

## Church Street Business Forum

13<sup>th</sup> June 2024, 6pm – 7.30pm

35-37 Church Street

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### Members Attendance:

- Mr Babar Ahmed (Market trader)
- Mr Nasuf Zejnullahu (Market Trader)
- Mr Kamal Abdulla (Taza Kebab)
- Lawrence Joel (Joel & Sons Fabric)
- Nathan Joel (Joel & Sons Fabric)

### WCC Officers:

1. Devrim Zarif [DZ] – Regeneration Manager
2. Paul Simpson [PS] – Communication & Engagement Manager
3. Ivana Slivkova [IS] – Regeneration Officer
4. Millie Morrissey [MM] – Communications & Engagement Coordinator (Notes)

### Introductions

The WCC team introduced themselves to attendees of the meeting. Businesses and traders were invited to introduce themselves and explain their connection to the community and which business they represent.

### Relocation of Market Storage Units (Qpark)

The group were reminded of the successful ballot result of December 2022, which saw an overwhelming 73% yes vote.

IS explained all the key features of Site A including the number of homes, a new library, commercial retail space, as well as being a car-free site with parking only for those with mobility issues. There will also be cycle storage spaces, delivery and storage facilities for trader and brand-new welfare facilities for Church Street market traders.

NZ asked how many storage units there will be? IS confirmed 28 are planned for the moment.

NZ asked if there is costs currently agreed for the new storage units and are the costs likely to impact current traders? IS explained the specific prices are not known at this moment in time.

NZ explained previously storage was at a good price for traders, this will affect traders' ability to remain in the market if rent and storage unit prices rise significantly. DZ explained that at this stage we do not have an idea of costs.

Conversations happening at the moment with regards to traders' rates etc. DZ is not involved in these conversations and the team await the outcome of this to be shared with traders.

LJ stated the main concern is noise during the working day, and the situation with heavy traffic flow.

DZ explained the site hoarding could come out to the road side – we are awaiting more information on this from the demolition contractor when in place.

### **Church St Market & Site A Works**

Current plan - Monday – Friday traders will remain on their pitches whilst site A works take place. If required, they can be relocated to other pitches.

WCC intend for Saturday traders to remain on their current pitches for the duration of demolition & construction. Saturday works will not take place unless absolutely necessary. Should Saturday traders be unable to work on any given Saturday as a result of these works, pitch fees can be suspended – unfortunately the Council cannot reimburse traders for loss of business.

### **Relocation of Site A Market Trader Storage Units**

WCC are working to move market traders using the Site A market storage units to QPark on Site B. WCC will be providing 32 storage units. We will also house a new market waste facility. Planning application has been submitted, pending approval.

LJ asked how many parking spaces will be lost due to the facility relocation, as this could potentially impact on Joel and Sons clientele, as they would be restricted as to where they can park DZ explained that re-provision elsewhere will be difficult given resident parking bays are extremely well used in the surrounding the area. DZ will raise with Highways for a view.

### **New Site A Commercial Units Post Development**

New commercial units will be marketed when they become available. This is a little way down the line, but this will be communicated at the appropriate time.

DZ to share information with Mr B Ahmed with regards to vacant shops on the street.

### **The Triangle Enterprise Space**

Unit 62 will be a pop-up space. Units 66-72 to include: 4 retail spaces, 7 workshop units, flexible central space to host community events. An operator has been selected to manage the project and selection has completed for an operator for the Church St Café.

### **CCTV & Safer Neighbourhood Forum**

100 digital cameras will be implemented in this borough. Church street ward have submitted interest. HZ commented this is positive, and traders would welcome the addition of the cameras. LJ added the police often ask to use shops footage, indicating that whatever cameras there are currently, are inadequate. CCTV is essential, the negative aftertaste of the huge area cordoned off due to the incident a few weeks ago would leave a bad impression on visitors or clientele who have travelled and were unable to get anywhere near the area. Owners feel safe, they want customers to feel safe. Safer Neighbourhood Forum and SN Panel Runs every 3 months and attended by the local community and MET Police. Run by the community with police involvement. More information can be shared directly with attendees should they wish to attend.

### **Any Other Business**

Nothing raised from attendees

## **WIFI**

Free Wi-Fi is available as part of the council's market development initiative. Flyers will be hand delivered to the traders. QR code can be scanned to access.



## **Date of Next Meeting**

Thursday 12<sup>th</sup> September 2024.