *fees inclusive of stall hire on Saturdays								
CHE	MARKETS	Hoxton *fees inclusive of stall hire on Saturdays	Monday - Friday - non fruit and vegetables/ street food - per week	51.50	55.00	£182	6.8%	0	£0.00	£0.00	£0.00
CHE	MARKETS	Hoxton *fees inclusive of stall hire on Saturdays	Monday - Friday (fruit and vegetable / street food) - Per week	55.50	61.00	£286	9.9%	6	£366.00		£18,300.00
CHE	MARKETS	Hoxton *fees inclusive of stall hire on Saturdays	Saturday (fee per day) - non fruit and vegetables/ street food	32.00	34.00	£104	6.3%	9	£306.00		£15,300.00
CHE	MARKETS	Hoxton *fees inclusive of stall hire on Saturdays	Saturday (fee per day) - fruit and vegetable / street food	34.50	38.00	£182	10.1%	6	£228.00		£11,400.00
CHE	MARKETS	Hoxton Market	Hoxton *fees inclusive of stall hire on Saturdays								
CHE	MARKETS	Temporary Traders	Temporary Traders								
CHE	MARKETS	Hoxton *fees inclusive of stall hire on Saturdays	Monday - Friday (fee per day) - non fruit and vegetables/ street food	20.50	22.00	£78	7.3%	0	£0.00		£0.00
CHE	MARKETS	Hoxton *fees inclusive of stall hire on Saturdays	Monday - Friday (per day - fruit and vegetable / street food)	26.00	28.50	£130	9.6%	0	£0.00		£0.00
CHE	MARKETS	Hoxton *fees inclusive of stall hire on Saturdays	Saturday (fee per day) - non fruit and vegetables/ street food	34.50	36.50	£104	5.8%	20	£730.00		£36,500.00
CHE	MARKETS	Hoxton *fees inclusive of stall hire on Saturdays	Saturday (fee per day - fruit and vegetable / street food)	38.50	42.50	£208	10.4%	4	£170.00		£8,500.00
Total Income								45	£1,800.00	£0.00	£90,000.00
CHE	MARKETS	STREET MARKETS	STREET MARKETS								
CHE	MARKETS	Permanent Traders	Permanent Traders								
CHE	MARKETS	Broadway Market	Broadway Market								
CHE	MARKETS	Broadway Market	Saturday - non fruit and vegetables/ street food	59.00	62.00	£156	5.1%	98	£6,076.00		£303,800.00
CHE	MARKETS	Broadway Market	Saturday - fruit and vegetable/ street food)*	64.00	70.00	£312	9.4%	55	£3,850.00		£192,500.00
CHE	MARKETS	Broadway Market	Sunday - non fruit and vegetables/ street food	59.00	62.00	£156	5.1%	39	£2,418.00		£120,900.00
CHE	MARKETS	Broadway Market	Sunday - fruit and vegetable/ street food)*	64.00	70.00	£312	9.4%	32	£2,240.00		£112,000.00
CHE	MARKETS	Temporary Traders	Temporary Traders								
CHE	MARKETS	Broadway Market	Broadway Market								

CHE	MARKETS	Broadway *fees inclusive of stall hire on Saturdays	Saturday (only) non fruit and vegetables/ street food	64.00	67.50	£182	5.5%	11	£742.50		£37,125.00
CHE	MARKETS	Broadway *fees inclusive of stall hire on Saturdays	Saturday (only - fruit and vegetable / street food)	70.50	77.00	£338	9.2%	0	£0.00		£0.00
CHE	MARKETS	Broadway *fees inclusive of stall hire on Sundays	Sunday (only) non fruit and vegetables/ street food	64.00	67.50	£182	5.5%	37	£2,497.50		£124,875.00
CHE	MARKETS	Broadway *fees inclusive of stall hire on Sundays	Sunday (only - fruit and vegetable / street food)	70.50	77.00	£338	9.2%	0	£0.00		£0.00
<b>Total Income</b>								<b>272</b>	<b>£15,326.50</b>	<b>£0.00</b>	<b>£891,200.00</b>
CHE	MARKETS	<b>STREET MARKETS</b>	<b>STREET MARKETS</b>								
CHE	MARKETS	<b>Permanent Traders</b>	<b>Permanent Traders</b>								
CHE	MARKETS	<b>Chatsworth Road Market</b>	<b>Chatsworth Road Market</b>								
CHE	MARKETS	Chatsworth Road Market	Sunday (only)	37.50	40.00	£130	6.7%	0	£0.00		£0.00
CHE	MARKETS	Chatsworth Road Market	Sunday (only - fruit and vegetable / street food)	45.00	49.50	£234	10.0%	7	£346.50		£17,325.00
CHE	MARKETS	<b>Temporary Traders</b>	<b>Temporary Traders</b>								
CHE	MARKETS	<b>Chatsworth Road Market</b>	<b>Chatsworth Road Market</b>								
CHE	MARKETS	Chatsworth Road *fees inclusive of stall hire on Sunday	Sunday (only) non fruit and vegetables/ street food	45.00	48.00	£156	6.7%	8	£384.00		£19,200.00
CHE	MARKETS	Chatsworth Road *fees inclusive of stall hire on Sunday	Sunday (only - fruit and vegetable / street food)	50.00	55.00	£260	10.0%	13	£715.00		£35,750.00
<b>Total Income</b>									<b>£1,445.50</b>	<b>£0.00</b>	<b>£72,275.00</b>
CHE	MARKETS	<b>STREET MARKETS</b>	<b>STREET MARKETS</b>								
CHE	MARKETS	<b>Permanent Traders</b>	<b>Permanent Traders</b>								
CHE	MARKETS	<b>Ridley Road Market</b>	<b>Ridley Road Market</b>								
CHE	MARKETS	Ridley Road Market	Monday - Saturday zones one (fee per week) - non fruit and vegetables/ street food	98.50	113.50	£780	15.2%	31	£3,518.50		£175,925.00
CHE	MARKETS	Ridley Road Market	Monday - Saturday -fruit and vegetable / street food- zones one (fee per week)-	155.00	179.00	£1,248	15.5%	16	£2,864.00		£143,200.00
CHE	MARKETS	Ridley Road Market	Thursday, Friday or Saturday (fee per day) zones one - non fruit and vegetables/ street food	42.00	50.50	£442	20.2%	0	£0.00		£0.00
CHE	MARKETS	Ridley Road Market	Monday - Saturday zones two (fee per week) - non fruit and vegetables/ street food	98.50	105.00	£338	6.6%	12	£1,260.00		£63,000.00
CHE	MARKETS	Ridley Road Market	Monday - Saturday zone three (fee per week) - non fruit and vegetables/ street food	69.50	74.00	£234	6.5%	2	£148.00		£7,400.00
CHE	MARKETS	Ridley Road Market	Monday - Saturday -fruit and vegetable / street food- zones two (fee per week)-	155.00	165.00	£520	6.5%	7	£1,155.00		£57,750.00
CHE	MARKETS	Ridley Road Market	Monday - Saturday - fruit and vegetable/ street food - zone three (fee per week)	109.00	116.00	£364	6.4%	2	£232.00		£11,600.00
CHE	MARKETS	Ridley Road Market	Thursday, Friday or Saturday (fee per day) zones two - non fruit and vegetables/ street food	42.00	45.00	£156	7.1%	0	£0.00		£0.00
CHE	MARKETS	Ridley Road Market	Thursday, Friday or Saturday (fee per day) zone three- non fruit and vegetables/ street food	29.00	31.00	£104	6.9%	0	£0.00		£0.00
CHE	MARKETS	Ridley Road Market	Friday and Saturday (only) zones one - non fruit and vegetables/ street food	55.00	66.00	£572	20.0%	1	£66.00		£3,300.00
CHE	MARKETS	Ridley Road Market	Friday and Saturday (only) zones two - non fruit and vegetables/ street food	55.00	59.00	£208	7.3%	2	£118.00		£5,900.00
CHE	MARKETS	Ridley Road Market	Monday - Saturday (fee per week) - Food Court	154.50	154.50	£0	0.0%	0	£0.00		£0.00
<b>Total Income</b>								<b>73</b>	<b>£9,361.50</b>	<b>£0.00</b>	<b>£468,075.00</b>
CHE	MARKETS	<b>Ridley Road Variable Charges for Temporary Traders</b>	<b>Ridley Road Variable Charges for Temporary Traders</b>								

CHE	MARKETS	Zone 1	Zone 1								
CHE	MARKETS	Zone 1	Monday to Thursday - non fruit and vegetables	41.00	44.00	£156	7.3%	1	£44.00		£2,200.00
CHE	MARKETS	Zone 1	Monday to Thursday - fruit and vegetables	48.00	53.00	£260	10.4%	0	£0.00		£0.00
CHE	MARKETS	Zone 1	Friday or Saturday - non fruit and vegetables	66.50	73.00	£338	9.8%	2	£146.00		£7,300.00
CHE	MARKETS	Zone 1	Friday or Saturday - fruit and vegetables	75.00	90.00	£780	20.0%	0	£0.00		£0.00
CHE	MARKETS	Zone 2	Zone 2								
CHE	MARKETS	Zone 2	Monday to Thursday - non fruit and vegetables/ street food	26.00	28.00	£104	7.7%	5	£140.00		£7,000.00
CHE	MARKETS	Zone 2	Monday to Thursday - fruit and vegetables/ street food	34.50	38.00	£182	10.1%	0	£0.00		£0.00
CHE	MARKETS	Zone 2	Friday or Saturday - non fruit and vegetables/ street food	50.50	54.00	£182	6.9%	0	£0.00		£0.00
CHE	MARKETS	Zone 2	Friday or Saturday - fruit and vegetables	57.00	63.00	£312	10.5%	5	£315.00		£15,750.00
CHE	MARKETS	Zone 3	Zone 3								
CHE	MARKETS	Zone 3	Monday to Thursday - non fruit and vegetables/ street food	10.00	11.00	£52	10.0%	7	£77.00		£3,850.00
CHE	MARKETS	Zone 3	Monday to Thursday - fruit and vegetables/ street food	20.50	22.50	£104	9.8%	0	£0.00		£0.00
CHE	MARKETS	Zone 3	Friday or Saturday - non fruit and vegetables/ street food	24.50	26.00	£78	6.1%	7	£182.00		£9,100.00
CHE	MARKETS	Zone 3	Friday or Saturday - fruit and vegetables/street food	36.50	39.00	£130	6.8%	2	£78.00		£3,900.00
CHE	MARKETS	Food Court	Monday to Thursday (fee per day) - Food Court	25.50	30.50	£260	19.6%	0	£0.00		£0.00
CHE	MARKETS	Food Court	Friday or Saturday (fee per day) - Food Court	50.00	60.00	£520	20.0%	0	£0.00		£0.00
Total Income								29	£982.00	£0.00	£49,100.00
CHE	MARKETS	STREET MARKETS	STREET MARKETS								
CHE	MARKETS	Permanent Traders	Permanent Traders								
CHE	MARKETS	Clifton Street	Clifton Street								
CHE	Markets	Clifton Street Market (Perm)	Mon to Fri (Non Food)	50.00	53.50	£260	7.0%	1	£267.50		£13,375.00
CHE	Markets	Clifton Street Market (Perm)	Mon to Fri (Food/Fruit & Veg)	53.50	60.00	£338	12.1%	6	£1,800.00		£90,000.00
CHE	MARKETS	Temporary Traders	Temporary Traders								
CHE	Markets	Clifton Street Market (Temp)	Mon to Fri (Non Food)	58.50	63.00	£234	7.7%	1	£315.00		£15,750.00
CHE	Markets	Clifton Street Market (Temp)	Mon to Fri (Food/Fruit & Veg)	61.00	68.00	£364	11.5%	6	£2,040.00		£102,000.00
Total Income								14	£4,422.50	£0.00	£221,125.00
CHE	MARKETS	Permanent Traders	Permanent Traders								
CHE	MARKETS	Leonard Circus	Leonard Circus								
CHE	Markets	Leonard Street (Perm)	Mon to Fri (Non Food)		53.00			0	£0.00		£0.00
CHE	Markets	Leonard Street (Perm)	Mon to Fri (Food/Fruit & Veg)		59.00			2	£590.00		£29,500.00
CHE	MARKETS	Temporary Traders	Temporary Traders								
CHE	Markets	Leonard Street (Temp)	Mon to Fri (Non Food)		62.50			0	£0.00		£0.00
CHE	Markets	Leonard Street (Temp)	Mon to Fri (Food/Fruit & Veg)		67.00			2	£670.00		£33,500.00
Total Income								4	£1,260.00	£0.00	£63,000.00
CHE	MARKETS	Permanent Traders	Permanent Traders								
CHE	MARKETS	Narrow Way	Narrow Way								
CHE	Markets	Narrow Way (Perm)	Mon to Fri (Non Food)		26.00			2	£260.00		£13,000.00
CHE	Markets	Narrow Way (Perm)	Mon to Fri (Food/Fruit & Veg)		32.00			2	£320.00		£16,000.00
CHE	Markets	Narrow Way (Perm)	Saturday or Sunday (Non Food)		26.00						
CHE	Markets	Narrow Way (Perm)	Saturday or Sunday (Food/Fruit & Veg)		32.00						
CHE	MARKETS	Temporary Traders	Temporary Traders								
CHE	Markets	Narrow Way (Temp)	Mon to Fri, Saturday or Sunday (Non Food)		30.00			2	£300.00		£15,000.00

CHE	Markets	Narrow Way (Temp)	Mon to Fri, Saturday or Sunday (Food/Fruit & Veg)		37.00			2	£370.00		£18,500.00	
<b>Total Income</b>								<b>8</b>	<b>£1,250.00</b>	<b>£0.00</b>	<b>£62,500.00</b>	
CHE	MARKETS	Permanent Traders	Permanent Traders									
CHE	MARKETS	Old Street	Old Street									
CHE	Markets	Old Street (Perm)	Mon to Fri (Non Food)		53.00			0	£0.00		£0.00	
CHE	Markets	Old Street (Perm)	Mon to Fri (Food/Fruit & Veg)		59.00			2	£590.00		£29,500.00	
CHE	MARKETS	Temporary Traders	Temporary Traders									
CHE	Markets	Old Street (Temp)	Mon to Fri (Non Food)		62.50			0	£0.00		£0.00	
CHE	Markets	Old Street (Temp)	Mon to Fri (Food/Fruit & Veg)		67.00			2	£670.00		£33,500.00	
<b>Total Income</b>								<b>4</b>	<b>£1,260.00</b>	<b>£0.00</b>	<b>£63,000.00</b>	
CHE	MARKETS	STREET MARKETS	STREET MARKETS									
CHE	MARKETS	Temporary Traders	Temporary Traders									
CHE	MARKETS	Street Trading City Sites	Miscellaneous City Sites									
CHE	MARKETS	Street Trading City Sites	Monday - Sunday (fee per day)	58.50	62.50	£208	6.8%	0	£0.00		£0.00	
			Monday - Sunday (fee per day - fruit and vegetable / street food)									
CHE	MARKETS	Street Trading City Sites		61.00	67.00	£312	9.8%	21	£7,035.00		£351,750.00	
<b>Total Income</b>								<b>4</b>	<b>£7,035.00</b>	<b>£0.00</b>	<b>£351,750.00</b>	
CHE	MARKETS	Street Trading Primary Sites	Miscellaneous Primary Sites									
CHE	MARKETS	Street Trading Primary Sites	Monday - Sunday (fee per day)	37.50	40.00	£130	6.7%	0	£0.00		£0.00	
			Monday - Sunday (fee per day - fruit and vegetable / street food)									
CHE	MARKETS	Street Trading Primary Sites		40.50	45.00	£234	11.1%	13	£2,925.00		£146,250.00	
<b>Total Income</b>								<b>4</b>	<b>£2,925.00</b>	<b>£0.00</b>	<b>£146,250.00</b>	
CHE	MARKETS	Street Trading Secondary Sites	Miscellaneous Secondary Sites									
CHE	MARKETS	Street Trading Secondary Sites	Monday - Sunday (fee per day)	25.50	27.00	£78	5.9%	0	£0.00		£0.00	
			Monday - Sunday (fee per day - fruit and vegetable / street food)									
CHE	MARKETS	Street Trading Secondary Sites		29.00	32.00	£156	10.3%	7	£1,120.00		£56,000.00	
<b>Total Income</b>								<b>4</b>	<b>£1,120.00</b>	<b>£0.00</b>	<b>£56,000.00</b>	
CHE	MARKETS	STREET MARKETS	STREET MARKETS									
CHE	MARKETS	Market and Street Trading Administration Fees	Register an Assistant	26.50	28.50	£104	7.5%	36	£1,026.00		£1,026.00	
CHE	Markets	Market and Street Trading Administration Fees	Permanent Renewal fee with no variation (online only)	61.00	65.00	£208	6.6%	200	£13,000.00		£13,000.00	
CHE	Markets	Market and Street Trading Administration Fees	Permanent Renewal fee with licence variation (online only)		124.00			20	£2,480.00		£2,480.00	
CHE	Markets	Market and Street Trading Administration Fees	First time temp application fee (online only)	61.00	124.00	£3,042	103.3%	60	£7,440.00		£7,440.00	
CHE	Markets	Market and Street Trading Administration Fees	Temp Renewal fee with no licence variation (online only)	61.00	65.00	£208	6.6%	484	£31,460.00		£31,460.00	
CHE	Markets	Market and Street Trading Administration Fees	Issuance of Green bins (Fruit & Veg)		12.00			10	£720.00		£36,000.00	
<b>Total Income</b>								<b>810</b>	<b>£56,126.00</b>	<b>£0.00</b>	<b>£91,406.00</b>	
									Street Trading Total		£2,632,106.00	
CHE	MARKETS	STREET MARKETS	STREET MARKETS									
CHE	MARKETS	Storage Container Hire	Storage Container Hire						Monthly Costs			
CHE	MARKETS	Storage Container Hire	Hoxton Street Market - 20ft-monthly fee	175.00	210.00	£1,820	20.0%	6	£1,260.00		£15,120.00	
CHE	MARKETS	Storage Container Hire	Well Street Market - 20ft - monthly fee	175.00	210.00	£1,820	20.0%	5	£1,050.00		£12,600.00	
CHE	MARKETS	Storage Container Hire	Ridley Road Market - 10ft - monthly fee	87.50	105.00	£910	20.0%	9	£945.00		£11,340.00	



[illegible]

Department	Income 23/24	Expected Income 25/26	Monetary Increase	Percentage Increase					Yearly total Income (Not including Indoor Market fees)			£3,407,706.19
Markets & Street Trading	£2,276,156	£2,704,396	£428,240	18.81%								
Shop Fronts & Pavement Licences	£530,000	£616,107	£86,107	16.25%								
Storage	£99,000	£157,500	£58,500	59.09%								
Total	£2,905,156	£3,478,003	£572,847	19.72%								

# **Hackney Markets, Shop Fronts and Street Trading Fees and Charges Cost Breakdown & Benchmarking 2024/25**

## Market, Shop Fronts & Street Trading Services Costs Breakdown

This expenditure profile illustrates a lean and well-managed service. Staff costs are at 50% of total spend, which is significantly lower than the sector norms for public-facing operational teams. The remaining income is allocated to essential services including waste collection & cleansing, licensing, compliance, and infrastructure - without generating any surplus.

This confirms that the service is already operating at full efficiency. Any proposed increase in fees is directly tied to statutory cost-recovery duties and service sustainability.

It is anticipated that the adoption of the new increases in fees and charges are accepted, then Hackney's street trading and shop front trading operations will be adequately equipped to deal with the increasing cost pressures associated with continued cost rises, variable trader occupancy, variable footfall levels and a declining highstreet occupancy. The service will be more robust to continue to break even every year as per the requirements of the legislation and generate a surplus to be reinvested back into the service to continue to provide projects such as the award winning trading places trader development programme or continuing its award winning teenage market, without the need for any future subsidy and becoming a fully self-financing service by the end of 2025/26.

The proposals have been benchmarked against other local authority run markets services and whilst generating additional income to continue to break even and fund the additional projects, deliver on commitments to improving trader infrastructure across the borough and continue to fund the markets, shop fronts & street tradings award winning programmes required to grow and develop its markets and street trading sites. The graph below highlights the proposed fees and charges will still allow Hackney to be commercially competitive vs other boroughs and facilitate some of the most attractive and cheapest places to trade in London.

The primary aims of the fees and charges proposed in the report include:

- To eliminate the need for the council to draw on the general fund to subsidise the annual running of the service and balance the markets account.
- To future proof the service and allow it to wholly self-fund its operation, balance the account with any surplus generated to be reinvested back into the markets.

- Levying fees & charges which reflect the true cost to the Council of providing markets/street trading and shop front trading services.
- Adopting a fair and consistent commercial pricing strategy to reflect the financial viability of each site on an individual basis and remaining compliant to the legislation under which the service operates.
- Encouraging markets/street trading and shop front trading to continue to thrive and in turn further support growing local employment and drive the local and inclusive economy.
- To facilitate the strategic development of specific markets – growing markets customer ,footfall, increasing occupancy, improving layouts, seeing an uplift in the quality of goods on offer and developing specialised markets where demand exists;
- Supporting new and existing traders to grow their businesses and enterprises within the London borough of Hackney.

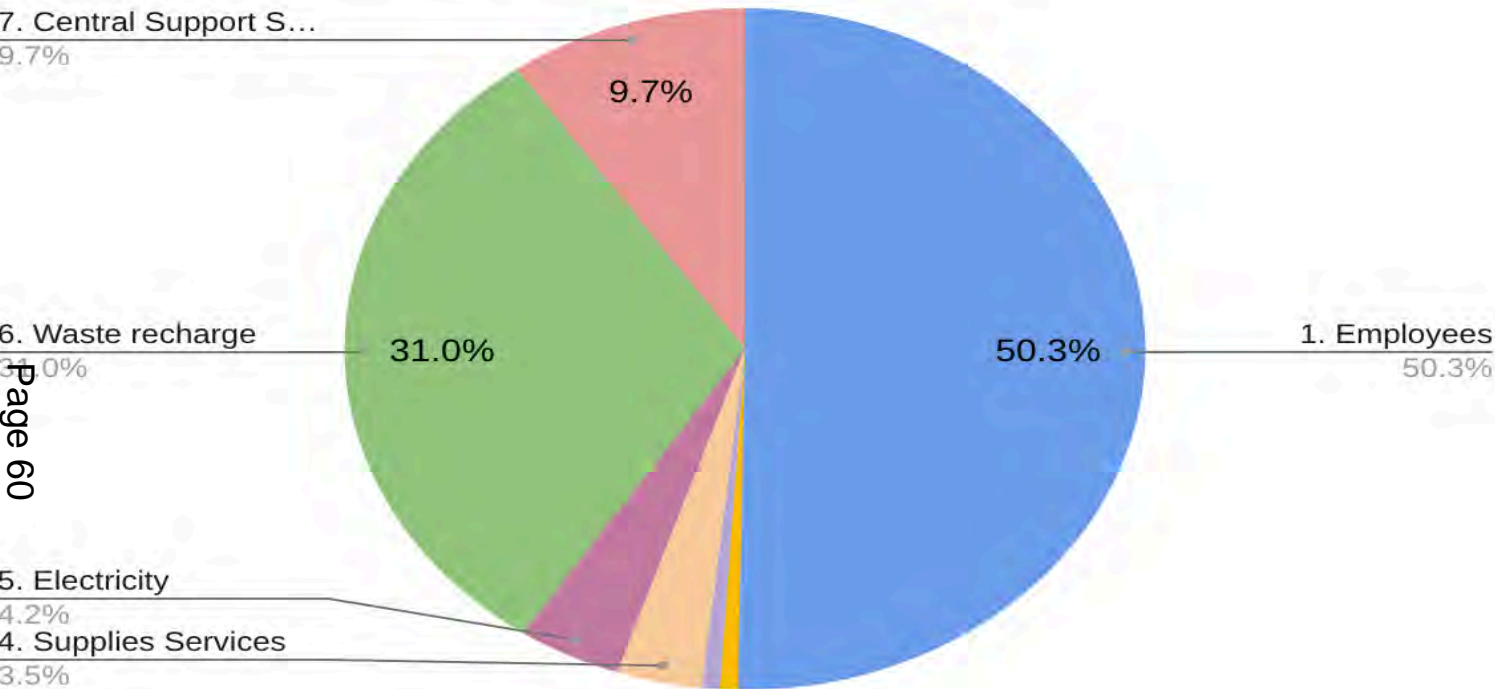
Tables 1 & 2 demonstrate the proportional use of service revenue, no profit is made, and expenditure aligns to statutory responsibilities.

Page 59 **Table 1: Market Expenditure**

Category	Cost	Percentage of overall costs
1. Employees	£1,502,505.67	50%
2. Premises	£21,584.69	1%
3. Transport	£21,706.16	1%
4. Supplies Services	£103,179.11	3%
5. Electricity	£124,967.46	4%
6. Waste recharge	£926,105.00	32%
7. Central Support Service Recharge	£288,631.00	9%
	<b>£2,988,679.09</b>	<b>100%</b>

**Table 2:** Pie chart of Market, Shop Fronts & Street Trading Expenditure:

### Markets Service - Overall Operational Costs



The expenditure profile demonstrates that Hackney’s Markets & Street Trading Service is lean and efficient compared with typical operational services. Employee costs represent 50% of total expenditure — significantly below sector norms for public-facing services — while the remainder is invested in waste management (32%), licensing, compliance, premises, and infrastructure. This expenditure profile demonstrates that every pound collected through licence fees is reinvested into direct service delivery, with no profit generated. The structure ensures that Hackney’s markets operate transparently, sustainably, and strictly in line with the statutory cost-recovery principles set out in the London Local Authorities Act 1990.

Since the last fee review in April 2020, waste management costs have increased annually. During the COVID-19 pandemic, only essential businesses could operate, but the Markets Service still covered all waste management costs for the markets to continue operating. Recently, after feedback from the first phase of consultation in November 2024 and pending the second phase, the Waste Management Service decided to limit the charge to the Markets Service to £667,670 for 2024/25. This shows our commitment to support traders while also acknowledging rising costs.

The Markets Service has implemented annual inflationary increases since April 2020 but this has not fully covered the waste management costs each year. Waste management costs have increased by 39% from the current charge to the new charges (£667,670 to £926,105). To manage these increased pressures fairly and sustainably, the Council is proposing a slightly higher uplift for food and fruit & vegetable stalls (10%) compared with non-food categories (6.7%). This reflects the greater volumes of waste typically generated by food trading and helps ensure that overall costs are proportionately shared.

These changes are designed to support the Markets Service in meeting its legislative requirement to operate on a cost-recovery basis, balancing the account at the end of each financial year.

## Waste Charges Breakdown

Since the last fee review in April 2020, waste management costs have increased annually. During the COVID-19 pandemic, only essential businesses could operate, but the Markets Service still covered all waste management costs for the markets to continue operating. Recently, after feedback from the first phase of consultation in November 2024 and pending the second phase, the Waste Management Service decided to limit the charge to the Markets Service to £667,670 for 2024/25. This shows our commitment to support traders while also acknowledging rising costs.

The Markets Service has implemented annual inflationary increases since April 2020 but this has not fully covered the waste management costs each year. Waste management costs have increased by 39% from the current charge to the new charges (£667,670 to £926,105). To manage these increased pressures fairly and sustainably, the Council is proposing a slightly higher uplift for food and fruit & vegetable stalls (10%) compared with non-food categories (6.7%). This reflects the greater volumes of waste typically generated by food trading and helps ensure that overall costs are proportionately shared.

These changes are designed to support the Markets Service in meeting its legislative requirement to operate on a cost-recovery basis, balancing the account at the end of each financial year.

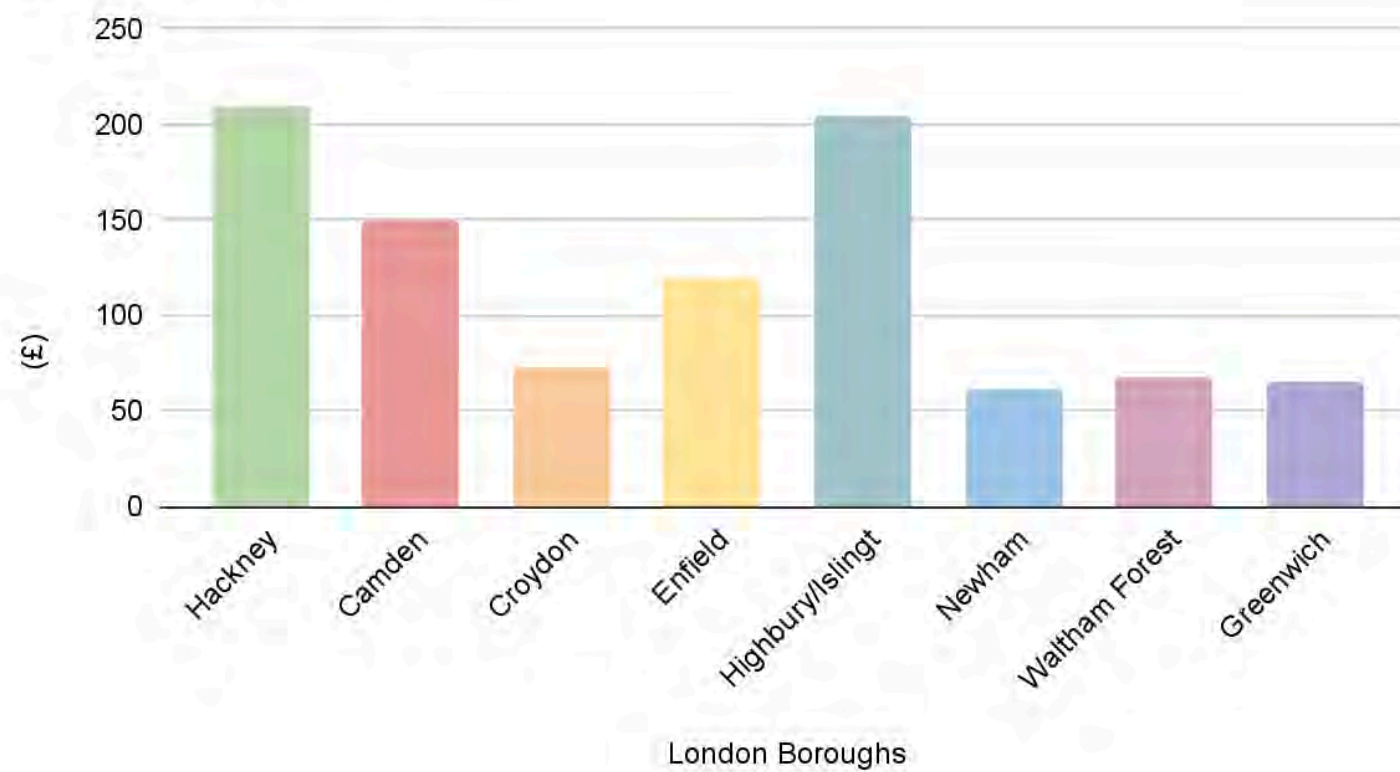
## Benchmarking

Benchmarking data highlights that Hackney remains competitively priced compared to other London boroughs, even after the proposed increases. For example, daily fruit and vegetable pitch fees at Ridley Road remain below comparable high-footfall markets such as Whitechapel and Camden. Similarly, shop front licence fees are lower than those charged in boroughs like Islington, Lambeth, and Hounslow.

