

REGENERATION AND ASSET BOARD

Venue: Town Hall,
Moorgate Street,
Rotherham.

Date: Wednesday, 9th November 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 19th October, 2005 (Pages 1 - 9)
4. Matters arising from the previous minutes
5. Minutes of a meeting of the Leisure Joint Service Centre Board held on 26th October, 2005 (Pages 10 - 11)
6. Local Enterprise Growth Initiative (Pages 12 - 15)
Economic Strategy Manager to report.
- to inform members of the aims and objectives of the Local Enterprise Growth Initiative programme.
7. 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:-
8. HMRP - Westgate Demonstrator Project (Pages 16 - 20)
Implementation Team Manager to report.
- to update Members on the design review process.
(Exempt under Paragraph 9 of the Act – contractual)
9. RIDO Business Development Team - 6 monthly progress report (Pages 21 - 52)
Business Development Manager to report.
- to note the activity and performance of the Business Development Team.
(Exempt under Paragraph 7 of the Act – financial or business affairs of organisations other than the Council)

10. The Canal Tavern, Bridge Street, Swinton (Pages 53 - 56)
Development Surveyor to report.
 - to consider purchase of the above property.(Exempt under Paragraphs 8 and 9 of the Act – expenditure/land and property)

For information:-

11. Date, time and venue of next meeting:
Wednesday, 7th December, 2005 at the Town Hall, Moorgate Street,
Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 19th October, 2005

Present:- Councillor Wyatt (in the Chair); Councillors Boyes, Ellis, Robinson, Wardle and S. Wright.

Apologies for absence were received from Councillor Smith.

58. MINUTES OF THE PREVIOUS MEETING HELD ON 14TH SEPTEMBER, 2005

Resolved:- That the minutes of the previous meeting of the Board held on 14th September, 2005, be accepted as a true record.

59. MATTERS ARISING FROM THE PREVIOUS MINUTES

There were no matters arising not covered on the agenda.

60. 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.

61. THURCROFT PRE-SCHOOL - REQUEST TO LEASE LAND FROM THURCROFT INFANT SCHOOL

Consideration was given to a report, presented by the Head of Asset Management, relating to the receipt of a written request from Thurcroft Pre-school asking for permission to allow the construction of a new childcare/community facility in the grounds of Thurcroft Infant School. It was reported that for funding to be secured the Pre-school group had to obtain ownership or a long term lease of land.

It was also reported that the Pre-school was already sited on the school grounds in a temporary classroom and would like to expand its provision. The Pre-school group's request was supported by the School Governing Body.

It was pointed out that the lease would be at an appropriate market rent.

Resolved:- That subject to confirmation, within six months, that funding had been obtained by the Thurcroft Playgroup:-

(1) a 50 year lease be granted to Thurcroft Playgroup at an open market rental, conditional upon the group obtaining funding for the project.

(2) The Head of RIDO be requested to negotiate the terms of the lease.

(3) The Head of Legal and Administrative Services complete the necessary documentation.

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

(The following item was considered later in the agenda.)

62. LAND AT GOLDEN SMITHIES LANE, SWINTON

See Minute No. 73.

63. GREASBROUGH DEPOT, MAIN STREET, GREASBROUGH

Consideration was given to a report, presented by the Senior Estates Surveyor, seeking approval for the appropriation of the former building works depot to Children and Young Peoples' Services. It was reported that the site had been declared surplus to the requirements of Culture, Leisure and Lifelong Learning.

A brief background to the previous uses of the site was given.

Details of the current lease agreement with Greasbrough, Munsbrough, Rockingham and Wingfield Partnership (GMRWP) and usage of the site by the local comprehensive school for alternative curriculum activities were set out in the report.

It was pointed out that the proposal would support the principles of sustainability by promoting the re-use of a previously used premise and improving the learning, skills and job opportunities of local people. However, the gross capital receipt would not be achieved if appropriation was approved.

