

ROTHERHAM TOWN DEAL BOARD
Wednesday 22 June 2022

7 **NOTES OF A MEETING OF THE ROTHERHAM TOWN DEAL BOARD**
HELD ON 22ND JUNE, 2022

Rotherham Town Deal Board

Microsoft Teams Meeting due to Covid-19

22nd June 2022, 9.00am-10.15am

<p style="text-align: center;">Attended By:</p> <p>Neil Baxter, Engie – NB (Chair) Deborah Bullivant, Grimm & Co – DB Steve Morris, Signs Express – StM Andrew Denniff, BRCC – AD Lisa Pogson, Airmaster – LP Tracey Mace-Akroyd, RNN Group -TMA Ray Kinsella, Great Places – RK Paul Harper, DWP – Pha Andrew Fairhurst, Muse Developments – AF** Nikki Jones, AMRC – NJ Joe Mothersole, T&T - JM Simeon Leach, RIDO RMBC – SL Lorna Vertigan, RIDO RMBC – LV Mark Dempsey, RMBC – MD Simon Powell, RIDO RMBC – SP Vicki Norman, RIDO RMBC – VN</p>		<p style="text-align: center;">Apologies:</p> <p>Sarah Champion MP – SC* Jacquie Falvey, Sarah Champion’s office – JF* Peter Hill , HMP Bespoke Construction – PHI Councillor Denise Lelliott – DL Helen Revitt, AHR – HR Raife Gaile, Muse Developments – RF** Mike Smith, NHS – MS Lizzie Dealey, CRT – LD Phil Hayes, Roth Conf. of Communities – PH Stuart Kerr, Wilmott Dixon – SK Ryan Shepherd, SCR – RS Paul Woodcock, RMBC – PW Simon Moss, RMBC – SMO Tim O’Connell, RIDO RMBC – TOC Lucy Mitchell, RIDO RMBC – LM</p> <p style="text-align: center;">Observers:</p> <p>Justin Homer, BIES/CLGU – JH</p> <p style="text-align: center;">Guests:</p> <p>Rachael Ellis, Comms RMBC – RE Lara Thornton, Counter Context – LT Harriet Knowles, Counter Context - HK</p>
<p>Action Points:</p> <ul style="list-style-type: none"> - It was agreed the Board are happy with progress and for the Chair to sign off the business cases – NB - The redrafted TOR to be circulated to the Board; comments back to VN – ALL - Membership – As the Board moves into another stage, members were asked if they are happy to stay as part of the Board – ALL 		
38/22	<p>Apologies for Absence/Introductions and Declarations of Interest</p> <p>Apologies listed above. Steve Morris declared an interest.</p>	
39/22	<p>Matters Arising from the Minutes of the last meeting held on the 18 May 2022</p> <p>There were no outstanding actions, and the minutes were accepted as a true record.</p>	
40/22	<p>Project Updates:</p> <p>Riverside Residential Quarter JM said there has been good progress on land acquisition, we are moving in the right direction and there will be clarity on the way forward very soon. With regards to the LUF elements of the project i.e., the bridge, walkway, water lane - key is a condition survey of the river wall, , to be carried out on Friday. Looking at the next round of developments, the masterplan and support for future bids on brownfield sites, to ensure we are ready when opportunities arise. An agreement is</p>	

being sought on the long-term maintenance for the river wall, currently the landowner is responsible (land is a car park).

Leisure and Cultural Quarter LV updated on progress to date:

Potential Acquisitions – Gateley Hamer:

28-30 Ring Shop With the owner sadly passing, there has been delay but is now expected to progress.

Wilkinson Building The Wilkinson store closed on the 4th June. A provisional offer has been made and we are waiting for their response

3-7 Corporation St (Burnt out Buildings) The Towns Fund Business Case has been completed and will be submitted the DLUHC at the end of the month. Land negotiations are ongoing. Developer procurement is the next focus, and will meet with RMBC procurement team shortly.