Importantly, Hackney's licence fees cover not just access to a trading site, but also a suite of value-added services: on-site storage, branded gazebos, stall set up, business support inclusive of marketing and brand management, officer support, compliance monitoring, and regular cleansing. Many boroughs and private operators do not include these within their pitch fees. This means that Hackney's markets remain not only affordable but also offer excellent value for money.



Storage fees comparison



	Highbury/Islington	Camden	Enfield	Hackney	Croydon	Waltham Forest	Greenwich	Newham
--	--------------------	--------	---------	---------	---------	----------------	-----------	--------

Storage	204.72	150	120.24	90	73.36	67.36	65.68	61.5
---------	--------	-----	--------	----	-------	-------	-------	------

\*Cost when compared to the price per meter square of £8.07m2

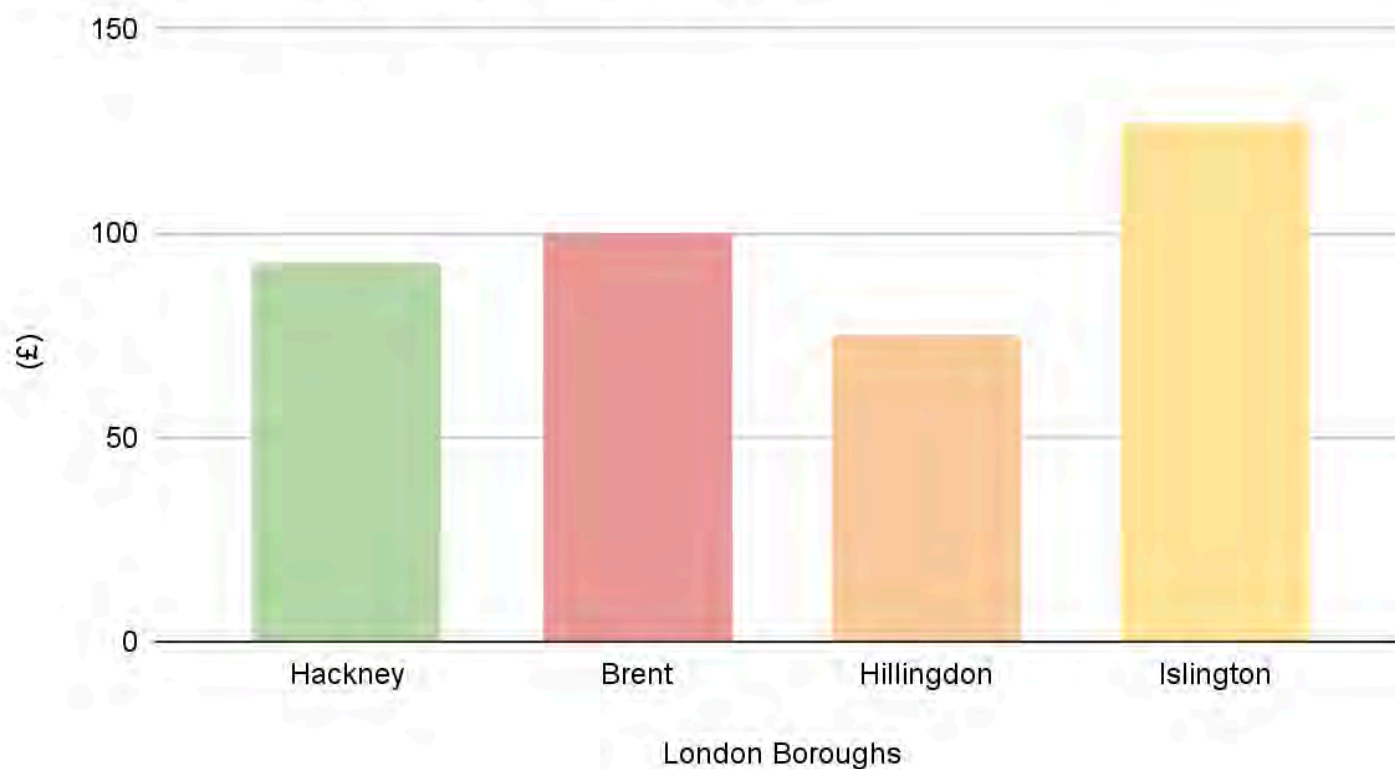
## Storage Fees

- All the London boroughs only offer garage spaces which are typically smaller in size and range between 5ft and 6ft in comparison to the 10ft & 20ft storage facilities we offer. This is why there is a disparity in pricing as there is minimal to no like for like comparatives.
- The service also permits multiple occupancy of the storage space with traders paying a % of the costs of the storage space for those that only require a smaller space and therefore pay a smaller fee.
- Hackney Markets Service are charged for the lease of the containers, yards and have to manage the upkeep of the areas.
- The service will also be introducing storage units with electricity as well as storage options that include refrigerated and frozen capability in the next 12 months.

Although Hackney's storage fees may appear higher than some boroughs, this is explained by the quality and size of the provision. While most boroughs only provide small garages (typically 5–6ft, often off-site), Hackney offers secure 10–20ft storage units located directly at market sites. This allows traders to store stock securely without the need to drive diesel vehicles daily into the borough, reducing both costs and carbon emissions. The cost of these per square meter for both the 10ft and 20ft containers is **£8.07 m2**.

The service operates storage on a cost-neutral basis, absorbing high lease inflation to keep charges as low as possible. This provision is recognised by traders as an essential support mechanism, and Hackney remains one of the few councils in London to provide on-site storage at all.

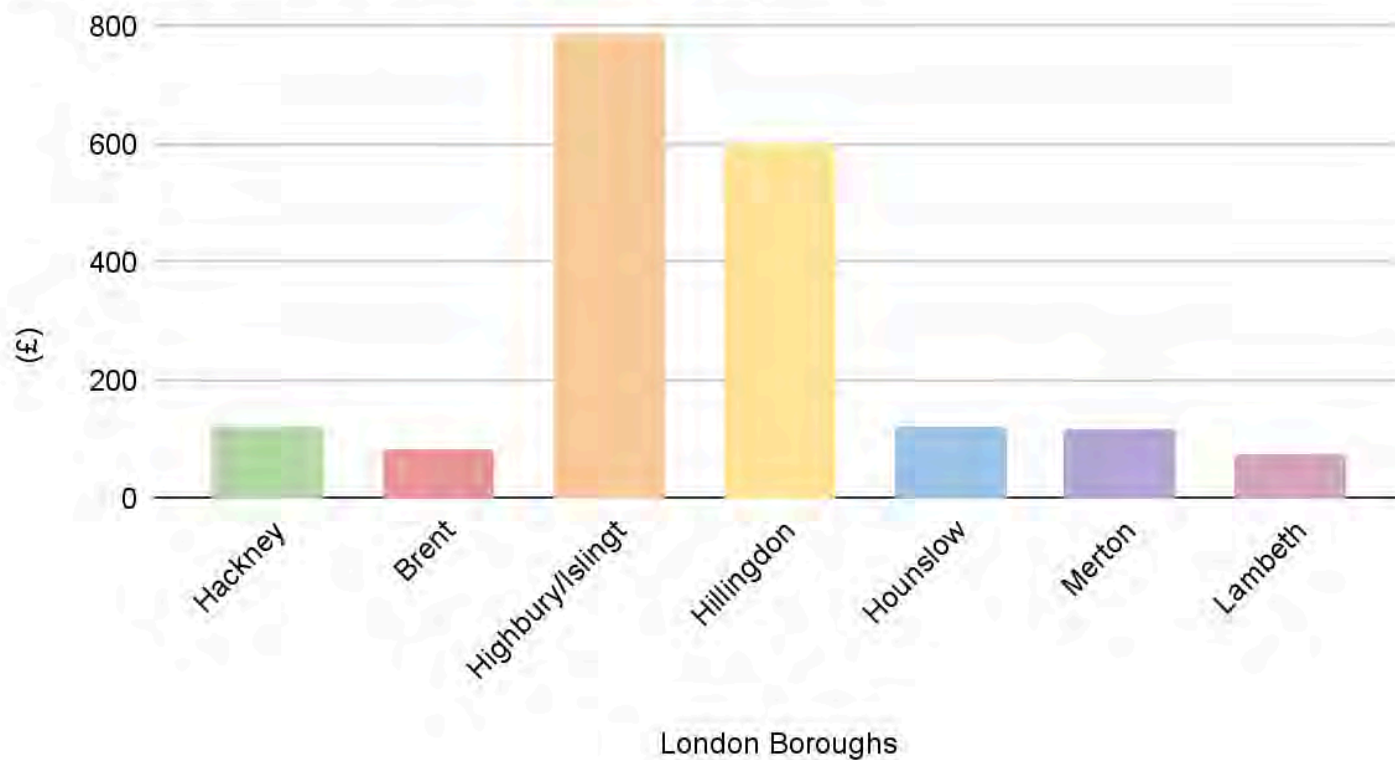
**Shop Front Licence (Monthly) fee comparison**



	Hounslow	Enfield	Hackney	Croydon	Brent	Hillingdon
Temporary/Casual Licence	192.78	167	124	104	84	75.6

\*Most London Boroughs have removed Shop Front Licenses since the introduction of the LURA Act 2023 which offers pavement licence applications only

Shop Front Licence application fee comparison



Shop Front Licence (Application Fees)	Highbury/Islington	Hillingdon	Hounslow	Merton	Hackney	Brent	Lambeth
	788	601	123	119	100	84	75

## Shop Front Trading

When benchmarking the m<sup>2</sup> proposals against the other London boroughs, the graph below highlights both before and after the fee changes the Council will continue to offer a low cost way of expansion for local businesses and sit within one of the cheapest places in London to shop front trade.

Fees for shop front trading in hackney even after the proposed fee increases continues to remain competitive even against a backdrop of the introduction of the LURA 2023 Act which made pavement licences a permanent addition in March of 2024, which also saw many local authorities remove shop front licence and replace them with pavement licences only. The graph below highlights the Council's competitive pricing vs other local authorities after the proposed increases.

Fees for pavement licences under the Lura 2023 cannot be changed by local authorities and are set by the secretary of state only. These were however increased from £100 each in March of 2024 when the legislation that underpins them was made permanent. The option to renew these at 3,6 or 12 month intervals remains and this paper proposes the Council continue to renew and consult on pavement licences every 3 months as it has done so from the inception of this licensing regime in 2020. The new fees and charges are as follows:

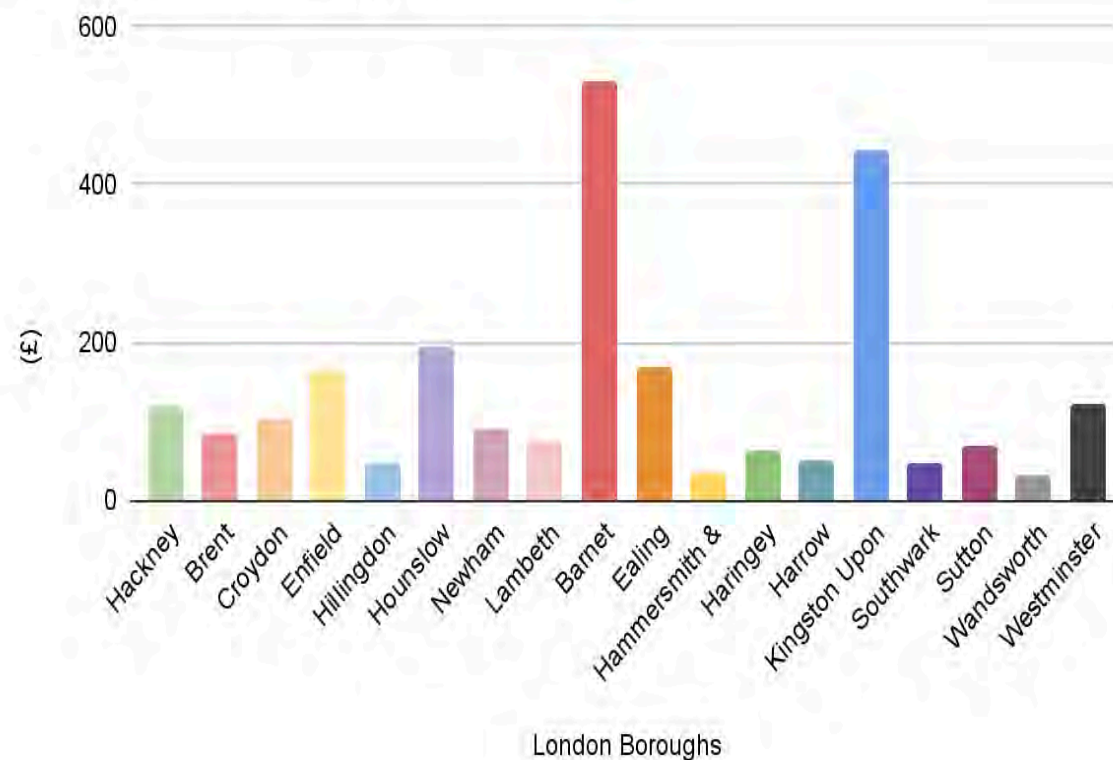
Licence Type	Licence Description	Fee
Pavement Licence Fees	New Application fee	500.00
Pavement Licence Fees	Renewal fee	350.00

The graph below highlights Hackney continues to provide very competitive fees and charges in London for shop front trading. However as many Councils in London have removed shop fronts licences from their licensing regime and now only offer pavement licences under the Levelling Up and Regeneration Act (LURA 2023) it's imperative the Council continue to offer a variety of cost effective options for businesses to choose from in order to support the borough's local business, economy and employment within the borough. By retaining both options we are offering a fairer more transparent pricing structure for the markets, shop fronts & street trading service users.

## Temporary Street Trading Licences Cost Comparisons

Temporary/Casual Licence		
Ranking by Cost	Borough	£
1	Barnet	532.00
2	Kingston	445.00
3	Hounslow	192.78
4	Ealing	167.46
5	Enfield	167.00
6	Westminster	123.00
7	Croydon	104.00
8	Hackney	95.00
9	Newham	90.00
10	Brent	84.00
11	Lambeth	75.00
12	Sutton	68.000
13	Haringey	62.00
14	Harrow	50.0
15	Hillingdon	47.30
16	Southwark	46.20
17	Hammersmith & Fulham	34.10
18	Wandsworth	32.50

Temporary/Casual Licence fee comparison



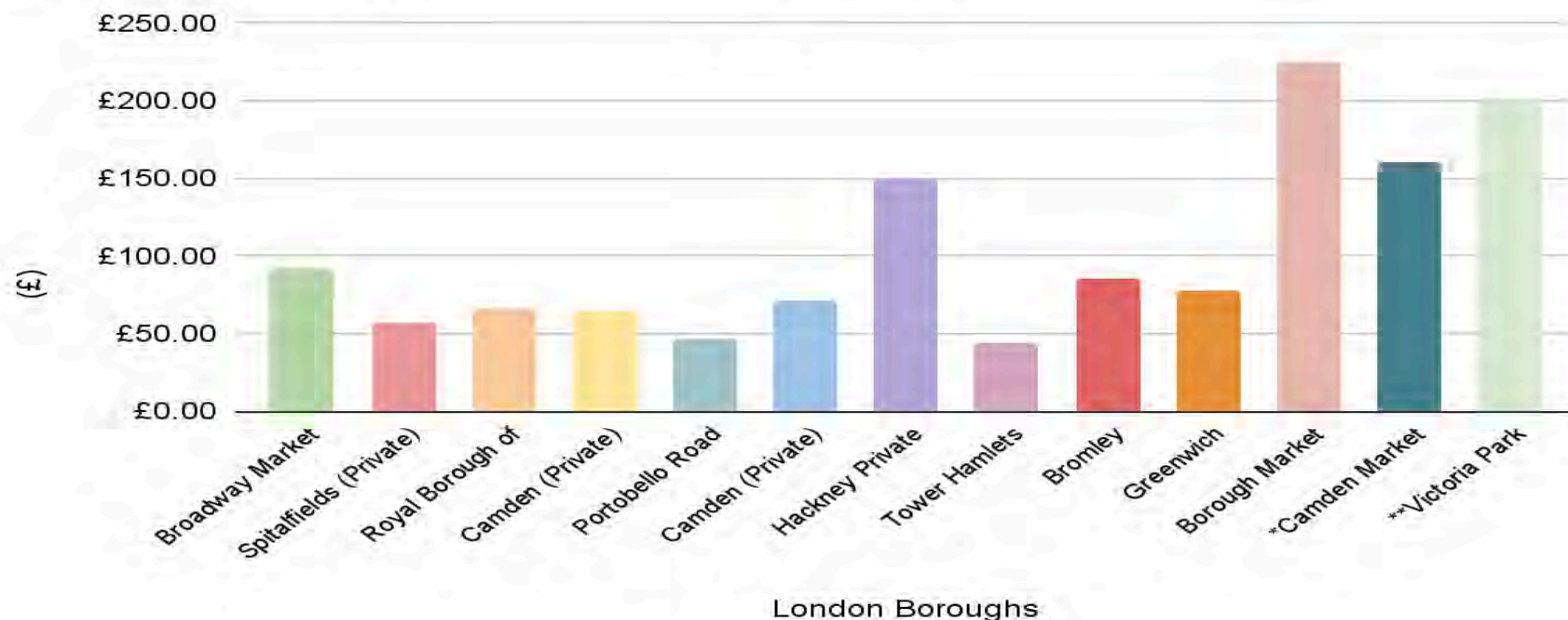
## Temporary Licensing

Temporary trading remains an important pathway into Hackney's markets. These fees are set deliberately to balance affordability for new and occasional traders with the need to reflect additional set-up, staffing and waste costs incurred.

The benchmarking shows Hackney's temporary charges remain highly competitive compared with other London boroughs, while also providing traders with access to premium, high-footfall sites. This ensures that Hackney continues to attract new entrepreneurs, particularly younger traders, micro-businesses and community enterprises, while maintaining financial sustainability.



Destination Market (Weekend) pitch fee comparison



\*Camden Market Hall includes pitch fee of £80 plus % commission is taken from the trader sales each trading day

\*\*Victoria Park includes a pitch fee of £100 plus % commission is taken from the trader sales each trading day

Table 1: Destination Market Cost Comparison

Destination Market (Weekend)	Borough Market	**Victoria Park	*Camden Market Hall	Hackney Private (Bohemia Market)	Broadway Market	Bromley	Greenwich	Camden (Private) Camden Lock	Royal Borough of Greenwich (Greenwich Market)	Camden (Private) Jubilee Market	Spitalfields (Private) Tower Hamlets	Portobello Road (Kensington & Chelsea)	Tower Hamlets (Brick Lane)
	£225.41	£200.00	£160.00	£150.00	£91.50	£85.00	£78.00	£71.66	£66.00	£65.00	£57.50	£47.00	£44.00



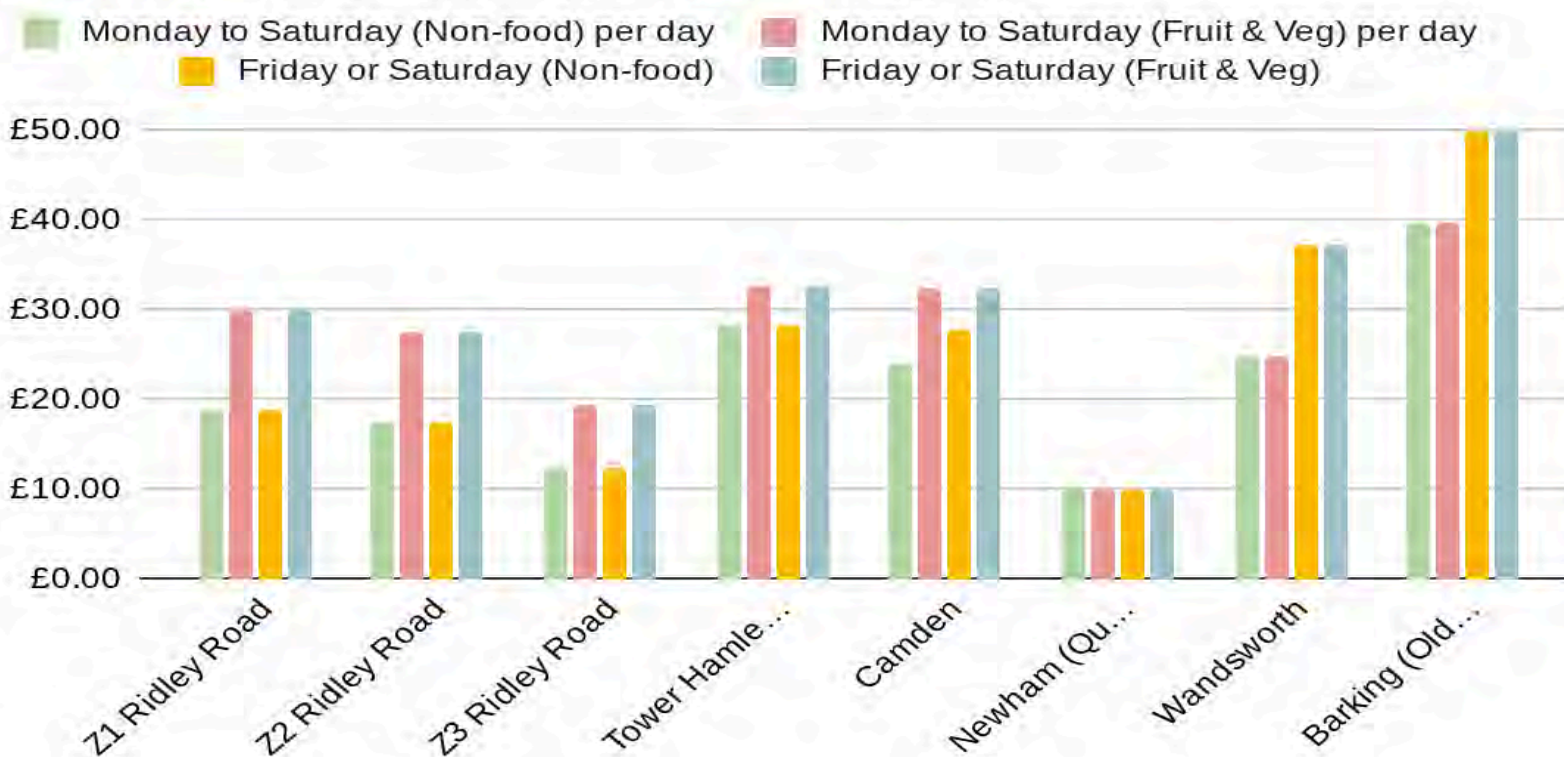
## **Destination Markets**

Broadway Market continues to be one of Hackney's flagship sites, drawing high levels of footfall and offering a strong mix of food, artisan and retail stalls. The benchmarking demonstrates that even with the proposed increases, Broadway's fees remain below comparable London sites with similar visitor numbers and density, particularly for food and hot-food categories.

The additional increases for higher waste-generating stalls reflect the true cost of servicing a food-heavy market in a constrained urban setting, including frequent gully cleans and the need for additional cleansing resources in adjacent park areas. The proposed charges therefore strike a fair balance: ensuring costs are covered without undermining Broadway's position as a competitive, attractive trading destination.

## Local Markets Monday to Saturday operations

### Local Market (Monday - Saturday) pitch fee comparison



**Table 2 : Cost Comparison**

Trading Day and Commodity	Market Locations							
	Z1 Ridley Road	Z2 Ridley Road	Z3 Ridley Road	Tower Hamlets (Whitechapel Market)	Camden	Newham (Queens Market)	Wandsworth	Barking (Old East Street)
Monday to Saturday (Non-food) per day	£18.92	£17.50	£12.33	£28.38	£24.05	£10.00	£24.85	£39.60
Monday to Saturday (Fruit & Veg) per day	£29.83	£27.50	£19.33	£32.68	£32.44	£10.00	£24.85	£39.60
Friday or Saturday (Non-food)	£18.92	£17.50	£12.33	£28.38	£27.66	£10.00	£37.28	£50.00
Friday or Saturday (Fruit & Veg)	£29.83	£27.50	£19.33	£32.68	£32.44	£10.00	£37.28	£50.00

The table below confirms that when comparing to similar markets in other local boroughs, Hackney is still very competitive with their pitch fees for Ridley Road Market:

**Table 3: Monetary order of cost**

Destination	Cheapest fees
Newham (Queens Market)	£10.00
<b>Z3 Ridley Road (Non Fruit &amp; Veg)</b>	£12.33
<b>Z2 Ridley Road (Non Fruit &amp; Veg)</b>	£17.50
<b>Z1 Ridley Road (Non Fruit &amp; Veg)</b>	£18.92
<b>Z3 Ridley Road (Fruit &amp; Veg)</b>	£19.33
Camden	£24.05
Wandsworth	£24.85
Tower Hamlets (Whitechapel)	£28.38
Barking (Old East Street)	£39.60

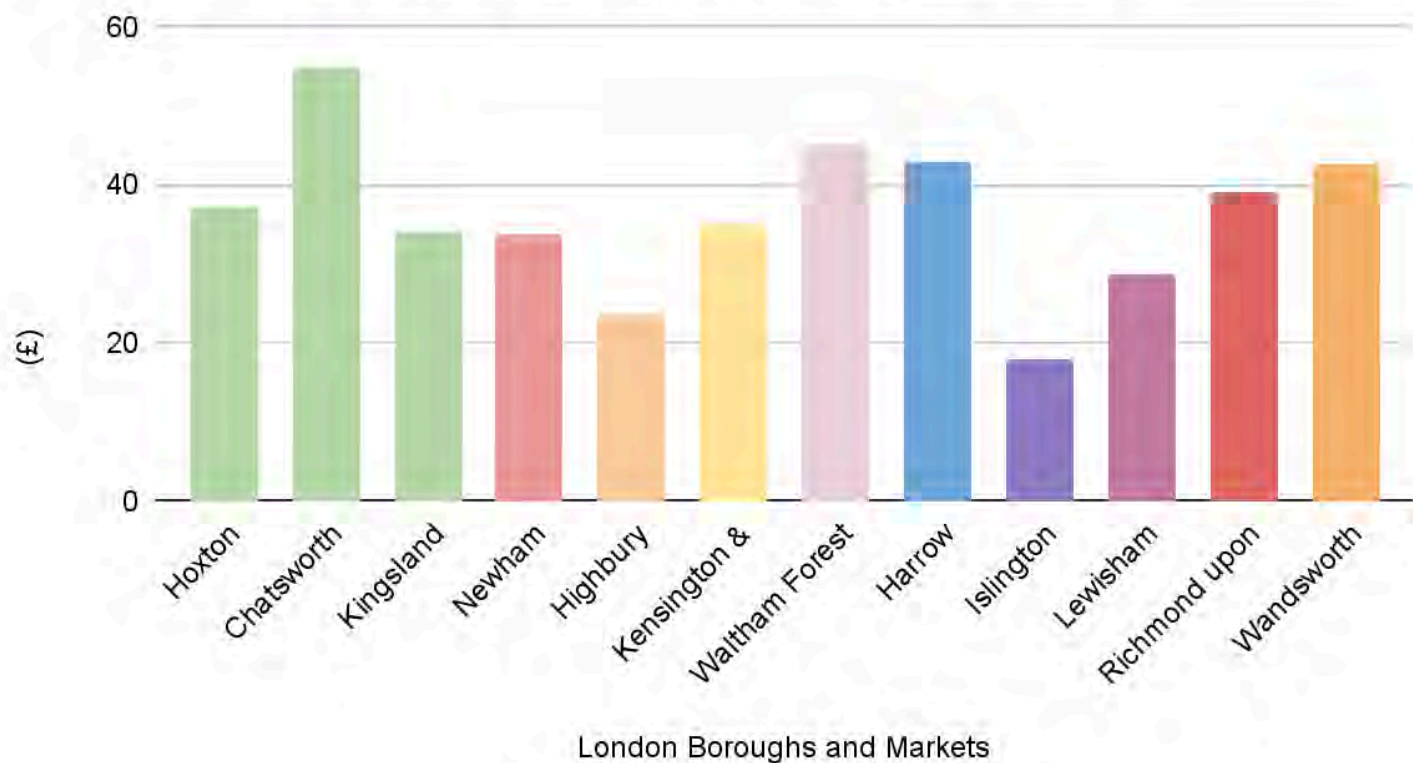
### Ridley Road Market

Ridley Road is Hackney’s largest and most intensive daily market. Benchmarking shows that despite the scale of the operation and the very high costs associated with daily set-up, waste removal, and compliance monitoring, Hackney’s fees remain comparable or lower than equivalent central London daily markets.

