

Subject: **Gating of passageway underneath Market Gates Shopping Centre**

Report to: Economic Development, 20 November 2017

Report by: Tracey Jones, Community Safety Co-ordinator

SUBJECT MATTER/RECOMMENDATIONS

Members are asked to consider this request to fund the installation and erection of gates across the northern and southern ends of the passageway underneath Market Gates. Funding is sought from the Town Centre Initiative reserve.

This is proposed to deter future anti-social behaviour, protect the Town Wall and improve the day time environment of the passageway.

1. INTRODUCTION/BACKGROUND

1.1 The passageway underneath Market Gates has been subject to anti-social behaviour during the past year. The passageway runs underneath Markets Gates alongside a section of the Town Wall and allows access to the public toilets.

1.2 A map of the location as well as photos showing the north and south ends of the passageway can be found in Appendix A.

1.3 The anti-social behaviour includes/d:

- people urinating in the passageway at night when the public toilets are closed (with the odour persisting into the next day)
- problems associated with people sleeping rough in the archways (the by-products of litter, food waste, wet and soiled bedding, human waste and vomit in and around the archways and the passageway opposite the public toilets)

- young people accessing the Town Wall from the southern end of the passageway. Once on top of the wall they run along the top to the northern end, dropping down into the passageway. The other side of the Town Wall at this point is an estimated 30ft (10m) drop.
- 1.4 As a result, complaints started to be received by the Council, elected Members, the Town Centre Partnership, the Police and Market Gates from the public who did not want to walk through such an unpleasant and potentially unsafe environment.

2.0 PROBLEM SOLVING

- 2.1 As part of the wider problem-solving around issues happening in and around the Town Centre, a smaller group discussed options for tackling the anti-social behaviour happening in the passageway.
- 2.2 This group consisted of: Kate Watts, Nick Spencer (Market Gates Manager), Jonathan Newman (Town Centre Manager), Darren Barker and Ian Hardy (Conservation), Sgt Dan Smith (Police), Tracey Slater (Housing), Dick Wolsey (Police Crime Prevention Officer), Simon Rumsby and Tracy Brooker (Property and Construction), Tracey Jones (Community Safety Co-ordinator) and legal advice from nplaw and the Market Gates legal team.
- 2.3 Actions agreed and implemented whilst longer term solutions sought included:
- A Homelessness Outreach worker from Herringhouse Trust engaged with people sleeping rough to determine their housing and other needs
 - Police officers engaged / patrolled the area on a more frequent basis to monitor the area and to act as a deterrent / preventative measure
 - GYB Services and Market Gates undertook more frequent cleansing of the area on an as and when needed basis rather than as per the “schedule”
- 2.4 It was agreed by the group to investigate the possibility of gating the passageway as a long term, permanent solution for the area.
- 2.5 The Community Safety Co-ordinator, Police Crime Prevention Officer and the GYBC Property team met onsite with Market Gates manager to discuss possible locations and designs for any proposed gates. There are two designs for the

northern end of the passageway and one of the southern end. Please be aware that these are only representative for the suggested location for the gates and not indicative of any final design which would need to be worked up if this project is approved.

- 2.6 Due to the physical layout of the southern end of the passageway, only one design option is suggested to block access to the passageway and to prevent anyone from being able to get on to the top of the Town Wall.
- 2.7 Two design options are available for the northern end of the passageway:
- (a) Design A North: Would locate the gate underneath the canopy of Market Gates to allow the gates to be fixed to the wall of Market Gates with a fan grill extending over the Town Wall. Costed as Option 1.
 - (b) Design B North: Would locate a gate closer to the road and would require railings to be put on top of the goods yard wall in addition to a gate across the passageway. This option closes off more of the passageway and is more visible from the road. Costed as Option 2.
- 2.8 The suggested design options for the South and Design A North and Design B North can be seen in Appendix B.
- 2.9 Part of the work has been to check the legal status of the passageway. It is under lease to Market Gates from the Council and is not an adopted right of way or "Highways" land. The Market Gates legal team and nplaw have confirmed that it is permitted to gate off the passageway during the night, as long as access is allowed to the public toilets during the day. Market Gates have offered to open and lock the gates each day which would be formalised in a short SLA.
- 2.10 Members are also asked to note that the Town Wall has Scheduled Ancient Monument status therefore final approval for the installation of any gates and/or railings will be subject to Historic England Scheduled Ancient Monument Consent. The Conservation team have been consulted throughout this process and have advised accordingly.

