

CABINET MEMBER FOR ECONOMIC AND DEVELOPMENT SERVICES

Venue:	Bailey House, Rawmarsh Road, Rotherham	Date:	Monday, 4 October 2004
		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 later in the agenda as a matter of urgency.
3. Proposed Cycle Track - A618 Pleasley Road, Whiston to Aughton (Pages 1 - 3)
Schemes and Partnerships Manager to report.
 - **to consider the provision of off road cycle and pedestrian facilities between Whiston and Aughton.**

(Large scale plans of the proposals will be made available at the meeting.)
4. Doncaster Road, Clifton - Waiting Restrictions (Pages 4 - 5)
Schemes and Partnerships Manager to report.
 - **to consider a request for waiting restrictions.**

(please note that the plan referred to is not available electronically)
5. Addition to Maltby Road Safety Sector Concept Plan - A631 Tickhill Road - Puffin Crossing (Pages 6 - 7)
Schemes and Partnerships Manager to report.
 - **to consider the installation of a Puffin Crossing on Tickhill Road, Maltby adjacent to the new Maltby Crags School.**
6. Magna Business Centre - Events Space - Update (Pages 8 - 14)
Partnership Implementation Officer to report.
 - **to update Members and seek in principle agreement to next actions.**
7. Business Vision Centre (Pages 15 - 17)
Partnership Implementation Officer to report.
 - **to update Members on current progress relating to the Business Vision Centre and to seek approval to the placing of an OJEC advert.**
8. EXCLUSION OF THE PRESS AND PUBLIC
The following items are likely to be considered in the absence of the press and public as being exempt under those paragraphs, indicated below, of Part 1 of

Schedule 12A to the Local Government Act 1972:-

9. Rotherham Retail and Leisure Study (Pages 18 - 26)
Head of Planning and Transportation Service to report.
 - **to present a summary of the findings and recommendations of the Retail Study and to seek endorsement of its use in informing planning decisions.**(Exempt under Paragraph 9 of the Act – report relates to land and property issues)

10. Revenue, Fee Billing and Trading Budget - Monitoring Report for 2004/2005 (Pages 27 - 34)
Executive Director, Economic and Development Services, to report.
 - **to report on the performance against budget for the Economic and Development Services Programme Area.**(Exempt under Paragraph 8 of the Act – report relates to expenditure)

11. Commercial Property Rent Arrears (Pages 35 - 40)
Valuer to report.
 - **to update Members on current rent arrears.**(Exempt under Paragraph 9 of the Act – report relates to land and property matters)

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	Meeting:	Economic and Development Services Matters
2.	Date:	4 October 2004
3.	Title:	Proposed Cycle Track A618 Pleasley Road, Whiston to Aughton. Wards 15,11 and 6.
4.	Programme Area:	Economic and Development Services

5. Summary:-

To seek the approval of the Cabinet Member to implement a highway improvement scheme on the A618 Pleasley Road for the benefit of cyclists and pedestrians.

6. Recommendations:-

It be resolved that:

- a) The proposed walking and cycling facilities identified on drawing numbers 122/A618.25/HT503-1 and 122/A618.25/HT503-2 be approved for implementation.**
 - b) The scheme be funded from the Local Transport Plan Integrated Transport Capital Programme for 2004/05.**
 - c) Detailed design of the proposals and the necessary consultation be undertaken and subject to no objections being received, the scheme be implemented.**
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7. Proposals and Details:-

The cycle track will provide an alternative segregated facility for cyclists and pedestrians along this heavily trafficked road, giving cyclists the choice of either staying on carriageway or using the segregated facility. The A618 Pleasley Road is particularly hazardous due to the speed and volume of traffic.

The proposals will provide a safe and continuous 'off carriageway' facility for cyclists and pedestrians along the A618 Pleasley Road. This will extend between its junction with Treeton Lane Aughton across the bridge over the M1 on Pleasley Road to the junction of Whiston Vale at Whiston Village.

The proposals include the conversion of existing footway to cycle track and the creation of a new cycle track using the Highways Act 1980.

The lengths of converted footway and proposed cycle track are identified on Drawing Numbers 122/A618.25/HT503-1 and 122/A618.25/HT503-2.