The proposed separation of Zone 1 and Zone 2 fees creates greater fairness and reflects the higher footfall and servicing costs at the Kingsland High Street end. These changes bring Ridley Road’s structure in line with the temporary trader fee model already in place, improving consistency and transparency.

Although this market carries the largest waste burden, fees have been designed to remain proportionate so that traders continue to benefit from affordable trading opportunities at one of London’s busiest and most iconic markets.

Local market (Saturday or Sunday) pitch fee comparison



**Table 1:** Local Market Cost Comparison

Local Market (Saturday or Sunday)	Hoxton	Chatsworth	Kingsland	Kensington & Chelsea (Golburne Road)	Islington	Lewisham	Wandsworth	Southwark - East Street Market	Waltham Forest
	£34.00	£40.00	£34.50	£31.00	£20.00	£14.83	£24.85	£38.30	£45.00

## Local Markets – Chatsworth Road, Hoxton, Kingsland

Hackney's local markets play an essential role in supporting neighbourhood economies, offering residents access to affordable goods and creating opportunities for small and micro-businesses.

The benchmarking demonstrates that Hackney's charges for these local markets remain at the lower end of the London spectrum, particularly for non-food categories. Increases for food and hot-food categories have been applied more carefully to reflect higher waste and servicing costs.

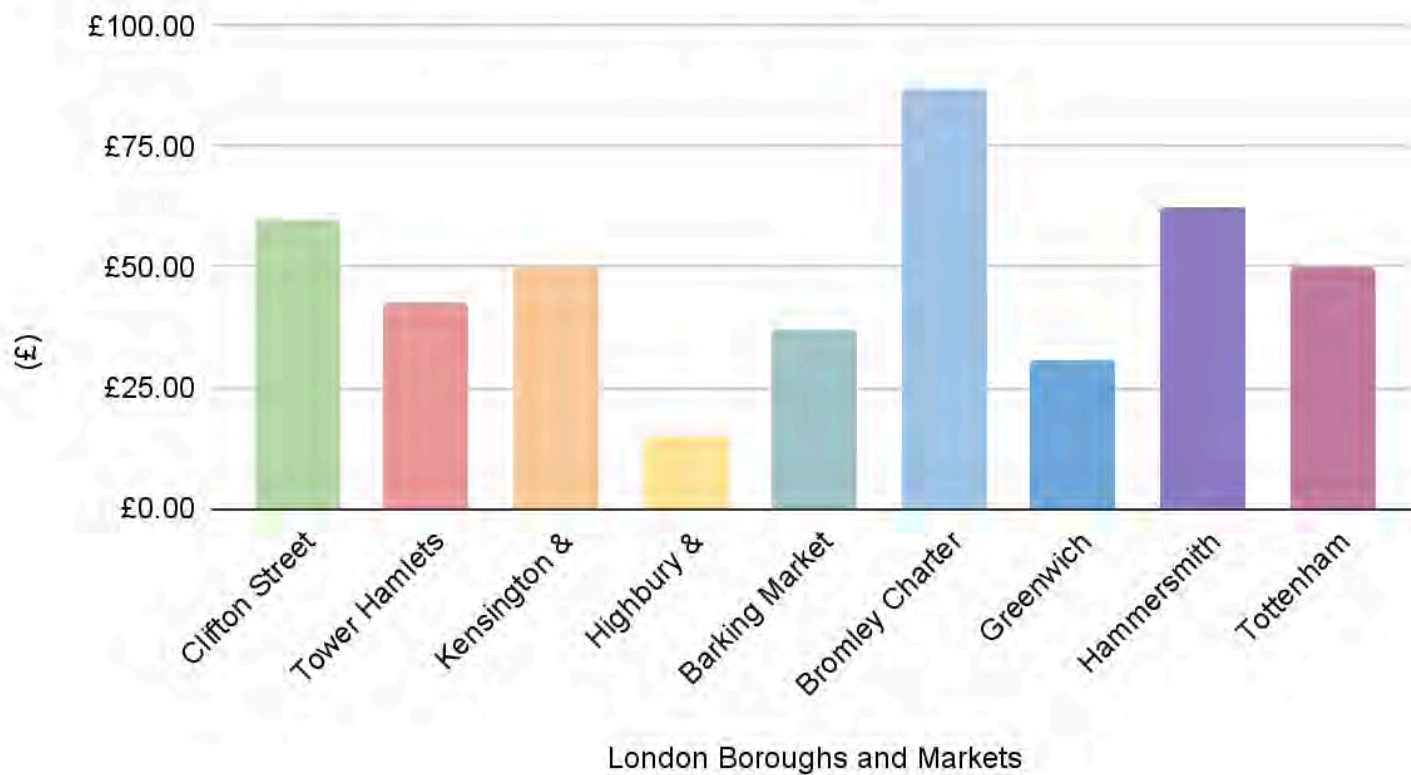
By holding non-food increases largely in line with inflation, Hackney is ensuring a diverse and balanced offer remains available at these sites. Initiatives such as the introduction of a craft corner at Hoxton and the development of a car boot element at Kingsland further highlight the Council's commitment to growth and innovation while keeping costs affordable.

Hackney's proposed fees remain competitive within the London context, even after applying targeted increases to cover waste management and operational pressures.

- Hoxton Street Market sits slightly below comparable Camden and Tower Hamlets markets, positioning it as accessible while still ensuring cost recovery.
- Chatsworth Road Market, while rising to £53 per food stall, reflects its high proportion of food and fresh produce traders, which generate more waste and require higher servicing. Even so, it remains lower than Southwark and in line with Islington.
- Kingsland Market remains mid-range, balancing affordability with investment in infrastructure and anti-social behaviour management.

This comparative analysis reinforces Hackney's position as a cost-effective, well-managed, and attractive borough to trade in, with fees that remain fair and sustainable under the legislative cost-recovery framework.

Street Trading Site (City Market) pitch fee comparison





**Table 1: Cost Comparison**

City Market	Hammersmith & Fulham	Highbury & Islington (Whitecross Street Market)	Haringey	Highbury & Islington (Whitecross Street Market)	Clifton Street	Bromley	Greenwich	Barking	Tower Hamlets (Petticoat Lane)	Camden (Private) Buck Street Market	Kensington & Chelsea
	79	75	61	75	57.5	51	42.5	40	31	25	13

### Clifton Street

Clifton Street Market, launched during Covid-19 to support food traders, has quickly grown into a thriving operation. The benchmarking confirms that Hackney's charges for Clifton Street remain competitive compared to other London food-focused markets, despite the higher resource requirements linked to managing street food operations.

The proposed increases are necessary to cover waste and maintenance costs associated with running a food-heavy market in a central location, but fees remain proportionate to the trading opportunities available. Clifton Street therefore continues to represent excellent value for traders, while securing the financial sustainability of the service.

## Markets, Shop Fronts & Street Trading as a Business Model

Hackney's Markets, Shop Fronts and Street Trading service now operates as a mature and resilient business model. Unlike many local authorities that continue to subsidise market operations, Hackney has successfully created a self-financing service that delivers value for money, reinvests surpluses directly into frontline services, and supports inclusive growth.

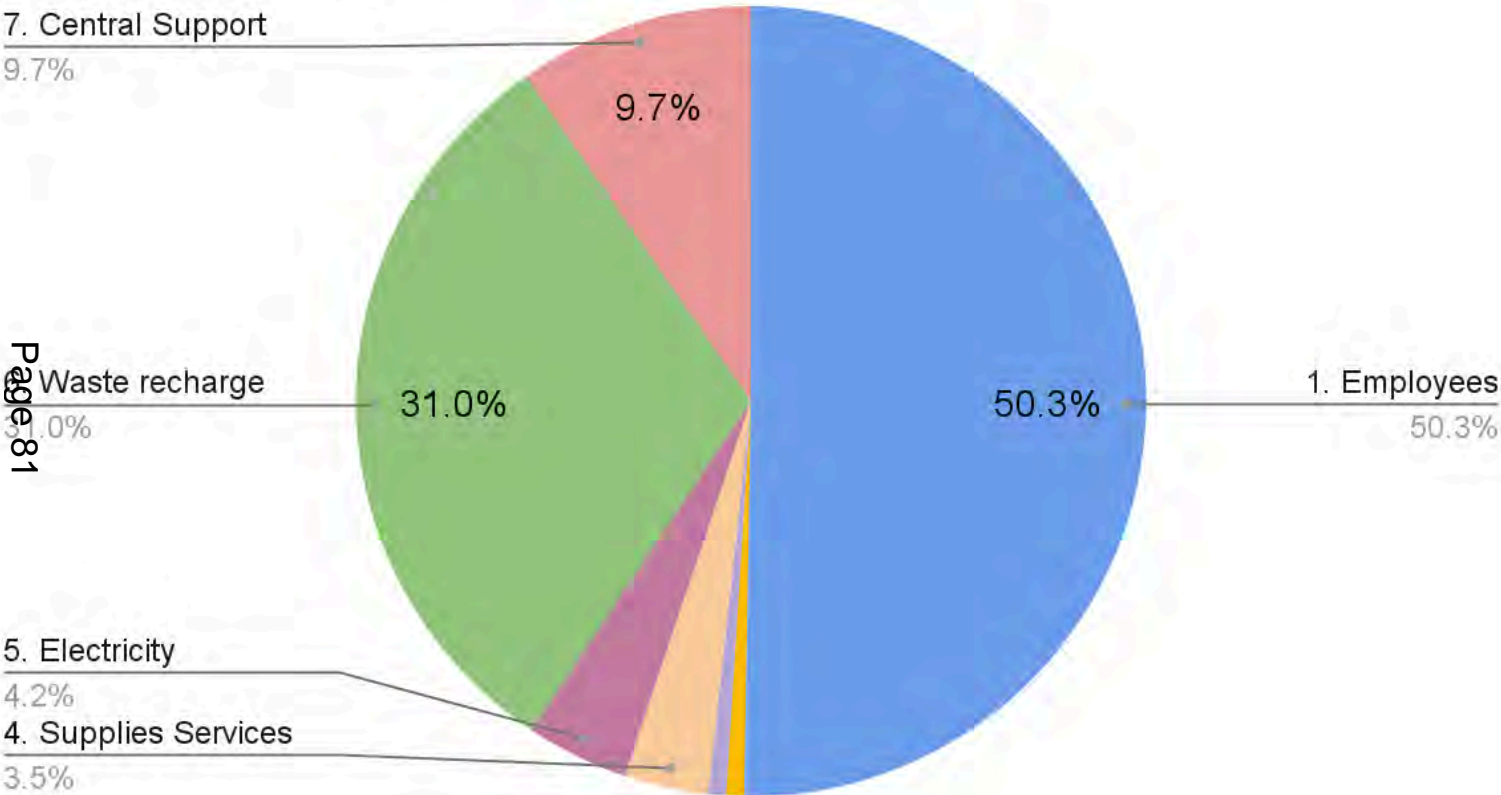
Key to this model has been:

- **Operational efficiency:** Employee costs remain under 50% of total income, demonstrating effective workforce utilisation compared with typical retail and hospitality sectors where staffing often accounts for 60–70%.
- **Commercial growth:** The service has consistently achieved double-digit growth in income and occupancy over the last four years, reflecting strong market confidence.
- **Reinvestment in innovation:** Surpluses have supported award-winning programmes such as *Trading Places* and *Zero Plastic Markets*, enabling Hackney to combine commercial discipline with community benefit.
- **Environmental sustainability:** Investment in storage and logistics has reduced diesel van usage, while trader development initiatives have supported more local entrepreneurs, reducing transport emissions and supporting Hackney's Climate Action Plan.

**This positions Hackney as one of the most cost-effective, forward-looking market operations in London, balancing financial sustainability with community, environmental and cultural outcomes.**

Overall Operational Costs for Market Sites

Markets Service - Overall Operational Costs



Page 81

Category	Cost	Percentage of overall costs
1. Employees	£1,502,505.67	50%
2. Premises	£21,584.69	1%
3. Transport	£21,706.16	1%
4. Supplies Services	£103,179.11	3%
5. Electricity	£124,967.46	4%
6. Waste recharge	£926,105.00	31%
7. Central Support Service Recharge	£288,631.00	10%
	<b>£2,988,679.09</b>	<b>100%</b>

## Breakdown of Operational Costs for Market Locations

The tables below provide a high-level overview of the main operational costs associated with four of Hackney's busiest markets: Broadway, Ridley Road, Hoxton Street, and Chatsworth Road. While this is top-level data, focusing on the four largest categories at each site, it illustrates both the complexity and scale of resources required to run markets safely, legally, and effectively.

This analysis highlights that the majority of costs relate to staffing (ensuring markets are well-managed, safe, and compliant) and waste management (providing cleansing, disposal, and gully maintenance to meet environmental standards). Additional but essential expenditure includes equipment, repairs, and electricity.

Importantly, this demonstrates that Hackney's markets are not subsidised by the taxpayer; all costs are transparently accounted for and recovered through licence fees, in line with Section 32 of the London Local Authorities Act 1990.

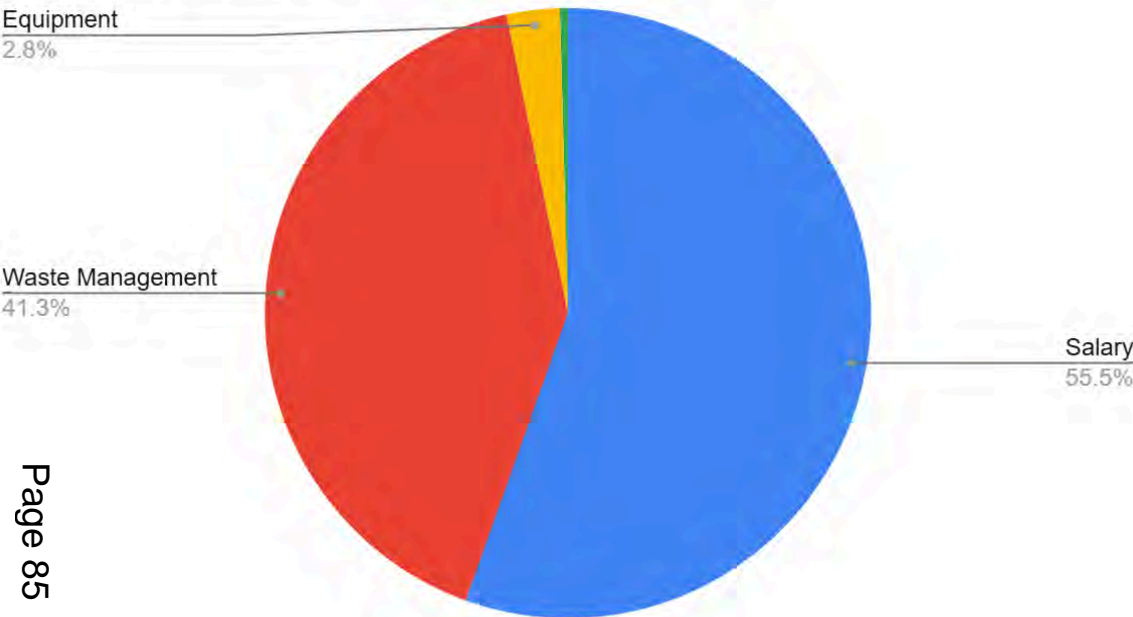
## Broadway Market

Broadway is one of Hackney's most high-profile sites, operating across two days with strong visitor numbers and a food-heavy offer.

- **Staffing costs (£227k)** reflect the intensive officer presence needed to manage safety, set-up, and compliance in a constrained urban environment.
- **Waste costs (£169k)** are significant, driven by food waste and the need for gully cleans every eight weeks. This cost does not include the additional cleansing and waste infrastructure used for the adjacent park.
- Equipment and repairs, though smaller, remain essential to the safe running of the market.

This profile demonstrates why food-heavy markets carry proportionately higher costs, while still ensuring Broadway remains competitive compared to similar London destinations.

Broadway Market Operational Costs (Top 4)



Page 85

Description	Costs
Salary	£227,447.50
Waste Management	£169,110.00
Equipment	£11,640.20
Repairs & Maintenance	£1,745.71

## Ridley Road Market

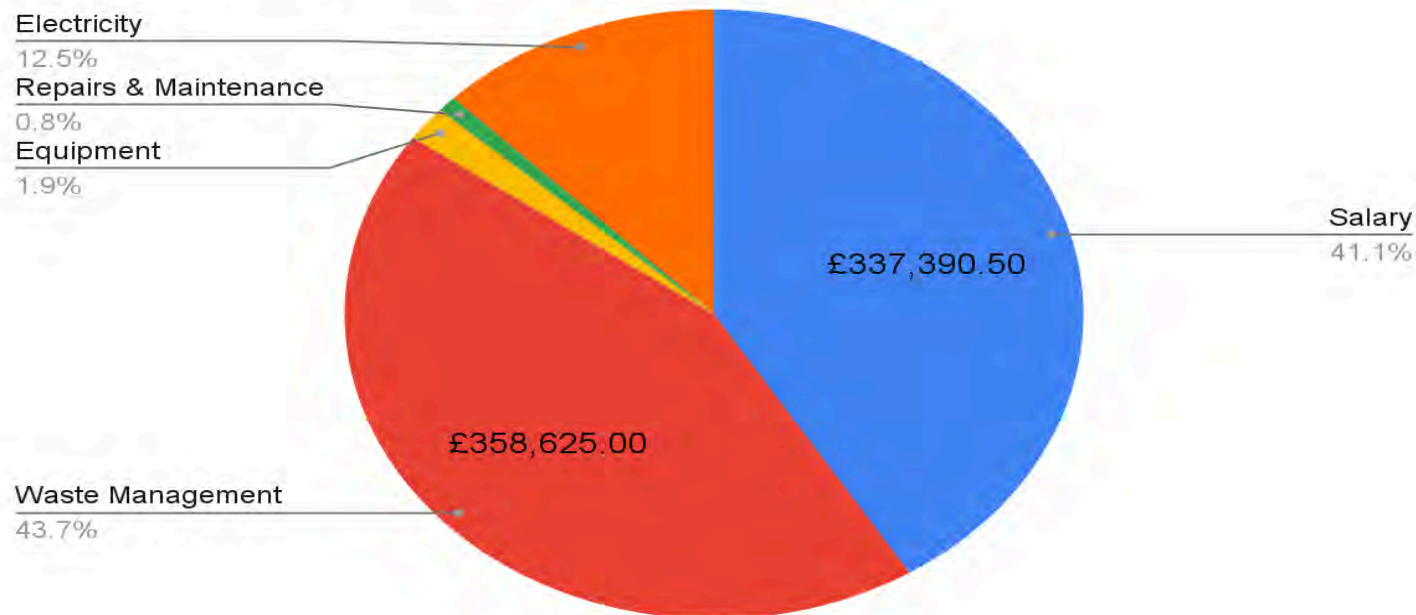
Ridley Road is Hackney's largest and most resource-intensive daily market.

- Staff costs (£337k) are higher here than anywhere else, reflecting the daily management of hundreds of traders.
- Waste costs (£358k) account for the single largest expenditure line, due to the scale of fruit, vegetable, and food trading.
- Electricity (£102k) is a unique pressure at this site, reflecting both lighting and power needs for food traders.

Despite these high costs, benchmarking shows Ridley Road fees remain lower than many central London daily markets, confirming value for money while maintaining compliance and sustainability.



## Ridley Road Operational Costs (Top 5)



Description	Costs
Salary	£337,390.50
Waste Management	£358,625.00
Equipment	£15,224.00
Repairs & Maintenance	£6,950.00
Electricity	£102,263.02

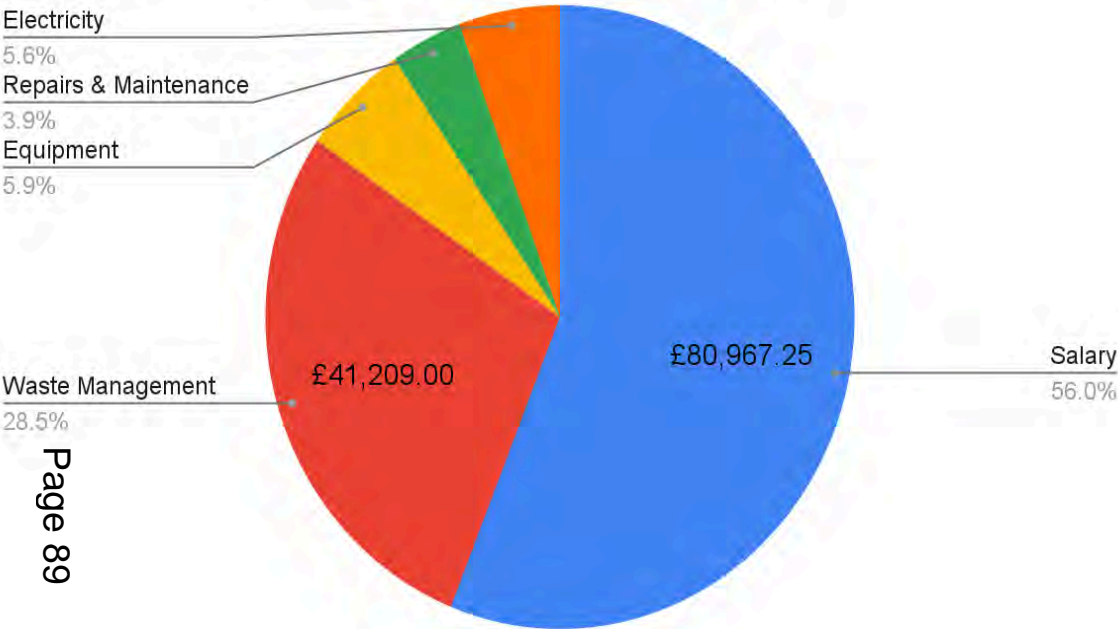
## Hoxton Street Market

Hoxton is a smaller market with a mixed retail and food offer.

- Staff costs (£81k) and waste (£41k) dominate expenditure.
- Electricity and repairs, while more modest, are proportionately important for ensuring infrastructure quality.

The Council is actively investing in initiatives such as a youth market and artisan craft corner, which will help grow footfall and revenue while continuing to keep fees affordable.

# Hoxton Street Market Operational Costs (Top 5)



Page 89

Description	Costs
Salary	£80,967.25
Waste Management	£41,209.00
Equipment	£8,569.00
Repairs & Maintenance	£5,691.85
Electricity	£8,039.27

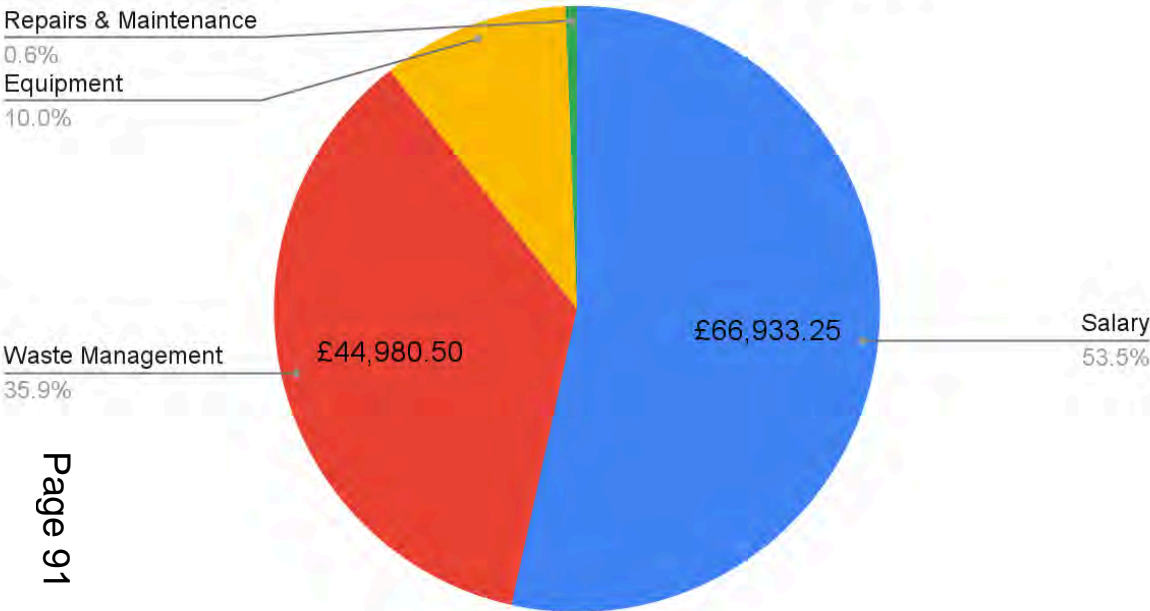
## Chatsworth Road Market

Chatsworth operates once a week but carries a distinct cost profile:

- Staff costs (£67k) and waste (£45k) represent the largest expenditure, especially given the high proportion of food stalls.
- Equipment (£12k) and modest repairs are necessary for stall provision and site safety.

Despite strong progress in occupancy, Chatsworth continues to operate at a loss, underlining the importance of proportionate fee increases to sustain the service without reverting to subsidy.

### Chatsworth Road Market Operational costs (Top 4)



Page 91

Description	Costs
Salary	£66,933.25
Waste Management	£44,980.50
Equipment	£12,490.00
Repairs & Maintenance	£770.00

## Summary

This breakdown makes clear that Hackney's Markets and Street Trading Service operates on a business-like, cost-recovery model. Employee costs remain at or below 50% of overall income — lower than typical retail or hospitality sectors, where staffing often accounts for 60–70%. Waste costs, reflect the real operational pressures of food-heavy markets and are transparently passed through to traders in line with the legislation.

By publishing this level of detail, Hackney demonstrates that every pound of licence income is reinvested directly into frontline market operations — staffing, cleansing, compliance, and trader support. This ensures the service remains both financially sustainable and attractive to traders, balancing fairness with the need to deliver high-quality, safe, and inclusive markets.

# Hackney Markets and Street Trading Fees and Charges 2025-2026

Report Date: January 2025

## Report author:

Malan Jacobs  
*Consultation & Engagement Officer*

## Contact

Hackney Consultation Team  
on 020 8356 3343 or  
[consultation@Hackney.gov.uk](mailto:consultation@Hackney.gov.uk)

## **Contents**

<b>Introduction, Background, Consultation &amp; Engagement Approach, Response rate</b>	<b>2 - 3</b>
<b>Citizen Space responses</b>	
<ul style="list-style-type: none"><li>• Please select your market from the list below or state the road your shop is located on?</li></ul>	<b>4</b>
<ul style="list-style-type: none"><li>• Please let us know your comments on the proposed Hackney markets, street trading and shop front fees and charges?</li></ul>	<b>5 - 12</b>
<b>Letters</b>	<b>12 - 14</b>
<b>Emails</b>	<b>14 - 16</b>
<b>Drop-in sessions</b>	<b>16</b>



## **Introduction**

This report is a summary of feedback received from the Hackney Markets and Street Trading Fees and Charges 2025-2026 consultation hosted on Citizen Space from 18 November until 31 December 2024.

## **Background**

This consultation outlined proposed changes to fees and charges for permanent and temporary service users across all markets and street trading locations.

The Council is reviewing the current fees and charges to ensure compliance with Section 32 of the London Local Authorities Act 1990 (LLA 1990). This legislation requires a licence to display goods for sale or provide services for profit—such as placing tables and chairs on Council land or within seven metres of any public highway. This includes market stalls, shop fronts, and mobile vehicles trading from fixed positions. The Act permits the Council to charge fees to cover the costs of providing street trading services.

The last review of fees and charges took place in 2019, with changes implemented in April 2020. Since then, the Council has faced growing financial pressures, including rising inflation, energy costs, and cuts in government funding. While these costs have not been passed onto service users, Section 32 of the LLA 1990 allows for this to ensure the service can continue to operate effectively and cover its costs. Despite increases from the Consumer Price Index (CPI) since 2020, the additional income has yet to fully cover rising costs. Therefore, the Council is now considering updating the fees and charges from April 2025 to help recover its costs through licence fees paid by service users, reducing the risk of local taxpayers subsidising licensing functions.

## **Consultation & Engagement Approach**

The consultation ran from 18 November until 31 December 2024. The consultation summary explaining the purpose of the consultation and online questionnaire was included on the Council's online consultation platform, Citizen Space:

<https://consultation.hackney.gov.uk/parking-markets/fac25-26/>

The required Notices were published in the London Gazette and Hackney Citizen. Emails promoting the consultation and drop-in sessions were sent to the Council's database of market traders.

