

CABINET MEMBER FOR REGENERATION AND DEVELOPMENT

**Venue: Town Hall, Moorgate
Street, Rotherham. S60
2TH**

Date: Wednesday, 8th May, 2013

Time: 9.00 a.m.

A G E N D A

1. To determine if the following matters are to be considered under the categories suggested in accordance with the Local Government Act 1972.
2. To determine any item which the Chairman is of the opinion should be considered as a matter of urgency.
3. Apologies for absence
4. Minutes of the meeting held on 22nd April 2013 (Pages 1 - 5)
5. Minutes of the meeting held on 25th April 2013 (Pages 6 - 8)
6. Opening of Offers (Page 9)
7. Centenary Market - Licensed Bazaar Market (Pages 10 - 13)
8. Exemption from Standing Orders - Repairs and Maintenance Contract - Riverside House (Pages 14 - 15)
9. Exclusion of the Press and Public
The following item is likely to be considered in the absence of the press and public as being exempt under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006 – information relates to finance and business affairs and is commercially confidential)
10. Specialist Consultancy Services (Pages 16 - 21)
11. Date and time of next meeting - Friday 17th May, 2013 at 11.00 a.m.

**CABINET MEMBER FOR REGENERATION AND DEVELOPMENT
22nd April, 2013**

Present:- Councillor Smith (in the Chair); Councillors Clark and Godfrey.

Apologies for absence:- Apologies were received from .

G123. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

G124. MINUTES OF THE PREVIOUS MEETING HELD ON 5TH APRIL, 2013

Resolved:- That the minutes of the previous meeting of the Cabinet Member and Advisers for Regeneration and Development, held on 5th April, 2013, be approved as a correct record for signature by the Chairman.

G125. SUSTAINABLE URBAN DRAINAGE APPROVING BODY

Consideration was given to a report presented by the Principal Engineer stating that the requirements of the Flood Risk Regulations 2009 and the Floods and Water Management Act 2010 impose a duty upon the Council, as the Lead Local Flood Authority, to establish and implement a Sustainable Urban Drainage Approving Body (SAB). The report stated that the SAB will have the power to approve, supervise, adopt and maintain Sustainable Urban Drainage Systems (SUDs) and determine how surface water is managed on new development and redevelopment sites.

Members noted that it is expected that the Council's SAB will be established and implemented by April 2014.

Discussion took place on the proposed membership of the Council's SAB and upon the financial implications of these new arrangements. The uncertainty of the availability of future funding for the SAB duties and the major impact the future adoption and continuing maintenance responsibilities for SUDs will have on Council resources were acknowledged.

Resolved:- (1) That the report be received and its contents noted.

(2) That the establishment of the Council's Sustainable Urban Drainage Approving Body (SAB), in accordance with the details contained in the report now submitted, be approved.

(3) That the roles and duties of this Council's SAB, as described in the report now submitted, be approved.

(4) That the appropriate officers prepare a Local Design Guide for Sustainable Urban Drainage Systems (SUDs) to meet National Standards and to assist the Council's SAB and services and the public.

G126. ROTHERHAM ECONOMIC REGENERATION FUND - CENTENARY MARKETS - REDEVELOPMENT FEASIBILITY

Consideration was given to a report presented by the Senior Project Officer concerning the proposed allocation of £25,000 of Rotherham Economic Regeneration Fund revenue money towards the design and feasibility work on both the indoor and outdoor sections of Rotherham's town centre Centenary Markets.

Members were informed that the Centenary Markets complex will benefit from redevelopment, particularly in the light of the Tesco store opening on the former 'civic site' in 2014, off Drummond Street and other markets in the local area being the subject of comprehensive renewal/redevelopment schemes.

Resolved:- (1) That the report be received and its contents noted.

(2) That £25,000 of Rotherham Economic Regeneration Fund revenue money be allocated towards the feasibility and design works for the potential redevelopment of the Rotherham town centre Centenary Markets complex.

(3) That Elected Members continue to be informed of progress with this scheme.

G127. DRUMMOND STREET, ROTHERHAM (AND CIVIC BUILDING SITE) - ALTERATIONS TO TRAFFIC REGULATION ORDERS

Consideration was given to a report presented by the Transportation and Highways Projects Manager detailing the outcome of consultations about the Traffic Regulation Orders required by proposed changes to the highway network around the Rotherham Civic Site.