The Highways Act 1980 Section 329(1) defines a cycle track as a 'way' constituting a highway with a right of way for pedal cycles with, or without a right of way on foot. Section 66(4) of the Act removes the width of footway status. Section 65(1) then allows a cycle track to be provided over the specified width of the former footway or over a new width.

It is usual to define segregation areas for the pedestrian and cyclist with appropriate lining and signing of the facility. This does not, however, prevent pedestrians from walking on the full width of the cycle track.

The proposals are shown on drawing numbers 122/A618.25/HT503-1 and 122/A618.25/HT503-2, which will be available in the Member's room prior to the meeting.

The overall proposals will contribute to the aims and objectives of the Local Transport Plan by providing and promoting cycling and walking facilities in Rotherham.

8. Finance:-

The scheme is estimated to cost £55,000. Funding is available from the Local Transport Plan Integrated Transport Capital Programme 2004 – 2005.

9. Risks and Uncertainties:-

It is possible following consultation with the Statutory Undertakers that the works may affect equipment or services. This could have financial implications

for the scheme depending on the extent of protection or diversion works to the Statutory Undertakers equipment.

10. Policy and Performance Agenda Implications:-

Sustainability

The proposal provides improved facilities for cyclists and pedestrians in line with the directives of the Local Transport Plan and the associated cycling and draft walking Strategies.

11. Background Papers and Consultation: -

Rotherham Cycling Strategy
Local Transport Plan.

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ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	Meeting:	Cabinet Member and Advisors
2.	Date:	4 October 2004
3.	Title:	Doncaster Road, Clifton - Waiting Restrictions Wards 2 & 12
4.	Programme Area:	Economic and Development Services Matters

5. Summary

To inform Members of the outcome of investigations following receipt of an 88-signature petition regarding indiscriminate parking on Doncaster Road, Clifton, which was reported to Members on the 15 March 2004.

6. Recommendations

It be resolved that

- i) A report be submitted to the Head of Service seeking approval to consult upon the introduction of waiting restrictions**
 - ii) And that the lead petitioner be informed of this decision.**
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7. Proposals and Details

A petition was received from 88 advanced driving instructors who use the driving test centre on Doncaster Road, Clifton. Their complaint was that the safety of test centre pupils and the free and safe movement of traffic is compromised by parked vehicles. The complaint has been fully investigated and it has been concluded that additional waiting restrictions would assist the free and safe movement of traffic.

Doncaster Road is within walking distance of the town centre, it is, therefore, likely to be used by shoppers and commuters for free long stay parking. On site observations and parking surveys suggest that vehicles are parking indiscriminately and they are doing so for long periods of time. This parking obstructs the safe passage of vehicles, particularly buses which use the route frequently.

It is proposed to introduce a time limited parking area and extend the existing 'no waiting at any time restrictions' on both the north and south side of Doncaster Road. The proposals are shown on the attached drawing no. 126/18/TT369 and should aid the free and safe flow of traffic.

8. Finance

Funded from the Streetpride Highways Maintenance revenue budget for 2004/05.

9. Risks and Uncertainties

The proposals may receive objections, and are subject to support from South Yorkshire Police in respect of enforcement.

10. Policy and Performance Agenda Implications

The successful introduction of waiting restrictions will aid the passage of bus traffic and thereby add to reliability of bus journey times. They may also contribute to improving road safety, both perceived and actual in this area.

11. Background Papers and Consultation

Appendix A - Drawing Number 126/18/TT369

Appendix B - Petition, first page

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ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Economic and Development Services
2.	Date:	4 October 2004
3.	Title:	Addition to Maltby Road Safety Sector Concept Plan A631 Tickhill Road Puffin Crossing; Ward 9
4.	Programme Area:	Economic and Development Services

5. Summary

Following the start of construction of the new Maltby Craggs School on the A631 Tickhill Road Maltby, it has become apparent that school children attending the new school will benefit from the provision of a formal crossing facility to assist them to cross the A631. It is therefore proposed to include this scheme in the Maltby Sector Plan.