Drop-in sessions with Council officers in attendance to discuss the proposals with were held on the following days:

**In-person at Ridley Road Market Office:**

- Friday 29th November 8:30AM - 10:30AM
- Monday 2nd December 5PM - 7PM
- Wednesday 4th December 11AM - 1PM

**In-person at Lower Clapton Road Office (Step-free access):**

- Monday 9th December 5PM - 7PM
- Tuesday 17th December 5PM - 7PM

**Online**

- Thursday 21st November 9AM - 10AM
- Tuesday 26th November 6PM - 7PM
- Wednesday 27th November 11AM - 12PM
- Tuesday 3rd December 6PM - 7PM
- Thursday 12th December 5PM - 6PM
- Thursday 19th December 5PM - 6PM

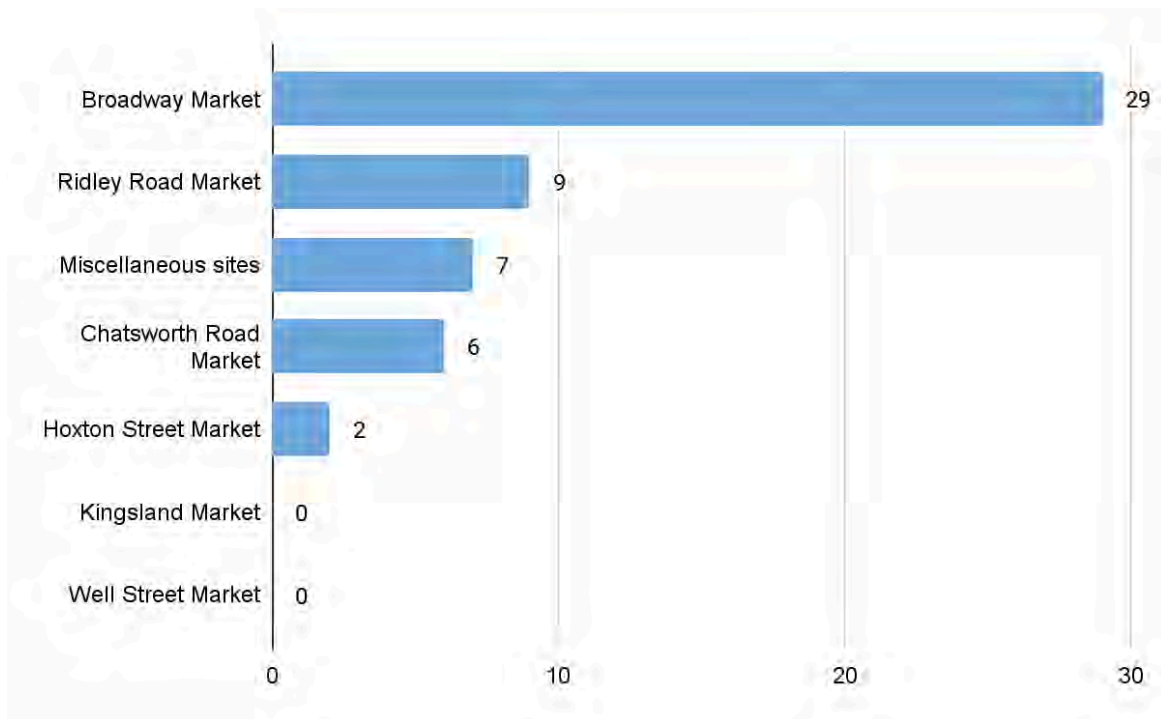
In addition to the above sessions, an in-person drop-in session was held with Ridley Road Market traders on Wednesday 4th December and an online session with Broadway Market traders on Monday 16th December.

**Response rate**

55 respondents took part in the online survey and 11 handwritten letters and four emails were received by the consultation closing date. A total of 46 traders attended the above engagement sessions.

## **Citizen Space responses**

**Please select your market from the list below or state the road your shop is located on? (Base 53)**



Respondents were able to choose one option that applied to them from the available list and an open text box was provided.

Of the total number of respondents who selected a response (53), the majority of respondents (29) selected Broadway Market, followed by Ridley Road Market (9), Miscellaneous sites (7), Chatsworth Road Market (6) and Hoxton Street Market (2). Two respondents did not select an option.

Three respondents who selected 'Miscellaneous sites' provided the road name their shop is located on. Two respondents stated Clifton Street and one Martello Street. One respondent who did not select any option above, stated their shop location as Narrow Way.

## **Please let us know your comments on the proposed Hackney markets, street trading and shop front fees and charges?**

This table sets out the themes identified from the 55 responses received by the consultation closing date. Please note that some responses covered multiple themes, so the totals do not add up to 100%.

<b>Theme</b>	<b>Number of responses</b>	<b>Percentage</b>
Statement against fees increases	32	58%
Impact traders / traders are struggling / difficult to break even / impact on profits / may need to close	30	55%
Fees increases not justified in these financially difficult times	16	29%
Not receiving enough in return for fees / some services charged for not used or received / service is inadequate	15	27%
Suggestions	7	13%
Expensive to trade at Broadway Market	7	13%
Will negatively impact fruit and veg stalls / unfair	7	13%
Will negatively impact small/new traders	7	13%
Farmers market aspect of Broadway Market needs to be preserved	4	7%
Other fees (parking/congestion charge/ULEZ) are having an impact as well / it all adds up	3	5%
Will negatively impact street food stalls	3	5%
Concerns regarding new payment process / advance invoicing	3	5%
Broadway Market subsidises other markets / unfair	2	4%

### **Quotes**

Quotes from respondents' comments relating to each theme have been identified and express a range of views.

#### **Statement against fees increases**

- "I am writing to express my disdain and anger at the increase in fees and charges. I have been a trader for nearly 20 years now, and this market is my only source of income."

- “The fees are excessive and any further increase will be detrimental to the market.”
- “I believe the increase it’s unfair. We are already struggling with the costs and you are pushing us even more.”
- “The fees are way too high. How is it going to be possible with these new fees”
- “Proposed increases are too high”
- “I am writing to formally object to the proposed rent increase affecting the food markets in Hackney.”
- “The fee is high and not justifiable, tables are charged without a reason, no evaluation of business takings, applying across the same fee is not equitable.”

Impact traders / traders are struggling / difficult to break even / impact on profits / may need to close

- “The council should be encouraging more trade and ways to attract the buying public back to the market, not increasing the traders fees which will discourage people using the market - less traders, less buying public.”
- “We won’t be able to break even based on current sales with the new proposed pitch fees.”
- “This substantial fee increase makes attending the market less viable due to already high staffing costs associated with longer trading hours, despite effective sales times being similar due to customer dynamics.”
- “I hope you review your consultation and not to rise up the rent to keep us able to trade in the market. As traders we discussed this situation and many traders are thinking to stop as they don’t get any profit, especially in winter.”
- “This continual increase is placing immense pressure on our margins, squeezing our ability to maintain a viable business.”
- “I hope you consider increasing the rent will force traders to stop trading, we lose money sometimes and you should support us to keep attending the market.”
- “I think the increased charges, especially enforced for hot food traders, will make it difficult for everyone and should not go ahead.”

Fees increases not justified in these financially difficult times

- “Inflation and rising energy costs have also hit us as individuals. Soaring costs on goods needed to run our businesses have also impacted on our profit margins and increased pitch fees would only make this situation worse.”
- “I feel it is unfair to pass on increasing fees to traders as the current economical climate does not provide traders to increase their turnover or to pass this on to customers who are all feeling the pinch with a rise in their cost of living expenses.”
- “In this present business climate there should not be an increase. Our footfall is down and hasn’t recovered since covid.”

- “Hi, it's not fair to raise up the fees as we are already struggling a lot with inflation and sometimes we are losing money, however we try to keep trading in hope if the sales can go up.”
- “In these harsh financial times, I urge the council to reconsider its proposal and provide market traders with the necessary support to recover and thrive. Maintaining stable and affordable rent is essential for sustaining the unique character and economic health of Hackney's markets.”
- “I have been trading at the market for 10 years now and don't think it's fair to increase the fees considering that it's been a very tough couple of years so far.”
- “The reality is that there has been a significant decline in trade and traders since the COVID lockdowns. We have less money as a result of the recession and people don't have enough money to pay for their bills or buy groceries anymore. We are all suffering from the inflation rates being imposed on us. I honestly believe that the proposed increase is not only impractical, but generally unworkable and unwise.”

Not receiving enough in return for fees / some services charged for not used or received / service is inadequate

- “Traders do not even have proper lighting (dim indoor lights do not count as proper lighting) in the winter months. This is not an appropriate service for Hackney Markets to provide.”
- “It's 2024 there should be access to Toilets etc. having to buy a coffee to use a toilet on Broadway adds approx £8 a day to costs.”
- “Unlike other traders, fruit and vegetable vendors typically do not rely on Council-provided electricity, further limiting their demand on resources. Proposed fee increases that include electricity costs should not disproportionately impact traders who do not use this service.”
- “I also feel that the Narrow Way market doesn't receive the same services as other markets so if there is an increase it should reflect the services provided.”
- “The market set up system is shoddy and fluctuates on a weekly basis with no apparent agenda for set or start times. The equipment such as tarps and stall fixtures are old and tatty with holes in the stall coverings that let in rain and damage stock. There are no toilet facilities on the street so traders have to rely on the good will of local cafes and restaurants. With the above mentioned factors I think it is unfair to expect stall holders to incur extra costs.”
- “I think that it is unfair that Clifton street market fees are going up when the service of the market isn't going up at all. There are no regular cleaning services, there is no access to electricity. There's no access to water. There's no access to storing containers. There's no access to toilets.”
- “Electricity is not used or provided to all the stall holders at Chatsworth Road market. It is therefore not fair for all traders to incur the cost for this if the service is not provided or required by them.”

### Suggestions

- “Introduce Pay As You Throw charges. Stall holders would purchase unique bags for their general and recyclable waste, with prices based on the size of the bag. The more waste they generate, the more bags they need to purchase, and the higher the cost. Food waste could be thrown into an inlet without needing a bag. Recycling bags could even be free or cheaper. This approach could raise funds, promote environmental awareness, reduce waste, and increase recycling rates.”
- “You need to get on top of your arrears and only phase in Payment in Advance from new Licenses.”
- “I would suggest Hackney council should encourage new traders with rent promotions and fill up the market. Not discourage old traders.”
- “Recommendations:  
Implement a tiered fee structure where increases are proportionate to actual resource usage and services consumed by different types of traders.  
Exclude self-sufficient traders like fruit and vegetable vendors from large rent hikes, aligning their fees more closely with CPI adjustments.  
Ensure Broadway Market fees are used solely to cover its specific operational costs and not to subsidize other markets or unrelated Council activities.”
- “Something should be done about the waste to reduce the amount the council is spending”
- “The council should be encouraging more trade and ways to attract the buying public back to the market not increasing the traders fees which will discourage people using the market less traders less buying public.”
- “Proposal for a Balanced Approach  
I urge the Council to consider a more balanced approach that supports both the administrative needs of the Council and the financial realities of small vendors. Potential solutions could include:
  - **\*\*Gradual Implementation\*\***: Phasing in the new payment process over a longer period to allow vendors to adjust.
  - **\*\*Support Programs\*\***: Offering financial assistance or flexible payment options for vendors facing difficulties with upfront payments.
  - **\*\*Stakeholder Engagement\*\***: Continued dialogue with vendors to gather feedback and develop solutions that address both parties' concerns.”

### Expensive to trade at Broadway Market

- “The proposed annual fees will now significantly breach £3k for Saturday Broadway traders and this is a lot for what we are actually getting in return.”
- “Broadway Market is already one of the most expensive markets to trade at in the London Borough of Hackney. Prices have doubled since Hackney Council took over running of the market. We face further price increases being imposed upon us.”

- “The proposed price for Broadway is way too high. An increase of over 30% is way too high when everything is expensive and it's already quite tough to make any profit at the moment.”
- “Not good for traders or Broadway market at all, it will be a struggle for the majority of traders to pay this you will lose a lot of people moving forward with these actions you need to find a cheaper person to deal with the waste, all I'm seeing is you passing costs onto traders instead of working to save expenses, if someone doubled your electric bill between one year to the next you'd look for a new supplier wouldn't you??”
- “If these fees are implemented you will see that it is unaffordable to trade at the market any more. The fees for this market are already in some cases twice as much as other London markets. You will see many traders leave, including myself. Hackney council should be making cuts and saving money elsewhere in their services.”

#### Will negatively impact fruit and veg stalls / unfair

- “The fees will make the veg stall unviable. This would be a huge loss to the market which otherwise only sells ready made food. It is good value organic veg from a farm and people need this healthy produce. Don't price fruit and veg sellers out please.”
- “I'm concerned by how these increases impact the viability of fruit and vegetable traders. We've already lost some traders (Chegworth Valley) this year and Wild Country Organic is a lifeblood of this market. I appreciate that costs have gone up for the council and indeed for everyone. It would seem obvious that there is a major difference between prepared food stalls and fruit and vegetable traders.”
- “As a regular customer at this market and Saturday vegetables stall called wild country organic, I wish to stand with the farmer to protect their place at this market. And not to increase their costs please, as the community needs them. We rely on them for health by local food and they need US as the customer. Please support and protect farmers and their communities.”
- “Fruit and vegetable traders, in particular, have a minimal impact on Council-provided resources:  
Use of bins is limited to disposing of small amounts of recyclable cardboard.  
No reliance on Council stall setup or additional maintenance services.  
This targeted usage does not justify the proposed large fee increases, especially when waste costs primarily arise from food and street food vendors.”
- “Don't charge more they won't be able to sell their veg”

#### Will negatively impact small/new traders

- “I strongly oppose the proposed increase in market trader fees, as it will disproportionately harm small and new traders. Unlike established businesses



that can absorb occasional poor sales, smaller traders operate on tight margins and cannot afford this additional burden. This change risks driving out new entrepreneurs, reducing the diversity and accessibility that make Hackney's markets so unique."

- "For Broadway to keep its momentum - small traders need encouraging or else we will end up the way other markets have gone with middle of the road goods."
- "The fees are expensive for small business and traders, I believed these fees were increased about a year ago, don't quote me on this, however I believe for smaller business and traders to make it and to build Hackney markets the fees should be frozen for a while or even decrease."
- "New business needs support and help to grow. We go to the market to start business but we are charged as shops regardless of how much we make daily."
- "As a relatively new trader, I am still trying to build a base of customers. I am currently only just breaking even. The proposed increase in pitch fees will make it very hard to make any profit."

#### Farmers market aspect of Broadway Market needs to be preserved

- "The vegetable and produce stalls are what makes Broadway market a vital source of healthy local food. Already so much of the space is given to brick a brick. As rents are so expensive we don't have any organic and local food shops in the area. It would be a terrible loss if due to the expensive fees ( as these stalls take up more space than hats and sunglasses) we would lose the farmers market aspect of Broadway market!!!"
- "If the charges are increased, all of the green grocers would be threatened but especially Wild Country Organics, one of the only truly organic local produce options in Hackney! They are a staple in our home and community. Please don't fee them out business!"
- "Broadway market is changing rapidly and flooded with food stall holders and many London based designers have left and still leaving because the locals are not coming in the same numbers. Moreover, losing vegetable stalls / fresh produce indicate increase of tourists and drop of local people."
- "I am concerned with the devaluation of the Broadway market Saturday farmers market. It is being overwhelmed by street food vendors and this is to the exclusion of grocery sellers. I regularly buy groceries and veg from Broadway market stalls , but rarely use the hot street food stalls. Whilst I understand the appeal to those across London as a destination and to buy prepared food, these types of outlets are common everywhere and nothing special"

Other fees (parking/congestion charge/ULEZ) are having an impact as well / it all adds up

- “This massive stall fee hike comes when costs are increasing across the board and our increase in NI contributions will be significant.”
- “This increase will make my job even more difficult during these challenging times. You have already increased the amount I have to pay for parking, stall rent and storage fee, Hackney council has already increased the rent only a couple of years ago.”
- “I disagree with the proposed charges. I do understand the increased costs to run our stall. We have recently been forced by the government to change our vehicle so we could adhere to new air pollution laws. This caused me to dive into debts, and these increases will make the situation worse. Along with that, there are new parking charges, congestion charge, Ulez charge, etc. There are so many charges that it's making it impossible to carry on trading, and if these fees are introduced, it will make our lives even more difficult.”

Will negatively impact street food stalls

- “The reputation of street food in general and specifically in Broadway market is in a downfall trajectory as it is.. Your price increase will deteriorate the situation even more. It results in even higher selling prices, smaller portions, more efforts by traders to cut corners...”
- “I think the increased charges, especially enforced for hot food traders, will make it difficult for everyone and should not go ahead.”
- “Sadly some longstanding traders have had to close because the cost of running a food stall with all the overheads is extremely challenging when there is not enough trade and with mounting costs sometimes we are literally working for nothing.”

Concerns regarding new payment process / advance invoicing

- “The proposal to end the current arrears payment process and require upfront payments presents several challenges for small vendors like myself. While I understand the Council's need to manage administrative burdens and improve financial reporting, this change could have serious implications for my business and others in similar situations.”
- “Regarding invoice payments I totally understand the council to eliminate late payments and arrears but as a micro business it is not always manageable to pay when our funds are not always coming in on time, so before charging a penalty I feel every small business should be given a warning or a grace period to pay our invoices.”
- “For temporary license holders to require paying a week in advance, this could be a deterrence, especially on the weekends where there is small footfall causing a struggle to make any profits.”

### Broadway Market subsidises other markets / unfair

- “You say costs rise when more traders are added - but so does your income? Is Broadway Market subsidising other markets?”
- “It is unjust to expect Broadway Market traders to subsidize other markets that are less profitable or operate at a loss. Each market should be managed to cover its own costs, ensuring that Broadway traders are not penalized for the inefficiencies or challenges in other locations.”

## **Letters**

This table sets out the themes identified from 11 handwritten letters received by the consultation closing date. All the handwritten letters were from Ridley Road Market traders. Please note that some responses covered multiple themes, so the totals do not add up to 100%.

<b>Theme</b>	<b>Number of responses</b>	<b>Percentage</b>
Statement against fees increases	11	100%
Impact traders / traders are struggling / difficult to break even / impact on profits / may need to close	8	73%
Business has been slow in recent times	7	64%
Fees increases not justified in these financially difficult times	3	27%
Some services charged for not used	2	18%

## **Quotes**

Quotes from respondents' comments relating to each theme have been identified and express a range of views.

### Statement against fees increases

- “I am not happy with your rent increase.”
- “I am not happy about the increase of container charges. I will find it difficult to pay these charges.”
- “I just work to pay my bills with lots of struggle, so please don't put up the charges.”
- “I am not happy with new rent increases, you have increased already few years ago.”
- “I am writing to express my disdain and anger at the increase in fees and charges.”

#### Fees increases not justified in these financially difficult times

- “As seen three to four years, financial troubles are increasing day by day as traders we are struggling financially.”
- “I’ve been trading in Ridley Road market for more than 10 years and this is the hardest time to afford the rent going up as the cost of living rising the market getting less busier so it would be very helpful to keep the rent as it is.”
- “The introduction of paid canopies and now pitch fee increase during these hard times is the opposite of supporting local businesses, people and wellbeing.”

#### Business has been slow in recent times

- “The business has been extremely quiet and we are already struggling to cover our costs including storage fees.”
- “I am writing to say that I am under so much pressure with my business that is very slow, especially this year has been very bad for me and I am sure for everyone else it is the same at the market, we are really struggling.”
- “Market is very very slow, there is no business.”
- “Market is not as busy and less customers, making it harder for me to make money.”

#### Impact traders / traders are struggling / difficult to break even / impact on profits / may need to close

- “This is my only source of income and adding to the payment I have to make towards my stall monthly (rent & storage), I also have to support my wife, my kids and take care of my household. I also have insurance and taxes to pay.”
- “Instead of reducing fees to support loyal traders like us, the increases are making it unbearable. We have families to feed and have been dedicated to this market for years, yet the current fees are already high and further increases make it harder to continue. Please reconsider as this is becoming unsustainable for us.”
- “Let’s be clear, I cannot afford the new rent increase. If you increase my rent, I will have to stop trading and give up the licence.”
- “This increase will make my situation more difficult during these challenging times, so please you have to understand that this is not the right time to increase the charges, the market is very very slow.”
- “Self-employed businesses are really struggling and price increase will not support local working people.”
- “I’m struggling to pay rent and other things so I think you should not increase charges. This will make you lose more traders.”

#### Some services charged for not used

- “Taking into account the points discussed at the meeting, especially refuse collection, my stock (carpets) produce no waste. I have piles of bin bags left at my stall daily which I do not use as I have no need for them.”
- “I don't have any rubbish to recycle. Charge meat, fish, fruit and vegetable traders more, they have more rubbish and they make more money.”

**For the verbatim letters and responses from the Markets & Street Trading team please see the spreadsheet [here](#).**

## **Emails**

Four emails were received by the consultation closing date and are listed verbatim below. **Please note that names have been redacted.**

**18/11/2024**

1. There is No Rising inflation  
 2. The fees have risen by 26% in the past 48 months  
 3. My thoughts are instead of automatically increasing fees try lowering/maintaining you costs by looking into ways of running the section more efficiently  
 Happy to help

**19/11/2024**

Regarding the financial pressure due to government funding, could you please provide some context/numbers? Is the government giving less money to the Council or specifically to the markets? Is it not the Council that budgets how much money is given to keep markets running? I would like to understand a bit more about this.

**21/11/2024**

Hello there, hope you are well.

I have spoken with Market Traders and reviewed the proposals and here are my comments. I didn't know whether to complete the form or send my comments directly so I'm emailing both markets & consultation:

Waste collection charges are stated to have increased by over 140% - this is a huge increase and there is not enough information in the consultation to explain the reason for such a huge increase. I understand from traders that all alternatives have

not been explored and that for markets such as Ridley Road, the number of traders producing a lot of waste (e.g. fruit & veg) has decreased - making it unclear why an increase in the charges for waste collection is necessary. I have sought further information from waste services and they have offered to meet (in the new year) with the traders I have spoken with about alternative approaches. I also understand more information will be provided in the new year. The consultation should be halted until all options have been explored and detailed justification is provided for this increase. I

Plans to hand down electricity charges to traders - this is at the total price of £154,000, again there is little breakdown of how/where this energy is used - as I understand lights are only used in the winter months. We also need to see what steps have been taken to reduce energy consumption.

Increased in storage chargers - the benchmarking shows that Hackney is the highest and not inline with other boroughs.

Some of the charges for council administration increase significantly - we need to see a breakdown of the council's market team staffing & budget to fully understand activities to be able to judge whether these charges are fair.

Introducing a late payment penalty - this is not in line with an ethical debt collection approach and therefore I do not support it.

Given the information above, I do not feel residents are able to make an informed decision about these charges and I also do not think there is enough information about what alternatives the council has explored to bring down costs. Therefore, the consultation should be paused until this information is provided.

Best wishes

**30/12/2024**

After reviewing the minutes from the opening consultation meeting on December 9, 2024, I felt that the points I wanted to raise on behalf of the 37 Broadway F&V traders I represent were not fully conveyed. I would like to reiterate our strong opposition to the proposed fee increases.

Firstly, the magnitude of the proposed increases will create significant financial challenges for many F&V traders. Given the current 'cost of living crisis', these increases will further exacerbate their difficulties and could ultimately lead to traders exiting the market.

Secondly, the proposed fee structure appears disproportionately burdensome for F&V traders. While non-F&V traders will face an 8% increase, F&V traders are being subjected to a staggering 41% hike. This disparity raises concerns about fairness and equity.

The consultation document does not clearly outline how the additional fees for F&V traders will be allocated. It suggests that waste handling costs have risen by £848K over the past year, which is cited as justification for the increases. While we understand that food traders may generate more waste, it seems that the Markets department is also grappling with various cost overruns, including staff expenses, previous COVID-related expenditures, storage development, and electricity projects.

Without a transparent breakdown of how the additional funds will be spent across these areas, the substantial increases for F&V traders appear discriminatory.

I have attached a signed list of the 37 traders I represent, who share our concerns and objections to these fee increases.

**For the responses to the emails from the Markets & Street Trading team please see the spreadsheet [here](#). One email which has been responded to has been included in the spreadsheet, but not analysed as part of the report due to being received after the closing date.**

## **Drop-in sessions**

For the questions and feedback received from the drop-in sessions and responses from the Markets & Street Trading team, please see the spreadsheet [here](#).

This page is intentionally left blank



# Hackney Markets and Street Trading Fees and Charges 2026

Report Date: November 2025

## Report author:

Sarah Mehdi  
*Consultation & Engagement Officer*

## Contact

Hackney Consultation Team  
on 020 8356 3343 or  
[consultation@Hackney.gov.uk](mailto:consultation@Hackney.gov.uk)

## **Contents**

<b>Introduction, Background, Consultation &amp; Engagement Approach, Response rate</b>	<b>3 - 4</b>
<b>Executive Summary</b>	<b>5 - 6</b>
<b>Overview of Results</b>	
<b>Overall Proposals</b>	
<ul style="list-style-type: none"> <li>To what extent do you agree or disagree that Hackney Council should review and update fees and charges for markets, shop fronts and street trading, given that they have not been comprehensively reviewed since 2019?</li> </ul>	<b>7 - 10</b>
<b>Waste Costs and Apportionment</b>	
<ul style="list-style-type: none"> <li>To what extent do you agree or disagree with the principle that higher waste-generating activities (e.g. food stalls, fruit &amp; vegetable traders) should contribute more towards waste costs than lower waste activities (e.g. crafts, clothing)?</li> </ul>	<b>11 - 13</b>
<ul style="list-style-type: none"> <li>How do you suggest waste management for markets and street trading could be structured in the future?</li> </ul>	<b>14 - 16</b>
<b>Energy Costs</b>	
<ul style="list-style-type: none"> <li>How do you think the Council can best support traders in accessing affordable and sustainable energy for trading?</li> </ul>	<b>16 - 18</b>
<b>Fees and Charges by Site/Category</b>	
<ul style="list-style-type: none"> <li>Do you feel the proposed increases for your market site/category are:</li> </ul>	<b>19 - 21</b>
<b>Payment Process</b>	
<ul style="list-style-type: none"> <li>To what extent do you agree or disagree with the proposal to phase out the 8-week arrears model and move to advance/real-time payments by 2027?</li> </ul>	<b>22 - 24</b>

<ul style="list-style-type: none"> <li>• What support would help you adapt to this new payment system (e.g. phased repayment, training, digital support, or a hardship fund)?</li> </ul>	<b>24 - 26</b>
<b>Wider Engagement</b>	
<ul style="list-style-type: none"> <li>• Drop-ins</li> </ul>	<b>27 - 29</b>
<ul style="list-style-type: none"> <li>• Shop Fronts</li> </ul>	<b>29 - 30</b>
<ul style="list-style-type: none"> <li>• Email Correspondence</li> </ul>	<b>30 - 31</b>
<b>Next Steps/Recommendations</b>	<b>32</b>
<b>Appendix A - Fees and Charges Consultation Feedback</b>	<b>33 - 56</b>

## **Introduction**

This report presents the views of market traders and residents on Hackney Council's proposed changes to its markets, shop fronts and trading licence fees, gathered during our consultation. The objective is to update the charges, which have not undergone a comprehensive review since April 2020. Since then, the Council has faced significant financial pressures, including rising inflation, higher energy costs, and reductions in central government funding. While the Council applied annual inflationary increases, these were often kept below the full rate of inflation during the COVID-19 pandemic and recovery years. However, this approach is no longer financially sustainable, making a full review necessary to cover costs.

## **Background**

The Council is reviewing its current fees and charges to ensure they remain fair, transparent, and legally compliant under Section 32 of the London Local Authorities Act 1990 (LLA 1990). This consultation builds on the first stage of consultation held between November and December 2024. The introduction of new fees planned for April was subsequently paused to explore ways to reduce costs. The Council is now returning with updated proposals to reflect the feedback received. This consultation set out the proposed changes for both permanent and temporary traders, shop front licences, and all street trading sites. These proposals will be finalised once feedback has been fully considered.

From 1 January 2026, the Council is proposing to update fees and charges to ensure the service covers its costs in line with legislation, avoid a subsidy from local taxpayers, and generate a small surplus to reinvest and support traders in line with the Council's Markets Strategy 2024-2029 and the Mayor's priorities for supporting local businesses and communities.

The key proposals are across the following areas:

- Modernising Payments Process
- Electricity
- Street markets storage container hire
- Stall set-up / Equipment & Maintenance
- Waste management
- Broadway Market
- Chatsworth Road Market
- Clifton Street Market
- Hoxton Street Market

- Kingsland Market
- Ridley Road Market
- Well Street Market
- Street trading sites
- Events
- Market and Street Trading Administration Fees
- Fees
- Shop Fronts

The consultation questions were around the following themes:

- Waste Costs and Apportionment
- Energy Costs
- Fees and Charges by Site/Category
- Payment Process

## **Consultation & Engagement Approach**

The consultation survey ran from 4 September 2025 until 15 October 2025.

The online survey was hosted on Citizen Space, the Council's statutory survey platform, with paper copies available at the Ridley Road office and in-person drop-in events, which could be returned by post.

A number of events that aimed to gather feedback took place in-person and online in September 2025.

The consultation was shared directly with traders by email, and paper copies were made available to those who requested them.

## **Response Rate**

A total of 59 responses were received, including those received online and paper responses.

# **Executive Summary**

## **Key Findings**

The following are the key findings raised by market traders and stakeholders across all engagement channels:

- **Overall Opposition:** A majority of survey respondents (58.93%) disagreed that the Council should review and update fees, and an even higher percentage (73.31%) felt that the proposed increases for their site/category were too high.
- **Market Viability Decline:** Traders reported a 50% decrease in market footfall over the past five years, making any price increase unsustainable.
- **Cost Data Challenged:** Feedback challenged the necessity of the proposed increases, noting that market staffing costs have supposedly "almost doubled in four years," prompting demands for a full cost review.
- **Affordability Claim Disputed:** A local Councillor challenged the claim that Hackney markets would remain affordable, stating that the proposed container storage fee is double the average of comparable boroughs cited in the consultation.
- **Cost-Effective Alternatives:** Detailed feedback opposing the off-site cleaning ban suggested that the cost of providing additional gully cleans is a highly cost-effective and practical alternative to imposing an unreasonable burden on food traders.
- **Regulatory Documents:** It was perceived that an Equalities Impact Assessment (EqIA) had not been completed, raising concerns that the impact of fee increases on traders was not fully understood. However, the current EqIA will be reviewed again before any changes are confirmed.
- **Payment System Concern:** The proposal to phase out the 8-week arrears model was met with opposition due to fears it would impact cash flow and eliminate a vital "safety net," especially for start-ups. The primary support mechanism requested was a hardship fund.

