

REGENERATION AND ASSET BOARD

Venue: Town Hall, Moorgate
Street, Rotherham.

Date: Wednesday, 13 July 2005

Time: 10.00 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. Minutes of the previous meeting held on 20th June, 2005 (Pages 1 - 7)
4. Matters arising
5. Office Accommodation Strategy - Grove Road 2nd Floor (Pages 8 - 12)
Project Manager to report.
 - to report progress on the development of the strategy for the refurbishment of Grove Road, 2nd Floor and the north east (Moorgate) end of the 1st Floor.
6. Swinton Customer Service Centre (Pages 13 - 24)
Asset Manager to report.
 - to recommend the siting of Swinton Customer Service Centre.
7. Renaissance Market Towns Initiative (Pages 25 - 28)
External and Regional Affairs Manager to report.
 - to support in principle the proposal to work up Renaissance Market Town bids for the areas of Throapham/Dinnington/North & South Anston and Wales/Kiveton.
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. Herringthorpe Playing Fields - Lease Agreement
The Business Manager, Leisure and Greenspaces, to report on negotiations.
(Exempt under Paragraphs 7 and 9 of the Act – information relating to an organisation other than the local authority/land and property issues)
10. Treatment of proceeds from Sale of Allotment Land (Pages 29 - 37)

- Greenspaces Manager to report.
- to consider provisions to be made in the Council's Asset Management procedures.
(Exempt under Paragraph 9 of the Act – land and property issues)
11. Land at Warris Close, Kimberworth Park Road (Pages 38 - 40)
Strategic Property Manager to report.
- to seek approval for the disposal of the asset which is surplus to the requirements of Neighbourhoods.
(Exempt under Paragraph 9 of the Act – land and property)
12. Thurcroft Depot, Arbour Drive. (report attached) (Pages 41 - 43)
Strategic Property Manager to report.
- to seek approval for the disposal of the above mentioned asset which has been declared surplus to requirements.
(Exempt under Paragraph 9 of the Act – land and property issues)
13. Land to the rear of 22 to 30 Mill Lane, South Anston. (report attached) (Pages 44 - 47)
Strategic Property Manager to report.
- to seek approval for the disposal of the site which is surplus to the requirements of Neighbourhoods.
(Exempt under Paragraph 9 of the Act – land and property issues)
14. Land to the rear of 2 Leopold Street, Dinnington. (report attached) (Pages 48 - 52)
Strategic Property Manager to report.
- to seek approval for the disposal of the site which is surplus to the requirements of Neighbourhoods.
(Exempt under Paragraph 9 of the Act – land and property issues)
15. Land at Bramley Lane/Common Lane, Ravenfield. (report attached) (Pages 53 - 55)
Strategic Property Manager to report.
- to seek approval for the disposal of the asset which is surplus to the requirements of Neighbourhoods.
(Exempt under Paragraph 9 of the Act – land and property issues)
16. Land and Property Bank: Capital Receipts update. (Pages 56 - 60)
Strategic Property Manager to report.
- to update Members on changes to the forecast of capital receipts accruing to the General Fund resulting in a revision of the Council's Capital Programme.
(Exempt under Paragraphs 8 and 9 of the Act – finance/land and property issues)

For information:-

17. Date, time and venue of next meeting:

Wednesday, 14th September, 2005 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

REGENERATION AND ASSET BOARD
Monday, 20th June, 2005

Present:- Councillor Smith (in the Chair); Councillors Boyes, Ellis, Kirk, S. Wright and Wyatt.: together with Councillor R. S. Russell

Apologies for absence:- Apologies were received from Councillors Robinson and Wardle.

1. APPOINTMENT OF CHAIRMAN

Resolved:- That Councillor G. Smith be elected Chairman of the Regeneration and Asset Board for the 2005-2006 Municipal Year.

(Councillor Smith in the Chair)

2. APPOINTMENT OF VICE-CHAIRMAN

Resolved:- That Councillor Wyatt be appointed Vice-Chair of the Regeneration and Asset Board for the 2005-2006 Municipal Year.

3. MEMBERSHIP AND TERMS OF REFERENCE

Resolved:- (1) That in accordance with Minute No. 1 of the meeting of the Leader and the Deputy Leader held on 31st May, 2005 the membership of this Board be as follows:-

Cabinet Member for Economic Regeneration and Development Services
Cabinet Member for Lifelong Learning
Cabinet Member for Adult Social Care and Health
Cabinet Member for Neighbourhoods
Cabinet Member for Community Cohesion
Cabinet Member for Customer Services and Innovation
Cabinet Member for Finance and Corporate Services
Cabinet Member for Children and Young People's Services
Chair of the Performance and Scrutiny Overview Committee (non-voting member)
Chair of the Regeneration Scrutiny Panel (observer)

(2) That in accordance with Minute No. B5 of the meeting of the Cabinet held on 25th May, 2005 the Terms of Reference of the Regeneration and Asset Board be as follows:-

1. To agree to the disposal by way of sale or lease of land and buildings.
2. To develop and approve the Corporate Property Strategy.
3. To develop, approve and monitor the Corporate Asset Management Plan.
4. To approve the Acquisition and Disposal Plan.

5. To approve the construction procurement strategy.
6. To approve the prioritisation methodology on property spending.
7. To monitor property performance and expenditure and recommend adjustments.
8. To determine the future use of land and property.
9. To approve property bids to the capital programme.

(3) That the Cabinet be asked to recommend to the Council that the following duty also be included in the Terms of Reference of the Regeneration and Asset Board:-

To develop, implement and monitor the Regeneration Plan.

4. MINUTES OF THE MEETING OF THE PROPERTY BOARD HELD ON 18TH MAY, 2005

Consideration was given to the minutes of the last meeting of the Property Board held on 18th May, 2005.

Resolved:- That the minutes be approved as a correct record.

5. MINUTES OF THE MEETING OF THE REGENERATION BOARD HELD ON 18TH MAY, 2005

Consideration was given to the minutes of the last meeting of the Regeneration Board held on 18th May, 2005.

Resolved:- That the minutes be approved as a correct record.

6. THE PEOPLE'S NETWORK - FUNDING TO REPLACE THE EXISTING COMPUTERS AND MAINTAIN THE NETWORK INFRASTRUCTURE

Consideration was given to a report of the Libraries, Museums and Arts Manager relating to the need to replace the People's Network PCs over the next eighteen months.

Resolved:- That consideration of this matter be deferred until a future meeting of this Board.

7. OFFICE ACCOMMODATION STRATEGY - GROVE ROAD

Consideration was given to a report, presented by the Project Manager, Economic and Development Services, relating to the progress on the development of the strategy for the refurbishment of Grove Road, and to report completed works to date.