The report stated that, after the approval of proposals to redevelop the area of land between Drummond Street, Nottingham Street and Centenary Way with the construction of a new Tesco supermarket, it is necessary to amend existing Traffic Regulation Orders to accommodate changes to the surrounding highway network and thereby maintain the safe and free flow of traffic.

Members noted the responses to the following representations received as part of the statutory consultation process:-

: South Yorkshire Police – asked that the road layout and curvature of the kerb line be reviewed, in respect of the proposed prohibition of vehicles turning left from the new supermarket site onto Drummond Street;

enforcement issues will be addressed, if required, when Part 6 of the Traffic Management Act 2004 is enacted;

: Rotherham Hackney Carriage Association – asked that the scheme layout be revised so that the ten taxi spaces can be accommodated on the north-west side of Effingham Square, at Frederick Street.

Resolved:- (1) That the report be received and its contents noted.

(2) That the concerns expressed by the South Yorkshire Police be noted and the mitigation offered, as now reported, be considered acceptable.

(3) That the ten taxi spaces be accommodated on the north-west side of Effingham Square, at Frederick Street, as requested by the Rotherham Hackney Carriage Association.

(4) That the proposed revocations and new traffic regulation orders as shown on drawings numbered 126/18/TT588 and 126/18/TT597, now submitted and affecting the highway network around the Rotherham Civic Site, be implemented.

G128. CARLISLE STREET, KILNHURST - OBJECTION TO PROPOSED TRAFFIC CALMING SCHEME

Consideration was given to a report presented by the Transportation and Highways Projects Manager concerning the receipt of two objections to the proposed traffic calming scheme at Carlisle Street, Kilnhurst. Members noted that the second objection had been received after the statutory deadline for receipt of representations had passed.

The report stated that as part of the planning permission in respect of the nearby housing estate, there is an agreement under Section 278 of the Highways Act 1980 in place requiring the developer to provide traffic calming measures on Carlisle Street to mitigate any possible speeding problems in the future, once the development is complete. Proposals have been submitted by the developer to introduce speed cushions which have been shown to successfully reduce vehicle speeds to around 25-30 mph depending upon the spacing of the features. Officers from Streetpride have undertaken the necessary consultation in order to facilitate the introduction of these features in accordance with the Road Hump Regulations.

Resolved:- (1) That the report be received and its contents noted.

(2) That the contents of the two objections received, be noted.

(3) That the objections to the proposed traffic calming be not acceded to and the objectors informed accordingly.

(4) That the detailed design of the proposed traffic calming scheme be undertaken in respect of Carlisle Street, Kilnhurst, as shown on drawing number 126/WS submitted and the scheme implemented.

G129. ROTHERHAM TOWN CENTRE - EXPERIMENTAL NIGHT TIME TAXI RANKS

Consideration was given to a report presented by the Transportation and Highways Projects Manager concerning the proposed introduction of an experimental Traffic Regulation Order to implement additional night time hackney carriage ranks on Moorgate Street and High Street in the Rotherham town centre.

The report stated that representatives of the Rotherham Hackney Carriage Association and owners of some of the late night entertainment establishments near the Town Hall have requested that the Council gives consideration to additional taxi rank space on High Street and Moorgate Street, to satisfy the night time demand for taxis.

The proposals have been discussed with the Council's Licensing Section, Ward Councillors and the South Yorkshire Police, as well as representatives of the Hackney Carriage Association, Private Hire companies and drivers and agreement has been reached to progress the experimental Traffic Order, which will be beneficial from a road safety point of view.

Resolved:- (1) That the report be received and its contents noted.

(2) That the Director of Legal and Democratic Services promote an experimental Traffic Regulation Order, as shown on drawing number 128/18/TT591 submitted, the effect of which will be to introduce night time taxi ranks on High Street and Moorgate Street, in the Rotherham town centre, for a period of 18 months from the date of implementation.

(3) That the Director of Legal and Democratic Services be authorised to make the traffic regulation order permanent, provided that no objections are received to the experimental order.

G130. PETITION - ON STREET PARKING NEAR TO THE CHILDREN'S CENTRE, KIMBERWORTH ROAD, KIMBERWORTH

Consideration was given to a petition, containing 43 signatures, from residents of Kimberworth Road, Kimberworth, who were expressing concerns about inconsiderate vehicle parking outside their properties by staff and visitors to the nearby Children's Centre at Kimberworth Road.

Resolved:- (1) That the petition be received and its contents noted.

