

ROTHERHAM TOWN DEAL BOARD
Wednesday 17 December 2025

- 1 NOTES OF A MEETING OF THE ROTHERHAM TOWN BOARD HELD
ON 17TH DECEMBER,, 2025**

Rotherham Town Board

Microsoft Teams Meeting

17th December 2025, 8:45 – 10:00am

Attended By: Neil Baxter (chair) – NB Steve Morris – SMO Megan Hinchliff – MH Andrew Boulton- AB Catherine Davis – CD Lorna Vertigan – LV Hetty Oldfield – HO Simon Moss – SM Andrew Gilhooley – AG Maria Coyne- MC Lisa Pogson – LP Carrie Sudbury – CS Mathew Stephens- MS Tracey Mace-Ackroyd- TMA Helen Jones – HJ Kate Davis – KD Chris Hamby- CH Nicholas Maddocks- NM Phil Batchford- PB Paul Douglas - PD Apologies: Reeham Abozaid – RA David Plumtree – DP Raymond Kinsella – RK Karen Church- KC William Sproul – WS Chloe Parker- CP Helen Littlewood – HL Daniel Richardson -DR Tom Austen- TA David Sutton- DS Andrew Bramidge – AB		
01	<u>Apologies for Absence and Confidentiality Reminder.</u> Apologies listed above. Members reminded of the confidentiality of the information discussed at these meetings. <u>Declarations of Interest</u> Matthew Stephens declared his appointment as a trustee of Magna, beneficiary of Pathfinder funding. Steve Morris owner of Sign Express.	
2	<u>Matters Arising from the Minutes of the last meeting</u>	

	Council acquisition of the Old Bank Building on Upper Corporation Street: Agreement not reached on a sale price. • Action: Continue conversation with building owner.	LV
3	Project Updates: Key Issues Only (MH/LV/MC) Thrybergh Country Park: • Opening expected early January. • On budget. • Mural wall to be completed by Flux in spring 2026. RRQ Enabling • Main project complete. • Progress made on designs for footpath. • Residents informed of work mobilising in January 2026. • Requesting a quote to repair collapsed wall area that was outside the scope of project. • Royal Mail land swap agreement to be signed next week. • Action: report on final costs at the next meeting. Rotherham Gateway: • Proposal to draw down Gainshare funding for development of the Masterplan on the priority projects which accompany the development of the station. • Programme Business Case drafted for the whole masterplan. • Outline Business Case awaiting Ministerial and Treasury approval. • Cabinet Report being prepared to accept funding for the Full Business Case in February 2026. • Multi-disciplinary consultancy group will be recruited to identify gaps in the Outline Business Case, which will be addressed in the Full Business case. • Independent review of costs identified by Network Rail to be sourced. • Meeting with Network Rail confirmed land requirements and ensured we have the appropriate consents. Templeborough:	MH

	• Trustees and Magna management have approved legal agreements, which have now been sent to Magna stakeholders for final approval. • Delay has resulted in higher cost. Upper Corporation Street: • Acquisition of 22 Corporation Street: Officer Decision will be published in January. Rother Valley Country Park: • Works completed and handed over on 7th November. • Currently recruiting, testing and training in preparation for opening. • Firbeck Boat yard completed and handed over. • Substation: Agreed NPG legal licence. 8 Week lead in time until work can commence. • Overspend identified. Riverside Gardens & Corporation Street • Flood risk activity permit now received, but the wait has added a 30+ week delay which may lead to additional costs. • Yorkshire Water diversion, piling excavation and piling mat installation completed. • Progress on eastern footway, western footway, and Upper Milgate. • Action: Report back to the board on potential omission of Domine Lane. Dinnington high street regeneration • Overview of project: Board Members signposted to Cabinet Papers for more information. • Most land acquired now including completion of Compulsory Purchase Order for the former fire damaged building. Three acquisitions are still with legal. • Designs are complete and have been shared with the public and stakeholders at engagement events on 15 and 16 December. • Feedback from the public was very positive. Opportunities discussed to engage with young people on the scheme. • Tender for main contract to go out in 2026.	MH/LV
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	• Retail units: Commercial analysis undertaken with retail units designed for the market. Contracting a letting agent is being considered. • Action: Arrange a meeting to discuss engaging with young people from colleges and elsewhere on the scheme. Wath Library • Overview of project provided in meeting papers. • Progress with demolition contract, including asbestos surveys. • Project currently has a cost pressure and work is being undertaken on options to address this. Snail Yard: • Works ongoing: Handrail and metal work expected this week, planting to commence and decorative snails to be delivered on 17 December. • Projected completion expected January 2026. Markets & Library: • Progressing well: Outdoor covered market expected to be completed May 2026. • ICM design completion and cost review due January-April 26. • Ongoing engagement being undertaken with traders. • Progress on operational side: planning how business will run. • Branding underway: Procuring branding consultants. • Entire project expected to complete summer 2027. Town Centre Music Venue: • Negotiations commenced with operator. Health Hub: Phase 1: Abbey Pharmacy relocation • Higher costs than expected, requiring funds to be moved across from the Phase 2 feasibility study budget with Boards approval. • Works expected to start January 2026. Phase 2:	TMA/CD
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	• Officers to review budget for feasibility study to ensure work can be undertaken despite reduced budget. • Engagement ongoing with potential head-tenant. • Extensive consultation and managing public expectations to be undertaken in the 2026. • Space for consultation offered by PB. • Consultation collaboration (i.e. focus groups) offered by KD and TMA which CD will follow up on in due course.	CD/DR to follow up on offers from Board Members
4	<u>Rotherham Gateway acquisitions/variation (MC)</u> • Paper being prepared on the proposal to reallocate pathfinder funding for extra land acquisition. • Action: Keep board updated on proposals and provide details for consideration.	MC
5	<u>Programme Review (MH)</u> • Recommendation to the board: - Fund red risk projects with identified underspend. - Consider Rotherham Gateway additional sites with identified underspend (to be backfilled). - Retain remaining underspend as contingency for potential amber risk estimates. • Other options to top up the gateway sites are being considered. This would allow greater contingency for the amber risks. • Vote to cover red risks with underspend: unanimously agreed.	
6	<u>Comms and Consultation (CD/AB)</u> Rotherham Gateway: • Lots of positivity in the press. • Undertaking local engagement in 2026 starting with areas surrounding the station. • Potential to engage with young people through colleges and Grimm & Co. New business openings: • Heavenly desserts	

	• Milk From The Hills • Sol Café • Beer and Brisket on High Street. • Let's verbalise: Speech therapy organization. Action: Opportunities to engage with young people on Rotherham Gateway, including Colleges/University Centre and Grimm & Co.	CD/TMA
7	<u>AOB</u> Former Mecca site: • Discussion around site prominence and it's future. • Confirmation that it is in Council ownership. • Currently repair and compliance works being undertaken on the site. • No update on future plans because feasibility study needs to be conducted. • A potential opportunity for the next phase of improving the town centre. Pride in Place (PiP) submission: • Regeneration Plan submitted in November to MHCLG which is currently being reviewed. • Further guidance issued on MHCLG website: Key changes to board membership and structure which will need to be considered. • PiP chair interviews expected to take place early January. • Network events arranged by MHCLG for organisations involved with PIP.	
8	Date of next meeting: Wednesday 21st of January 2026, 8.45am, Microsoft Teams	