6. Recommendations

Approval be given for the inclusion of the proposed Puffin crossing scheme on Tickhill Road in the Road Safety Concept Plan and, subject to a satisfactory outcome to further investigation and consultation with the emergency services, the scheme be implemented.

7. Proposals and Details

The construction of the new Maltby Craggs School on the A631 Tickhill Road has resulted in the need to provide a formal crossing facility near to the proposed school entrance. See Appendix A. This proposed crossing will be of benefit particularly for school children and pedestrians wishing to cross Tickhill Road.

The section of Tickhill Road where the school is being constructed, lies within a 40mph speed limit. This speed limit rules out the option of introducing a zebra crossing, as Government advice does not recommend installing zebra crossings on roads subject to a 40mph speed limit. Government advice does however recommend that signalled crossing facilities can be provided within 40mph speed limits.

A projected assessment of the future use of the crossing revealed that the PV2 assessment criteria will be met therefore it is proposed that the crossing facility is implemented prior to the school opening date which is planned for April 2005.

8. Finance

It is estimated that the works will cost approximately £30,000 and funding is available from the LTP Integrated Transport Plan for this financial year (2004/05).

9. Risks and Uncertainties

Should the proposed crossing not be implemented then pedestrians will find it more difficult to cross Tickhill Road near to the proposed school.

10. Policy and Performance Agenda Implications

Any proposed scheme would be in line with objectives set out in the South Yorkshire Local Transport Plan, in conjunction with the Rotherham Metropolitan Borough Council's Road Safety and Speed Management strategies, for improving road safety.

11. Background Papers and Consultation

The Maltby Sector Concept plan received approval at the meeting of Cabinet Member and advisors for Economic and Development Services on 2 June 2003 Minute No. 12 refers. As a consequence of the proposal to build the new school adjacent the A631, road safety issues that have been identified along this road have been exacerbated and consequently there is now a need for consideration of a formal crossing facility outside the new school.

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ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Economic and Development Services Matters
2.	Date:	4 October 2004
3.	Title:	Magna Business Centre and Events Space Update
4.	Programme Area:	Economic and Development Services

5. Summary

This report seeks to update the position on the development of this project and the agreements in principle that will be needed with Magna Trust, the potential involvement of UK Steel Enterprise and the submission of a CP1 Capital Projects Form.

6. Recommendations

It is recommended that Members:

1. Note the Master Plan proposals and the intended submission of an outline planning application for the Magna Business Park by Renaissance South Yorkshire.
2. Support the Phase 1 Magna Business Centre and Events space proposal and note the position on the funding bids and preparation of the Business Plan.
3. Note the two location options available for the Business Centre and that this will involve either:
 - (i) an Agreement with Magna Trust to secure a site next to Magna either by purchase , or by a land exchange for RMBC owned land around the eastern entrance to Magna
 - (ii) or an agreement with RSY for land purchase/exchange on the Mayer Parry site option (if they purchase this from Corus.)
4. Note the intention to enter into an agreement with Magna Trust for the Events Space project for RMBC to undertake a capital project management role and grant funding management for delivery of the Events Space.
5. Note the option of the involvement of UK Steel Enterprise to deliver a Business Innovation Centre.
6. Note the submission of a CP1 Capital Projects Form.
7. Seek further update reports to Members
8. Refer this report to Regeneration Board

7. Proposals and Details

The Master Plan

Previous reports to Members have outlined the proposals for development of a Business Centre at Magna and for the expansion of the Events and Conference Space at Magna.

Alongside these proposals joint feasibility work led by Renaissance South Yorkshire (RSY), including Rotherham MBC and Magna Trust, has examined the reclamation issues around the surplus Corus property either side of Magna. Master Plan proposals that seek an agreed development of B1, B2 and B8 business units have been prepared **(shown on the attached plan.)**

The Magna Business Park forms part of a flagship project for the continued regeneration and re-shaping of the Templeborough area of Rotherham in South Yorkshire. The overall Master Plan offers the opportunity for development of a land area of 18.9 hectares overall (14.4 hectares are seen as developable) in phases. It is intended for RSY to submit the Master plan proposals for Planning approval imminently, indeed this may be submitted as Members consider this report, and would establish the preferred future regeneration Master Plan for this area to promote to any future developer partner.