Members noted that:-

(a) the works to convert the former Rural District Council Chamber to office accommodation were scheduled to begin on 4th July, 2005, with a

contract period of eleven weeks;

(b) proposals were currently being prepared for the refurbishment of the office accommodation on the second floor of the building, in advance of the relocation of staff.

Resolved:- That the current situation be noted.

8. ASSET MANAGEMENT - BEACON APPLICATION

Consideration was given to a report, presented by the Head of Asset Management Service, informing Members of the success of Rotherham's application in May 2005.

It was reported that Rotherham was selected because the Council had shown excellence in its management of assets in six key areas:-

- Outcomes
- User and community satisfaction
- Vision and strategy
- Consultation
- Partnerships
- Actions

Reference was made to the receipt of a grant of £46,000 through the gaining of Beacon Status, which Asset Management would be able to spend on the dissemination of good practice over the beacon year.

It was noted that the gaining of Beacon Status would have a positive impact on the Council's next CPA judgement.

Resolved:- That the contents of the report be noted.

9. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in those Paragraphs, indicated below, of Part 1 of Schedule 12A to the Local Government Act 1972.

10. AUCTION RESULTS - WARDS 12, 13, 17 AND 21

Consideration was given to a report, presented by the Valuation Manager, relating to the outcome of an auction of surplus assets.

It was noted that the disposals would facilitate redevelopment and/or refurbishment of poor or derelict properties and provide a number of dwellings on previously derelict land.

Members requested that they be informed of the future use of the land and property listed in the report submitted.

Resolved:- That the report be noted.

(Exempt under Paragraph 9 of the Act – land and property issues)

11. LEASE OF 62 WOODLAND DRIVE, NORTH ANSTON

Further to Minute No. 105 of the meeting of the Property Board held on 13th April, 2005, consideration was given to a report, presented by the Valuation Manager, relating to the progress with the lease of 62 Woodland Drive, North Anston.

Reference was made to the background to this issue and to the past involvement of the Workers' Educational Association. It was pointed out that the North Anston Family Learning Centre was a viable organisation willing to sign the lease and which had budgetary provision in place for the payment of the market rent. It was noted that grant funding criteria required the building to be used as a community facility.

Resolved:- That approval be given to the granting of a lease of 62 Woodland Drive, North Anston, to the North Anston Family Learning Centre, subject to the payment of back rent.

(Exempt under Paragraph 9 of the Act – land and property issues)

12. HERRINGTHORPE PLAYING FIELDS - LEASE AGREEMENT

Consideration was given to a report, presented by the Business Manager, Leisure and Greenspaces, relating to the opportunity to work in partnership with Rotherham Rugby Union Football Club in support of the Council's aspirations to develop the Herringthorpe playing fields.

The Board was asked to consider leasing to the Rugby Club a section of the playing fields, large enough to accommodate three rugby pitches, and also a section of the changing pavilion.

A representative of the Rugby Club attended the meeting and outlined the Club's proposals to develop and maintain both the playing pitches and the changing pavilion, including the provision of floodlighting and security fencing.

Discussion took place on the benefits of wider community use of the refurbished playing fields and changing accommodation, for various sports and recreational activities, including rugby and association football.

Resolved:- (1) That the Cabinet be asked to approve agreement in principle to the proposed lease of part of the Herringthorpe playing fields and the changing pavilion to the Rotherham Rugby Union Football Club,

for a period of twenty five years.

(2) That the appropriate officers continue negotiations with the Rotherham Rugby Union Football Club, in accordance with the terms and conditions now discussed and submit a further report to the meeting of the Regeneration and Asset Board to be held on Wednesday, 13th July, 2005.

(Exempt under Paragraphs 7 and 9 of the Act – information relating to an organisation other than the local authority/land and property issues)

13. LAND AT HENLEY RISE, KIMBERWORTH

Further to Minute No. 123 of the meeting of the Property Board held on 18th May, 2005, consideration was given to a report, presented by the Strategic Property Manager, relating to the implications of reserving the site at Henley Lane, Fenton Road, Kimberworth in relation to proposals for the eco-homes initiative.

Reference was made to the Adult Services Modernisation Strategy and the Eco-Housing Project.

Resolved:- That consideration of this matter be deferred until the next meeting of the Regeneration and Asset Board, to be held on Wednesday, 13th July, 2005, to facilitate further discussion of the Adult Services Modernisation Strategy.

(Exempt under Paragraph 9 of the Act – land and property matters)

14. BYFORD ROAD TRAINING CENTRE, BYFORD ROAD, MALTBY

Consideration was given to a report, presented by the Valuation Manager, seeking approval for the disposal of the above-mentioned site which had been declared surplus to the requirements of the Economic and Development Services Programme Area.

Members were referred to the report which set out details of the expressions of interest that had already been received for the purchase of the property. Details of the estimated value from each were also reported.

Members were asked to consider four options for the disposal of this property.

Information from the Head of Planning and Transportation Service was noted regarding future use of the site and access.

Resolved:- (1) That the Head of Rotherham Investment and Development Office market the site by public auction.

(2) That the Head of Legal and Democratic Services complete the necessary documentation.

(Exempt under Paragraph 9 of the Act – land and property issues)

15. LAND AT BARBOT HALL INDUSTRIAL ESTATE

Consideration was given to a report, presented by the Strategic Property Manager, relating to the options for the future use of an area of land at Barbot Hall Industrial Estate, Rotherham. The site was outlined on the plan accompanying the report. Members noted that there were several different companies occupying individual sections of the site.

Resolved:- (1) That the Head of Rotherham Industrial and Development Office negotiate the sale, by private treaty, of the freehold interest in the land at Barbot Hall Industrial Estate, identified on the plan now submitted, to the current occupiers of the land, in accordance with the terms and conditions contained in the report submitted.

(2) That the Head of Legal and Democratic Services complete the necessary documentation.

(Exempt under Paragraphs 7 and 9 of the Act – information relating to organisations/businesses other than the local authority/land and property issues)

16. LAND AT SCROOBY LANE, PARKGATE.

Consideration was given to a report, presented by the Strategic Property Manager, relating to options for the future use, or disposal, of land at Scrooby Lane, Parkgate, which had been declared surplus to the requirements of the Education, Culture and Leisure Programme Area.

Details of three options for the future use of this land were set out in the report.

It was noted that the site was allocated as green belt in the Unitary Development Plan and that permitted uses were agriculture, forestry, recreation, cemeteries and other similar purposes.

Resolved:- (1) That the Head of Asset Management Service negotiate a twenty five year lease of the land to the Munsbrough Football Club conditional upon the Club obtaining funding for the development of the facility, and subject to time limits and terms and conditions contained in option 3 of the report now submitted.

(2) That the Head of Legal and Democratic Services complete the necessary documentation.