(2) That the appropriate officers undertake the necessary investigation in response to this petition and submit a report to a future meeting of the Cabinet Member and Advisers for Regeneration and Development.

**CABINET MEMBER FOR REGENERATION AND DEVELOPMENT
25th April, 2013**

Present:- Councillor Smith (in the Chair) and Councillor Godfrey.

An apology for absence was received from Councillor Clark.

G131. DEPARTMENT OF TRANSPORT CONSULTATION PAPER - HIGH SPEED TWO: EXCEPTIONAL HARDSHIP SCHEME FOR PHASE TWO

Tom Finnegan-Smith, Transportation and Highways Projects Manager, presented a report setting out a proposed response, on behalf of the Council, to a Government consultation.

The Department of Transport was consulting on its proposed 'Exceptional Hardship' Scheme in relation to the high speed rail links from the West Midlands to Leeds and Manchester and a Heathrow spur (HS2). Rotherham was being directly consulted as the route of the proposed HS2 link to Leeds passed through the Borough.

The Government had acknowledged that, until a final decision was made on the route, there would be uncertainty about which properties would be required to be purchased in order to construct and operate the new line and which additional properties may be affected during its construction. Accordingly the Government intended to introduce a discretionary Exceptional Hardship Scheme which would be available to residential, agricultural and small business owner occupiers whose property values may be affected and could demonstrate the need to sell their properties before the usual statutory protection and compensation rights took effect.

The criteria for eligibility was as follows:-

- Criterion 1 - Property Type
- Criterion 2 - Location of Property
- Criterion 3 - Effort to sell and the impact of blight
- Criterion 4 - No prior knowledge of Phase 2 of HS2
- Criterion 5 - Exceptional hardship

A majority independent panel would consider all applications and make recommendations to the Secretary of State as to whether an application should be accepted or not. If successful, an applicant's property would be purchased at 100% of its unlighted open market value, the figure being assessed by 2 independent valuers with associated costs paid by the Government. The Secretary of State would be required to provide a decision on each complete application within 3 months of receipt.

Discussion ensued on the 3 specific consultation questions together with the proposed responses. It was felt that the response to question 2 should be strengthened and include the view that the criteria should

include an indication of the distance from/to the line of the route for potential applicants, although this should not prejudice an application from properties falling outside of this distance from applying.

Responses to be consultation had to be submitted by 29th April, 2013.

Resolved:- (1) That the proposed responses, subject to the amendment highlighted above, be approved for submission in accordance with the 29th April, 2013.

(2) That, due to the consultation deadline, authorisation from the Mayor be sought for the decision to be exempt from the call-in procedure.

(Following the meeting the Mayor's agreement was confirmed to the decision being exempted from the Council's call-in procedure.)

G132. CYCLE CITY AMBITION GRANT - ROTHERHAM INFRASTRUCTURE PROPOSALS.

Tom Finnegan-Smith, Transportation and Highways Projects Manager, presented a report setting out Sheffield City Region's proposed bid to the Department for Transport's Cycle City Ambition Grant and sought endorsement for the infrastructure improvements for which funding was to be sought.

The focus of the bid was to improve cycle access towards urban centres/interchanges and to improve routes for leisure cycles though pedestrians would also benefit from a number of the interventions proposed.

The Grant would provide £30M of funding for measures to increase cycling levels that also improved conditions for pedestrians. It was part of the Government's 'City Deals' proposals and only first wave City Deal areas and any city applying to be a second wave City may apply. A maximum of 3 City Deal areas would be awarded funding with the total fund available in 2013/14 and 2014/15. The grant was entirely capital funding and could not support revenue activity.

The Government saw more and safer cycling strategies as important tools for cities to unlock a range of cross cutting economic and social benefits that enabled growth.

Sheffield City Region partners considered the objectives of the fund and the eligibility criteria and agreed to prepare a bid based on improving access for cyclists to urban areas/interchanges and to improve routes for leisure cycles. The bid would be entitled South Yorkshire Cycle Loops and Links and would include schemes to improve infrastructure for cyclists across South Yorkshire to be delivered over the bid funding period to March, 2015. It would also include a 10 year strategy consisting of longer term ambitions with a number of proposed routes which would build upon

existing strategic infrastructure.