Corus have marketed the land around Magna for sale (one site at the east and the other at the west of Magna both fronting Sheffield Road) and have a deadline for bids of 17 September 2004. RSY will submit bids in this process for both sites and separately a bid for the west site (Mayer Parry.)

This Master Plan is to be delivered by private sector development either with RSY lead, if their bid for the surplus Corus land is accepted, or by agreement with the future purchaser of the land. This would then involve Magna Trust owned surplus land and Rotherham MBC owned land either side of the present access road to Magna being included in these future development proposals in line with the Master plan. Implementation will rely on a partnership between the main agencies - RMBC, Magna Trust, Renaissance South Yorkshire and any potential new owner of the Corus land. Each would have their role resolved through a Memorandum of Agreement approach that would set the specific responsibilities, including stewardship of the scheme.

The Master Plan envisages a range of Business Units for B1, B2 and B8 uses together with a hotel linked to the Magna events activity. The proposed development would be around 300,000 sq ft of office / business space of high quality 2/3 storey units with a focus on provision of grow-on areas for growth of creative and digital and advance metals and manufacturing cluster businesses.

Phase 1 Business/Events space

The RMBC/ Magna Trust joint Business Centre and Events space proposals are seen as Phase 1 of this overall development under the Master Plan and would essentially be early delivery that gives a kick start to the wider Master Plan delivery.

Phase 1 elements are :-

Magna Venue – around 3000m² of events and conference space within the existing Magna Science Adventure Centre.

Magna Business Centre – 3000m² of high quality 2/3 storey office / business units and workshops in a new building for SME accommodation in the growth sectors of creative & digital cluster and potentially AMM seeking an enhanced incubation space location. This would incorporate a Business Vision Centre linked to Objective 1 Priority 3 targets (a one stop shop for both technical and business solutions.)

Visitor entrance & Service area improvements – area of 2000m² in area including relocated Magna visitors entrance, improved service / catering facilities for events/ conference and service / loading access improvements.

Options

There are currently options for the delivery and location of Phase 1 of the proposed development that will need to be resolved in September/early October for a decision on the preferred model of delivery that will then be written into the fixed Business Plan and funding bids:

Option 1 will be delivered in total by Rotherham MBC in partnership with Magna Trust on land at the eastern end of Magna on land owned by Magna. A land exchange between Magna Trust and RMBC for land that RMBC currently own at the eastern entrance to the Magna access road or a land sale would transfer ownership to RMBC - an area of approximately 1.5 acres required for the Business Centre. Some modest land reclamation would then be needed before construction could start. Work on the Business Centre construction and on the new Magna Events Space conversion could go ahead in parallel. The proposed agreement with Magna Trust is that RMBC will act as Project Managers for the redevelopment of the Conference and Events Space at Magna including architects design, project management and the management of the grant funding. A report has been presented to the Magna Trust Board requesting their approval to this proposal.

Option 2 will be delivered in total by Rotherham MBC in partnership with Magna Trust on land at the western end of Magna (the Mayer Parry site). This is currently land owned by Corus and would rely on Corus accepting the offer that RSY have lodged with them for the purchase of this site. A land sale would transfer ownership to RMBC of an area of approximately 1.5 acres required for the Business Centre. The total site area would be reclaimed by RSY, some 7.3 acres in all, with the remainder of the site being available for grow on space or complementary private sector development of units.

Option 3 – The Magna Business Centre will be delivered and managed by UKSE on land at the east end of Magna. Land purchase from Magna Trust would be required along with land reclamation by RMBC. Space for Business Incubation would be rented by RMBC who would provide advice and business services for this element. The Events Space will still be delivered by RMBC in partnership with the Magna Trust. The grant process would see 2 separate but linked agreements for delivery.

Option 4 – The Magna Business Centre will be delivered and managed by UKSE on land at the west end of Magna (the Mayer Parry site). This is currently land owned by Corus and would rely on Corus accepting the offer that RSY have lodged with them for the purchase of this site. A land sale or lease would transfer ownership to UKSE of an area of around 1.5 acres required for the Business Centre. The total site area would be reclaimed by RSY some 7.3 acres in all with the remainder of the site being available for grow on space or complementary private sector development of units.