(Exempt under Paragraph 9 of the Act – land and property issues)

17. CAPITAL RECEIPTS

Consideration was given to a report, presented by the Strategic Property Manager, which highlighted changes to the forecast of capital receipts accruing to the General Fund resulting in a revision of the Council's capital programme.

Members' attention was drawn to:-

Brookfields Park, Manvers
Zamor Crescent, Thurcroft
Daneshill, Moorgate
The Muddies, Maltby
Edward Dunn Memorial Hall

Resolved:- That the report be noted.

(Exempt under Paragraph 9 of the Act – land and property issues)

(The Chairman authorised consideration of a further additional item as follows:-)

18. LAND AT FLASH LANE, BRAMLEY

Further to Minute No. 112(1) of the meeting of the Property Board held on 18th May, 2005, consideration was given to a report, presented by the Head of Planning and Transportation Service, updating Members on the development of land at Flash Lane, Bramley.

The report also covered the planning issues and status with regard to the proposed residential development on this site.

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

(2) That the Head of Asset Management Service develop a procedure to enable Members of the Regeneration and Asset Board to consider and monitor progress on major disposals, including progress through the Planning system.

(3) That the procedure referred to at (2) above be submitted to a future meeting of this Board.

(Exempt under Paragraph 9 of the Act – land and property issues)

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Regeneration and Asset Board
2.	Date:	13 July 2005
3.	Title:	Office Accommodation Strategy: Grove Road 2 nd Floor
4.	Programme Area:	Economic & Development Services

5. Summary

This paper is to report progress on the development of the strategy for the refurbishment of Grove Road, 2nd floor and the north east (Moorgate) end of the 1st floor.

Final figures for the above proposals however will depend on additional input from the Resources Programme Area to determine acceptable temporary decanting arrangements.

A proposed schedule of department relocations for the 2nd floor is identified but needs expanding to include the temporary decanting staff movements.

6. Recommendations

That Regeneration and Asset Board note the current situation and approve the anticipated costs, subject to more accurate costs being determined when the temporary and permanent staff moves have been agreed and the works can be accurately phased.

7. Proposals and Details

Phase 3 - A draft plan of relocations for the 2nd floor and part of the 1st floor proposals has been drawn up, (See appendix A – Indicative only), that identifies the possible moves to take place. However the plan is subject to final agreement.

The rationale behind the proposed building works and staff re-locations is to facilitate the implementation of the Audit Commission's recommendations to improve the financial management of the organisation and to deliver the Council's customer access strategy through the establishment of a customer service centre in the Civic Building .

8. Historical Context

Phase 1 Grove Road – Alterations and Refurbishment of part of Grove Road First Floor Offices

Works were carried out between February and April 2005 at a cost of £105,000 to accommodate Finance staff from the first floor of the Civic Building.

Civic Building – Alterations and Refurbishment of part of First Floor Offices

Works were carried out as part of the Customer Service Centre to accommodate staff from the ground floor of Civic.

Phase 2 Grove Road – Alterations and Refurbishment of the old Council Chamber, Grove Road Ground Floor

Work started 4 July and will be completed by mid September 2005 at a cost of £80,000 to accommodate the remaining Finance staff from Civic 1st floor and Risk Management and Insurance staff, temporarily housed in the Contact Centre in Bailey House.

Phase 3 Grove Road – Alterations and Refurbishment of the whole of the Second Floor and the remaining part of the First Floor.

The proposed works will complete the centralisation of Finance staff from numerous locations in four other civic buildings. The anticipated timescale for the works is 6 months, starting November 2005.

9. Finance

Detailed costs will be developed as part of the feasibility study and reported to the Asset and Regeneration Board. The provisional estimated budget cost covering the building modifications and decanting costs is envisaged to be in the region of £320,000

10. Risks and Uncertainties

The space available on the second floor only will be insufficient to accommodate all the proposed moves. The use of offices currently occupied by Crime and Disorder and RBT staff on the first floor (north east end) would solve the problem. Office space on the ground floor, currently sparsely occupied by ICT, could be utilised as storage space for records, by the incoming Finance staff and re-located Democratic Services staff.

The Audit Commission have recently made some major recommendations regarding the need to improve Financial management in the organisation. The impact of this on the Council's Use of Resources score is significant (and thereby the impact on the CPA score). In order to make such improvements, it is essential that Finance staff are centralised to ensure that the new management arrangements are implemented fully.

10. Policy and Performance Agenda Implications

Implementation of the above will enable key improvements in the council's Corporate Finances performance in serving the people of Rotherham.

11. Background Papers and Consultation

Consultation with Chief Executive, Executive Director of Resources, Head of Service (Asset Management) and Head of Finance as a result of the survey and report presented following the internal Strategic Review of Finance, carried out in 2002/03 and a further inspection by the Audit Commission of financial management arrangements in January/February 2005.

Contact Name: Vaughan Titterton, Project Manager, EDS,
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Appendix A - Transfers of Staff

Services	Approx Number of People Transferring	Current Location	Relocating To	Action
ECALS	25	Norfolk Building	2 nd Floor Grove Road	Further meeting to be arranged with Carol Mills and Lewis South to confirm moves, numbers and location
Social Services	5	Crinoline House	2 nd Floor Grove Road	Further meeting to be arranged with Carol Mills and Lewis South to confirm moves, numbers and location
Neighbourhoods	9	Norfolk Building	2 nd Floor Grove Road	Further meeting to be arranged with Carol Mills and Lewis South to confirm moves, numbers and location
EDS	6	Bailey House	2 nd Floor Grove Road	Further meeting to be arranged with Carol Mills and Lewis South to confirm moves, numbers and location
Crime and Disorder	12	1 st Floor Grove Road	Crinoline / Civic /Bailey House / Norfolk Building	Need to discuss/consult and decant in phases or temporary phases – needs planning
Sundry Debtors/Chris Boid	5	1 st Floor Civic	1 st Floor Grove Road	Needs planning
Chief Executives	2	2 nd Floor	Unknown as of yet	Need to discuss/consult and perhaps decant in phases or temporary phases – needs

					planning
Democratic Services	10	2nd Floor Grove Road	North East side 2nd Floor Grove Road		Layout to be agreed with Lewis South.
Case Conference Team	6	2nd Floor Grove Road	Crinoline House		Needs planning
RBT	12	2nd Floor Grove Road	Refurbished space vacated by finance in Civic Building		Needs planning
RBT	3	1st Floor Grove Road	Refurbished space vacated by finance in Civic Building		Needs planning

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Regeneration and Asset Board
2.	Date:	15th July 2005
3.	Title:	Swinton Customer Service Centre
4.	Programme Area:	Economic and Development Services

5. Summary

This report presents the results of the Asset and Infrastructure review for the location of the Swinton Customer Service Centre, it outlines the Accommodation Brief for the Centre, and recommends the way forward.