## **Common Themes from Comments and Feedback**

The analysis across all engagement channels revealed five common and interrelated themes driving the opposition to the proposals:

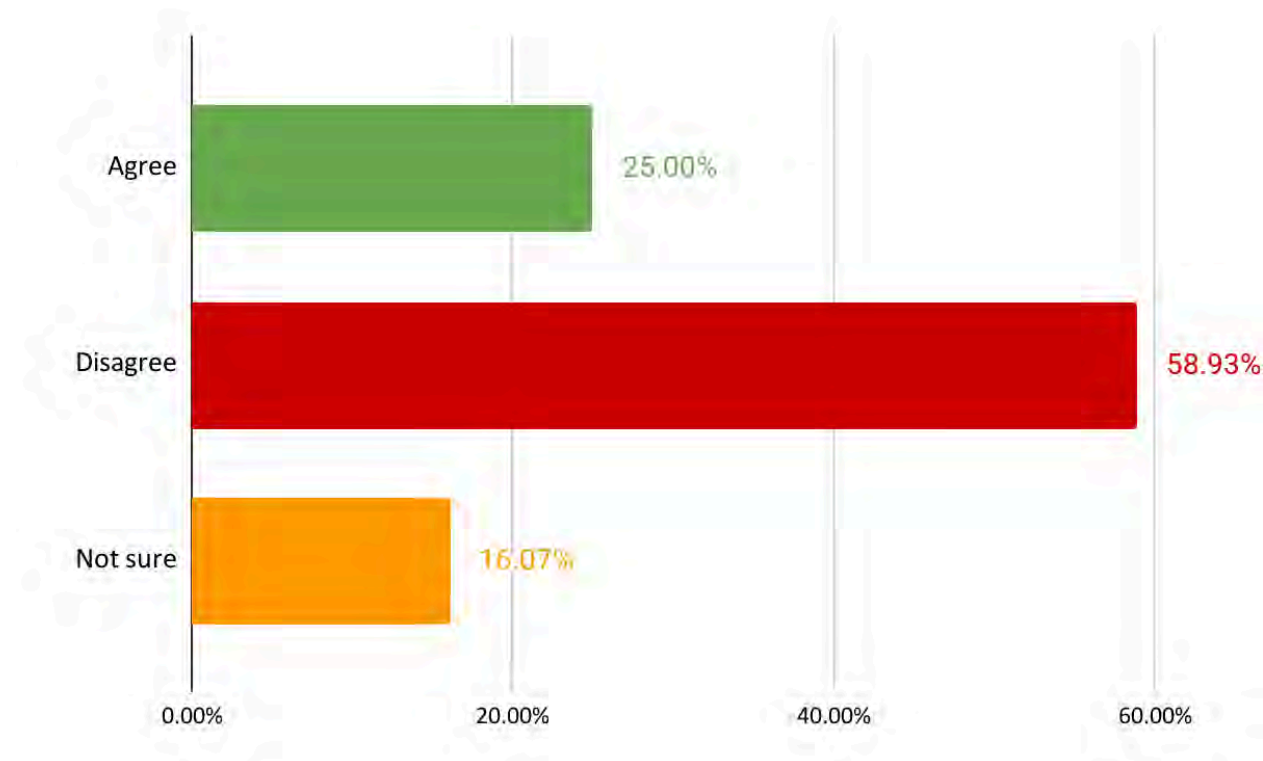
- **Financial Stress and Unsustainability:** This was the dominant theme, with universal consensus amongst respondents that current high business rates, compressed margins, and low profitability mean any further price increase is "unsustainable," leading many to consider closing their pitch.

- **Anti-Social Behaviour (ASB) and Safety:** Traders consistently identified anti-social behaviour (ASB), including begging and harassment, as their single biggest operational concern, directly linking it to the loss of customers. There is a strong, repeated demand for a greater, more visible officer presence and immediate removal of individuals causing disruption.
- **Lack of Transparency and Detail:** Multiple parties demanded greater clarity on how funds are used. This includes a full breakdown of market staffing costs and a detailed explanation of why the waste charge increase is necessary. A Legal Officer from NABMA (The National Association of British Markets) stated that a lack of detail on waste costs is inconsistent with the Council's transparency policy.
- **Decline in Service Quality and Investment:** Traders widely expressed that any fee increase is unwarranted due to a perceived decline in Council service. Specific complaints included poorly maintained equipment, unreliable electricity supply, inadequate lighting in winter, and unresponsive market management.
- **Demand for User Pays Model:** While opposing the overall fee increase, a large majority of traders (69.64%) agreed with the principle that higher waste-service and energy users should contribute more towards those specific costs than lower users, advocating for a differentiated "user pays" model across waste and utilities.

# Overview of Results

## Overall Proposals

**To what extent do you agree or disagree that Hackney Council should review and update fees and charges for markets, shop fronts and street trading, given that they have not been comprehensively reviewed since 2019? (Base 56)**



The chart above shows that the majority of respondents, 58.93% (33), disagree (strongly disagree and disagree combined) that the Council should review and update fees and charges for markets, shop fronts and street trading. This was followed by 25% (14) that agree (strongly agree and agree combined) and 16.07% (9) that are not sure.

Respondents were asked to explain the reason for their answer, with a total of 46 comments received that were analysed into key themes:

### **Theme 1: Negative Financial Impact of Fee Increases**

- **Description:** This is the dominant theme, expressing opposition to any fee increase due to the current dire financial state of the market traders.



Comments cite already high fees, compressed profit margins, rising operational costs (inflation, energy, stock), and a simultaneous decrease in customer sales and foot traffic. Many believe an increase would force them out of business or make trading unsustainable.

- **Comment Count:** 27
- **General Sentiment:** Strongly Negative / Highly Concerned
- **Relevant Quotes:**
  - "Ever increasing higher Business Operational costs."
  - "The current competitive rate of online market not to mention other service providers it is really hard for market traders to keep trading because we are not seeing people in the markets so increasing the fee, will just add extra pressure to each and every trader"
  - "With these new fees it will not make financial sense for me to continue to trade on Chatsworth road... I imagine many vendors especially the craft and specialty vendors would be forced to make the same difficult decision."
  - "Any increase in pitch fees would eat further into that. We are fast approaching the threshold of what is profitable."
  - "I strongly disagree at the time when costs are already high, increase of fees could drastically impact my business, my concern it might become unsustainable for us to do business."

## **Theme 2: Decline in Council Service and Market Management**

- **Description:** Traders feel that the quality of services and market management provided by the Council is poor, insufficient, or declining, making any fee increase unwarranted. Specific complaints include a lack of investment in promotion/curation, a lack of essential trader support (toilets, holiday time off), poorly maintained equipment, unreliable electricity, and unresponsive market officers.
- **Comment Count:** 13
- **General Sentiment:** Negative / Frustrated
- **Relevant Quotes:**
  - "Given the ongoing cost of living crisis... and the ongoing lack of meaningful support from the council around key trader needs like holiday time off, access to toilets, and properly maintained stall equipment, I don't believe the proposed price increase is fair or justified."
  - "Market has gone down in service quality."
  - "The market curation is pulling the money down... It needs fresh eyes. The current situation isn't working."

- "First of all the markets do not provide efficient service when it comes to electricity and it's not guaranteed that this will change. Let's see the change before the fees are increased."
- "I would be much more open to a discussion around potential fee increases if I felt that my concerns were being heard and that there was clear evidence of reinvestment into improving the trader and customer experience."

### **Theme 3: Inaccurate Claim of No Recent Fee Review/Increase**

- **Description:** Several comments challenge the premise of the consultation question - that fees have not been "comprehensively reviewed since 2019." Traders state that their fees have already been increased recently, often without any corresponding improvement in service. (Council note: While the last review was implemented in 2020, the Council applied annual inflationary increases in some of the subsequent years. These annual adjustments were often below the rate of inflation. There was no inflationary increase at all from 1 April 2025).
- **Comment Count:** 7
- **General Sentiment:** Negative / Sceptical
- **Relevant Quotes:**
  - "The fees already increased in April, mine by 18% !"
  - "Daily fees for temporary license holders at Broadway Market increased in April 2024 so saying they have not since 2019 is incorrect. They increased from £60 to £64, with no notable improvement of services."
  - "The rent has been steadily rising over the past four years. This is the first 'formal rent increase' proposal which had been accompanied by a consultation."
  - "My fees rose within the last 2 years"

### **Theme 4: Call for Review of Fee Calculation and Structure**

- **Description:** This theme focuses on the fairness and logic of the current fee structure. Traders suggest that the pitch fee calculation is "outdated" and does not reflect the different types of stalls. Specifically, they note that food/produce traders often provide their own infrastructure (gazebos, tables) and generate minimal waste, arguing the fees should reflect the actual services used or the profitability of different business types.
- **Comment Count:** 4
- **General Sentiment:** Neutral / Analytical
- **Relevant Quotes:**

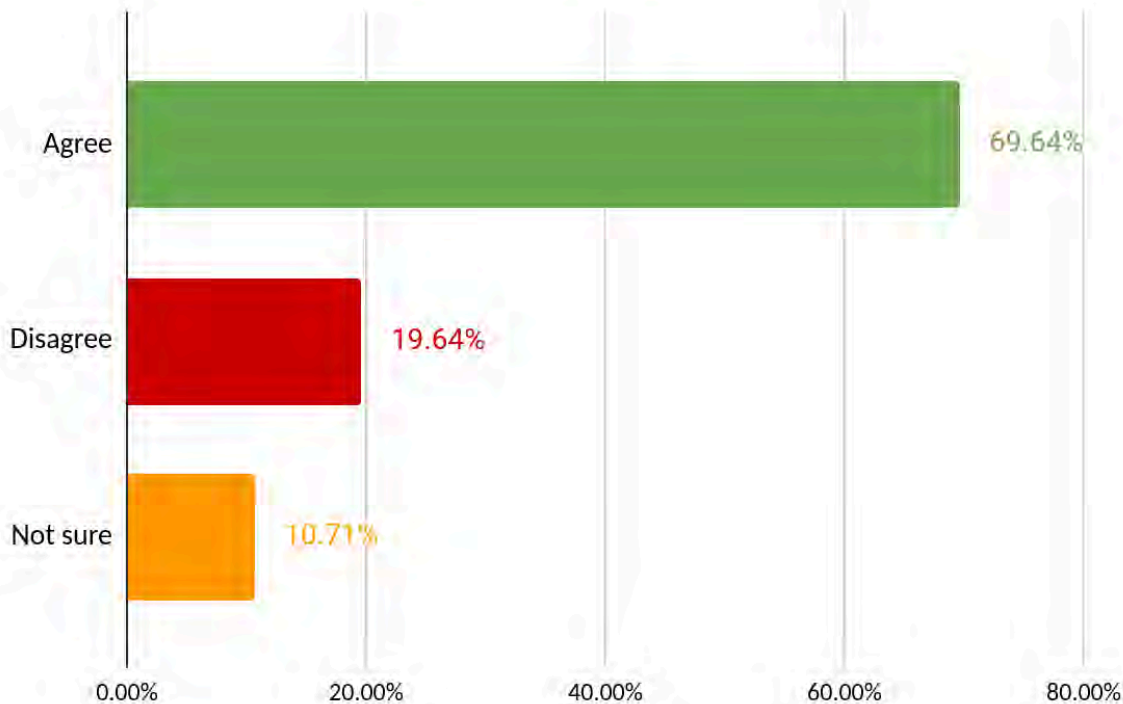
- "The ways the pitch fees are calculated are outdated. Stalls for fruit and veg and hot food are self standing stalls and require no input from hackney council... This needs to be reviewed."
- "Fruit and vegetables should pay more because they are more busy."
- "I agree that they should be reviewed and the right charges should be applied whether going down to fit market state or up."

## **Theme 5: Conditional Agreement / Acceptance of Review**

- **Description:** A small number of comments express a conditional acceptance of the idea of a fee review or a small increase, provided it is justified by an improved service, is not significant, or is necessary to cover the Council's costs.
- **Comment Count:** 4
- **General Sentiment:** Neutral / Reluctant Acceptance
- **Relevant Quotes:**
  - "I think that a review is always a good idea. I do not agree with some of the suggestions raised of it." [sic]
  - "Things have gone up, though sales have not gone up for us, it is understandable to increase it. Hopefully not significantly"
  - "I agree that the Council should review pitch fees constantly to ensure that the department is breaking even."
  - "I feel it is fine to have a small increase but the service offered needs to improve"

## Waste Costs and Apportionment

**To what extent do you agree or disagree with the principle that higher waste-generating activities (e.g. food stalls, fruit & vegetable traders) should contribute more towards waste costs than lower waste activities (e.g. crafts, clothing)? (Base 56)**



The chart above shows that the majority of respondents, 69.64% (39), agree (strongly agree and agree combined) with the principle that higher waste-generating activities should contribute more towards waste costs than lower-waste activities. This is followed by 19.64% (11) that disagree (strongly disagree and disagree combined) and 10.71% (6) that are not sure.

Respondents were asked to explain the reason for their answer, with a total of 46 comments received that were analysed into key themes:

### **Theme 1: Agreement with the Principle of Differentiated Waste Fees**

- **Description:** This theme captures the general sentiment that higher waste-generating activities (primarily food, fruit, and vegetable stalls) should pay more towards waste disposal costs than lower waste activities (primarily crafts and clothing). A large majority of traders, especially non-food sellers,

support the concept of a variable waste fee structure based on waste volume, highlighting the minimal or zero waste generated by craft and retail stalls compared to the significant waste (boxes, food scraps, packaging) from food, fruit, and vegetable traders.

- **Comment Count:** 29
- **General Sentiment:** Strongly Positive/Agreement with the principle.
- **Relevant Quotes:**
  - "Lower waste generating like crafts and clothing etc generates one bin bag all day, but higher generating like fruit and veg generates 20 bin bags all day so they should pay more."
  - "I do not think it is fair for "craft" type stalls to be effectively subsidising food stalls"
  - "Stalls use business generate a lot of waste should pay more towards waste clearance."
  - "If there is a fair method to calculate how much waste is produced for each stall/business, that would be fair."
  - "I agree as they generate more than 500% without any doubt."

## **Theme 2: Concern over Current Market Cleaning and Waste Management Services**

- **Description:** This theme focuses on specific complaints and observations regarding the effectiveness, fairness, and execution of current waste and cleaning services, particularly concerning general area cleanliness, drainage, and inadequate service provision in certain adjacent areas. Traders and adjacent residents express dissatisfaction with the current waste management system.
- **Comment Count:** 10
- **General Sentiment:** Strongly Negative/Critical of existing services.
- **Relevant Quotes:**
  - "I live on Colvestone Crescent which is adjacent to Ridley Road. This area is littered with rubbish on a daily basis largely from the market and sits outside the remit of the market cleaners..."
  - "...THE DRAINS ARE ABSOLUTELY DISGUSTING. Whatever is poured down the drains causes a vomit inducing stench, for both stall holders and customers alike."
  - "Waste at Ridley road is a joke!!!! The place is not cleaned on time, neither is efficient enough for traders to work. We have to clean our spots before we start trading"

### Theme 3: Opposition to Differentiated Fees/Support for Community-Based Costs

- **Description:** This theme represents the view that all traders should contribute equally, or that focusing on waste fees distracts from the collective benefit and cost of running the market. A smaller group of traders argues against penalising high-waste vendors, noting that they are often a major attraction, increasing footfall for all. They feel the market should operate as a team or community, with shared costs and benefits.
- **Comment Count:** 6
- **General Sentiment:** Negative towards differentiated fees; Positive towards a unified community approach.
- **Relevant Quotes:**
  - "I think it's fair to have the same price fee for everyone, the market should be a big community so every trader brings different customers and that's what makes markets lively so we should think it's a team work..."
  - "Food is also a major draw to the market which will increase footfall for all traders."
  - "When they do well we all do well and so for them to be penalized isn't incredibly fair either."

### Theme 4: High Market Fees and Cross-Subsidy Concerns

- **Description:** This theme highlights the broader financial context, focusing on traders' perception that overall market fees are already too high, and that low-waste traders are currently subsidising the costs of high-waste traders. They express concern that they are unfairly contributing to the high costs associated with others' waste, and some suggest compensation or fee reduction for low-waste traders.
- **Comment Count:** 6
- **General Sentiment:** **Negative/Concerned** about existing costs and fairness.
- **Relevant Quotes:**
  - "Rent for the non food traders should go down making it up for the years they have paid."
  - "And you want me to pay for the disposal of the rubbish of the people that are ruining us. I have seen it all now."
  - "I'm on the Narrow Way and receive no services yet my fee went up by 18% ?!"

## **How do you suggest waste management for markets and street trading could be structured in the future? (Base 46)**

Respondents were asked to suggest ways in which waste management for markets and street trading could be structured in the future. A total of 46 comments were received that were analysed into key themes:

### **Theme 1: Volume-Based/Differentiated Charging and Responsibility (User Pays Model)**

- **Description:** This is the strongest theme, suggesting that future waste management should be structured around a "user pays" principle where the financial contribution is directly proportional to the amount of waste generated. Many comments, particularly from low-waste traders, focus on holding high-waste generators (food, fruit & vegetable stalls) accountable and responsible for their own specific volume of waste.
- **Comment Count:** 13
- **General Sentiment:** Strongly Positive/Agreement with a fair, tiered, or proportional charging system.
- **Relevant Quotes:**
  - "Adopt a "user pays" model"
  - "I suggest waste management should be structured in a way that whoever generates the most should pay the most."
  - "Majority of waste should be paid by fruit & vegetable and fish stall. Please come and check who is throwing what. Why should I pay for someone else's rubbish."
  - "Well higher generating waste should pay more than lower generating waste and also the shops should pay most of them."

### **Theme 2: Improved Separation, Centralisation, and Infrastructure**

- **Description:** This theme focuses on practical, on-the-ground improvements to the physical waste system, primarily suggesting better separation of waste streams (food, recycling, general) and centralising disposal points for traders. Suggestions also cover the need for more public bins and better maintenance of problematic areas like drains.
- **Comment Count:** 10
- **General Sentiment:** Positive/Constructive towards system and infrastructure upgrades.
- **Relevant Quotes:**

- "A centralised disposal point for traders would eliminate the need to hand out individual waste bags, which are really rarely filled by craft traders."
- "Separate waste, food waste and recycling for the sake of the environment as well as a cost saving measure."
- "More bins, fines for putting oil in the grids. More communication on the drains, nothing to be poured down there. Or regular flushing of the drains."
- "Large refuse area, where people dispose of their rubbish. Less man power needed."

### **Theme 3: Increased Enforcement, Accountability, and Cleaning Services**

- **Description:** This theme calls for improved operational standards, focusing on the need for stricter enforcement of cleaning rules and better timeliness of cleaning services. It includes specific demands for regular cleaning of adjacent areas impacted by the market and ensuring all traders clear their own pitches efficiently.
- **Comment Count:** 8
- **General Sentiment:** Negative/Critical of current operational gaps; Positive towards better service delivery.
- **Relevant Quotes:**
  - "Every trader should be responsible for disposing their own waste and the market should be cleaned on a regular basis anyways" [sic]
  - "As comment above, there should be regular cleaning of Colvestone Crescent as this is directly affected by market trading."
  - "The officers need to make sure that traders clean their spots and also waste management team starts on time and leave the place spotless"
  - "Each stall is responsible to clear their pitch in nearby waste container."

### **Theme 4: Comprehensive, Integrated Management System (Detailed Proposal)**

- **Description:** One comment provided a detailed, multi-faceted proposal for waste management, encompassing technology (smart bins, digital tracking), zone-based structuring, stream specialisation (e.g. composting, oil collection), and incentive structures (penalties for contamination, discounts for reusable packaging). This theme stands out for its high level of detail and integration.
- **Comment Count:** 1
- **General Sentiment:** Highly Positive/Innovative towards a modern, structured, and technology-driven system.
- **Relevant Quotes (from 1 comment):**



- "Zone-Based Management: Divide markets into collection zones (e.g. food vendors, retail, services)..."
- "Technology Integration: Smart bins with fill-level sensors... Digital tracking of waste volumes by trader/area..."
- "Incentive Structure: Volume-based charging to encourage waste reduction... Penalties for contamination or improper disposal..."

In addition to the themes identified, a number of respondents (11) stated they did not have a specific suggestion, felt the existing system was adequate, or deferred the responsibility to market management/experts.

## Energy Costs

### How do you think the Council can best support traders in accessing affordable and sustainable energy for trading? (Base 48)

Respondents were asked how they think the Council can best support traders in accessing affordable and sustainable energy for trading. A total of 48 responses were received that were analysed into key themes:

#### Theme 1: Enforce a "User Pays" Model and Fair Pricing

- **Description:** This is the dominant financial theme, asserting that the cost of energy must be borne solely by the traders who consume it. Low or non-energy-using traders oppose any attempt to raise their general fees to subsidise the energy use of others. There is a preference for a transparent, metered, or pay-as-you-go system to ensure fairness and avoid cross-subsidy.
- **Comment Count:** 13
- **General Sentiment:** Strongly Positive/Agreement with a fair, consumption-based charging model.
- **Relevant Quotes:**
  - "Anyone needing energy to trade should pay the extra cost that shouldn't be for other traders who don't use energy..."
  - "Just charge the stall owners for it! Why should I pay the electricity of my unfair competition? It's mad and it's cruel"
  - "Installing meter points around the market but require a pay as you go solution for traders to use. Like with charging a car. There is no guessing or estimates. If you need the power you pay for it there and then"
  - "Those who receive energy should pay for it."

## Theme 2: Essential Infrastructure Repair and Expansion

- **Description:** This theme focuses on the urgent need to fix existing, non-functional power outlets and dramatically increase the number of access points available across the market. Many traders note that the current supply is unreliable, broken, or insufficient, forcing them to use expensive personal solutions or unsafe connections. There is a demand for a basic, functioning electrical supply to be provided as a fundamental service.
- **Comment Count:** 11
- **General Sentiment:** Strongly Negative/Critical of the current infrastructure; Positive towards immediate repairs and expansion.
- **Relevant Quotes:**
  - "fix the current supply we have less than half the outlets work down Broadway market, most traders rely on using power banks or plugging into outlets in the flats above Broadway"
  - "All spots must be fixed. You can't expect a market to function or traders to stay if you don't provide the right tools and look after them."
  - "More circuits should be provided"
  - "Some market stalls have stalls have not had electricity for around 2 years."

## Theme 3: Investment in Sustainable and Independent Energy Solutions

- **Description:** This theme centres on replacing or supplementing conventional power with affordable, sustainable alternatives, such as solar power and rechargeable battery banks. Traders suggest the Council should invest in this infrastructure to both meet sustainability goals and provide reliable power, especially for lighting in winter.
- **Comment Count:** 8
- **General Sentiment:** Positive/Supportive of sustainable, modern energy solutions.
- **Relevant Quotes:**
  - "Solar energy as a first step towards a sustainable renewable energy consumption."
  - "Solar powered generators"
  - "We need electricity or affordable power bank supply."
  - "Use renewable energy points at the markets. Provide each trader with electric and light."

## Theme 4: Collective Purchasing and Financial Support Mechanisms

- **Description:** This theme is primarily drawn from one highly detailed comment but reflects the idea that the Council should use its size to secure better

energy deals. The suggestions include negotiating bulk energy prices for all traders, offering small grants for energy-efficient equipment, and acting as a "trusted intermediary" to bring fairer prices to traders.

- **Comment Count:** 2 (One detailed comment, plus one general supporting comment)
- **General Sentiment:** Positive/Constructive towards leveraging Council power for financial benefit and better deals.
- **Relevant Quotes:**
  - "1. Collective Energy Purchasing: Negotiate bulk energy deals on behalf of all licensed traders..."
  - "By acting as a trusted intermediary for local energy schemes for a fairer price if we are going to be charged."
  - "Subsidies for electric vehicle charging for mobile traders"

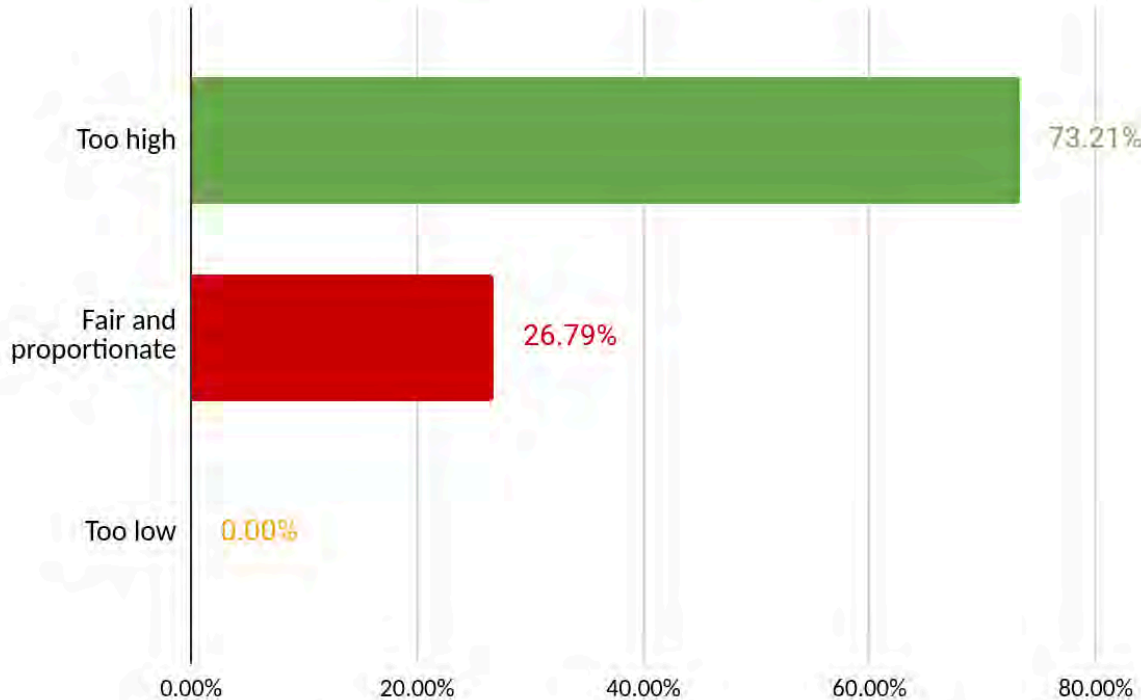
### **Theme 5: Lighting as an Essential and Aesthetic Service**

- **Description:** This theme focuses specifically on lighting, noting that the market is too dark in winter, which is "embarrassing" and unprofessional. Traders demand that the Council include working and cohesive lighting as an essential part of the market service, arguing that the current provision is inconsistent, ineffectual, and messy.
- **Comment Count:** 6
- **General Sentiment:** Negative/Frustrated with existing lighting; Positive towards the Council providing a reliable, standardised lighting system.
- **Relevant Quotes:**
  - "I think the council should have a set of lights that look nice that are used to light up the whole market in the winter months (Oct-March)."
  - "Trading at a famous Broadway Market at pitch black in winter is embarrassing for the traders."
  - "The lights need to be tested before they are put up on the day we need them. Every year since the council took over it's been the same rigmarole."

In addition to the themes identified, a number of respondents (9) either explicitly stated they had no idea, or noted that the topic was "not applicable" to them as they don't use or require energy for their stall.

## Fees and Charges by Site/Category

Do you feel the proposed increases for your market site/category are: (Base 56)



The chart above shows that the majority of respondents, 73.31% (41), feel that the proposed increases for their market site/category are too high. This is followed by 26.79% (15) that felt it was fair and proportionate. No respondents felt it was too low.

Respondents were asked to explain their view, with a total of 45 comments received that were analysed into key themes:

### Theme 1: Fees Are Too High and Disproportionate to Value/Services

- **Description:** This is the overwhelming response, with traders asserting that the proposed fee increases are too high. The primary justification is a perceived lack of corresponding improvement in services (e.g. maintenance, lights, cleaning) and the argument that London fees are already among the highest globally, especially when compared to the support and infrastructure provided by the Council.
- **Comment Count:** 23
- **General Sentiment:** Strongly Negative/Critical of the increases.
- **Relevant Quotes:**

- "My fees have risen by 500% since I started 15 years ago and the services I've received in that time have not changed. Basically zero services and 500% increase ?!"
- "Rent is keep going up with no improvements whatsoever. Boards are broken and fiddly. Roof has always holes and dripping." [sic]
- "We are currently one of the most expensive Local Authority run markets in inner city London. Rents should be compared with Local Authority run markets..."
- "For the service we are getting it is very high. Far higher than any council ran market in the country."

## Theme 2: Financial Strain on Small, Independent Traders

- **Description:** This theme focuses on the direct negative economic impact of fee increases on small, independent businesses. Traders stress that they are already operating on slim margins, facing high costs of living/supplies, and experiencing a general economic slowdown with reduced customer spending. They argue that further increases will challenge their ability to survive, potentially forcing them out and reducing the market's unique character.
- **Comment Count:** 11
- **General Sentiment:** Negative/Concerned about business viability.
- **Relevant Quotes:**
  - "A further increase could force some traders to leave, reducing the market's diversity and appeal to visitors."
  - "Market is slow, no money, no business,. I can not pay any more."
  - "Even a small increase in the fee will effects me greatly... it cannot be unsustainable."
  - "At a time when costs are already high, increase of fee could have a devastating impact on our business."

## Theme 3: Cross-Market Subsidisation Concerns

- **Description:** This theme expresses the belief that the profitable market sites (specifically Broadway Market) are being used as a "cash cow" to subsidise other, less profitable markets or the general Hackney Markets team operations. Traders feel their high fees should primarily benefit their specific site and believe their current contributions already cover their market's operational costs.
- **Comment Count:** 5
- **General Sentiment:** Negative/Suspicious of how funds are allocated.
- **Relevant Quotes:**

- "Broadway market is getting the brunt of the cost as we are viewed as the cash cow that can be milked."
- "...any increase in rent fees is subsidising the rest of the hackney markets team - which in normal circumstances is understandable, but I think this is unfair..."