3.0 FINANCIAL IMPLICATIONS

3.1 An indicative quote has been obtained as follows:

To manufacture, supply and fit gates and railings (galvanised and powder coated).

Option 1:

For south gate and Design A North: £10,594.00

Option 2:

For south gate and Design B North: £14,080.00

Prices exclude VAT.

3.2 This quote has been used to identify the outline cost for this work. However as part of the formal procurement process, Members are asked to note that additional quotes will need to be obtained.

3.3 Members are asked to note that £262,000 remains unallocated in the Town Centre Initiative reserve.

4.0 RECOMMENDATIONS

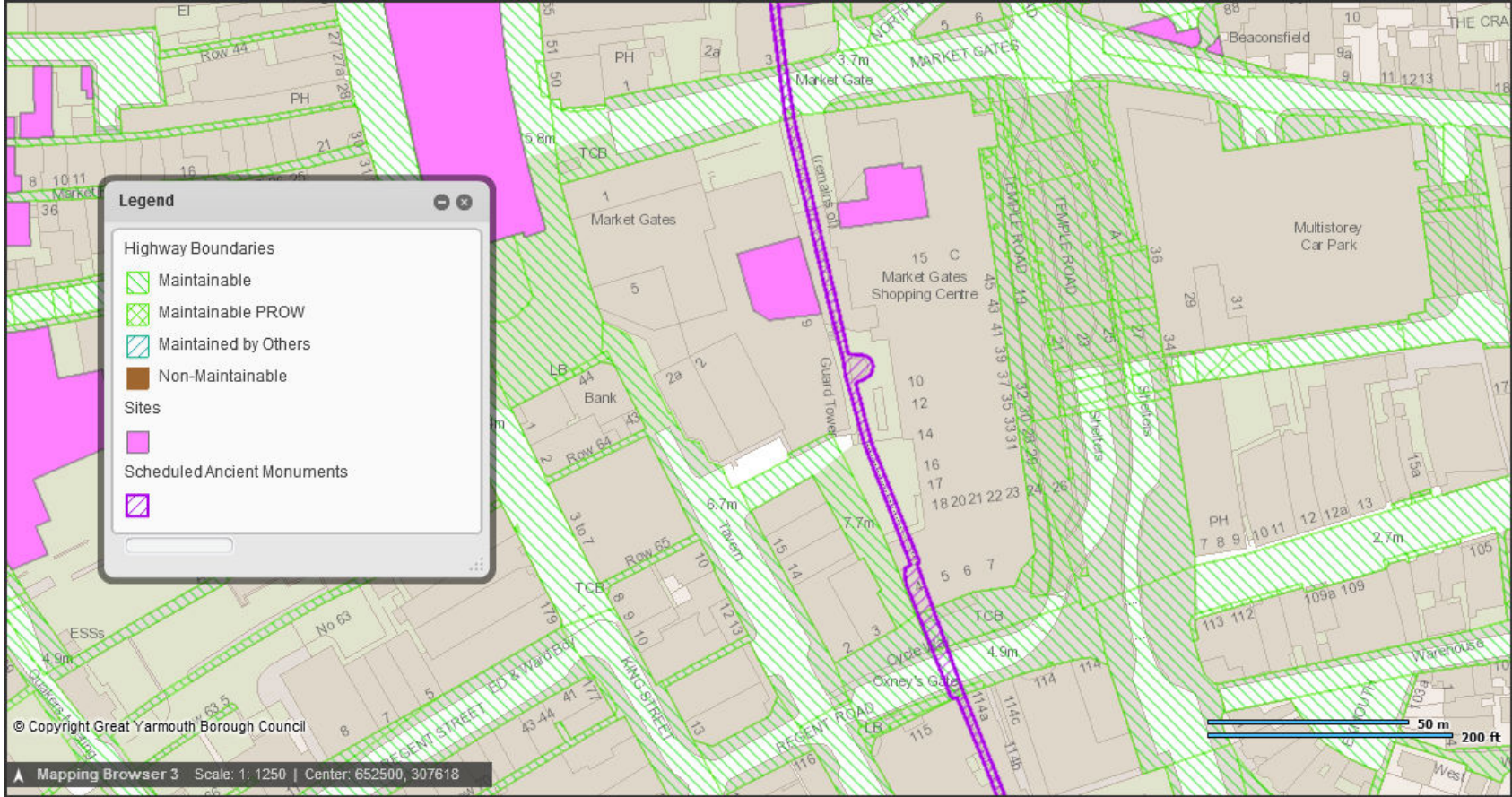
The Committee is requested to:

1. Note the report and make a recommendation on progressing either Option 1 or Option 2.
2. Dependent on which option is selected, to allocate £10,594.00 (Option 1) or £14,080.00 (Option 2) from the Town Centre Initiative reserve to undertake these works.