Bank buildings Corporation Street Detailed design work, costings and viability assessment has been undertaken in the last few months in anticipation of a detailed planning application being submitted in August 2022. Determination will be by December 2022

The original scheme was updated to reflect planning and conservation feedback and to lower the scale of the scheme by one storey to protect the views of Rotherham Minster. Following detailed cost review, as the gap funding had greatly increased, we now have a smaller scale scheme. This still retains the bank and completely regenerates the site, but residential units have reduced to 16.

Following on from this a Design and Build Contractor will be appointed by the landowner early 2023. Technical design and further surveys will follow from April to August 2023 with construction and start on site from September 2023 completing September 2024.

As the design work is completed, full coordination is taking place with the adjacent Riverside Gardens, which is following a similar delivery timescale. The designs will also coordinate with refurbishment works along Corporation Street. Once complete this scheme will play an important part in the Forge Island scheme and the emerging Leisure and Cultural Quarter.

Riverside Gardens - Public consultation ended Sunday 15th May having run for two weeks, online questionnaire and scheme walk through, and two face to face town centre consultation days. Positive comments about the scheme, its connection to the river and nature, and lots of questions about the surrounding projects (Forge Island).

The otter license has now been granted and GI investigations started on the 20th of June for 2 weeks. Aiming to submit a planning application Aug/Sep.

Corporation Street Public Realm Infrastructure/Highways works

The Topo and GPR studies have been delayed, road space applications have been rejected due to conflicts with Traffic Management works Willmott Dixon are undertaking on this approach to Town which last until 8th July.

	<p>Traffic count data completed awaiting the results and for Transportation Colleagues to review all the data and provide initial comments and options which will then be consulted on with key stakeholders.</p> <p>The Design Team, made up of Tetra Tech and Turner & Townsend representatives, are being appointed in readiness for these options to be firmed up and design work to commence.</p> <p>Guest & Chrimes LV confirmed that the Council has not been able to reach an agreement with the landowner, therefore we are not to proceed with that building, but have looked at alternatives, which are now progressing, asking the DLUHC to accept the change, feel relatively confident on this and are to move forward as if not the £4.5m would be removed and we would have to find the monies already spent on this from the other projects. <i>She asked if the Board are happy to proceed with this action, the Board agreed.</i></p> <p>It has been suggested to the G&C landowner that the site could potentially be included in the second masterplan if we can come to an agreement. Interim works on the site to make it look better, change the hoardings, add lighting etc., could be carried out if funding can be found.</p> <p>Eastwood MD said there is far more positivity than in his last update to the Board. A meeting has been held with Network Rail and their various stakeholders; they are indicating that they are happy to relinquish the asset. The bridge is in such a poor condition, no ramp or connector could be joined to it, better to demolish and build a new bridge at the points that are not in network rail ownership. It will require a basic asset protection agreement to start initial discussions of next stage.</p> <p>Could take 18 weeks to get surveyors/architects on site, so looking at an extended deadline to August for Full Business Plan discussion.</p> <p>MF mentioned a BAPA for Forge Island that is with James Green in RIDO, that might help reduce time on the BAPA for Eastwood. He also asked if access included the tram train route? MD confirmed it does and he has a meeting with them regarding air rights. MF warned there are only 2 teams at Network Rail, and this could take up to 19 months!</p> <p>Mainline Station LV said there has been lots of progress with regards the station, LM/SiM are both currently at the Mainline Station Board meeting, identifying funding and a procurement exercise for consultants to work on the masterplan/investment plan, looking at how impactful the station is, focus on the station and impact on the area, the opportunities and benefits for the locality as well as the whole borough. With regards to the acquisition of the site, now opening up dialogue with the landowner. She reminded members that this is all confidential and sensitive and there is still lots to do, but it is developing. The full business case submission has been delayed until the end of August.</p>	
41/22	<p>Programme</p> <p>The programme was previously circulated to the Board and the projects have been covered in the item above. SP said most delays are due to surveys and some works being packaged together with other projects such as public realm.</p>	