#### **Theme 4: Alternative Fee Structures and Conditions**

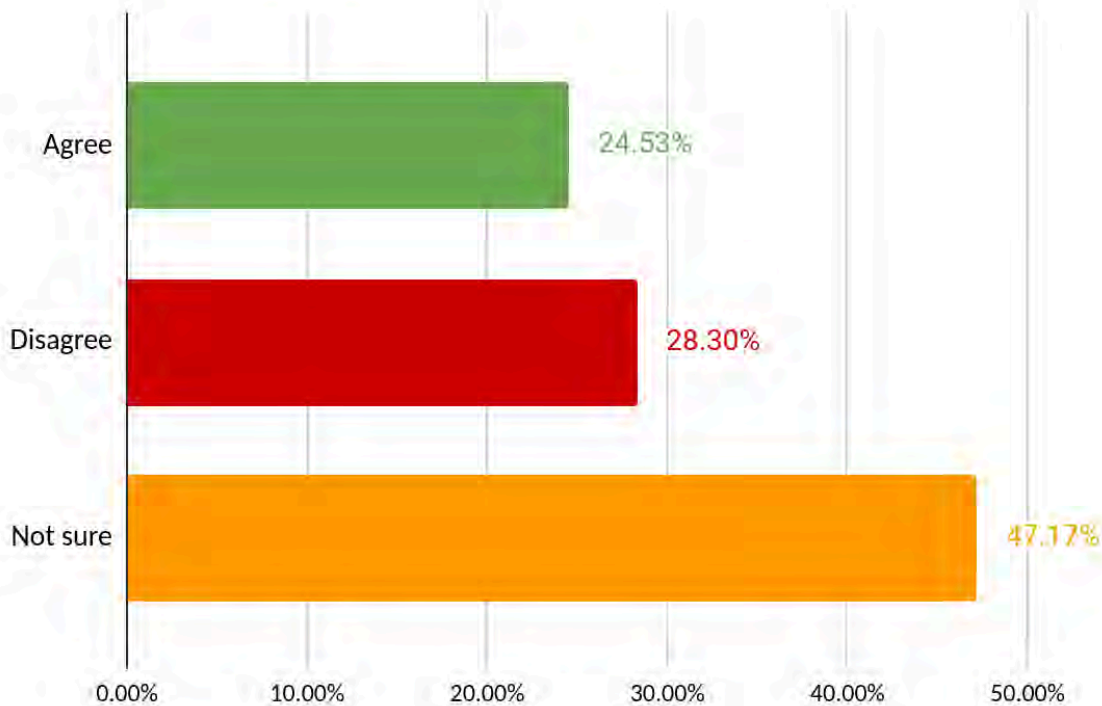
- **Description:** Traders suggest alternatives to a blanket fee increase, such as delaying the increase until market conditions improve, linking fee changes to measurable service improvements, or applying the "user pays" model to charge high-waste/high-traffic traders more. They also point to external factors like ongoing roadworks as a reason to hold fees stable.
- **Comment Count:** 8
- **General Sentiment:** Constructive/Conditional, willing to accept increases only under specific circumstances.
- **Relevant Quotes:**
  - "If the fees absolutely need to rise I would suggest waiting until the road closure solidifies and the market is at a more stable successful place."
  - "The proposed rent increase is too high for me... Fish stall, fruit and vegetables traders are making more money... they must pay more."
  - "Providing that it remains at that rate for a few years."

#### **Theme 5: Fair/Acceptable Fees and Support for Staff**

- **Description:** A small number of comments suggested the proposed increase was "fair and proportionate" or acceptable, often with the condition that the funds are used to maintain services, or specifically to ensure proper pay and resources for the staff who support the markets.
- **Comment Count:** 4
- **General Sentiment:** Positive/Acceptance or Conditional Fairness.
- **Relevant Quotes:**
  - "In comparison with the previous proposal this is proportionate."
  - "The fees at the moment are good for us"
  - "The team that set up and look after us in all weathers is crucial, proper pay, enough staff, fair working conditions and equipment is an investment for us all, costs must be met."

## Payment Process

**To what extent do you agree or disagree with the proposal to phase out the 8-week arrears model and move to advance/real-time payments by 2027? (Base 53)**



The chart above shows that nearly half of the respondents, 47.17% (25), are not sure if they agree or disagree with the proposal to phase out the 8-week arrears model and move to advance/real-time payments by 2027. This is followed by 28.3% (15) that disagree (strongly disagree and disagree combined) and 24.53% (13) that agree (strongly agree and agree combined).

Respondents were asked to explain the reason for their answer, with a total of 32 comments received that were analysed into key themes:

### **Theme 1: Negative Impact on Trader Cash Flow and Business Viability**

- **Description:** This is the most prevalent view, strongly opposing the move away from the 8-week arrears model. Traders, especially sole and small business operators, see the current model as a vital "safety net" that provides necessary flexibility due to fluctuating income (weather, seasonality, illness). They express serious concern that moving to advance/real-time payments will create

significant cash flow problems, especially for start-ups, potentially forcing smaller traders out of the market.

- **Comment Count:** 10
- **General Sentiment:** Strongly Negative/Disagree with the proposal.
- **Relevant Quotes:**
  - "As a sole trader my income fluctuates a lot and sometimes it is necessary to have a bit of flexibility to pay the rent, it would definitely be a struggle if it has to be paid all upfront"
  - "8 weeks arrears gives a chance for traders who might be in difficulty financially to pay a bill later."
  - "it will push out smaller start ups that may need time to build revenue and the only people able to pay upfront cost will be big hitters..."
  - "I think in this current climate giving people some leeway is the right thing to do. Advance payment will be too high."

## **Theme 2: Preference for Advance/Real-Time Payment (or Short Arrears)**

- **Description:** This theme represents a moderate counter-view favouring payment close to or in advance of trading. Some traders state they already pay in real-time or see a short advance period (e.g. one week) as fair. This is often linked to the Council's potential need for better cash flow and the principle that a service should be paid for immediately.
- **Comment Count:** 5
- **General Sentiment:** Positive/Agreement with advance or real-time payment; Constructive suggestion of a compromise.
- **Relevant Quotes:**
  - "I think fees should be advance/real time. I have never used a delayed/arrears model"
  - "I would like to pay for the week every week as I think the current process acts against traders if they are taking holidays etc."
  - "Smaller stalls may find it difficult to pay in advance. But I feel 1 weeks advance is fair."
  - "Perhaps reduce to 4 week arrears as that helps the council to manage finances, while also giving traders a chance to pay fees."

## **Theme 3: Lack of Confidence in Council's Current Billing System**

- **Description:** Traders express dissatisfaction and lack of trust in the Council's current financial and administrative processes. This theme is based on specific, personal experiences of billing errors, repeated requests for payment proof, and general inefficiency, leading to a strong resistance against any major systemic change until current basic service issues are resolved.



- **Comment Count:** 3
- **General Sentiment:** Strongly Negative/Critical of existing administrative practices.
- **Relevant Quotes:**
  - "They can't make simple calculations on direct debits and keep on pestering us for receipts to prove payments why would we do this!!!!"
  - "Being that you don't bother to collect my rent I suggest you employ someone who knows how to run a rent collecting service."

#### **Theme 4: Unfamiliarity/Lack of Information on the Proposal**

- **Description:** A significant number of respondents were either not familiar with the current 8-week arrears model, did not understand the proposal, or felt it was not applicable to their trading category (e.g. temporary license holders). This indicates a gap in communication or understanding regarding the financial structure of their fees.
- **Comment Count:** 8
- **General Sentiment:** **Neutral** Uninformed/Not Applicable.
- **Relevant Quotes:**
  - "I'm unsure about what this is"
  - "I'm not familiar with this. I've read the papers twice but did not come across it."
  - "I don't think that affects me?"
  - "I'm a temporary license holder so not applicable"

#### **What support would help you adapt to this new payment system (e.g. phased repayment, training, digital support, or a hardship fund)? (Base 35)**

Respondents were asked what support would help them adapt to this new payment system, with a total of 35 comments received that were analysed into key themes:

#### **Theme 1: Demand for a Hardship Fund**

- **Description:** The strongest and most direct request for support is the establishment of a hardship fund. Traders recognise that moving away from the arrears model eliminates a vital "safety net," and a dedicated fund would provide essential financial relief for small traders facing temporary difficulties (e.g. due to illness, bad weather, or seasonal lows), allowing them to continue trading.
- **Comment Count:** 8

- **General Sentiment:** Strongly Positive/Agreement that a hardship fund is necessary.
- **Relevant Quotes:**
  - "Hardship fund"
  - "A hardship fund is always a good idea."
  - "Hardship fund is good. Cheaper rates for people on universal credit would be good."
  - "Lower costs, hardship funds, especially driving the phase when businesses are slow."

## Theme 2: General Opposition to the Payment Change

- **Description:** A significant number of comments express generalised opposition to the underlying change itself, rather than suggesting specific support measures. This reflects the strong resistance noted in the prior question, with traders feeling that the best "support" is simply to abandon the proposal and maintain the existing system.
- **Comment Count:** 7
- **General Sentiment:** Strongly Negative/Disagreement with the change.
- **Relevant Quotes:**
  - "don't do it"
  - "Get your house in order first. Then of course keep it as it is."
  - "I do not support this change as the current payment system works well for traders."
  - "Do not increase the rent. If you put the rent up, I will have to close down my business."

## Theme 3: Suggestions for Phased Repayment or Fee Reductions

- **Description:** This theme includes specific, actionable alternatives to a complete, immediate shift to advance payment. Suggestions include a phased repayment model to ease the transition, reducing the current 8-week arrears period to a shorter, more manageable term (like 4 weeks), or reducing pitch fees overall to offset the increased burden of paying in advance.
- **Comment Count:** 4
- **General Sentiment:** Constructive/Conditional, focusing on easing the transition.
- **Relevant Quotes:**
  - "Maybe reduce the 8 weeks arrears to a shorter 4 weeks arrears system"
  - "Perhaps phased repayment"
  - "...just half price pitch fees or free gazebos. we help motivate traders and lessen the hardship we are all facing."

#### **Theme 4: Digital Support and Administrative Competence**

- **Description:** This theme briefly touches on the need for better technology to manage payments and highlights the existing frustration with the Council's administrative competence. The support suggested is focused less on training and more on a functional, efficient digital system (e.g. a better app) to make any new payment model easier to manage.
- **Comment Count:** 3
- **General Sentiment:** Negative/Critical of existing administrative flaws; Positive towards better digital tools.
- **Relevant Quotes:**
  - "More efficient app"
  - "They need support. Not us. They are so incompetent that simple direct debit can not be followed up properly"
  - "Digital."

In addition to the themes identified, a number of respondents (8), either stated they did not know, felt the question was not applicable (because they already pay on time or are not permanent traders), or felt they had nothing more to add.

## **Wider Engagement**

In addition to the Citizen Space survey, wider engagement with market traders, including a mix of in-person drop in events at the Ridley Road market office, and visits to shop fronts, was carried out between September and October 2025. Correspondence received via email was also taken into account. These have been carried out to ensure we reach out and capture the views of market traders towards any proposals.

Conversations and key insights are summarised below.

### **Drop-ins**

Feedback from market traders at the drop-in events highlighted concerns across several areas, primarily relating to the proposed fee increases, perceived decline in market quality and safety, and a perceived lack of transparency and effective engagement from management.

#### **Fees and Financial Sustainability**

- **Fee Increase Opposition:** Traders opposed the fee increase, stating it is unsustainable given their decreased profitability. They noted they are currently absorbing costs rather than passing them to customers.
- **Waste Charges:** Traders questioned the blanket increase in waste charges, arguing that those who produce less waste should not incur the same charge as those who produce significantly more waste (like fruit and vegetable traders).
- **Cost Clarity & Transparency:** There was demand for detailed financial breakdowns, specifically regarding staffing costs for market employees over the last five years, excluding shop fronts. Traders felt the initially provided £1.5 million figure for staffing was confusing.
- **Utility Costs:** Concerns were raised that having to use expensive, quickly depleting battery packs instead of provided electricity is financially unsustainable. Food traders also noted the unfairness of not being provided with running water. A clarification was requested on whether electricity costs would soon be handed solely to those who use it.
- **Future Consultations:** Traders requested a clear picture of when the next fees and charges consultation would take place, and a simple explanation of the differences between the current and last year's consultation, particularly regarding costs and how traders can personally reduce their fees (e.g. through waste reduction).

### Anti-Social Behaviour (ASB) and Safety Concerns

- **ASB as a Major Concern:** Traders reported that ASB is their biggest concern, stating it is not being dealt with transparently. They strongly believe ASB is driving away customers and negatively impacting sales.
- **Begging and Harassment:** A major issue is begging, with traders reporting that customers are chased away and feel too uncomfortable to stay near pitches, leading to lost sales.
- **Demand for Patrols:** Traders want a greater and more visible officer presence, with regular patrols up and down the market, and immediate removal of individuals causing disruption. Concerns were raised about people arrested for ASB, violence, or drug use being immediately released.
- **ASB Hotspots:** The covered market area is seen as an ASB hotspot, and traders want action to tackle the issue there.
- **Suggested Mitigations:** They suggested placing up signs advising against giving money to beggars and prohibiting public alcohol consumption.

### Market Quality, Footfall, and Product Offer

- **Footfall Decline:** Traders reported a 50% decrease in footfall over the past five years.
- **Product Quality:** Traders noted a decline in the quality and presentation of products, specifically citing that the market was once known for top-quality fruit and vegetables and now features lower-end offers like £1 bowls, which they feel has been detrimental to the market's reputation.
- **Indoor Market Staffing:** They questioned why an Indoor Market position is being paid for when there is no Indoor Market.
- **Zone Focus:** Traders believe Zone 1 is being prioritised ("flooded") and there is not enough focus on lower zones, which discourages shoppers from journeying through the entire market and contributes to its decline.
- **Customer Parking:** Traders suggested that parking should be discounted or free for customers to encourage visits.

### Design, Facilities, and Communication

- **Toilet Facilities:** They suggested there should be a regular toilet attendant for cleaning, as the current state of the public toilets and the people loitering outside are deterring customers.
- **Redesign Concerns:** Traders felt their feedback on market redesign, such as the need for one-metre space between pitches, was ignored. They also opposed the introduction of permanent seating as they believed it contributed to ASB, and felt this opposition was also ignored.
- **Food Court Progress:** Traders requested a clear update on the progression of the food court and what is causing delays.

- **Parking Bays & Consultation:** Traders opposed the replacement of parking bays outside the pub with planters, stating they were not properly consulted before the decision was made and that it would worsen existing parking difficulties.
- **Communication:** Traders feel they are not updated on "back office operations," such as how ASB is being dealt with. They suggested regular meetings between a representative group of traders and the markets team to keep them informed.
- **Wider Platform:** A local Councillor suggested that traders need a larger platform for Regeneration and Streetscene decisions, as their views do not currently seem to be taken into account.

## Shop Fronts

The feedback gathered from market traders during officer visits was focused on the unsustainability of proposed fee increases, given the current financial difficulties and lower footfall they are experiencing. Many traders expressed scepticism about the consultation process itself.

### Opposition to Fee Increases

- **Financial Strain:** Traders universally opposed the rise in fees, citing that current charges, including business rates and waste collection, are already too high.
- **Unsustainable Costs:** They feel they "already pay more than [they] should" and that increasing prices will make it "almost impossible to carry on," especially as they are "not earning enough."
- **Recession and Business Viability:** One trader explicitly stated that the sector is going through a recession and that higher fees and charges will "just drive traders out of business."
- **Call for Support:** Traders stressed that councils should "support businesses, not cause concerns with the constant price increases."
- **Multiple Charges:** One trader highlighted that they pay for business rates, waste collection, and then separately for the space taken up by two tables in front of their shop.
- **Timing of Increase:** One trader acknowledged that fees may rise eventually, but firmly believes "this is not the time" as all traders are currently struggling.

## Consultation, Engagement and Scepticism

- **Lack of Efficacy:** A significant theme was the scepticism regarding the value of the consultation. Several traders stated they “did not feel it will make a difference” or that the “traders voices will not be listened to.”
- **Reluctance to Participate:** While officers encouraged participation (in drop-in sessions or the consultation), several traders were in “two minds” or simply felt it wouldn't be worth the time, preferring not to get involved.
- **Lower Footfall Concerns:** One trader specifically mentioned that the street “is not as busy as it used to be, since the bus gate,” contributing to their financial difficulties and the inability to afford higher fees.

## Email Correspondence

A total of four email correspondences were received in response to the consultation, offering feedback from a legal/market association representative, two individual food market traders, and a local Councillor representing the Green Group. The feedback was critical of both specific operational proposals and the overall rationale and data presented for the proposed fee increases, underscoring concerns about transparency, financial viability, and the practical impact on traders.

### Legal Officer from NABMA (The National Association of British Markets)

This correspondence offered praise for the Council's established consultation and feedback process but raised a concern regarding transparency. The officer stressed that traders have a “legitimate expectation” to be provided with sufficient detail to respond meaningfully. Specifically, the email highlighted that the significant increases in waste services were covered by only a general comment. The officer advised that the Council provide a further detailed explanation for the waste increase, noting that failure to do so was inconsistent with the Council's transparency policy and would likely lead to challenges from traders later on.

### Market Trader 1

This email registered a formal objection to the proposal to ban food traders from cleaning equipment on-site. The trader argued the proposal was unjustified and disproportionate, citing a lack of evidence that food traders (as opposed to nearby businesses) were responsible for misusing street gullies. The key concerns were the impracticality of cleaning heavy equipment (50kg) off-site, the resulting food safety risk of storing dirty equipment, and the creation of an excessive and unsustainable burden of adding two hours to an already 13-hour market day. As an alternative, the trader urged the Council to increase gully cleaning frequency (to every six weeks), provide waste oil collection facilities, and empower Market Officers to issue Fixed Penalty Notices (FPNs) for misuse.

### **Market Trader 2**

This submission contained a near-identical, detailed formal objection to the proposed ban on on-site cleaning, effectively duplicating the arguments presented in the previous email. It reiterated the unsuitability of the ban given the lack of confirmed evidence of trader-specific misuse, the logistical impossibility of off-site cleaning for heavy equipment, and the associated food safety risks and excessive burden on working hours. Like the previous submission, it strongly advocated for the alternative solutions of increasing gully cleaning frequency, providing waste oil collection, and enabling Market Officers to issue FPNs for effective enforcement.

### **Market Trader 3**

This submission from a trader expressed opposition to proposed fee increases, deeming them "Too high" due to perceived inadequate market upkeep and a noted decline in customer footfall and spending. The trader cited new parking charges as a deterrent that drives customers to supermarkets, and urged the Council to organise events (music, food festivals, etc.) to boost visitation and attract younger customers. Regarding waste, the trader did not explicitly disagree with the principle of higher-waste activities contributing more, but suggested implementing a "layered waste management" system that distinguishes between a "standard service" and a "more premium service", aligning costs with a trader's level of waste management. They also expressed concern regarding the proposal to move to advance/real-time payments, arguing that it would negatively impact income due to inconsistent weekly sales, as trading is their sole source of income; if implemented, the trader requested a phased repayment be offered to ease the transition. Finally, for energy, the trader suggested the Council implement a "pay as you go" key card service for those who use the market's supply.

### **Green Councillor**

This email contained a formal objection to the proposed fee increases on behalf of the Green Group, recommending they be delayed. The Councillor argued that insufficient work had been done to address trader concerns and challenged the Council's aim to 'break even,' noting that market staffing costs have nearly doubled in four years, suggesting the Council must first review its own spending. The correspondence also challenged the consultation's data, claiming the market's affordability was misrepresented by excluding cheaper boroughs (like Islington) and highlighting that the proposed container fee was double the average of comparable boroughs. Finally, the Councillor criticised the (perceived) failure to complete an Equalities Impact Assessment (EqIA) and supported the food traders' opposition to the impractical off-site cleaning ban.



## **Next Steps/Recommendations**

Based on the feedback from the consultation, we produced some recommendations on the next steps. The core message for the Council is that service improvement and full financial transparency must precede any fee increases.

*(NB. These are only suggestions and not actions that must be taken)*

### **Financial Transparency and Fee Structure Reform**

The Council must rebuild trust by addressing challenges to its financial data.

- **Fairer Fee Structure:** Commit to exploring a Differentiated "User Pays" Model for both Waste and Energy in line with the strict legislative framework. The majority (69.64%) of traders support this principle to ensure high-volume users pay more.
- **Regulatory Documents:** Review the Equalities Impact Assessment (EqIA).

### **Operational Improvement and Service Delivery**

Traders cite ASB/safety and poor infrastructure as the main drivers of perceived declining footfall and lost sales, making any fee increase unacceptable.

- **Tackle ASB:** Increase the visible presence of Police & Enforcement Officers and patrols to tackle begging and harassment, which is cited as the single biggest operational concern.
- **Fix Infrastructure:** Conduct an urgent audit and repair of all non-functional power outlets and commit to a plan for sustainable, reliable power.
- **Waste Enforcement:** Abandon the off-site cleaning ban for food traders. Instead, adopt cost-effective alternatives: increase gully cleaning frequency and empower officers to issue Fixed Penalty Notices (FPNs) for misuse.

### **Payment System and Trader Support**

The plan to phase out the 8-week arrears model is strongly opposed as it removes a vital "safety net."

- **Establish a Safety Net:** Before changing the payment system, establish a dedicated trader hardship fund to provide financial flexibility during low trading periods.
- **Phased Transition:** If the change is unavoidable, implement a phased transition (e.g. reducing arrears to four weeks first) to ease the cash flow burden on small businesses, rather than moving immediately to advance payments.

## **Appendix A - Fees and Charges Consultation Feedback**

Response Type	Location	Feedback	Response
<b>Drop-in (in-person)</b>			
Ridley Road trader	Ridley Road	<p>Still awaiting confirmation for finance to come back to the Markets team regarding staffing costs for the last 5 years - Markets team has asked last week and so the response should be given today.</p> <p>He also feels as though the £1.5m figure for staffing costs caused some confusion as he was specifically interested in the cost for markets staff and the number of employees for markets only - excluding shop fronts.</p>	Details provided by the Markets Service
General Consensus	Ridley Road	<p>Traders have stated that their biggest concern is staffing as they believe that ASB in the market is not being transparently dealt with - they want more officer presence in the market, more patrols, people causing these issues to be immediately removed from the market etc.</p>	<p>Traders will not have exposure to behind the scenes work that the officers do to identify some of the asb activities. Markets Service attends the tasking meetings every 2 weeks and reports all ASB activities which are discussed with those in attendance (Police, Community Safety, Enforcement). The Management team also has a monthly meeting with the Dalston Sergeant to discuss some of the ongoing issues and the police are supporting as much as they can. The</p>

			ASB activities are being reported. Traders must be reminded that the Market Officers do not have police powers and are doing everything they can to remove such activities. The Markets Service has been successful in removing individuals relating to some of the ASB activities that are affecting the market but they are restricted with what they can do with individuals carrying out ASB activities.
General Consensus	Ridley Road	There is a big issue with begging in particular, traders feel as though their customers are being chased away and do not feel comfortable to stay around their pitches for a long period of time due to fear of being harassed - therefore they are losing out on sales.	As above
General Consensus	Ridley Road	Traders strongly feel as though they are making less money, due to the perceived drop in footfall and ASB issues - they feel as though due to the fact that they are making less profit, an increase in fees is unsustainable for them.	As above
General Consensus	Ridley Road	Traders believe that parking should be discounted or free for customers - needs to be raised with parking services.	This has been raised with the Parking team
General Consensus	Ridley Road	Traders believe that zone 1 has been flooded(?), and that there is not as much focus on traders in the lower zones. Shoppers also don't seem to feel	The Markets Service will be looking into the Commodity Regulation during the 1st quarter of 2026. This will allow the service to restrict the commodities

		encouraged to journey all the way down the market - they believe that this is causing the market to decline.	on the trader licence. The traders will be consulted with proposed changes to the commodities Regulation and we will also include the option on whether F&V traders can/ should sell £1 a bowl products or whether they should be paid according to weight. The Markets team are also working hard to get the food court active but due to connection delays this is yet to come to fruition. We are confident that the food court will be open by March/April 2026 if not sooner.
General Consensus	Ridley Road	Traders are not pleased that they were not informed before business permit parking fees were increased.	This is not relative to the fees and charges consultation and will be dealt with separately.
General Consensus	Ridley Road	The introduction of a new gate is not wanted because traders are concerned that it will affect their deliveries, they sometimes get deliveries as late as 11am. They also do not believe that it will reduce the number of people urinating + using drugs in the area.	During the consultation process for the Ridley Road TMO
General Consensus	Ridley Road	Traders have suggested that there should be a toilet attendant who is there regularly throughout the day to clean - they find it embarrassing to have to direct customers to the public toilets due to the conditions they're in and the people that loiter outside.	This has been raised with the Environmental Operations as the Markets Service are not responsible for the cleansing of the public toilets
General Consensus	Ridley Road	Traders want a clear update on the	There have been delays with the

		progression of the food court and what is slowing down the progress.	electrical connection which is not in the Markets Service control. We anticipate the works being completed and have the food court open by March/ April 2026 if not sooner.
Ridley Road trader	Ridley Road	He feels as though trader feedback for how the market should be redesigned has not been taken into account. He thinks that there should have been at least a 1m space in between each pitch. Permanent seating is also something they have raised opposition towards due to how it contributes to ASB however, they feel as though it was ignored and more has been introduced since.	The seating in the market has been raised many times with other services in the council. We have declined the request to remove some of the seating. The 1m space is difficult to implement now due to the grounded anchor points in the market which was introduced as part of the good growth fund.
General Consensus	Ridley Road	The traders do not find the covered market area beneficial, they feel as though they are an ASB hotspot and want to see something being done to tackle the issue.	The Markets Service are looking to take over the space and make it into a storage area. After having productive conversations with the landlord, they have agreed to secure the area with fencing which only businesses that will lease storage will have access to.
General Consensus	Ridley Road	Traders want a clear picture on when the next fees and charges consultation would possibly take place.	This is difficult to answer - The last consultation to introduce fees and charges was in April 2020. The aim of the increase of the fees and charges is to ensure that we break even at the end of the financial year as a minimum but any excess of funds can be reinvested in the markets and delivery activities from the 5 year strategy.

Hoxton Street trader	Hoxton	<p>He finds it unfair that food traders are not provided with running water, and says that battery packs in place of electricity being provided is also financially unsustainable for traders as they cost a lot, but deplete quickly. He spent £2k on one and it ran out in three hours.</p> <p>He also doesn't believe that trader feedback from the last consultation has actually been taken into account.</p>	<p>The Markets Service does not need to provide additional services to run their business in the markets. Legislatively, the Council only needs to provide the piece of land to trade from. Any additional services provided need to be charged back to the customer to ensure the Markets Service operates efficiently. Many traders bring their own water and bring their energy source i.e. battery packs or LPG gas for cooking. The Service is exploring options like battery packs as the electricity in most of our markets are becoming unreliable and costly to repair.</p>
General Consensus	Ridley Road	<p>Traders want a clear explanation (in layman's terms) of the difference between the consultation from last year and the one now. Cllr Garbett added that the difference in cost particularly needs to be clear and how it can still be reduced by traders themselves should be included. e.g in reduction of waste.</p>	<p>The costs are detailed in the Consultation Pack and is significantly lower to what the Council were proposing in November last year</p>
General Consensus	Ridley Road	<p>Traders do not feel as though they are updated with back office operations (e.g. how the problem of ASB in the market is being dealt with) and so it has been suggested that there are regular meetings between a representative group of traders and the markets team to keep them informed.</p>	<p>The Markets Service Operations Manager has proposed this idea many times. If a group of traders are happy to meet once a quarter to discuss updates and issues, this can be arranged.</p>

General Consensus	Ridley Road	Parking on Colvestone Crescent - traders already feel as though it is difficult to find parking in the area and do not want the planters to be added as a replacement - they also feel as though they were not properly consulted before the decision was made.	This project is being led by the Council's Streetscene team and is not being managed by the Markets Service
Green Party Ward Member		The Cllr suggests that perhaps the traders need a larger platform for regeneration/streetscene decisions as their views do not seem to be currently taken into account.	Consultation affecting the Ridley Road TMO was shared with the traders and the side businesses but we received no feedback. If issues are not raised with the Council. They cannot be addressed.
Green Party Ward Member		The Cllr wanted a clarification of whether the cost of electricity would soon be solely handed over to those who are actually making use of it.	Yes, this is being reviewed. The cost of electricity is not a 'one fits all' situation - It entirely depends on what the traders are using the electricity for and how long for.
General Consensus	Ridley Road	There is a charity organisation that trades on Sundays who are known for creating a lot of waste and leaving behind boxes. Also seen trading on Saturday(?)  Traders also feel as though they detract from potential customers for food stalls as they are giving out food for free.	The Markets Service is investigating this.
General Consensus	Ridley Road	Overall, traders agree they are all struggling and do not feel as though they are making enough profit to be able to comfortably cover these new costs.	Noted

General Consensus	Ridley Road	There should always be at least one officer regularly patrolling up and down the market or visible.	At present, the markets service are recruiting a number of vacancies due to officers progressing their careers. Once the vacant posts are filled, there will be more presence of officers in the market.
General Consensus	Ridley Road	There is a huge problem with people who are arrested for disruption, violence, ASB or drug use in the market being immediately released the next day - Cllr Zoe Garbett is especially concerned that they are not receiving adequate support before and after they are released.	This is a police issue that the Markets Service have raised with the police.
General Consensus	Ridley Road	Signs that people should not give money to the individuals begging in the market and that no alcohol should be consumed in public should be put up around the market.	These suggestions will be reviewed.
<b>Paper responses</b>			
Narrow Way trader	Narrow Way	He does not feel it will make a significant difference if he attends any session but does not agree with fees going up.	Feedback noted
Narrow Way trader	Narrow Way	Was contemplating if they should get involved with the consultation. They both feel the prices should not rise as traders are not doing as well as they used to.	Feedback noted
Old Street Trader	Old Street	States he's struggling already at Old Street. I have advised him to get	Feedback noted



		involved with the consultation but he is in two minds if he will and does not feel it will make a difference which I have tried to explain it could.	
Hoxton Trader	Hoxton Station	He has stated that traders are going through a recession and fees and charges will just drive traders out of business due to the current climate. He is another trader I have tried to persuade to get involved with the consultation but he feels the traders voices will not be listened to although I have stated to him that the more who get involved with the consultation the more chance traders have of being heard.	Feedback noted
Leonard Circus trader	Leonard Circus	After speaking with [name redacted] he understands that fees and charges will rise at some point but feels this is not the time as all traders are struggling. Advised him to get involved with the consultation. He stated he would think about attending a drop in session.	Feedback noted
<b>Email responses</b>			
Officer from National Association of British Market Authorities	Legal officer from NABMA	I have now had the opportunity to read through the information you have sent. Thanks for clarifying, in our recent phone call, the position on waste management increases. My initial reaction is to congratulate you on the	Thank you for your feedback which has been acknowledged.