The funding would be sought for:-

6km cycle lane along Thorne Road towards Doncaster Town centre and resurface 11.5km of the Trans Pennine Trail;

Sheffield and Barnsley plan to introduce a 18.91km new and improved route from Langsett through Stocksbridge and towards Sheffield City Centre and

A series of improvements to overcome key barriers in Rotherham and improve access for cyclists and pedestrians to the Town Centre and interchanges from the western and north-eastern side of Rotherham. This would form a continuous route from Masbrough to Dalton via the Town Centre.

The Department for Transport had advised that bids should have match funding in the region of 30%. Accordingly, it was proposed to include the walking and cycling improvements agreed as part of the Tesco's development Section 278 works as a contribution towards the scheme.

The deadline for the submissions of bids to the CCAG was 30th April, 2012.

Resolved:- (1) The Rotherham elements of the Cycle City Ambition Grant bid for inclusion within the overall Sheffield City Region bid to the Department for Transport be approved.

(2) That, due to the consultation deadline, authorisation from the Mayor be sought for the decision to be exempt from the call-in procedure.

(Following the meeting the Mayor's agreement was confirmed to the decision being exempted from the Council's call-in procedure.)

G133. DATE AND TIME OF NEXT MEETING - MONDAY, 3RD JUNE, 2013 AT 10.30 A.M.

Resolved:- That a further meeting be held on Monday, 3rd June, 2013, commencing at 10.30 a.m.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
--

1.	Meeting:	Cabinet Member and Advisers for Regeneration and Development
2.	Date:	Wednesday 8th May, 2013
3.	Title:	OPENING OF OFFERS
4.	Directorate:	Resources

5. Summary

The purpose of this report is to record the opening of offers for the following:-

on Tuesday 30th April, 2013 for:-

- The former Park Lea Nursing Home, Doncaster Road, Clifton
- Rothwell Grange (former care home), Broom Valley Road, Broom

6. Recommendation:-

That the action of the Cabinet Member in opening the offers be recorded.

7. Proposals and Details

Offers in respect of the following were opened by the Cabinet Member for Regeneration and Development

on Tuesday 30th April, 2013 for:-

- The former Park Lea Nursing Home, Doncaster Road, Clifton
- Rothwell Grange (former care home), Broom Valley Road, Broom

8. Finance

To secure value for money. To secure a capital receipt.

9. Risks and Uncertainties

Service implications and public perception issues.

Costs associated with securing empty assets.

10. Policy and Performance Agenda Implications

In accordance with financial and contractual requirements.

11. Background Papers and Consultation

Emails:

Sharon Langton, Principal Estates Surveyor; ext 54037

Contact Name : Debbie Pons, Principal Democratic Services Officer
ext: 22054 email: debbie.pons@rotherham.gov.uk

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
--

1.	Meeting:-	Cabinet Member and Advisers for for Regeneration and Development
2.	Date:-	Wednesday 8 May 2013
3.	Title:-	New Licensed Bazaar Market Boston Castle Ward
4.	Directorate:-	Environment and Development Services

5. Summary

To report on the application to hold an Asian themed Bazaar type market on the outdoor covered area of Centenary Market each Thursday.

6. Recommendations

(1) That Shabir Hussain of Select 2 Ltd T/A “The Bazaar” be licensed to hold an Asian themed Bazaar each Thursday on the Centenary outdoor covered market for a trial period of 12 months.

7. Proposals and Details

Rotherham Borough Council currently operates markets on the outdoor covered area of the Centenary Market complex from Monday to Saturday with the exception of Thursday.

All day Thursday opening in the Indoor Market Hall was introduced in 1998. Footfall figures have consistently shown Thursday to be the quietest shopping day of the week with a daily total averaging 60% of that experienced on the other trading days. The majority of this footfall takes place in the morning and over lunchtime. It is a long term objective of Markets Management to stimulate footfall particularly on Thursdays in order to bolster potential sales and support the vitality of Rotherham town centre markets.

A number of indoor stallholders choose to close early on Thursday citing low shopper numbers from lunchtime onwards, as the reason. This dilutes the attractiveness of the market to shoppers and has a detrimental impact on the other businesses both within the complex and across the town centre.

Customer feedback from the 2012 Shopper Survey indicated that shoppers would like to see more markets in the town centre. Introducing a new element to the offer by adding a specialist or niche market held on a Thursday is a response to the message that customers want new shopping experiences to be introduced to the town. A new general market would not necessarily attract new shoppers or traders, and, that being the case, would dilute footfall by spreading the same number of customer visits over more days. This would negatively impact on the vitality and sustainability of existing markets.