6. Recommendations

It is recommended that :

- (1) Members approve in principle the location of the Swinton Customer Service Centre within the existing Swinton District Office.**
- (2) Plans, estimated costs, programme and decant details are presented to the next meeting of the Regeneration and Review Board, for consideration and approval.**

7. Proposals and Details

The Property Board meeting held on the 18th May 2005 approved the order of development for the Customer Service Centres, with Swinton being the first to be developed following delivery of the Town Centre Customer Service Centre.

An Asset and Infrastructure review has now been carried out at Swinton. Maps are attached at Appendix A indicating the Swinton community boundary, details of Council-owned land and property within the Swinton civic centre, other important buildings and main bus routes. The asset review matrix is attached at Appendix B.

An Accommodation Brief for the Customer Service Centre, attached as Appendix C, has been developed by Resources, and mirrors the Town Centre Customer Service Centre, but on a smaller scale. Resources are to provide details of associated services to be accommodated.

The siting of the Swinton Customer Service Centre has been considered by the Asset Management Service based on the above information, and on the position of existing assets, their accessibility, condition, use, future and potential use. The conclusion of this option appraisal is that the site best served to deliver the Customer Service Centre to the community of Swinton is the existing Council District Office.

To accommodate the Customer Service Centre, the District Office would require extensive internal alterations, temporary decant of staff and services during the construction period, and permanent relocation of those staff and services displaced by the Customer Service Centre.

The Council has committed itself to delivering two Customer Service Centres per year over a three year period. During the 2005/06 financial year, the Town Centre Customer Service Centre will become operational, and to maintain programme Swinton will need to become operational by the end of March 2006. The period for design and construction to achieve this is extremely tight and allows no room for slippage. A programme is attached at Appendix D.

8. Finance

A budget needs identifying for development costs prior to obtaining overall funding for the project.

Estimated project cost will be determined with the development of the building plans and decant proposals. However, at this stage, an indicative overall project cost may be in the region of £1,000,000.

9. Risks and Uncertainties

There are no budgets in place for the project.

Relocation of existing staff and services which will be displaced has not yet been addressed.

The timescale to meet March 2006 completion is extremely tight.

Implementation of the customer service take-on and delivery will need to meet March 2006 target for the Swinton Customer Service Centre.

10. Policy and Performance Agenda Implications

The proposal supports the implementation of the approved customer access strategy.

11. Background Papers and Consultation

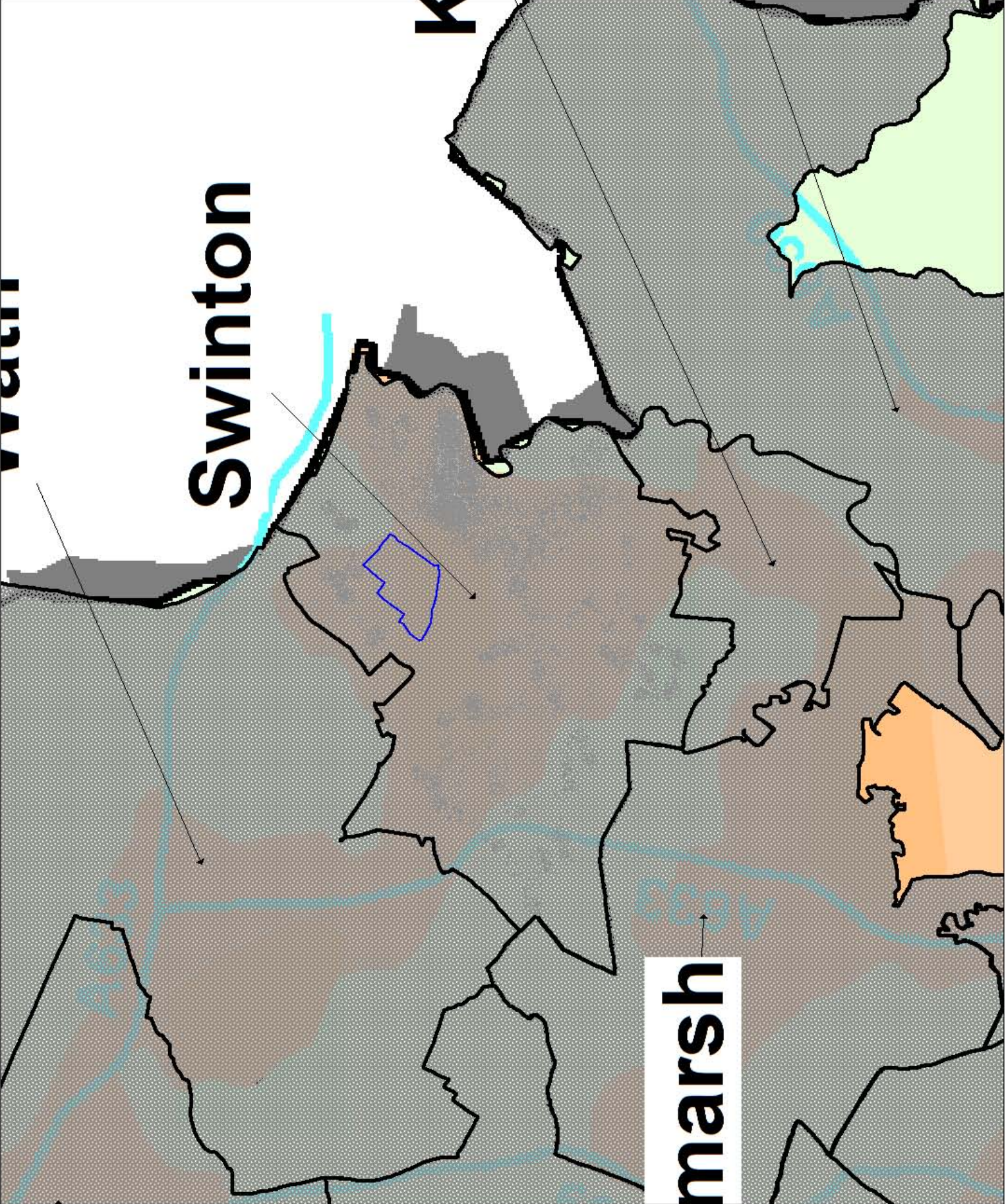
The Executive Director, Resources, supports the recommendations of this report.

- Customer Access Strategy 2005-2007
- Network of Customer Service Centres – where they should be located.
- Minute no. 210, The Cabinet Meeting held 6th April 2005.
- Proposed Customer Service Centre report, Property Board 18th May 2005.