Space for Business Incubation would be rented by RMBC who would provide advice and business services for this element. The Events Space will still be delivered by RMBC in partnership with the Magna Trust. The grant process would see 2 separate but linked agreements for delivery.

Option 5 An alternative partner to UKSE or RMBC may be considered to deliver the Business Centre with a model similar to the UKSE delivery. This would see the Magna Events Space still to be delivered by RMBC in partnership with the Magna Trust. The grant process would see 2 separate but linked agreements for delivery.

To meet the deadlines set by Objective 1 a Draft Business Plan has been submitted for their comment for the submission of a final version and funding application to be approved in December 2004.

The Business Vision Centre proposal has developed from the education centres of excellence for digital industries work being promoted by Objective 1. It is, however, a business focussed centre proposal that will provide a single centre for technology driven change in all aspects of business change and growth within small to medium sized enterprises. It will be led by a private / public sector partnership with a lead agent to be selected. It envisages the selection of a lead partner to take this forward who would then select other sector partners. It is currently planned to deliver this proposal in early 2005 in temporary space before transferring to the Magna Business Centre when it is built and available.

8. Finance

The total project cost is £8 to £10 Million. Precise figures are not clear until the project location and delivery options are chosen.

Funding Bids have been submitted to the following:

- (i) Objective 1 (Draft Business Plan submitted June 2004 seeking £2.7M)
- (ii) Renaissance South Yorkshire/ Yorkshire Forward (Sub Regional Investment Plan/Sub Regional Action plan) bid seeking £4-5M
- (ii) SRB6 In Principle £0.9M Appraisal to be completed

The potential for a call on RMBC resources remains, particularly for the development and design stage of the project before full grant approvals are given by the funders. This will need to be resolved as part of this next stage of the project work.

9. Risks and Uncertainties

A number of risks and uncertainties still remain to be resolved over the next few months to seek to meet the December deadline set by Objective 1.

Delivery Partners – UKSE option needs to be decided in September – they are taking this to their Board in this timeframe for decision.

Site decision – the location choice between east and west needs to be decided to allow detail design to be developed.

Reclamation costs – the alternative cost estimates of the two locations will be confirmed by White Young Green who undertook the site investigation work on behalf of RSY.

Funding eligibility - certain elements of the scheme may attract lower levels of grant and so discussion between partners and funders on how this can be managed is still critical.

Timing and funding deadlines – achieving the December timetable is not guaranteed. Nor indeed is assuring the delivery of the project on site and the claiming of the grant to timetables that suit the individual funders.

State Aids – the total amount of public intervention (the grant percentage) varies between each of the elements of the scheme and these will be significant in whether the overall scheme can be achieved.

BVC – the Business Vision Centre is intending to set up earlier in temporary premises before relocating to the Business centre. There are a number of key actions to achieve this that require prompt action.

10. Policy and Performance Agenda Implications

The proposal contributes directly to achievement of the first two priorities of the Community Strategy and to the Regeneration Plan:-

- Improve and promote the image of Rotherham by transforming the image of Rotherham and addressing the negative views both within and outside of the Borough.
- Provide an excellent and sustainable environment for businesses by providing the conditions to attract and support people with new ideas, business start-ups and ensure continued long-term business growth.

The implementation of the project will incorporate aspects of all the Policy and Performance agenda issues – these are mirrored by the Objective 1 Cross Cutting Themes checks and are set out in the draft Business Plan - June 2004. Further work on all these areas will continue over the next few months towards a final plan.

11. Background Papers and Consultation

Previous reports to:

Economic & development services DPM on 10 November 2003, 6 January 2003, 26 June 2003.

Rotherham Partnership LEDP 24 January 2003 and 4 June 2003.

South Yorkshire Technology Corridor Partnership 24 April 2003.

Rotherham Partnership SRB5/6 Management Committee 5 August 2004.

Area Assembly Update report May 2004.