An application has been received from a private market operator; Shabir Hussain, to hold an Asian themed “bazaar type” market under License on the outdoor covered market each Thursday. The concept is that the market would be unique when compared to any other that currently exists locally and will cater for customers not just in Rotherham, but in the wider region. Although the offer is expected to be of interest to shoppers from the Asian community the objective would be to attract members of all communities to experience something different. The market will stock a diverse range of goods centred on the core products of Asian Fabrics and fashions along with jewellery, footwear, herbs & spices, Halal sweets etc. It is proposed that 80% of the market will be made up of Asian products with 20% of more general products not having to fall with this category. Existing traders on Rotherham Market will be able to apply to take a stall at the Bazaar.

Trading as “The Bazaar” the market would operate on similar lines to that currently established successfully by Shabir Hussain on Leeds outdoor market each Wednesday. A discussion with Leeds Markets has indicated that The Bazaar has operated successfully, in compliance with the requirements put in place by Leeds Markets and that it has increased footfall into the market as a whole.

It is expected that in order to establish the market, and attract the number of visitors required to make the market a success, the operator will need to carry out widespread promotion to raise awareness of the new offer, particularly among new customers who do not currently visit Rotherham to shop. Although this marketing will be carried out by the operator and will be aimed at specifically promoting The Bazaar the spin off is that the promotional activities will reference and thereby raise the profile of Rotherham Market generally.

It is proposed to offer a license to operate the Bazaar for a trial period of one year with the option to extend this for a further two years if successful. The operator would be responsible for the general operation of the market each week including trader recruitment, stall allocation, site cleaning etc. along with full responsibility for meeting the cost of all marketing, signage and promotions. However, given the tangible benefits to the Market Service, assistance will be given wherever possible to promote the Bazaar and wherever such assistance is given the Market Service will seek to ensure that this also benefits the existing market offer.

It is anticipated that the introduction of a new Thursday Market will improve the town centre offer, raise the profile of the Centenary Market by reaching out to new and diverse customers and consequently there will be benefits across the town centre but particularly to the indoor market in increased footfall and the potential for increased spend.

8. Finance

The overriding objective of this new market is to generate additional footfall to support improvements in trade in the town centre on Thursday. A licence fee will be agreed that will ensure that the operation of the new market is at least cost neutral to the market account.

9. Risks and Uncertainties

It is proposed that the The Bazaar is approved to operate on a trial basis for a year during which time the success of the operation can be monitored and assessed. The risks associated with the introduction of a new, large scale, regular weekly, specialist market in Rotherham town centre are considered to be: -

- The market fails to attract new shoppers
- The market draws trade away from existing businesses
- Operating a new market generates additional requirements and costs

Attracting New Shoppers

If The Bazaar is to have a positive impact on the town it will need to attract new shoppers. This risk will self manage in that it is unlikely that a market of the type proposed could generate sufficient sales for the operator to run it successfully unless customers are drawn from beyond the Rotherham area. Promotion of The Bazaar to both traders and shoppers will be the responsibility of the operator. It is unlikely that an operator would want to continue to run a market that was not attracting customers and not proving financially sustainable.

Impact on Existing Businesses

Some existing traders have raised concerns that an increase in the number of traders selling similar goods to those they currently stock may have a detrimental impact upon their businesses some of which are already under pressure in the current economic climate. This includes some traders selling Asian-type goods as well as some selling other products. It is considered that introducing new competition may have an impact on existing businesses but this will be the case with any new investor moving into the town.

This risk is partially mitigated by the fact that The Bazaar is a specialist themed market that aims to attract the spending of new customers into the town over and above those customers who currently patronise existing retailers and markets.

Impact on Requirements and Costs

A number of existing Friday Market traders currently enjoy a concession which allows them to set up their stalls on Thursday. These traders have raised concerns that this concession would be withdrawn with the licensing of the Bazaar and that this would create logistical difficulties for them. Alternative arrangements to facilitate the continuation of this practice are feasible and will be explored with the traders concerned.

There is also a risk that traders currently standing on other outdoor markets may elect to swap trading days rather than take additional ones adding pressures to the traditional outdoor market days. This risk is mitigated by the agreement that at least 80% of the market should comprise Asian products reducing the scope to switch the sale of more general products to The Bazaar.