		<p>process you have established which is allied to a structure providing consultation and feedback opportunities. It is a model which others would benefit from following.</p> <p>Given the arrangements you have put in place there is a legitimate expectation from traders that you will provide sufficient information for them to be able to respond in a meaningful way. This applies to all elements of the costs covering the service.</p> <p>At the moment the significant increases in waste services are covered by no more than a general comment and I believe it is necessary to provide some further detail explaining why such an increase is necessary. I think this is likely to save time further down the line because the issue is certain to be raised by traders and it is better for the Council to be seen on the front foot. The current approach is inconsistent with your policy of transparency and might give rise to a legitimate challenge from traders.</p>	
Broadway Market Assistant	Broadway Market	<p>I would like to formally register my objection to the proposal to ban food traders from cleaning their equipment, pans, and utensils on-site at the market. I outline my concerns below:</p>	<p>Thank you for your feedback. Whilst we appreciate that the ban of cleaning cooking equipment for food traders will be challenging, this is required to ensure the blockage of gullies are minimised which impacts on the smells especially during the summer</p>

		<p><b>Use of Street Gullies</b> It is assumed that food traders are responsible for disposing of oil into the gullies at Broadway Market. However, no evidence has been provided to confirm this. It is entirely possible that nearby local businesses are also misusing the gullies. In the absence of clear evidence, banning food traders from cleaning on-site is unjustified and disproportionate.</p> <p><b>Gully Cleaning Frequency</b> With the introduction of the Sunday market, the number of food traders—and consequently waste water—has significantly increased. Gully cleaning should therefore be increased from once every three months to once every six weeks. The consultation notes that 13 additional cleans cost £1,577 – an extremely cost-effective solution when compared to the time, cost, and burden of requiring 60 traders to clean off-site.</p> <p><b>Nature of Cooking Equipment</b> Food traders use a wide range of equipment including pots, pans, utensils, burners, and grills—some weighing up to 50kg.</p>	<p>months. The cleansing of the gullies is scheduled once a quarter but we are having to clean the gullies on Broadway Market more frequently due to the fat accumulation in the gullies. Traders have been caught spilling contaminated liquid in the gullies and action is being taken accordingly with individual licence holders. To reduce the waste accumulation inside the gullies, it is strongly suggested that the cleansing of equipment is removed. Your comments around the waste contracts for the bricks and mortar businesses are being monitored with the support of the council's Environmental Operations. We have been very successful with joint operations on Ridley Road Market and have identified businesses that are putting their waste with the Markets waste instead of applying or following instructions on their waste contracts. We are looking to do the same on Broadway market imminently. Your comments around increasing the cleansing of the gullies will be explored but any additional fees will be passed on to the traders as per the Local London Authority Act 1990. We are happy to explore the suggestion around waste oil collection, however,</p>
--	--	--	--

		<p>Cleaning such heavy equipment off-site is often not feasible, especially when traders store equipment in:</p> <ul style="list-style-type: none"> <li>Commercial kitchens</li> <li>Their homes or flats</li> <li>Storage units</li> <li>Their trading vans</li> </ul> <p>In my case, I use a 50kg grill, which cannot realistically be cleaned daily off-site at home.</p> <p><b>Food Safety Concerns</b></p> <p>If equipment cannot be properly cleaned and is stored while still dirty, it risks developing mould or attracting pests.</p> <p>This could result in serious food safety issues, potentially endangering public health.</p> <p><b>Excessive Burden on Food Traders</b></p> <p>A typical market day already runs 13 hours (7:00am to 8:00pm). Requiring off-site cleaning would add an additional 2 hours per day.</p> <p>For traders operating both Saturday and Sunday, that amounts to 30+ working hours over two days—an unreasonable and unsustainable burden.</p> <p>Multiply this by 60 traders, and the impact is significant across the entire food trading community.</p>	<p>food traders will be required to have a contract with the Council's Environmental Operations - The service will not be offered as part of the Markets Operation.</p>
--	--	--	---

		<p><b>Recycling of Waste Oil</b></p> <p>As part of improved waste management, the market could provide waste oil containers for traders. Many waste oil recycling companies offer free collection services. A quick survey of food traders could confirm demand for this service and inform implementation.</p> <p><b>Issuing Fixed Penalty Notices (FPNs)</b></p> <p>Currently, only Hackney Enforcement Officers can issue FPNs, which has limited the effectiveness of enforcement. Market Officers should be empowered to issue FPNs directly to deal with misuse of gullies or other waste violations promptly and effectively.</p> <p>Conclusion</p> <p>Rather than banning on-site cleaning, I urge Hackney Markets to:</p> <ul style="list-style-type: none"> <li>Increase gully cleaning frequency</li> <li>Investigate providing waste oil collection facilities</li> <li>Implement a clear strategy of trader education, warnings, and enforcement, including enabling Market Officers to issue FPNs</li> </ul>	
--	--	--	--

		This approach would be more practical, fair, and effective than imposing a blanket ban that would place an unnecessary burden on responsible food traders.	
Broadway Market trader	Thai on the Fly Broadway Market	<p>I would like to formally register my objection to the proposal to ban food traders from cleaning their equipment, pans, and utensils on-site at Broadway Market for the following reasons:</p> <p><b>1. Use of Street Gullies</b></p> <p>It is assumed that food traders are responsible for disposing of oil into the gullies at Broadway Market. However, no evidence has been provided to confirm this. It is entirely possible that nearby local businesses are also misusing the gullies. In the absence of clear evidence, banning food traders from cleaning on-site is unjustified and disproportionate.</p> <p><b>2. Gully Cleaning Frequency</b></p> <p>With the introduction of the Sunday market, the number of food traders—and consequently waste water—has significantly increased.</p>	<p>Thank you for your feedback. Whilst we appreciate that the ban of cleaning cooking equipment for food traders will be challenging, this is required to ensure the blockage of gullies are minimised which impacts on the smells especially during the summer months. The cleansing of the gullies is scheduled once a quarter but we are having to clean the gullies on Broadway Market more frequently due to the fat accumulation in the gullies. Traders have been caught spilling contaminated liquid in the gullies and action is being taken accordingly with individual licence holders. To reduce the waste accumulation inside the gullies, it is strongly suggested that the cleansing of equipment is removed. Your comments around the waste contracts for the bricks and mortar businesses are being monitored with the support of the council's Environmental Operations. We have been very successful with joint operations on Ridley Road Market and</p>

		<p>Gully cleaning should therefore be increased from once every three months to once every six weeks.</p> <p>The consultation notes that 13 additional cleans cost £1,577 – an extremely cost-effective solution when compared to the time, cost, and burden of requiring 60 traders to clean off-site.</p> <p><b>3. Nature of Cooking Equipment</b></p> <p>Food traders use a wide range of equipment including pots, pans, utensils, burners, and grills—some weighing up to 50kg.</p> <p>Cleaning such heavy equipment off-site is often not feasible, especially when traders store equipment in:</p> <p>Commercial kitchens Their homes or flats Storage units Their trading vans</p> <p><b>4. Food Safety Concerns</b></p> <p>If equipment cannot be properly cleaned and is stored while still dirty, it risks developing mould or attracting pests.</p> <p>This could result in serious food safety issues, potentially endangering public</p>	<p>have identified businesses that are putting their waste with the Markets waste instead of applying or following instructions on their waste contracts. We are looking to do the same on Broadway market imminently. Your comments around increasing the cleansing of the gullies will be explored but any additional fees will be passed on to the traders as per the Local London Authority Act 1990. We are happy to explore the suggestion around waste oil collection, however, food traders will be required to have a contract with the Council's Environmental Operations - The service will not be offered as part of the Markets Operation.</p>
--	--	--	---

		<p>health.</p> <p><b>5. Excessive Burden on Food Traders</b></p> <p>A typical market day already runs 13 hours (7:00am to 8:00pm). Requiring off-site cleaning would add an additional 2 hours per day. For traders operating both Saturday and Sunday, that amounts to 30+ working hours over two days—an unreasonable and unsustainable burden. Multiply this by 60 traders, and the impact is significant across the entire food trading community.</p> <p><b>6. Recycling of Waste Oil</b></p> <p>As part of improved waste management, the market could provide waste oil containers for traders. Many waste oil recycling companies offer free collection services. A quick survey of food traders could confirm demand for this service and inform implementation.</p> <p><b>7. Issuing Fixed Penalty Notices (FPNs)</b></p> <p>Currently, only Hackney Enforcement Officers can issue FPNs, which has limited the effectiveness of</p>	
--	--	--	--



		<p>enforcement. Market Officers should be empowered to issue FPNs directly to deal with misuse of gullies or other waste violations promptly and effectively.</p> <p><b><u>Conclusion</u></b></p> <p>Rather than banning on-site cleaning, I urge Hackney Markets to: Increase gully cleaning frequency Investigate providing waste oil collection facilities Implement a clear strategy of trader education, warnings, and enforcement, including enabling Market Officers to issue FPNs This approach would be more practical, fair, and effective than imposing a blanket ban that would place an unnecessary burden on responsible food traders. Please consider the impact on traders of banning cleaning on-site</p>	
Green Party Ward Member	Green Councillor for Dalston Ward Joint Leader of Green Group	<p>Please see below for a statement from me on behalf of the Green Group to respond to the consultation about the market fees &amp; charges. Over a period of about four months, market traders from Broadway and Ridley Road met with Cabinet members and council officers to review the waste charges. A waste audit</p>	<p>Thank you for your statement on behalf of the Green Group regarding the consultation on the proposed Markets, Shop Fronts &amp; Street Trading Fees and Charges for implementation in January 2026.</p> <p>We fully acknowledge and value the</p>

		<p>was completed which was a positive step but it didn't feel like this informed any changes and there weren't any improvements to the waste collection income.</p> <p>The council is now consulting again in the hope of bringing in new fees in January 2026.</p> <p>Although some improvements are noted such as work to secure the electricity supply in the evening so it is only used by traders. However, the consultation still proposes increases ranging from 7% - 20%, with the highest increase for fruit &amp; veg traders (due to the amount of waste they produce). Container storage is also increasing by 20%.</p> <p>Unfortunately, I do not feel enough work has taken place over the last 10 months to adequately address the concerns raised by traders and therefore object to the proposals. The proposed increases should be delayed until:</p> <p><b>For all markets:</b></p> <p>Proper review of electricity cost and delivery is completed this must include</p>	<p>level of engagement from members, traders, and officers over the past 10 months, particularly on waste management and utility costs. Below is a detailed response to each of the points raised:</p> <p>Waste management and the impact of the waste audit A full waste audit was undertaken earlier this year in partnership with traders, waste colleagues, and finance teams. This work has been directly reflected in the current consultation:</p> <p>The initial waste recharge of £1.325m was reduced by approximately £400,000–£500,000 after officer and trader review, removing overhead elements (e.g. depot and corporate costs) that are not directly attributable to market operations.</p> <p>This revised figure of £925k is now the baseline for the current consultation. This is a significant downward adjustment made because of the waste audit and engagement process.</p> <p>The consultation is now targeted and proportionate, with the largest increases linked only to high-waste</p>
--	--	---	---

		<p>any grants to deliver renewable energy options</p> <p>The review of market staffing as well as agency staff used by the waste service</p> <p>More work is done on waste management to maximise income for waste</p> <p><b>For Ridley Road:</b> The ground floor of the shopping village is reopened and the long-promised food court at the St Mark's Rise end starts to attract more people to the market.</p> <p>The council needs the service to 'break even' to fully recover the costs for the service. Traders have challenged the size of the market service team and the amount of money spent on staff which has almost doubled in four years (see table 1). Traders have reported how difficult it is going to be to meet the increased costs so the council needs to review its delivery and spend on staffing to deliver a more responsible service.</p> <p><b>Table 1: Staffing costs for the market service (including management, market officers, licensing)</b></p>	<p>categories (fruit &amp; veg / hot food), and most traders facing modest uplifts of around £4 per day or less.</p> <p>The service continues to work with Waste Services to explore operational efficiencies, including reviewing collection frequencies, vehicle routing, and bin configuration. This is an ongoing process, not a one-off.</p> <p>Electricity costs and renewable energy options</p> <p>We have already taken steps to secure supply points so that electricity is only accessed by traders, reducing non-trader usage and pilferage.</p> <p>The cost of electricity has increased sharply since 2020, with an annual cost of around £250,000, which has so far been fully absorbed by the Council rather than passed on to traders.</p> <p>The service is actively exploring sustainable energy options including:</p> <p>Battery pack leasing models to reduce reliance on fixed power points.</p> <p>Feasibility of grant funding and/or capital investment for renewable</p>
--	--	---	---

		<p>(see email for table)</p> <p><b>Other comments and issues with the consultation</b></p> <p>The consultation claims that “Hackney’s markets will remain among the most affordable in London, even after these changes” yet hasn’t included Islington in this comparison which is a lot cheaper.</p> <p>For container fees, the consultation states we are ‘comparable’ but the other boroughs shown at chart 1 (in the consultation document) have an average closer to £100 when the proposal for Hackney markets is £200, which is double the average.</p> <p>Equalities Impact Assessment (EqIA) hasn’t been completed which is really poor, this is an essential document to make sure that changes do not impact people with protected characteristics. The council states that the consultation will inform the EqIA - it isn’t clear how this will be considered, traders tell me that the increase in fees will be hard for them to cover and some are considering closing a pitch. Many of the market traders are from Global Majority communities. It is really</p>	<p>infrastructure.</p> <p>Long-term options for efficiency through smart metering and load monitoring.</p> <p>These initiatives are in progress but cannot deliver cost relief in the short term. Continuing to fully absorb these costs is not sustainable within the legal framework of Section 32 of the London Local Authorities Act 1990, which requires markets to operate on a cost recovery basis.</p> <p>Staffing and resource review A review of market staffing has been ongoing, and a number of efficiencies have already been realised:</p> <p>Improved rota management to reduce overtime costs.</p> <p>Use of trained in-house operatives for stall set-up and event logistics, reducing dependency on higher-cost third-party contractors and a general saving of over £200,000 per annum.</p> <p>More flexible deployment of enforcement and compliance officers across sites to match demand.</p>
--	--	---	--

		<p>important that this is taken into account.</p> <p>I reject the council's reasoning that the increase is to "Avoid a subsidy from local taxpayers" - traders are also tax payers, their customers are also taxpayers so it isn't fair to create a division here. I'm also not aware that taxpayers have been asked what they would like their tax spent on, and they might be happy to support their local market. I would be.</p> <p>I oppose the proposal for off-site cleaning which is impractical and will add a lot of time and inconvenience for traders. The additional cleans cost £1,577 which sounds like a cost-effective solution alongside providing waste oil collection facilities.</p>	<p>These changes are part of the wider corporate cost control programme and have contributed to containing pressures on the service.</p> <p>The service staffing and resource costs do not pertain to one singular operation. They relate to all of the licensing, commercial, enforcement and Business Support functions they provide across the whole of the London Borough of Hackney.</p> <p>Waste services' staffing model is currently being reviewed as part of the broader council-wide transformation programme, which will inform future charging structures. This however is out of the control or scope of the markets Service Management.</p> <p>Timing of the proposed fee increases The current proposals are the first comprehensive review of market fees and charges since 2019/20. Over that period:</p> <p>Operating costs have risen significantly due to inflation, energy prices, and waste service charges.</p>
--	--	---	---

			<p>The Council did not apply CPI uplifts during the pandemic and only applied below inflationary increases during the post-pandemic recovery period, absorbing these costs to support traders.</p> <p>There were no inflationary increases in FY 2025/26.</p> <p>Under the LLA 1990, the Council cannot use the General Fund to subsidise these services, meaning that continuing to delay increases would place the market's service in a financially unsustainable position.</p> <p>Importantly, the consultation process was extended to include a second round of engagement, which directly reduced proposed costs. Further delays at this point would undermine the cost recovery duty and increase the financial gap.</p> <p>Storage charges The proposed 20% increase in container storage reflects:</p> <p>Significant inflationary increases in container rental and maintenance costs, which the service has absorbed</p>
--	--	--	--

			<p>to date to keep costs low for traders.</p> <p>The fact that Hackney is one of the few London boroughs that provides on-site storage for traders at this scale, which reduces carbon emissions by limiting vehicle movements in and out of the borough.</p> <p>Even with the proposed uplift, Hackney's storage costs remain significantly lower than commercial alternatives.</p> <p>Summary A proper review of costs has already taken place over the past 10 months, particularly on waste and has resulted in material reductions.</p> <p>Work on renewable energy and staffing efficiencies is ongoing but cannot deliver immediate offsetting at the scale needed to delay fee changes.</p> <p>The Council is legally required to ensure markets operate on a self-financing basis, and delaying the implementation beyond January 2026 would widen the funding gap and increase pressure on service delivery.</p>
--	--	--	--

			<p>Most traders will face modest daily increases, and higher uplifts are targeted at high-cost categories, aligning charges more closely with actual service use.</p> <p>We remain fully committed to working with members and traders to drive further efficiencies and sustainability, but this cannot come at the expense of the service's financial viability or legal compliance.</p>
<b>Shop Front responses</b>			
Shop Front licence holder	Stoke Newington	<p>Unfortunately I have my lesson which I can not attend. However, the charges are already too high including the business rates gone up. The street is not as busy as it used to be, since the bus gate.</p> <p>As a trader I feel like we already pay more than we should, the business rates, the waste collection and on top we put Two tables in front of our shop and pay for that separately.</p> <p>We are not earning enough to carry on Please consider that when you decide to put the prices up. Councils should support businesses not cause concerns with the constant price increases. As I said we already pay way more than we should.</p> <p>It is really difficult already as it is, another</p>	<p>The Markets service understands that any increase in costs can be challenging for businesses, and we can assure you that these decisions are not made lightly. Our fees and charges are reviewed annually but the costs to run the service have increased significantly. In the past these costs have been absorbed by the service, but it is no longer sustainable to do so. Last year we did not even increase fees by the Consumer Price Index (CPI) to cover operational costs and our fees have not been increased since 2020. This is essential as the SF's team as part of the wider Markets service, operates as a ring-fenced account and does not receive public funding; it must break even as a minimum, as required by the</p>



		price increase will make it almost impossible to carry on.	London Local Authorities Act 1990. We also strive to ensure our pricing remains competitive. Benchmarking data against other London boroughs shows that Hackney's fees are comparable to similar boroughs. We are committed to maintaining transparency in our pricing structure and providing value for your investment in our services.
--	--	--	---

This page is intentionally left blank



# Waste, Recycling & Cleansing Provision for Markets

22 July 2025

Geeta Subramaniam-Mooney - Director Environment & Climate Change

Sam Kirk - Assistant Director Climate, Sustainability & Environmental Services

Terry Edwards - Head of Operational Services

# Cardboard Baling Comparison: Key Findings

Page 170

# Introduction & Baling Methods

This compares different methods of cardboard baling, focusing on efficiency, cost-effectiveness, and space utilisation, particularly for placement in semi-public spaces

## Manual Baling

- Low initial cost, no specialised machinery
- Suitable for very small volumes
- Highly labour-intensive, inefficient for larger volumes
- Inconsistent bale density and size
- Risks of strains and injuries for staff

## Semi-Automated Baling

- Machine compression, manual tying and handling
- Increased efficiency and more consistent bale size/density than manual
- Lower initial investment than fully automated systems
- Still requires manual labour
- Physical risks for staff, though reduced by mechanical assistance

## Health and Safety in Public Spaces

- Increased risk of misuse, vandalism, and accidents involving the public
- Requires secure, restricted access, clear warning signage (additional costs)
- Heightened risk of public injury and legal liabilities



# Financial Implications & Recommendation

	Baled	Manual
Cardboard tonnage	317	317
Per tonne income	£45	£40
Income generated	£14,265	£12,680
Annual rental	£3,276	£0
Additional labour costs	£2,755	£0
Consumables	£1,000	£0
Total	£7,234	£12,680

Manual method yields a higher net income due to zero associated costs

To match the Manual method's net income, the Baled per tonne income would need to be £62.18



Given the financial analysis showing a net loss with baling and the health and safety risks associated with placing a baler in a semi-public area, it is recommended to:

- **Continue with the current method of collecting loose cardboard using manual labour**

This existing system provides a net financial benefit and avoids the safety issues and potential liabilities of operating a baler in a semi-public setting

# Market Waste & Cleansing: Fees & Charges

Page 173

# Updated 2025/26 Costs

To note, waste & cleansing service costs have not been increased in 7 years

Costs include:

- Some staffing costs
- Some vehicles costs
- Food collections
- Equipment & other consumables
- Gullies (outside of scheduled cleanse)
- Net disposal costs at 2025 rate

Costs don't include:

- Some staff costs
- Some vehicle costs
- 2025/26 pay award
- Apportionment of service costs (Depot, Waste Transfer Station, Management)
- Apportionment of corporate overheads
- Winter gritting (scheduled and ad hoc)
- Costs to undertake the waste audit

Page 174



Market Waste & Cleansing Service	
Staffing costs (491 working hours; 13.64 Full Time Equivalents)	£637,030
Vehicle costs (4 x Pedestrian Operated Vehicles, 1 x Refuse Collection Vehicle, 70% x 1 Mech Broom)	£142,822
Food collections, equipment & sacks	£54,876
Gullies (additional)	£1,577
Disposal costs (audit undertaken Spring 2025), which includes rebate on cardboard	£89,800
<b>Total</b>	<b>£926,105</b>

**\*\*With additional markets there will need to be a revision of the above to account for additional costs of service provision**



# Updated 2025/26

## Costs by market

Individual Market Summary (staff, vehicle & disposal)	Cost
Ridley	£358,625
Hoxton	£41,209
Wells Street	£30,880
Broadway	£52,939
Chatsworth	£16,895
Pop Ups	£24,915
Shared	£344,189
<b>Sub Total</b>	<b>£869,652</b>
Food collections	£13,276
Equipment and sacks	£41,600
Gullies (based on 13 additional cleanses)	£1,577
Manual gritting, additional gritting	£0
Overheads (Service & Corporate)	£0
<b>Total</b>	<b>£926,105</b>

<b>Ridley Road</b>		
Staffing Costs	234 hours (6.5 FTE)	£312,149
Vehicle Costs	4 POV	£30,480
Disposal		£15,996
<b>Total</b>		<b>£358,625</b>

<b>Hoxton</b>		
Staffing Costs	23 hours (0.64 FTE)	£26,154
Vehicle Costs		£0
Disposal		£15,055
<b>Total</b>		<b>£41,209</b>

<b>Wells Street</b>		
Staffing Costs	20 hours (0.55 FTE)	£26,017
Disposal		£4,864
<b>Total</b>		<b>£30,880</b>

<b>Broadway</b>		
Staffing Costs	26 hours (0.7 FTE)	£31,856
Vehicle Costs		£0
Disposal		£21,083
<b>Total</b>		<b>£52,939</b>

<b>Chatsworth</b>		
Staffing Costs	8 hours (0.22 FTE)	£9,007
Disposal		£7,888
<b>Total</b>		<b>£16,895</b>

<b>Pop Ups</b>		
Staffing Costs		£0
Vehicle Costs		£0
Disposal		£24,915
<b>Total</b>		<b>£24,915</b>

<b>Shared</b>		
Staffing Costs	180 hours (5 FTE)	£231,847
Vehicle Costs	70% of 1 x Mech Broom and RCV	£112,342
<b>Total</b>		<b>£344,189</b>

## Service Provision & Standards Slides



# Service provision costs

For several years, costs for these services have been adjusted incrementally, using the previous year's budget as the baseline.

However, a comprehensive review of these costs had not been undertaken for at least seven years, leading to an opportunity to review in light of the fees and charges review.

Upon reviewing previous calculations, inconsistencies were identified that made them difficult to reconcile, including accounting for additional services, and we decided to then apply a zero-based budgeting approach to rebuild the cost model from the ground up.

The initial review identified the total cost of providing market services at £1.3m (2024 costs). This figure encompassed all operational expenses, including ad hoc costs (e.g., sporadic driver hours), management overheads (management, waste transfer station, depot), provision of food waste services, gully cleansing, waste disposal, and consumables such as PPE, equipment, and waste sacks.



# Cost elements of running markets operation

- Operative costs - 523 operative hours / week worked across markets, including a range of scales and skills.
- Management and supervision costs – including team leaders, supervisors, and any central management overheads.
- Site costs – including use of depot, waste transfer station, vehicle storage etc.
- Consumables and equipment – including PPE, litter pickers, sacks, brooms, and any other necessary materials.
- Receptacles - including provision of eurobins, skips, sacks, litter bins and other receptacles for the safe storage of waste and recycling.
- Vehicle costs – including provision of vehicles, pedestrian operated vehicles (POVs), compaction vehicles, and other relevant machinery, and their maintenance, fuel, insurance etc.
- Waste Audit - to ascertain tonnage data, a markets audit is undertaken broken down into residual waste, cardboard, organic waste, pallets and dry mixed recycling.
- Waste disposal tonnage - 1,305 tonnes, mostly disposal costs (NLWA) with some income. NLWA costs increased by 47% since 2021/22.



# Scope of the service

Environmental Services provides cleansing and waste management support for the Markets Service at several locations, including Ridley Road, Hoxton Street, Well Street, Broadway, Chatsworth Road markets, as well as Pop-Up markets, ensuring cleanliness, public safety, and effective waste disposal.

Operatives are responsible for daily cleansing and waste tasks

- Sweeping throughout the day, spot cleaning and removing hazards
- Thorough sweep at the end of the day
- Litter picking throughout the day and emptying of litter bins
- Waste removal and onward disposal
- Remove waste for recycling e.g. sorting cardboard
- Assist and engage stall holders to clear and keep areas around stalls clean
- Skip pick up and take to disposal site and return
- Placement and removal of euro bins
- Loading of waste into compaction vehicles
- Mechanical sweeping / sprayer to wash down market areas
- Gully cleansing
- Food waste collections



# Service standards

Maintaining high standards of cleanliness throughout the trading day and ensuring markets are left in an appropriate condition at the end of the day

Throughout the day

- All market areas on market days kept free from excessive litter, food waste, and trip hazards, and cleansed to a minimum Grade B standard
- Litter bins emptied and waste removed promptly
- Actively engaged with stallholders regarding keeping their trading areas clean
- Any hazardous waste (e.g. broken glass, sharp objects) removed immediately
- Areas spot-cleaned as required, particularly food waste spillages or excessive litter/rubbish

End-of-day standards

- All markets on market days should be left in a 'clean sweep' condition, with all litter, rubbish and waste removed
- Bins should be emptied
- Euro bins removed or repositioned as required
- Mechanical sweeping to ensure that streets and walkways are free of litter and waste
- Where applicable, market areas should be washed down to remove stains and odours



# Equality Impact Assessment

Please refer to the [accompanying Frequently Asked Questions document](#) for support in completing an assessment.