Contact Name : *Arnold Murray, Asset manager, Ext. 2103*
arnold.murray@rotherham.gov.uk

Community Boundaries
Used prior to Neighbourhood definition being available

- Identified Community
- No community defined
- Swinton Focus Area



Focus area



- Civic Office
- Property Asset leased from RMBC
- Centre for Special Educational Needs
- Primary School
- Library
- Swimming Pool
- Community Building
- Residential Care Home
- Primary Care Trust property
Doctors Surgeries etc
- Main Bus routes



Focus area



Civic Office



Property Asset leased from RMBC



Centre for Special Educational Needs



Primary School



Library



Swimming Pool



Community Building



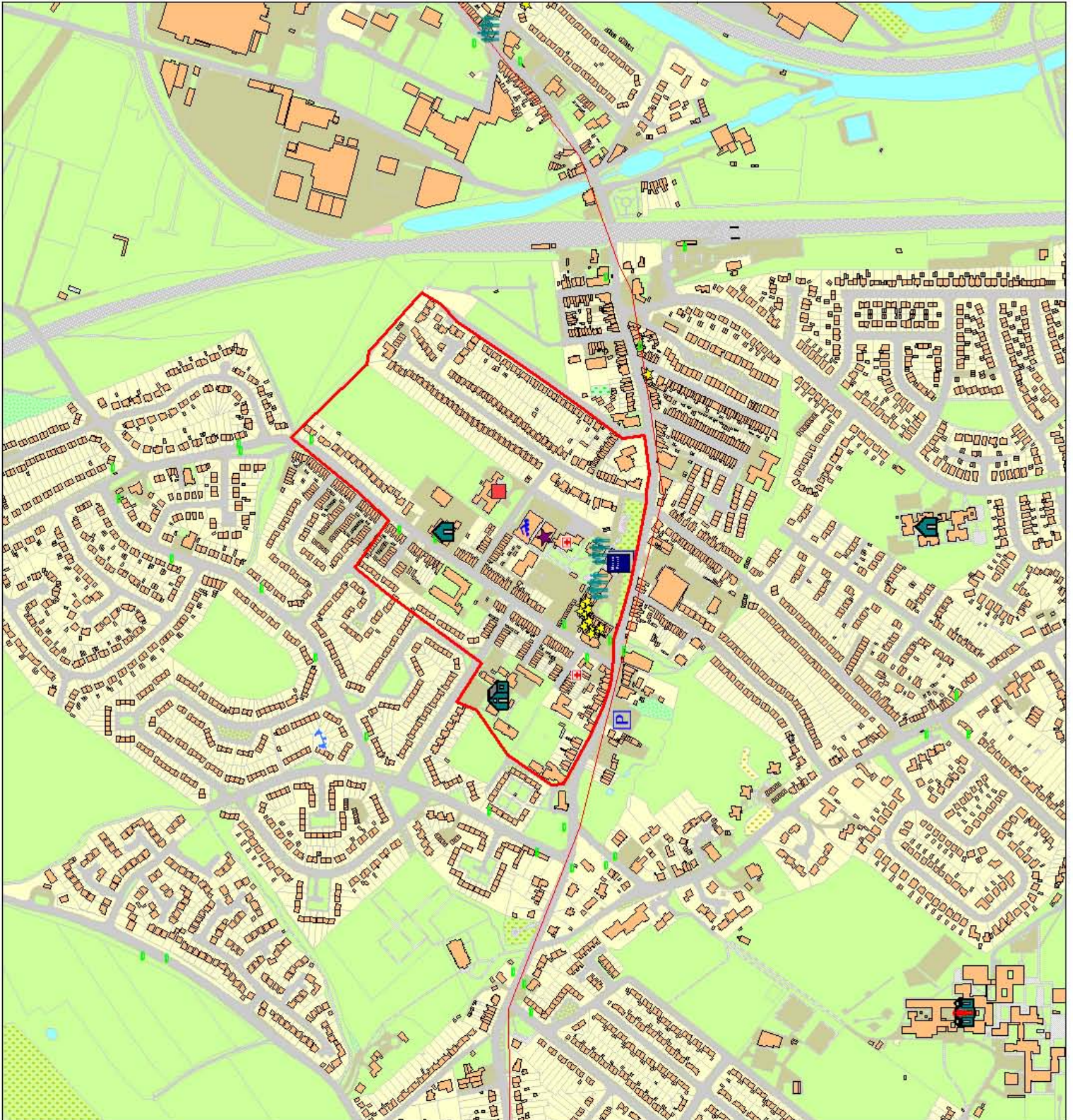
Residential Care Home



Primary Care Trust property
Doctors Surgeries etc

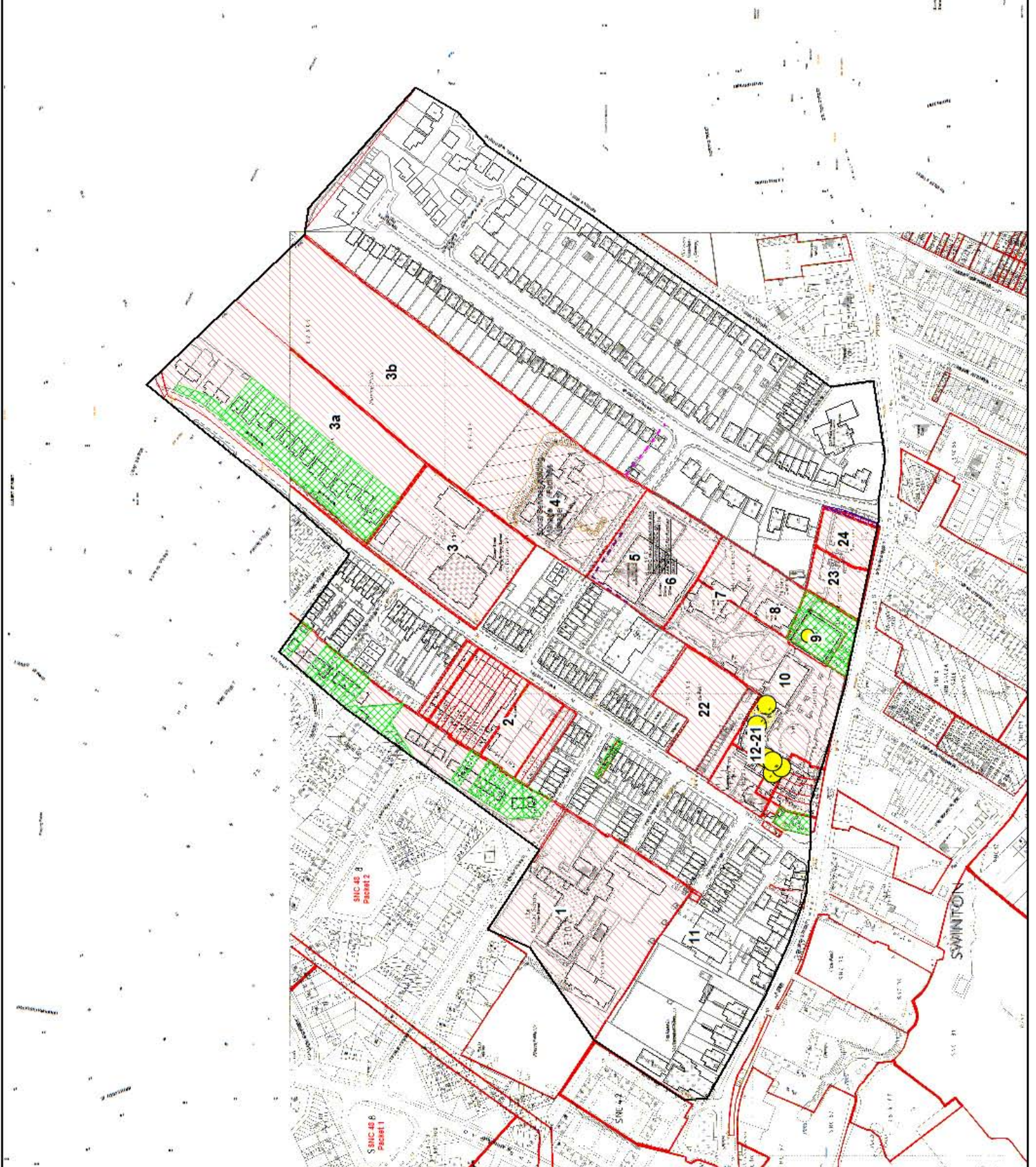


Main Bus routes



Terrier Map

- 1 Milton School
- 2 Queens Acre
- 3 Swinton Queens Primary School
- 3a Swinton Queens Playing Field
- 3b Swinton Queens Playing Field
- 4 Charwood House
- 5 Swinton Pool
- 6 Swinton Civic Office
- 7 Swinton Health Centre
- 8 Swinton Community Centre
- 9 Swinton Library
- 10 Swinton Civic Hall
- 11 Crown Street Surgery
- 12 52/54 Station Street
- 13 56 Station Street
- 14 58/60 Station Street
- 15 62 Station Street
- 16 64 Station Street
- 17 66 Station Street
- 18 68/70 Station Street
- 19 72 Station Street
- 20 74/76 Station Street
- 21 78 Station Street
- 22 Queen Street Car park
- 23 SNC230
- 24 SNC170



Appendix B

Swinton Asset Register Swinton Civic Centre

Asset Number	Asset Name	Deed Ref Number	Asset valuation	Asset Area m2	GFA m2	Condition category	Suitability Grade	Property review result	DDA (part III) access %	Current Utilisation	Future usage and comments
1	Milton School	E7022	623000	5200	1979	B	A	Schools not currently being reviewed	61	Provision of Special Educational needs	No change of use currently proposed
2	Queens Acre	SNC48(2)						Not Reviewed		Sheltered Housing	Queensacre is being developed for extra care housing
3	Swinton Queens Primary School	E2609			1441	B	B	Schools not currently being reviewed	65	Primary school	No change of use currently proposed
3a	Swinton Queens Primary School Playing Field	E2609	490000	24100				Schools not currently being reviewed		School Playing Field	
3b	Swinton Queens Primary School Field	E2609						Schools not currently being reviewed		School Playing Field	
4	Charnwood House	E2609	177000	6595	1483	B	A	Consider Refurbishment, Replacement, Disposal of Property	48	Residential Care home for the Elderly	Charnwood was earmarked as a possibly site for a resource centre, but this looks unlikely now. In any case it is likely to be 2 years minimum before anything happens with this site (subject to care standards registration).