Area for consideration	Comment
Monitoring Officer Consultation:	
Section 151 Officer Consultation:	

Existing Council Policies:	Yes
Financial Implications:	Yes
Legal Implications (including human rights):	Yes
Risk Implications:	Yes
Equality Issues/EQIA assessment:	No
Crime & Disorder:	Yes
Every Child Matters:	Yes

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Appendix A – Map of passageway locations and photographs of the site



Northern Entrance:

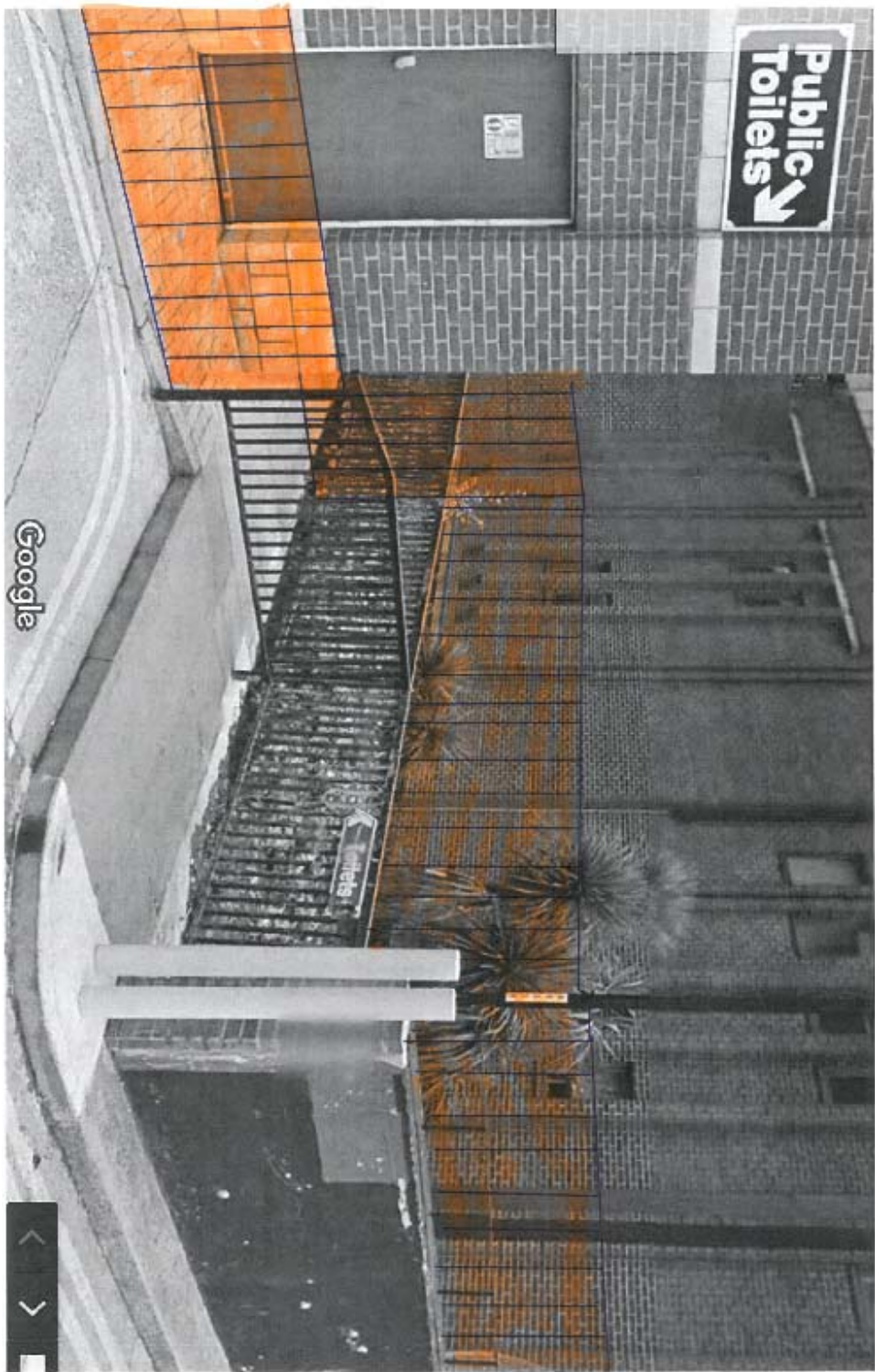


South Entrance:

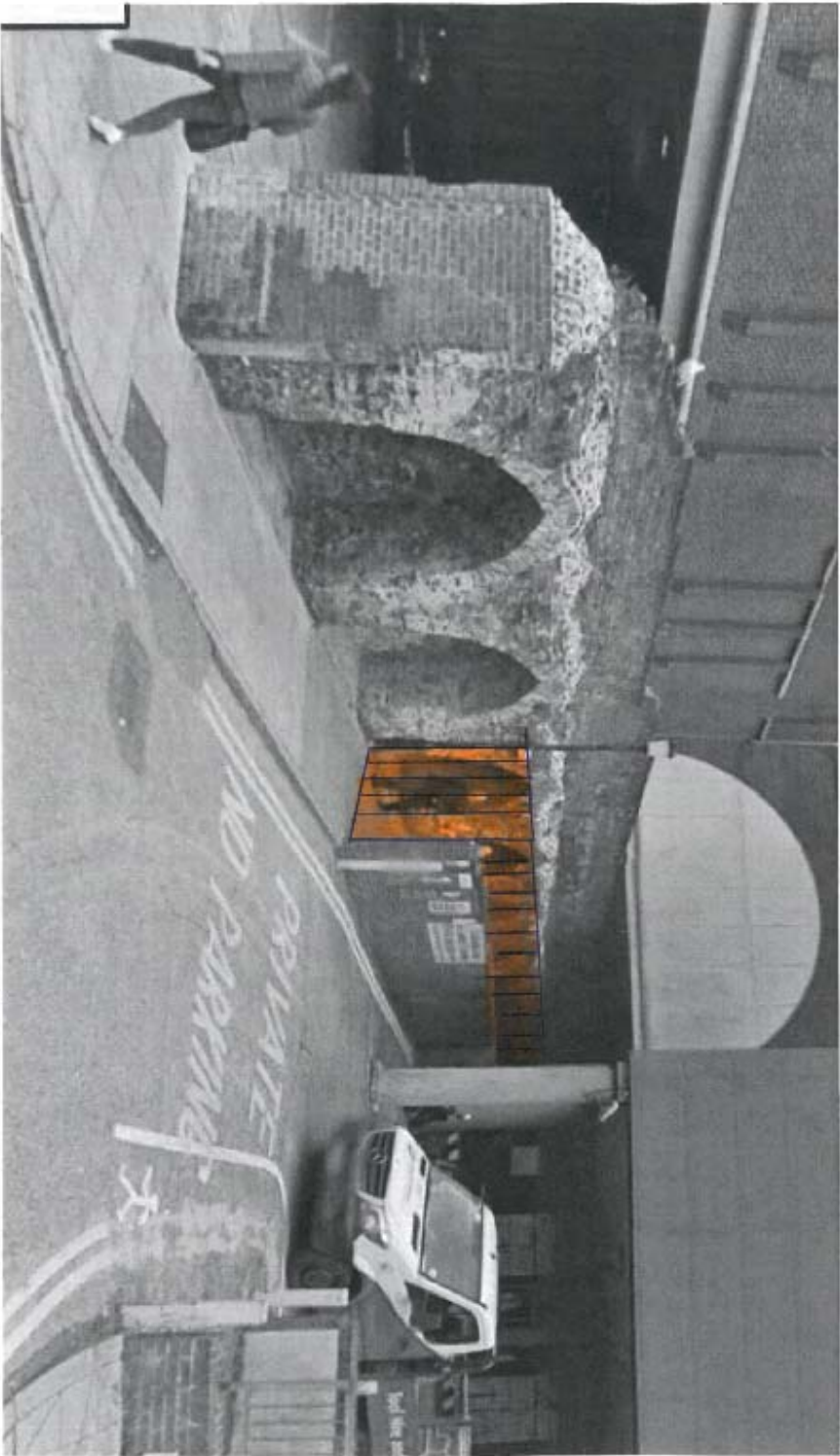


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Appendix B Suggested Design Options

South End Option



North End: Design B



North End: Design A