[1: Proposal](#)

[2: Impact Analysis](#)

[2.1: Protected Characteristics](#)

[2.2: Additional Groups](#)

[2.3: Intersectional Analysis](#)

[2.4 Community Impact Analysis](#)

[3: Action Plan](#)

[4: Evaluation](#)

Page 181

<b>Title of Equality Impact Assessment</b>	Proposed Increase to Markets, Shop Fronts & Street Trading Fees and Charges 2025/26
<b>Name of lead report author</b>	Dan O'Sullivan
<b>Job Title</b>	Service Area Manager, Markets, Shop Fronts & Street Trading
<b>Service Area</b>	Parking , Markets & Street Trading
<b>Name of Director</b>	Geeta Subramaniam-Mooney

1: Proposal



Question	Response
<p><b>Describe the proposal</b></p> <ul style="list-style-type: none"> <li>• Summarise the aims and objectives of the proposal - this will link with the "legitimate aim".</li> <li>• What is the background or context to this decision?</li> <li>• Why are you making this decision - is it about finding savings, improving services, integrating functions?</li> <li>• Who are the key stakeholders whom this decision will impact?</li> <li>• What does the decision relate to - is it a policy, practice, service, function or initiative?</li> <li>• What is the decision-making route (Cabinet, Executive decision)?</li> <li>• What are the timescales?</li> <li>• What are the key documents that are being produced?</li> </ul>	<p>This Equality Impact Assessment supports a proposal to increase fees and charges for Hackney's Markets, Shop Fronts &amp; Street Trading Service for the 2025/26 financial year. These changes affect all permanent and temporary market licences, shop front permits, street trading fees, waste and electricity charges, and the introduction of new payment processes. The proposed model ensures that the service complies with the London Local Authorities Act 1990 (as amended), which mandates a cost recovery framework.</p> <p>The new charges respond to a 39% increase in waste costs, significant energy and infrastructure cost pressures resulting in a 150% increase in costs absorbed by the service, and the historic under-recovery of costs since 2018. The proposal also includes the removal of the outdated 8-week arrears-based payment model, transitioning traders to real-time or weekly in-advance payments by 2027.</p> <p><b>Background or context</b></p> <p>The service currently supports over 920 traders and generates over £3.4m in income. While the service broke even in 2017–2020, the post-COVID period (2020–2024) has seen it operate with a cumulative deficit, requiring council subsidy to remain functional. Significant growth has been achieved (e.g. in Broadway and Shop Fronts), but rising costs—particularly from waste services—now require action.</p> <p>In December 2024, we initiated a consultation on our fees. Based on the feedback we received, we've since revised the fee model and are now reconsulting on the changes. The revised fee model ensures proportionality, transparency, and fairness, with site-specific apportionment of waste charges and enhanced payment options. It reflects feedback from extensive trader engagement.</p>



Question	Response
	<p><b>Why is this decision being made?</b></p> <ul style="list-style-type: none"> <li>• To comply with legislation requiring financial neutrality (LLA Act 1990)</li> <li>• To cover unavoidable increases in service costs (waste, electricity, staffing)</li> <li>• To transition to a more accurate and sustainable payment and arrears model</li> <li>• To maintain and protect service growth without burdening the Council's general fund</li> </ul> <p><b>Key stakeholders impacted</b></p> <ul style="list-style-type: none"> <li>• Market traders (permanent, temporary, food &amp; non-food)</li> <li>• Shop front and pavement licence holders</li> <li>• Residents, customers and businesses on Hackney's high streets</li> <li>• Council finance, licensing and enforcement teams</li> <li>• Equalities groups and micro-enterprise networks</li> </ul> <p><b>What does the decision relate to?</b></p> <p>A service-wide revision of charging policy and practice under an existing statutory framework.</p>

Question	Response
	<p><b>Decision-making route</b></p> <p>Delegated Powers Report – Director of Environment &amp; Climate Change</p> <p><b>Timescales</b></p> <ul style="list-style-type: none"> <li>• Statutory consultation launched: August 2025</li> <li>• Final approval: November 2025</li> <li>• Implementation: April 2026 (phased for some payment reforms to 2027)</li> </ul> <p><b>Key documents produced</b></p> <ul style="list-style-type: none"> <li>• <a href="#">DPR</a>: 2025/26 Markets, Shop Fronts &amp; Street Trading Fees &amp; Charges</li> <li>• <a href="#">Appendix 2</a>: Proposed Fees</li> <li>• <a href="#">Appendix 6</a>: This EQIA</li> </ul>
<p><b>Outline the information or evidence in support of the proposal and NOT in support of the proposal</b></p> <ul style="list-style-type: none"> <li>• What involvement and consultation has been carried out, and with whom?</li> </ul>	<p><b>Evidence, Involvement and Consultation</b></p>

Question	Response																					
<ul style="list-style-type: none"><li>Who has been involved, consulted with and co-produced? Have we gone back to them with the proposed outcome of the assessment process? Who are the people that we believe are affected by the proposal, and have we reached out/co-produced with them? Why or why not?</li><li>Has the involvement and consultation been considered part of the assessment process, and how? Why or why not?</li><li>Are their gaps in the data, or groups missing?</li><li>What local and national data sources have been used?</li><li>How does this relate to existing <a href="#">plans and strategies?</a></li><li>What information, insight and data does not support this proposal?</li></ul>	<table><tr><th colspan="3">Consultation Activity</th></tr><tr><th>Stakeholder</th><th>Activity</th><th>Dates</th></tr><tr><td>Traders (permanent &amp; temp)</td><td>Consultation survey, forums, and working group</td><td>Nov–Dec 2024; Feb–July 2025 Sep -Oct 2025</td></tr><tr><td>Councillors</td><td>Cabinet Member briefings and ward meetings</td><td>Ongoing</td></tr><tr><td>Waste services</td><td>Operational audit and cost reallocation workshop</td><td>Q1 2024 to present</td></tr><tr><td>Equalities &amp; Licensing</td><td>Alignment of mitigations and hardship principles</td><td>Q2 2025</td></tr><tr><td>Residents</td><td>Online comment forms via</td><td>Q1–Q2 2025</td></tr></table>	Consultation Activity			Stakeholder	Activity	Dates	Traders (permanent & temp)	Consultation survey, forums, and working group	Nov–Dec 2024; Feb–July 2025 Sep -Oct 2025	Councillors	Cabinet Member briefings and ward meetings	Ongoing	Waste services	Operational audit and cost reallocation workshop	Q1 2024 to present	Equalities & Licensing	Alignment of mitigations and hardship principles	Q2 2025	Residents	Online comment forms via	Q1–Q2 2025
Consultation Activity																						
Stakeholder	Activity	Dates																				
Traders (permanent & temp)	Consultation survey, forums, and working group	Nov–Dec 2024; Feb–July 2025 Sep -Oct 2025																				
Councillors	Cabinet Member briefings and ward meetings	Ongoing																				
Waste services	Operational audit and cost reallocation workshop	Q1 2024 to present																				
Equalities & Licensing	Alignment of mitigations and hardship principles	Q2 2025																				
Residents	Online comment forms via	Q1–Q2 2025																				

Question	Response					
	<table><tr><td></td><td>Let's Talk Hackney</td><td></td></tr></table>				Let's Talk Hackney	
		Let's Talk Hackney				
<p><b>Feedback themes:</b></p> <ul style="list-style-type: none"><li>• Opposition to steep increases</li><li>• Need for phased payment change</li><li>• Need to retain affordability for newer or part-time traders</li><li>• Request for transparency on waste cost apportionment</li></ul> <p><b>Data &amp; Insight Sources:</b></p> <ul style="list-style-type: none"><li>• Trader licence database and demographics</li><li>• Historic arrears and subsidy data (2018–2024)</li><li>• Feedback from trader forums and Cabinet members</li><li>• Equalities engagement on food security, enterprise support, and inclusion</li><li>• Local Government Association (LGA) , National Association of British Markets (NAMBA) , National Markets Traders federation (NMTF) and The Mayor of London’s Markets Board for guidance</li><li>• Local policy: Inclusive Economy Strategy, Markets Strategy, Equalities Plan 2024–26</li></ul>						

Question	Response								
	<p><b>What evidence did not support the proposal?</b></p> <ul style="list-style-type: none"> <li>Initial waste recharges modelled at £1.3m (vs £668k current budget) were deemed unaffordable and prompted revision</li> <li>8-week arrears data showed a growing financial risk to the council and skewed forecasting</li> <li>Limited demographic impact data for micro-groups; actions now taken to improve monitoring</li> </ul>								
<p><b>What are the arrangements for monitoring impact?</b></p> <ul style="list-style-type: none"> <li>Who has responsibility for ongoing equality impact monitoring?</li> <li>How frequently will this equality impact assessment be reviewed?</li> </ul>	<p><b>Monitoring Arrangements</b></p> <table border="1"> <thead> <tr> <th data-bbox="945 932 1398 997">Aspect</th><th data-bbox="1398 932 1850 997">Plan</th></tr> </thead> <tbody> <tr> <td data-bbox="945 997 1398 1101"><b>Monitoring Officer</b></td><td data-bbox="1398 997 1850 1101">Service Area Manager – Markets</td></tr> <tr> <td data-bbox="945 1101 1398 1205"><b>Review frequency</b></td><td data-bbox="1398 1101 1850 1205">Quarterly for one year post-implementation</td></tr> <tr> <td data-bbox="945 1205 1398 1403"><b>Indicators</b></td><td data-bbox="1398 1205 1850 1403">Trader occupancy by category, arrears reduction, demographic change, hardship fund use and shared via</td></tr> </tbody> </table>	Aspect	Plan	<b>Monitoring Officer</b>	Service Area Manager – Markets	<b>Review frequency</b>	Quarterly for one year post-implementation	<b>Indicators</b>	Trader occupancy by category, arrears reduction, demographic change, hardship fund use and shared via
Aspect	Plan								
<b>Monitoring Officer</b>	Service Area Manager – Markets								
<b>Review frequency</b>	Quarterly for one year post-implementation								
<b>Indicators</b>	Trader occupancy by category, arrears reduction, demographic change, hardship fund use and shared via								

Question	Response		
	<table border="1"> <tr> <td></td><td>monthly leadership meeting and annually via the markets advisory board.</td></tr> </table>		monthly leadership meeting and annually via the markets advisory board.
	monthly leadership meeting and annually via the markets advisory board.		
<b>Previous review date</b> <ul style="list-style-type: none"> <li>Leave blank if this is the first assessment</li> </ul>	December 2024 : Agreed to work with Waste Services and Service Users to work on alternative models and costs and then feed into an agreed second stage consultation.		
<b>Next review date</b> <ul style="list-style-type: none"> <li>How often will you review and update this assessment?</li> </ul>	April 2026		

## 2: Impact Analysis

### 2.1: Protected Characteristics

There are nine Protected Characteristics outlined in the Equality Act 2010.

When assessing the impact of decisions public authorities have a duty to:

- Eliminate unlawful [discrimination, harassment and victimisation](#) and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

Your equality impact assessment should consider each protected characteristic and how the decision-making might affect people with these characteristics. Please include both Hackney Council staff and residents in your analysis.

Protected Characteristic	Is there a potential positive and/or negative impact?	Explain impacts and provide <a href="#">evidence</a> .  Consider potential evidence gaps and how these could be filled.	What actions will be taken to mitigate negative impacts and to maximise positive impacts? For example communication and engagement strategies
	Where does systemic inequality show up in our service under these characteristics?		
<a href="#">Age</a>	Medium (Negative)	Older traders (aged 50+) may be less comfortable with technology or on fixed incomes, facing difficulty adapting to prepayment models. Our data shows approximately 17% of traders fall into this group.	Clear communications (written and verbal) alongside digital information, in-person support during rollout to engage with traders, and consideration of alternative payment methods where necessary. Phased arrears repayment over 11 months helps soften and reduce the financial impact.
<a href="#">Disability</a>	Medium (Negative)	Disabled traders may be disproportionately affected if costs increase, but their ability to trade is restricted (e.g. due to mobility, health conditions). Our data shows approximately 6%	Maintain flexibility in payment schedules, retain the licence utilising the sickness policy introduced in our terms and conditions for Permanent traders where after 4 weeks we freeze

		<p>of traders fall into this group, but feedback through trader, business and resident forums and direct trader engagement suggested minimal concerns. Hackney is one of the few local authority run market services that have made policy and terms and condition changes to support business owners with disabilities and no concerns have been raised in the last 24 months.</p>	<p>fees and protect pitch rights for up to 6 months before a referral to the Officer Licensing Panel for a review of the licence. For permanent traders we also offer a freeze/suspension policy, and review pitch layout accessibility. For temporary traders who are pay as you go we are not required to provide any further support but do ensure hardship guidance is available in accessible formats for both permanent and temporary licence holders.</p>
<a href="#">Gender Reassignment</a>	Neutral	<p>No specific issues identified in licensing or consultation. However, visibility and inclusion should be maintained.</p>	<p>Ensure all trader-facing communications are gender-neutral, inclusive, and respectful.</p>
<a href="#">Marriage or Civil Partnership</a> (only applies in respect of the requirement to have due regard to the	Neutral	<p>No disproportionate impacts identified.</p>	<p>None required at this time.</p>



<b>need to eliminate discrimination)</b>			
<a href="#"><u>Pregnancy &amp; Maternity</u></a>	Low (Negative)	Women on maternity leave or pregnant may face temporary trading interruptions. Payment reforms could cause stress if not clearly communicated or options are unclear.	Retain and promote licence suspension policy. The service has a maternity policy on top of the legislative guidance. Also, ensure we provide info about payment holidays, staged returns.
<a href="#"><u>Race / Ethnicity</u></a>	High (Negative)	47% of traders are from Black and Global Majority backgrounds. These groups are overrepresented in lower-income brackets and more likely to rely on cash-flow sensitive work. Historic undercapitalisation of migrant-led businesses is documented.	Site-specific fees ensure fairness by location. We offer translated materials. Promote Trading Places, hardship funds, and ensure inclusive messaging and culturally sensitive engagement and events.
<a href="#"><u>Religion and Belief-any religious or philosophical Belief including no religion/belief</u></a>	Neutral	No specific impact identified. Requests for flexibility on faith days are already managed formally.	Continue current flexible allocation where feasible. No restrictions were enforced that would conflict with key observances.

<a href="#">Sex</a>	Low (Negative)	38% of traders are female, many of whom are part-time or casual traders. Cost increases may cause a drop-off unless flexibility is retained.	Maintain accessible entry routes (e.g. temporary licences), promote female-friendly development schemes like Trading Places and Young Traders.
<a href="#">Sexual Orientation</a>	Neutral	No specific impacts identified.	Reinforce inclusive values in public communications. Ensure LGBTQ+ support materials and visibility on applications.

## 2.2: Additional Groups

Your assessment should also include addressing the Socio-Economic Duty and other groups identified locally to be facing inequality, for example those identified in the Equality Plan.

The Socio-Economic Duty extends [Due Regard](#) under the Equality Act; that public bodies adopt transparent and effective measures to address the inequalities that result from differences in occupation, education, place of residence or social class

The duty states that when making decisions of a strategic nature about how to exercise its functions public authorities must do so in a way that is designed to reduce inequalities of outcome which result from socio-economic disadvantage.

The [Equality Plan 2024-2026](#) identifies a number of other groups who experience inequality of outcomes locally. These groups should also be considered as part of this assessment, along with any other groups that have been identified in your consultation or evidence gathering that may be impacted.

The Objectives of the [Anti-Racist Framework, LGBTQIA+ Framework and Poverty Reduction Framework](#) should be considered in your analysis.

Group or characteristic	Is there a potential positive and/or negative impact?	Explain impacts and provide evidence.  Consider potential evidence gaps and how these could be filled.	What actions will be taken to mitigate negative impacts and to maximise positive impacts?
	Where does systemic inequality show up in our service under these characteristics?		
<b>Socio-economic Inequalities</b>	High (Negative)	The majority of traders are self-employed, often with limited financial resilience. 45% are part-time. Many traders cite cash flow and seasonality as challenges. Fees increase risk pricing them out.	<p>Flexible payment reform, not enforced until 2027. Monthly tracking of arrears. Promote support services, business mentoring.</p> <p>Market trading is often the first step into work for people excluded from other sectors (e.g. due to prior debt, housing insecurity).</p> <p>We also provide free financial management training through our award winning trading places business development programme delivered by Barclays bank which covers how to manage a profit &amp; loss sheet, going digital , accounting, sales and import/exporting as well as providing discounted access to digital card payment devices.</p>
<b>Other groups as outlined in the Equality Plan:</b>			

Looked after children, care experienced people and care leavers	Neutral (Potential positive)	Not directly impacted, but Trading Places and NextGen provide low-barrier entry routes into entrepreneurship.	<p>Promote targeted schemes via VCS partners and schools. Consider fee exemptions for pilot pitches.</p> <p>Care-experienced people may not have intergenerational wealth or social networks to launch businesses.</p>
Single parents and teen parents	Medium (Negative)	Parenting duties can limit trading days or require flexibility. Cost increases could discourage participation	<p>Continue temporary pitch availability, allow flexible licences, and offer hardship support.</p> <p>Childcare and income volatility may drive disproportionate attrition</p>
People with insecure immigration status	Medium (Negative)	Language or status barriers may limit the ability to respond to new policies or navigate hardship routes.	<p>Use plain English, multilingual comms. Use intermediaries (e.g. community partners) to deliver info.</p> <p>Traders with insecure status may avoid contact with officials even when eligible for support.</p>
Ex Armed Forces	Neutral	No evidence of significant impact.	N/A
People with multiple interconnected challenges (“complex needs”) including those who fall below statutory thresholds	Medium (Negative)	May face multiple barriers – e.g. mental health, financial instability. Changes could overwhelm without support.	<p>Embed signposting to VCS support and financial wellbeing services.</p> <p>May fall below eligibility for statutory support and be left out without a tailored response.</p>

People experiencing perimenopause and menopause	Low	No direct impact. Some older female traders may require flexibility if experiencing symptoms.	<p>Maintain options for flexible working. Promote awareness of support.</p> <p>Rarely captured in data but increasingly relevant to inclusive work practices.</p>
People in insecure private rented accommodation, at risk of homelessness or living in precarious conditions (eg sofa surfing) and people in temporary accommodation	Medium (Negative)	People in temporary accommodation or insecure housing may rely on flexible, low-cost work like trading.	<p>Retain affordable casual pitch options and hardship support.</p> <p>Lack of a fixed address or bank account may make licensing more difficult without mitigation. Under the legislation without a fixed abode you are unable to issue a licence.</p> <p>We are working on an experimental licence which will be registered to the services office address and support those with NFA to access opportunities to trade as long as they have the relevant ids etc. We are also working with stakeholders to support getting free access to Photo id, ban accounts and payment devices too.</p>
Domestic abuse victims and survivors	Low Medium	A small number of traders may be rebuilding income following abuse. Regular income is protective.	<p>Maintain supportive licensing practice, confidential support referrals if needed.</p> <p>Domestic abuse may have led to financial precarity or housing issues, limiting resilience.</p>

People with an offending history	Low Medium	Market trading offers an accessible path for people facing employment discrimination.	Maintain inclusive entry routes, avoid unnecessary barriers in vetting/licensing.  Criminal records often block access to formal employment or loans.
Unpaid <a href="#">Carers</a>	Medium	Carers may rely on flexible, self-employed work. Fee rises could reduce the ability to balance income and caring roles.	Continue flexible hours, temp licences, and hardship plans for this group.  Lack of visibility may mean that unpaid carers' needs are under-identified by services.
<b>Any other groups identified during evidence gathering</b>	None	N/A	N/A

### 2.3: Intersectional Analysis

Taking an **Intersectional Approach** means that we are alert to how intersections of different characteristics can create very different experiences for different people due to the interaction of different types of systemic discrimination.

An intersectional approach in an Equality Impact Assessment requires that we don't just look at each characteristic in isolation, but explore, understand and record how we have considered impacts of discrimination across multiple characteristics.

This will vary depending on the decision being made, the communities affected and the type of evidence explored.

<b>Describe actions taken to identify impacts on intersectional attributes/experiences. Are there themes in the impacts you have noticed that affect multiple groups ?</b>	We undertook a detailed demographic analysis of trader profiles, consultation feedback, and monitoring reports on hardship and occupancy trends. We also used insights from frontline licensing officers and engagement forums, particularly during in-person trader surgeries and workshops, to identify emerging intersectional groups. Key themes include the compounding impacts of race, gender, age, and working patterns — particularly on those trading part-time, those with caring responsibilities, and newly arrived migrants.		
<b>Describe emerging theme or group</b>	<b>Is there a potential positive and/or negative impact?</b>	<b>Explain impacts and provide evidence.</b>  <b>Consider potential evidence gaps and how these could be filled.</b>	<b>What actions will be taken to mitigate negative impacts and to maximise positive impacts?</b>
	<b>Where does systemic inequality show up in our service under these characteristics?</b>		
<b>Black &amp; global Majority traders over 50 operating part-time food stalls</b>	Negative	Likely to be disproportionately affected by changes in fees, due to part-time trading, lower turnover and potentially no access to finance or credit. Consultation feedback and officer observations have highlighted anxiety around affordability.  Deeper income segmentation by ethnicity, age and gender; to be	Phased implementation of changes, hardship fund, tailored business support and peer mentoring  Over-representation in less profitable pitches; lower representation in longer-term/permanent licences

<b>Describe actions taken to identify impacts on intersectional attributes/experiences. Are there themes in the impacts you have noticed that affect multiple groups ?</b>	We undertook a detailed demographic analysis of trader profiles, consultation feedback, and monitoring reports on hardship and occupancy trends. We also used insights from frontline licensing officers and engagement forums, particularly during in-person trader surgeries and workshops, to identify emerging intersectional groups. Key themes include the compounding impacts of race, gender, age, and working patterns — particularly on those trading part-time, those with caring responsibilities, and newly arrived migrants.		
<b>Describe emerging theme or group</b>	<b>Is there a potential positive and/or negative impact?</b>	<b>Explain impacts and provide evidence.</b>  <b>Consider potential evidence gaps and how these could be filled.</b>	<b>What actions will be taken to mitigate negative impacts and to maximise positive impacts?</b>
	<b>Where does systemic inequality show up in our service under these characteristics?</b>		
		developed with Equalities team	
<b>Disabled or single parents trading on weekends</b>	Negative	<p>Time-limited trading days and caring duties mean fewer opportunities to trade and generate income. May not benefit equally from business development programmes.</p> <p>Data on part-time working by carers and disabled traders is currently limited</p>	<p>Introduce flexible payment plans, off-peak discounts, and ensure communication is inclusive and accessible.</p> <p>Operational hours and fee structures may indirectly penalise those with fixed caring responsibilities</p> <p>Pitches cannot be split or shared under the legislation. We do however allow licence holders to share storage facilities as these are not restricted by legislation and spread the cost</p>



<b>Describe actions taken to identify impacts on intersectional attributes/experiences. Are there themes in the impacts you have noticed that affect multiple groups ?</b>	We undertook a detailed demographic analysis of trader profiles, consultation feedback, and monitoring reports on hardship and occupancy trends. We also used insights from frontline licensing officers and engagement forums, particularly during in-person trader surgeries and workshops, to identify emerging intersectional groups. Key themes include the compounding impacts of race, gender, age, and working patterns — particularly on those trading part-time, those with caring responsibilities, and newly arrived migrants.		
<b>Describe emerging theme or group</b>	<b>Is there a potential positive and/or negative impact?</b>	<b>Explain impacts and provide evidence.</b>  <b>Consider potential evidence gaps and how these could be filled.</b>	<b>What actions will be taken to mitigate negative impacts and to maximise positive impacts?</b>
	<b>Where does systemic inequality show up in our service under these characteristics?</b>		
			between them with up to a max of 4 sharing x1 20ft container.
<b>Newly arrived migrant traders lacking familiarity with payment processes</b>	Negative	<p>Risk of falling into arrears or misunderstanding new processes. Potential language barriers were also raised in consultation.</p> <p>Full disaggregation of language/immigration status is limited in licence database</p>	<p>Multilingual communication, on-site payment support, and an extended onboarding period</p> <p>Disproportionate arrears and breaches due to administrative, not deliberate, errors</p>

## 2.4 Community Impact Analysis

Public Sector Equality Duty requires us to have due regard to fostering good relations between those that share a relevant protected characteristic and person who do not share it. This aligns with creating an inclusive borough with strong community cohesion.

<b>Describe actions taken to identify the wider community impact - for example</b> <ul style="list-style-type: none"> <li>• Community Cohesion</li> <li>• Local Economy</li> <li>• Relations between those who share a protected characteristic and those who do not</li> <li>• Long term cumulative impact</li> </ul>	<p>Our markets serve as community assets that bring together diverse residents, visitors, and businesses. Fee increases, if poorly communicated or disproportionate, could affect community trust or trader continuity — with knock-on effects on economic vibrancy, cultural representation, and resident perceptions. Trader feedback and historical occupancy analysis helped us assess these risks. The leadership presentation and site-level growth trends also point to sustained demand and community confidence in Hackney markets.</p>	
<b>What Communities may be impacted</b>	<b>What are or might be the positive or negative impacts</b>  <b>Consider potential evidence gaps and how these could be filled</b>	<b>How do we mitigate the negative and maximise the positive ?</b>
<p>Black, Global Majority, and migrant communities trading at Ridley Road and Kingsland</p>	<p>Fee increases may reduce trading viability for lower-income traders. Cultural representation could be lost if stalls are vacated.</p> <p>More granular tracking of exit reasons; follow-up surveys with traders who leave</p>	<p>Maintain inclusive fee models by zone and category; strengthen support schemes and cultural markets programming</p>

<b>Describe actions taken to identify the wider community impact - for example</b> <ul style="list-style-type: none"> <li>• Community Cohesion</li> <li>• Local Economy</li> <li>• Relations between those who share a protected characteristic and those who do not</li> <li>• Long term cumulative impact</li> </ul>	<p>Our markets serve as community assets that bring together diverse residents, visitors, and businesses. Fee increases, if poorly communicated or disproportionate, could affect community trust or trader continuity — with knock-on effects on economic vibrancy, cultural representation, and resident perceptions. Trader feedback and historical occupancy analysis helped us assess these risks. The leadership presentation and site-level growth trends also point to sustained demand and community confidence in Hackney markets.</p>	
<b>What Communities may be impacted</b>	<b>What are or might be the positive or negative impacts</b>  <b>Consider potential evidence gaps and how these could be filled</b>	<b>How do we mitigate the negative and maximise the positive ?</b>
Young residents and first-time traders	<p>Higher costs may deter entry-level traders or those with minimal capital.</p> <p>Expand collection of data on age of licence applicants</p>	<p>Prioritise funding and access for young trader programmes and business incubators</p>
Local residents / consumers	<p>Higher trader costs could indirectly increase prices for consumers</p> <p>Comparative basket-price monitoring</p>	<p>Encourage value-focused trader offers and continued community engagement and community led events such as the Eid celebration , Windrush festival, Carnival and various other thematic market events.</p>

### 3: Action Plan

How will you bring together the actions needed in the identified timeframe, working with stakeholders identified from the learning above, and how will the plan embed the councils Equality Objectives?

<b>Action Plan</b> <ul style="list-style-type: none"><li>● Outline how the identified benefits will be maximised and how this will be measured</li><li>● Outline how the identified or potential negative impacts will be mitigated and how this will be measured</li><li>● How will stakeholders be involved?</li><li>● Who will be responsible, what are the timescales?</li></ul>	
--	--

	Action	Measurement	Stakeholder Involvement	Owner / Timescale
	Introduce phased arrears payment reform	Reduction in arrears over 24 months; no rise in licence breaches	Trader forums, comms team, enforcement team	Head of Markets – from April 2025
	Set up hardship support / fee flex for impacted groups	Uptake rate and retention in priority groups	Finance, equalities, trader reps	Markets & Licensing Managers – Q4 2025
	Improve accessibility of materials (languages, formats)	Audit and user feedback; reduce breaches due to admin error	Communications, ESOL and equalities officers	Comms & Equalities Leads – Q1 2025
	Continue targeted support programmes for underrepresented groups	Programme participation and trading retention	Inclusive Economy team, local colleges, NMTF	Markets & Employment Pathways Leads – Ongoing
	Monthly demographic monitoring	Updated dashboard, intervention triggers	BI team, digital licensing platform	Head of Service – Monthly, starting Q2 2025
How will this plan ensure that we are meeting our Equality Objectives, or mitigating against negative impact on these objectives?				

Objective 1:	Objective 2:	Objective 3:	Objective 4:	Objective 5:
Eradicate inequality at every life stage by taking protective, preventative positive action	Building opportunity and well-being	Celebrate and serve diverse communities and value the contribution they make	Embed equality into service plans and practice across the council and the borough	Change as an institution to ensure internal and systemic change
<b>Phased arrears removal and flexible payments offer protective measures at life stages (e.g. caring, health)</b>	Business support and hardship funds promote opportunity and wellbeing	Cultural markets and inclusive programming serve diverse communities	Equalities embedded into fee structure and arrears policy redesign	Monitoring systems and multilingual comms reflect systemic change ambitions

#### 4:Evaluation

Demonstrate how this assessment has influenced the proposal and decision.

<p><b>Describe how the assessment findings have influenced your proposal</b></p> <ul style="list-style-type: none"> <li>• What changes have been made as a result of this assessment? How has the assessment impacted or not impacted the final decision?</li> <li>• Where a negative impact has been identified but a</li> </ul>	<p>This EqIA has directly influenced the final proposed model by ensuring:</p> <ul style="list-style-type: none"> <li>• Zone-based pricing was preserved to reflect trading footfall and reduce disproportionality</li> <li>• Arrears reform was phased over three years rather than immediate</li> <li>• A hardship fund is now being scoped to protect the most vulnerable and will be in place by September 1st 2026.</li> <li>• Site-specific communications and multilingual support are prioritised for implementation</li> </ul>
---	---

<p>decision has been made to proceed with justification outline how this is a legitimate aim.</p> <ul style="list-style-type: none"> <li>• Have you taken advice on the justification if so from whom</li> </ul>	<p><b>What changes have been made as a result of this assessment?</b></p> <ul style="list-style-type: none"> <li>• Waste costs reduced in response to affordability concerns</li> <li>• Greater granularity in licence categories and banding</li> <li>• Stronger stakeholder engagement requirements for payment reform rollout</li> </ul> <p><b>Where a negative impact has been identified but a decision has been made to proceed with justification, outline how this is a legitimate aim.</b>  The move to increase fees and phase out arrears is a legitimate, proportionate response to ensure the service remains self-financing, legally compliant under cost recovery regulations, and capable of funding environmental and infrastructure obligations.</p> <p><b>Have you taken advice on the justification – if so, from whom?</b>  Yes – advice was taken from:</p> <ul style="list-style-type: none"> <li>• Hackney Legal Services</li> <li>• Hackney Finance</li> <li>• Equalities Lead Officers</li> <li>• External benchmarking with other London boroughs, NMTF. GLA, London Board of Markets and NABMA guidance</li> </ul>
--	--

Please contact Equality & Diversity (Shared Mailbox) early for assistance/ suggestions /updates.  
There are drop-in sessions where equality analysis can be discussed further  
Every 2nd Monday 2-3pm and 4th Thursday 11-12 of the month join using this [link](#)

Please send a link to your EIA to Equality & Diversity (Shared Mailbox) this enables an overview of work that is being carried out for the cumulative impact assessments that we undertake.