<p>42/22</p>	<p>Full Business Cases</p> <p>Confidentiality: Board members were reminded, that privileged information on funding is contained within the business cases.</p> <p>The 4 full business cases for Templeborough, Riverside, Corporation Street and 3-7 Corporation Street are complete and awaiting sign off.</p> <p>Remaining 3 business cases will be available in due course, having been delayed due to issues as discussed previously, deadline for submission now August 2002, if change accepted.</p> <p><i>It was agreed that as a Board, we are happy with progress and for NB to sign of the business cases.</i></p>	<p>NB</p>
<p>43/22</p>	<p>Comms & Consultation</p> <p><u>Comms:</u> RE updated on recent comms:</p> <ul style="list-style-type: none"> • The town centre posters are up • There are plans for temporary banners on the Heras fencing for the flood defence project on Main Street in the coming weeks, as a test site, Forge Island, Bridge Street, and for fencing around the markets opposite the college • Draft video on housing – edits being made. A further one on Pocket Park has been produced • Euros next month with fan parties to take place in the town centre all day on the dates of the matches, including lots of activities/events taking place • Request to carry out regular publicity and produce some designs the partners can use, which we are following up. • Consultation taken place this week on Markets/Library redevelopment project <p>RE asked if a contingency was within the FBCs for publicity/promotion on hoardings etc? LV confirmed there is a contingency within the FBCs.</p> <p><u>Consultation:</u> LT of Counter Context was welcomed to the Board along with her colleague Harriet Knowles. LT said they are currently carrying out an audit of all the potential projects that are happening in the town. Presenting next week to get sign off with a view to an early September launch.</p> <p>LV added that we are looking to get a plan in place particularly around face-to-face events as this has been lacking in the past.</p> <p>LT highlighted key points on the Rotherham Hub:</p> <ul style="list-style-type: none"> - Create a collective identity for the Council’s projects - Communicate the wider plan and individual elements on a new hub - Consult the community on each project - A new narrative – binding it all together - Only projects which are ready to be shown - Position the Council as leading and delivering - Display how projects relate to each other, as well as the wider area - Visually interesting, frequently updated - Information on in-person events and how to attend - All consultation materials in one place 	

	<p>- Links through to destination websites i.e., Forge Island</p> <p>RK asked if there are any CGIs planned on website, i.e. a hover over? LT confirmed there are, some already exist, and all will be very visually led.</p> <p>SM said he has always said that all projects have seemed to be independent, but needed to be interconnected, for both the public and for the people working on them. Think this is a very important platform with all the projects together, he added he feels all the project officers should be brought together to help deliver the platform.</p>	
44/22	<p>Any Other Business</p> <p><u>Terms of Reference</u> – SL said the TOR are being reviewed to ensure they are still fit for purpose for next stages of TD and also taking on board the LUF. The redrafted TOR to be circulated to the Board, for comments back to VN.</p> <p><u>Membership</u> – As the Board moves into the next stage of delivery, members were asked if they are happy to stay or if they wish to leave if they feel it is no longer relevant to them. New membership may also be sought if members have any suggestions.</p> <p><u>High Street Task Force Update:</u> SL said this scheme followed on from Town Deal and Rotherham was chosen to receive consultancy support to look at the town centre and speak to stakeholders.</p> <p>In February a consultant visited Rotherham, a report has been produced from that visit, now a further consultant, Ian Ferguson (IF), is also involved he has produced a scoping report (both reports to be shared with Board). The scoping report focused on getting our message out there not just via the Council. IF met with Board Chairs at their meeting last week and is to arrange a 1 to 1 meeting with each. IF said we need to bring people together as a group, to market Rotherham? A Group that does not get bogged down with operation matters. It was confirmed that the Ambition Rotherham Board are looking at place marketing.</p> <p>SL confirmed a Town Centre Manager role, within RMBC Neighbourhoods, has been advertised to lead on operational matters.</p> <p>NB said SM/LT have already highlighted bringing everything together, this is the start of something that will be immensely beneficial to what is happening in the town.</p> <p>SM said he wholeheartedly approves and is delighted that everything is now coming together. We need to tell everyone exactly what is happening to encourage more businesses into Rotherham and retain the current businesses!</p>	<p>ALL</p> <p>ALL</p> <p>VN</p>
	<p>Date of next meeting:</p> <p>20th July 2022</p>	