5	Swinton Pool	SNC105	413000		833	D	A	Consider Refurbishment, Replacement, Disposal of Property	60	Swimming and Leisure services	Indications are that Swinton Pool is likely to become vacant and subsequently be declared surplus to requirements from June 2007 at the earliest and approx January 2008 at the latest. Demolition of the facility is included in the PFI project and as such the vacant building would be handed to the property bank.
6	Swinton Civic Office	SNC105			587	B	A	Not Reviewed Primary Care Trust asset	80	Council District Office	Dependent on results of this review
7	Swinton Health Centre	SNC22/S	NA					Not Reviewed Primary Care Trust asset		Community Health Facility	Not currently aware of any proposed change of use
8	Swinton Community Centre	SNC116	165000		307	B	B	Consider Refurbishment, Replacement, Disposal of Property	67	Community building available for hire	Future uncertain due to limited use and high vandalism. Full option appraisal required.
9	Swinton Library	SNC170	450000		803	B	B	Retain Property Refurbishment Required	51	Library with part leased to South Yorkshire Constabulary	No change of use currently proposed by ECALS. Library is in the right location.
10	Swinton Civic Hall	SNC22	154000		491	B	B	Consider Refurbishment, Replacement, Disposal of Property	39	Community Building available for hire. Café open within premises	Refurbishment proposed to maximise utilisation by and benefit to the community, full option appraisal required.
11	Crown Street Surgery	NA	NA					Not Reviewed Primary Care Trust asset		Doctors Surgery	Not currently aware of any proposed change of use
12	52/54 Station Street	SNC22	50000		118	B		Retain Property Refurbishment Required		Leased Retail unit	No change of use currently proposed
13	56 Station Street	SNC22	38000		55	B		Retain Property Refurbishment Required		Leased Retail unit	
14	58/60 Station Street	SNC22	82000		100	C		Retain Property Refurbishment Required		Leased Retail unit	
15	62 Station Street	SNC22	36500		51	B		Retain Property Refurbishment Required		Leased Retail unit	
16	64 Station Street	SNC22	37500		51	B		Retain Property Refurbishment Required		Leased Retail unit	
17	66 Station Street	SNC22	31000		54	B		Retain Property Refurbishment Required		Leased Retail unit	
18	68/70 Station Street	SNC22	129500		196	B		Retain Property Refurbishment Required		Leased Retail unit	
19	72 Station Street	SNC22	60000		100	C		Retain Property Refurbishment Required		Leased Retail unit	
20	74/76 Station Street	SNC22	60000		100	C		Retain Property Refurbishment Required		Leased Retail unit	
21	78 Station Street	SNC22	37000		51	B		Retain Property Refurbishment Required		Leased Retail unit	
22	Queen Street Car Park	SNC93	47000	2500				Retain Property Refurbishment Required		Car Park	No change of use currently proposed. Full option appraisal required.
23	SNC230	SNC230						Retain Property Refurbishment Required		Public open space	No change of use currently proposed. Full option appraisal required.
24	SNC170	SNC170						Retain Property Refurbishment Required		Public open space	No change of use currently proposed. Full option appraisal required.