Objective 1 Business Plan Draft June 2004

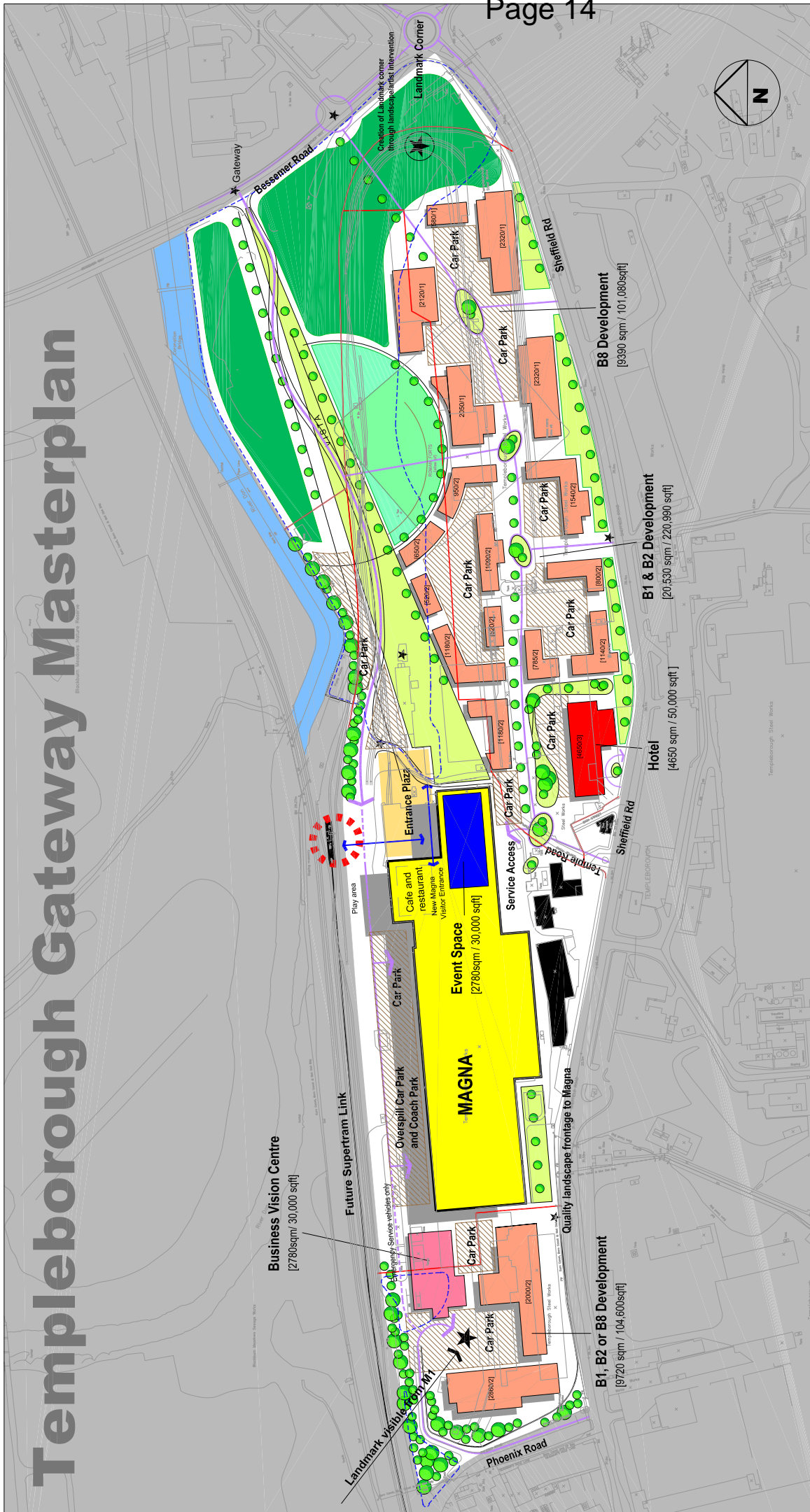
Community Consultation ongoing.

ECALS consultation during 2003 and 2004 ongoing.

Report to Regeneration Officer Group 24 June 2004.

