Public Report
Delegated Officer Decision

Committee Name and Date of Committee Meeting
Delegated Officer Decision – 08 June 2026

Report Title
Temporary Market Rents

Is this a Key Decision and has it been included on the Forward Plan?
No, but it has been included on the Forward Plan

Executive Director Approving Submission of the Report
Andrew Bramidge, Executive Director of Regeneration and Environment

Report Author(s)
Martin Beasley, Head of Economic Development
Martin.Beasley@rotherham.gov.uk

Ward(s) Affected
Boston Castle

Report Summary
This report seeks approval for temporary rental, storage and support arrangements for Indoor Covered Market (ICM) traders during their relocation to the Outdoor Covered Market (OCM) as part of the town centre market refurbishment programme.

From 3rd July 2026, traders will be required to relocate to enable works to the existing indoor market. To mitigate disruption, maintain occupancy, and sustain trader viability during the transition period, a package of temporary rent measures is proposed. These include rent-free periods, reduced rental rates, and protections to ensure affordability.

These interventions are designed to support business continuity, maintain footfall, and protect the long-term vitality of the market offer during the refurbishment period.

Recommendations
It is recommended that the Service Director for Planning, Regeneration and Transport:

1. Approves the implementation of temporary market rental arrangements for traders relocating from the Indoor Covered Market to the Outdoor Covered Market.
2. Authorises:

a) a one-week rent-free period during the physical relocation period.
b) a three-month rent-free “grace period” following reopening of the temporary market.
c) A temporary flat rental rate of:
    - £15 per sq ft for stalls
    - £4 per sq ft for storage areas
d) A rent protection mechanism ensuring no trader pays more than their current rent levels until April 2027.
e) Utility costs (water and electricity) to be charged on a pass-through basis.

List of Appendices Included

Appendix 1 Climate Impact Assessment
Appendix 2 Equalities Impact Assessment

Background Papers
N/A

Consideration by any other Council Committee, Scrutiny or Advisory Panel
No

Council Approval Required
No

Exempt from the Press and Public
No

Temporary Market Rents

1. Background

1.1 The refurbishment of the Indoor Covered Market (ICM) forms a key component of wider town centre regeneration, intended to modernise facilities and improve the long-term attractiveness and viability of the market offer.

1.2 To enable delivery of these works, traders must temporarily relocate to alternative provision within the Outdoor Covered Market (OCM). While necessary, this relocation presents a risk to trader income, customer footfall, and business continuity.

1.3 To address these risks, a temporary financial support package has been developed in consultation with market management and regeneration officers.

2. Key Issues

2.1 Relocation and reduced footfall during transition may significantly impact trader revenues. Without intervention, there is a risk of business closures and loss of market diversity.

2.2 The OCM provides less lettable space than the ICM, leading to a reduction in overall rental income and requiring a revised pricing structure.

2.3 Customer patterns may take time to stabilise following relocation, necessitating a period of financial support to allow businesses to adjust.

2.4 The introduction of a flat-rate rental model could create disparities; therefore, a rent cap has been proposed to ensure no trader is financially disadvantaged

3. Options considered and recommended proposal

3.1 Do Nothing Option

The delegated officer could choose not to introduce any temporary rental support measures during the relocation period. Under this option, traders would be required to continue paying their existing rent levels despite the disruption caused by the move and the anticipated reduction in footfall associated with relocating to the OCM.
This approach would present a significant risk to trader viability, increasing the likelihood of business closures, reduced occupancy, and a decline in the overall vitality and attractiveness of the market. For these reasons, this option is not recommended.

3.2 Option 2: Partial Rent Reduction without rent free period

An alternative option would be to provide a partial rent reduction through lowering the rental rate only, without introducing any rent-free periods during the relocation and initial trading phase. Under this approach, traders would move directly onto a reduced flat rate rent structure but would continue to pay rent from the point of relocation, with no additional grace period to support business recovery.

While this option would reduce the financial impact on the Council when compared to the preferred approach, it would provide significantly less support to traders at a critical time.

The absence of a rent-free period during both the physical move and the early trading period would limit traders' ability to absorb the initial disruption, including loss of income, reduced customer footfall, and costs associated with relocation.

This could increase the risk of business failure, reduce market occupancy, and undermine the overall success of the temporary market arrangements during the refurbishment period.

For these reasons, this option is not recommended, as it does not provide a sufficient level of support to ensure trader resilience and the continued vibrancy of the market during the transition.