The whole of the identified area is subject to high levels of reported crime including vandalism and gangs of youths congregating in the area. We have received a number of requests for increased security measures. It is felt that a single approach to the security of the whole area is required.

The Swinton District heating systems Boiler is located on the Charnwood House Site and Serves: - Charnwood House, Swinton Pool, Swinton Civic Hall, Swinton Library, Swinton Queens Street Primary School, Swinton Community Centre and Swinton Civic Offices.

Suitability is the measure of the assets ability to deliver the ser Graded as follows:- D unable to deliver service, C service delivery severely impeded, B service delivery impeded, A morale of staff affected

RMBC - Customer Service Centre Deveelopment Proj APPENDIX C

Requirements Brief

<u>Product Description</u>	<u>Locations</u>	<u>Swinton</u>
Population Area		13973
Staff Team Leader		1
Staff Customer Service Agents		12
Staff Cashiers		5
<u>Total Staff</u>		<u>18</u>
Double entrance and Lobby area		1
Disabled Access External		1
Emergency Exit		1
External 24 Hr Information Kiosk		1
Reception Desk (Seats)		2
Customer Service Booths		6
Customer Interview Rooms Secure		1
Customer Interview Rooms Semi Secure		2
Cashiering Desks		3
Cash Kiosk		1
Customer Queue area (cashiering)	?	
Customer Waiting Seats		17
Customer Waiting Wheel Chairs		1
Customer Waiting Childs Fixed toy		1
Customer Information Area Internet Access Points		2
Customer Information Area Large Table		1
Customer Information Area Large Table Seats		4
Customer Information Leaflets Display		1
Customer Information Q Plasma Screen		1

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RMBC - Customer Service Centre Deveelopment Proj APPENDIX C

Requirements Brief

<u>Product Description</u>	<u>Locations</u>	<u>Swinton</u>
Population Area		-6377.7
		<u>-9968.7</u>
Staff Team Leader		-13560
Staff Customer Service Agents		-17151
Staff Cashiers		-20742
<u>Total Staff</u>		<u>-51452</u>
Double entrance and Lobby area		2.66667
Disabled Access External		2.80606
Emergency Exit		2.94545
External 24 Hr Information Kiosk		3.08485

RMBC - First Stop Shop Development Project

Product & Responsibility Breakdown Structure

<u>Product Description</u>	<u>Responsibility Roles</u>			<u>Sub Contractor</u>
	<u>Budget Holder</u>	<u>Define & I</u>	<u>Contractor</u>	
Overall Programme/Project Manage	EDS	EDS	Birse	
Building Design Architecture (First S	EDS	CPMG	Birse	
Building Design Architecture (Comr	EDS	RBT/ICT	Birse	
Building Construction	EDS	CPMG	Birse	
Plan & Manage staff relocations anc	EDS	Birse	Birse	
Interior Design	EDS	CPMG	Birse	
Air Conditioning/Heating	EDS	EDS	Birse	
Door Access/Security Systems	EDS	EDS	Birse	
CCTV/Security Systems	EDS	EDS	Birse	
Interior Decorations	EDS	CPMG	Birse	
Window Blinds	EDS	CPMG	Birse	
Floor Coverings	EDS	CPMG	Birse	
General Interior Fittings	EDS	CPMG	Birse	
General Interior Furniture	EDS	CPMG	Birse	
Internal Signage	EDS	CPMG	Birse	
External Signage	EDS		Birse	
Town Centre & Other Buildings Sigr	EDS		Birse	
Lighting	EDS	CPMG	Birse	
Fire Extinguishers	EDS	EDS	Birse	
Drinking Water Dispensers	EDS	EDS	Birse	
Desks	EDS	CPMG	Birse	
Chairs	EDS	CPMG	Birse	
Filing Cabinets	EDS	CPMG	Birse	
Mains Power Cabling and Sockets	EDS	EDS	Birse	
Mains Power UPS/Emergency equip	EDS	EDS	Birse	
Structured Cabling LAN/Data	EDS	RBT/ICT	Birse	
Structured Cabling Telephony	EDS	RBT/ICT	Birse	
Specialist IT Equipment Cabling	EDS	RBT/ICT	Birse	
Qmatic- Q Management equip/signa	RBT	RBT/ICT	RBT	Qmatic
Qmatic- Q Management wiring	RBT	RBT	RBT	Qmatic
Communications & Technology Cab	EDS	RBT/ICT		
Local Area Network (LAN) Switches	EDS	RBT/ICT	RBT/ICT	
LAN Patch Leads	EDS	RBT/ICT	RBT/ICT	
Telephones/Headsets	EDS	RBT/ICT	RBT/ICT	
Personal Computers	RBT	RBT/ICT	RBT/ICT	
Temporary wiring to facilitate constr	EDS	RBT/ICT	RBT/ICT	Birse Need to clarify
Data Link wiring from Core Data Ne	EDS	RBT/ICT	RBT/ICT	BWKS
Telephony wiring from Core Telephc	EDS	RBT/ICT	RBT/ICT	BWKS
Enterprise Application Servers	RBT	RBT/ICT	RBT/ICT	
Core Telephone Switch Equipment (E	EDS	RBT/ICT	RBT/ICT	BWKS Birse Need to clarify
Core LAN/WAN Data Equipment (D	EDS	RBT/ICT	RBT/ICT	BWKS Birse Need to clarify
Core WAN Data Routing Equipment	EDS	RBT/ICT	RBT/ICT	
Additional cleaning services during c	EDS	EDS		
Full Lifecycle Building Maintenance	EDS	EDS		
Full Lifecycle Cleaning Services	EDS	EDS		
Full Lifecycle Building Security Serv	EDS	EDS		
Full Lifecycle Furniture Maint. & Reç	EDS	EDS		
Full Lifecycle Core Telephony Equip	RBT	RBT/ICT	RBT/ICT	
Full Lifecycle Core Data Equipment	RBT	RBT/ICT	RBT/ICT	

<u>Version</u>	<u>Date</u>	<u>Changes</u>	<u>Project</u>	<u>Originator</u>	<u>Version</u>
1	14/10/04	First Draft		RBT/ Trevor Bailey	1
2	25/10/04	Added, Floor coverings	CC & FSS	RBT/ Trevor Bailey	2
2	25/10/04	Added, Extra cleaning services during construction works	CC & FSS	GMB Union Eric Batty	2
2	25/10/04	Added, Planning and managing staff relocation and deca	CC & FSS	RBT/ Trevor Bailey	2
2	25/10/04	Added, Town Centre and Other Building signage	FSS	RBT/ Trevor Bailey	2
3	27/10/04	Added comments from RBT/ICT review (Highlight Blue)	CC & FSS	RBT/ Andy Dickenson	3
4	01/11/04	Added comments from Birse review (Highlight Red)	CC	Birse/Richard Heath	4
5	09/11/04	Interpreted Birse CC Comments onto FSS worksheet	FSS	RBT/Trevor Bailey	5

ROTHERHAM BOROUGH COUNCIL – REPORT

1.	Meeting:	Regeneration and Asset Board
2.	Date:	13th July 2005
3.	Title:	Renaissance Market Towns Initiative
4.	Programme Area:	Chief Executives

5. Summary

The 'Renaissance Market Towns' initiative is a 10 year, phased programme, led by Yorkshire Forward. The support provided is not through a grant to implement projects, but takes the form of a team of experts who are commissioned to work with organisations and residents in nominated Market Towns.