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Templeborough Gateway Masterplan



Drawing No. M3925/04 Rev D	
Drawn AG	Checked FT
Scale NTS	
Status	

GILLESPIES

Templeborough Gateway

Masterplan

- Magna footprint
- Event Space
- Envisioning Centre
- Incubator Units
- B1, B2 Office/Research facilities
- Hotel/leisure complex
- Car Parking
- Outdoor event space/square
- High Quality green space
- Main circulation routes
- Major Landmark
- Tree Avenues
- Site Boundary
- Public Transport Hub
- Main Pedestrian Routes (1:670/1) [Building footprint / no. of stores]
- Extent of steelwork fill
- Ownership boundaries
- Naturalistic Landscape character with ecological emphasis
- Quality landscape focus around Roman Fort
- Bufferscreen Planting
- Existing buildings retained

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Economic and Development Services Matters
2.	Date:	4th October 2004
3.	Title:	Business Vision Centre Affects all Wards
4.	Programme Area:	Economic and Development Services Education Culture and Leisure Services

5. Summary

This report seeks to inform Members on current progress relating to the Business Vision Centre proposal and the procurement of a lead partner.

6. Recommendations

It is recommended that members:-

- **Note the progress so far in relation to securing external funding and partner organisations**
- **Approve the process for the engagement of lead partner including Official Journal of the European Union (OJEU) advertisement**
- **Agree the cross programme working methodology including the engagement of Legal and Democratic Services**

7. Proposals and Details

A report presented to Members on 26th July 2004 outlined the proposal for the Business Vision Centre and work which would be carried out by Digital South Yorkshire to develop the proposals and secure funding.

The proposal grew out of the work at the Centre for New Technology (CENT) and the digital learning work across South Yorkshire that has seen centres of vocational excellence being developed in Barnsley, Doncaster and Sheffield.

The focus of a specialism within Rotherham covering the digital area soon focussed on the needs of business for technology support. Involvement with the Microsoft Corporation GB has taken forward the national model that Microsoft have developed of an Envisioning Centre that can provide a one stop shop for the technology change within large corporate businesses.

The Business Vision Centre proposal at Magna is to take forward this model of technology driven change and make it available to small and medium sized enterprises in South Yorkshire. It envisages a lead partner developing the concept and engaging with a series of business partners who can bring specialism in particular aspects of business change.

The proposed centre will aim to provide a total solution to enable business growth. There is no similar centre operating for the small to medium sized businesses to apply this model of technology driven change and growth.

Stage 2 of the development work is to procure a lead partner and this report seeks urgent approval to progress this procurement in order to further develop the project and maximise the funding opportunities available

8. Finance

- **Development Funding**

EDS and ECALs have provided development stage funding from within existing budgets

- **Future Funding**

RMBC and Digital South Yorkshire are seeking to secure funds from Measure 2.8 of Objective 1 (E Business), South Yorkshire Sub Regional Investment Plan and private sector investment.

The draft business plan also includes a rent free allowance from RMBC. Final details relating to this support will be resolved in the final business plan.

9. Risks and Uncertainties

The Consultants input is seen as reducing the risks and uncertainties on this large multi-funded proposal. The procurement of a lead partner is the most critical stage of the project development and Digital South Yorkshire will assist in this process.

Work on securing the relevant funding streams will run concurrently with the procurement of lead partners. All relevant agencies including Yorkshire Forward, Business Link and Objective 1 are supportive of the Business Case for the project.

10. Policy and Performance Agenda Implications

The project will address the following RMBC Regeneration Priorities:-

- Provide an excellent and sustainable environment for businesses by providing the conditions to attract and support people with new ideas, business start-ups and ensure continued long-term business growth.
- Provide an excellent environment for people to fulfil their potential by enhancing people's skills, confidence, and aspirations to fully participate in and benefit from the regeneration.

The implementation of the project will incorporate aspects of all the Policy and Performance agenda issues – these are mirrored by the Objective 1 Cross Cutting Themes checks and are set out in the draft Business Plan - June 2004. Further work on all these areas will continue over the next few months towards a final plan.

11. Background Papers and Consultation

- Business Vision Centre draft Business Plan
- Presentation to Regeneration Core Group 24 June 2004
- Digital South Yorkshire experience statement
- Economic & Development Services Cabinet report 26 July 2004

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