Temporary Market Rent Support Package

3.3 The preferred option is to implement a structured package of temporary financial support measures to assist traders during the relocation and transition period. This would include providing a one-week rent-free period to accommodate the physical move, followed by a three-month rent-free grace period to allow businesses time to recover as footfall stabilises. Temporary flat-rate rents would be introduced, set at £15 per square foot for stalls and £4 per square foot for storage, alongside a protection mechanism ensuring that no trader pays more than their current rent levels until April 2027. Utilities would be charged on a pass-through basis.

This option is recommended as it provides a balanced approach, supporting trader sustainability and business continuity while maintaining a proportionate and controlled financial impact on the Council. It also helps to safeguard occupancy levels and market vibrancy during a critical period of regeneration

4. Consultation on proposal

4.1 Ongoing engagement has taken place with market traders, led by the Economic Regeneration Team and the Market Manager, who have provided regular updates and will issue formal communication once the proposed arrangements are approved. Internal stakeholders, including the Chief Executive and the Executive Director of Corporate Services and Service Director for Financial Services (s151 and Deputy s151), have been briefed on the proposals, while discussions have also taken place with the relevant Cabinet Member. This paper is in line with the internal briefing dated 13 March 2026 and subsequent amendments to include the 3 month grace period and rent protection mechanism.

4.2 In addition, financial oversight will be ensured through continued work with Finance through the regular budget monitoring processes.

5. Timetable and Accountability for Implementing this Decision

5.1 The decision will take affect immediately and rents will not be charged for the agreed periods. This report reflects the formal implementation and recording of the decision and preparations are already in place such that rents will only be charged in line with this report, and communications are already in place with traders.

6. Financial and Procurement Advice and Implications

6.1 This decision proposes the rental and utilities arrangements until April 2027 for the traders moving from the Outdoor Covered Market (OCM) to the Indoor Covered Market (ICM) as a result of the regeneration works on site. This proposal will see a decrease in income in comparison to business as usual and detailed work will be undertaken to understand the effect of this decision, once it is known which traders are moving. In 25/26, the Markets had a £0.5m overspend and this decision may worsen that position.

6.2 There are no direct procurement implications arising from the recommendations detailed in this report.

7. Legal Advice and Implications

7.1 There are no substantive legal implications arising from the content of this report.

8. Human Resources Advice and Implications

8.1 There are no HR implications arising from the content of this report.

9. Implications for Children and Young People and Vulnerable Adults

9.1 There are no Children and Young People implications associated with the recommendations detailed in this report.

10. Equalities and Human Rights Advice and Implications

10.1 The temporary market rent support proposals have been designed with due regard to equality, with an overall positive impact expected by supporting financially vulnerable traders and maintaining access to services for diverse communities.

10.2 Any potential negative impacts from relocation are considered temporary and mitigated through rent subsidies, engagement, and monitoring, with no evidence of unfair disadvantage to any protected group.

11. Implications for CO2 Emissions and Climate Change

11.1 The proposal is expected to have minor, short-term increases in emissions, mainly from temporary relocation activities, changes in energy use, transport movements, and construction-related activity linked to the wider refurbishment.

11.2 These impacts are limited and mitigated through efficient operations, sustainable practices, and monitoring, with no significant long-term climate risk and potential for improved energy efficiency once refurbishment is complete.

12. Implications for Partners

12.1 Partners within the priority areas will be involved in the identification of suitable works within their area

13. Risks and Mitigation

13.1 Trader business failure due to reduced footfall and disruption
Mitigation: Rent-free periods, reduced flat-rate rents, and a rent cap ensure affordability and support business continuity.

13.2 Reduced market occupancy and loss of diversity
Mitigation: Financial support package and ongoing engagement with traders to retain businesses and maintain a diverse offer.

13.3 Financial impact on the Council (loss of rental income / overspend)
Mitigation: Time-limited support measures (to April 2027), monitoring of financial impact, and controlled pricing structure to balance support with affordability

14. Accountable Officers

Martin Beasley, Head of Economic Development
Amanda Parris, Service Manager

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Chief Executive	John Edwards	Click here to enter a date.
Executive Director of Corporate Services (S.151 Officer)	Judith Badger	Click here to enter a date.
Service Director of Legal Services (Monitoring Officer)	Phil Horsfield	Click here to enter a date.

Report Author: *Martin Beasley, Head* of Economic Development
Martin.Beasley@rotherham.gov.uk
This report is published on the Council's website.