The model is the same as the one used for the Rotherham Town Centre development, where a 'Town Team' is supported and facilitated by consultants to produce a masterplan.

The aim of the initiative is to (a) boost the economic performance of market towns, (b) produce a 20-25 year Charter or Vision which is heavily influenced by residents, (c) to produce a Masterplan and project business plans, for the market town.

5. Recommendations

That members:

- **Support in principle the proposal to work up Renaissance Market Town bids for the areas of Throapham/Dinnington/North & South Anston and Wales/Kiveton.**
- **Request that a members seminar be arranged for the Renaissance Market Towns initiative to be discussed with Yorkshire Forward in more detail.**
- **Receive an update on progress in September 2005.**

7. Proposals and Details

Background (information provided by Yorkshire Forward)

The R.M.T programme aims to work with 4-5 towns or groups of towns per year across the region. The funding for this in South Yorkshire has been identified in the Sub Regional Investment Plan (S.R.I.P). The R.M.T programme aims to work with 4-5 towns or groups of towns per year across the region. The prioritised list of towns has identified that the **following 3 towns/groups of settlements in Rotherham Borough are eligible for the R.M.T programme over the coming years; Wath-upon-Dearne, Throapham/Dinnington/North and South Anston and Wales/Kiveton.** These settlements are numbers 12, 22 and 23 on the list respectively. **There is potential for Wath-upon-Dearne to become part of the RMT programme, with Dearne valley settlements in Barnsley Borough.**

The R.M.T process has 2 phases; phase 1 involves developing a Town Team to lead the process, facilitated by a team of experts from the R.M.T panel. The lead consultants for the process will be selected by the Town Team following a tender process to develop a sense of ownership for the process. The consultants will work with the town(s) for an intensive twelve month period starting in April, by the end of this period they will produce a 25 year Vision/Charter, a Strategic Development Framework and a Delivery plan containing prioritised projects with clearly defined delivery mechanisms.

The consultants will then work with the town Team for an additional three months to produce an Initial Business Plan. This will contain a level of detail about projects that have emerged from the first phase of R.M.T and will be used by the relevant organisation to take through processes for agreement on resourcing. For projects requiring Yorkshire Forward resources, this will provide detail for Stages 2 and 3 of our Project Management Framework allowing access to S.R.I.P funding processes.

During this first phase, a Sponsors Group will meet on a monthly basis, and will comprise representatives from Yorkshire Forward, the Local Authority and the lead consultants and, representatives of the Town Team, as it develops. The remit of this group will be to provide strategic guidance to the R.M.T process and to ensure that the process and emerging plans have regard to, but also inform and influence local plans.

The second phase of the R.M.T programme is the actual implementation of the Business Plan. The Town Team will require ongoing support during this phase, which will be met in part by the Renaissance Partnership Skills programme, but will also require support from the Local Authority. Integration of the Town Team, with local decision making processes, during this phase is essential. For S.R.I.P-funded projects emerging from the R.M.T plans, a project steering group will be established, comprising representatives from Yorkshire Forward, the Local Authority and relevant delivery bodies.

Current Position.

Yorkshire Forward officers recently met with senior officers from RMBC to discuss the potential for a Renaissance Market Towns Initiative in Rotherham. The rationale

behind the programme and the selection of three towns for Rotherham was discussed. Towns are selected based on certain eligibility criteria and more information on this has been requested.

Doncaster and Barnsley are also currently considering whether to put forward a bid to the Renaissance Market Towns Initiative. Yorkshire Forward have suggested that Rotherham may wish to consider a collaborative approach to the Dearne Valley with Barnsley, incorporating an approach for both Wath upon Dearne and Bolton upon Dearne.

It is suggested that a collaborative approach to the Dearne Valley could also include Doncaster. Informal feed-back indicates that both Barnsley and Doncaster would be more inclined to pursue this option in the future when the current programme is more developed.

Officers expressed concern to Yorkshire Forward that towns such as Maltby were not included in the programme and it is felt that further explanations regarding the eligibility criteria would be welcomed.

It should also be considered that there is a danger of developing an initiative such as this in areas which may also be subject to other key developments such as the Area Development Frameworks, Housing Pathfinder and Customer Service Centres, where there could be initiative overload and the risk of cutting across each other. As a result it is suggested that Dinnington would be a good choice for Rotherham due to the absence of some of these in that area. In addition the areas of Throapham/Dinnington/North and South Anston and Wales/Kiveton could link into the YES developments and also would provide an opportunity to tackle long-standing projects such as the Pithead Baths in Kiveton.

Because of these issues it is therefore proposed that Rotherham MBC considers submitting a bid for the Renaissance Market Towns Initiative to the two areas of Throapham/Dinnington/North and South Anston and Wales/Kiveton. The basis of this recommendation is that the Renaissance Market Towns Initiative is a rolling programme and this would give Rotherham an opportunity to discuss eligibility with Yorkshire Forward and push for future inclusions in the programme.

8. Finance

The funding for the initiative comes from Single Pot within the South Yorkshire Investment Plan. Funding for projects and proposals which emerge from the process will be sought from various sources, including Single Pot for those that are eligible, however, there is no guarantee that this funding will be secured. RMBC will be expected to support the process in the form of dedicated staff resources (full time equivalent post).

9. Risks and Uncertainties

Whilst the process provides an opportunity to resource and develop a masterplan and business plans for market towns in the Borough, there is no guaranteed funding to deliver on the implementation phases, therefore there is a risk that some initiatives may not come to fruition. The financial risk to the Council, however, is minimal, as their resources come in the form of staff time.

10. Policy and Performance Agenda Implications

The Renaissance Market Towns Initiative provides an opportunity for the Council to develop a dedicated approach to some of the rural areas of the Borough. This is in line with the Regeneration Plan and the Council's Year Ahead Statement. It is also consistent with the development of a new rural strategy for the Borough.

11. Background Papers and Consultation

Initial discussions have taken place with Yorkshire Forward, but the programme can only be taken forward with further detailed member and community consultation.

Contact Name : Deborah Fellowes, External and Regional Affairs Manager, ext 2769, Deborah.fellowes@rotherham.gov.uk.

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