On balance it is considered that these risks are outweighed by the need to increase footfall to the market complex on Thursdays and the potential to attract new shoppers who currently do not visit Rotherham.

10. Policy and Performance Agenda Implications

A vibrant and successful market is an essential part of an attractive town centre and a key element in delivering Corporate Outcome 08 - More people come to the town centre for work, shopping and things to do and see. The proposals in this report will support the sustainability of the markets operation which is a major footfall attractor for the town, currently drawing in on average circa 85,000 visits per week.

The market also supports regeneration priorities by providing a sustainable environment for business start-up.

11. Background Papers and Consultation

Rotherham Town Centre Shopper Survey 2012

Discussions have taken place between the Market Management and Market Trader representatives, and a consultation meeting was held which was attended by Cabinet Member, R.M.B.C.officers, Outdoor & Indoor Traders, the proposed market operator and a representative from Leeds Market, at this meeting traders raised the concerns mentioned in Risks and Uncertainties above.

A visit to “The Bazaar” operation at Leeds and feedback from Leeds Markets management proved to be positive.

Discussions have taken place with Ward Councillors

**Contact Name : Robin Lambert, Markets General Manager, 6956,
robin.lambert@rotherham.gov.uk.**

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
--

1.	Meeting:	Cabinet Member and Advisers for Regeneration and Development -
2.	Date:	Wednesday 8th May 2013
3.	Title:	Repairs and Maintenance Contract - Riverside House
4.	Directorate:	Resources

5. Summary

The purpose of this report is to seek Member approval for exemption from contract standing orders to allow NG Bailey to continue to provide the annual servicing and maintenance of Riverside House. The need for urgency is to enable the Council to meet its contractual health and safety obligations and maintain Riverside House in accordance with the terms of the lease.

An exemption will allow the Council the time required to fully understand the servicing requirements for the building, following which we will commission future works in the most effective way, in accordance with Standing Orders.

6. Recommendations

It is recommended that the contract for the servicing and maintenance of Riverside House be exempt from the provisions of standing order 48.2 (requirement to invite between 3 and 6 tenders for contracts with a value of over £50,000) and the contract awarded to NG Bailey.

7. Proposals and Details

The Facilities Management Service manages the corporate portfolio of properties on behalf of the Council. Riverside House is the main Council office accommodation and is held on a lease where the terms and conditions give the Council responsibility for all repairs and maintenance to the building after an initial defects period.

The defects period was for one year from the handover of the building on the 28th January 2012. During this period NG Bailey, who were the principal mechanical and electrical contractor during construction of the building, have provided the repairs and maintenance service. They have provided dedicated onsite support to ensure that all the mechanical and electrical systems have been serviced in accordance with legislative requirements and the terms and conditions of the lease. The retention of NG Bailey during the defects period ensured that the Council did not invalidate any warranties.

We are now out of the defects liability period and need to put in place a contract so that we continue to service and maintain the mechanical and electrical systems within the building. There is a wide range and complex nature of equipment to be maintained. The total cost for the servicing is £90,927, including £41,607 that will be sub-contracted by NG Bailey. As this will be the first full year of servicing following the defects period, it is proposed to retain NG Bailey to carry out the work because of their detailed knowledge of the building and the requirements of the contract.

NG Bailey provides a dedicated onsite operative who is able to respond immediately to any service calls and support Facilities Management in the repair and maintenance of the building.

Our knowledge of ongoing requirements for the building will be informed / confirmed through the experience of this first full year following the defects period. It is the intention to use the information about the works carried out to fully understand the servicing requirements for the building, following which we will commission future works in the most effective way, in accordance with Standing Orders. This could either be by way of a full servicing matrix which can be tendered or separating servicing requirements into its individual components for pricing.

In the circumstances we are seeking the Cabinet's Member's approval to retain the services of NG Bailey whilst we fully evaluate the servicing requirements.

8. Finance

The budget for this work is built into the Riverside House revenue running costs.

9. Risks and Uncertainties

Failure to maintain Riverside in accordance with the terms of the lease would leave the authority at risk and we may not be providing a safe and health environment for the customers and staff of the council.

10. Policy and Performance Agenda Implications

This work will contribute to the Corporate Plan item 'Helping to create safe and healthy communities'.

11. Background Papers and Consultation

Schedule of servicing works

Report Author:

Report Author –Stuart Carr – Corporate Facilities Manager, ext 54022,
stuart.carr@rotherham.gov.uk

Document is Restricted