It was also brought to the attention of the Board that Neighbourhood Wardens used the site to park their vehicles and this needed to be taken into consideration.

Resolved:- (1) That the surrender of the lease by GMRW be accepted upon terms to be agreed by the Head of Asset Management Service.

(2) That a licence to occupy part of the premises for storage purposes is granted to GMRW upon terms to be agreed by the Head of Asset Management Service.

(3) That the appropriation of the former building works depot off Main Street, Greasbrough from Culture, Leisure and Lifelong Learning to Children and Young Peoples' Services at a value of £90,000 be approved.

(4) That the Head of Legal and Democratic Services completes the

necessary documentation.

(5) That the Head of Corporate Finance arranges the appropriate budgetary adjustments.

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

64. LAND OFF BROOKFIELD AVENUE, SWINTON

Consideration was given to a report, presented by the Senior Estates Surveyor, seeking approval for the disposal of a 94 sq metres of land, currently subject to a lease to Yorkshire Electricity on which an electricity substation had been constructed.

It was reported that Yorkshire Electricity had asked the Council to sell its freehold interest in the land.

Resolved:- (1) That approval be given to dispose of the asset.

(2) That the Head of Rotherham Investment & Development Office negotiates the disposal on the basis of a special purchaser sale as described in the report.

(3) That the Head of Legal & Democratic Services completes the necessary documentation.

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

65. EASEMENT FOR SEWER CONNECTION FROM RESIDENTIAL DEVELOPMENT OFF SANDY LANE, BRAMLEY

Consideration was given to a report, presented by the Senior Estates Surveyor, seeking approval for the granting of an easement under a 440 sq metres area of land at the above location, illustrated on the accompanying plan.

It was reported that the developer of the nearby residential estate had at the time of the development failed to apply for an easement and was now enquiring into the possibility of the Council granting an easement over this land to enable the drains to be adopted by Severn Trent Water Authority.

It was noted that the land was currently administered by Culture, Leisure and Lifelong Learning and used as public open space.

Resolved:- (1) That approval be given to the granting of an easement as set out in the report.

(2) That the Head of Rotherham Investment & Development Office negotiates the terms of the easement.

(3) That the Head of Legal & Democratic Services completes the necessary documentation.

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

66. AUCTION SALE

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

Details of the four assets that were successfully sold were given in the report, together with the capital receipt which the sale realised.

Resolved:- That the report be noted.

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

67. REQUEST TO TAKE A LEASE ON ADDITIONAL OFFICE ACCOMMODATION FOR SOCIAL SERVICES

Consideration was given to a report, presented by the Head of Asset Management and the Head of Adult Services, relating to a proposal to take additional office accommodation in the south of the Borough for Adult Services within Social Services and to secure capital and revenue funding.

Reference was made to the restructuring of the infrastructure of the Domiciliary Care Service to comply with C.S.C.I. and to the location of accommodation in the south of the Borough. Reference was also made to health and safety issues in respect of current accommodation which necessitated alternative provision to be made.

A comprehensive survey of all properties in the south of the Borough had identified suitable accommodation at the Waterside Development, Dinnington.

The Executive Director, Economic and Development Services, explained that the capital required was already allocated with the 2005/2006 programme.

Resolved:- (1) That the Regeneration and Asset Board agree to take a lease for 5 years at Waterside, Dinnington on terms to be agreed by the Head of Asset Management service.

(2) That the Head of Legal & Democratic services be authorised to complete the legal documentation.

(3) That the Regeneration and Asset Board recommend to Cabinet and Council the allocation of capital expenditure in the sum of £50,000 from the

2005/2006 programme, and that £47,000 revenue costs form part of the bid by Social Services to the revenue contingency fund for office accommodation resources in the first year, with a recurring revenue cost of £60,000 p.a. in order to maintain service to Vulnerable Adults of Rotherham in the South of the Borough.

(Exempt under Paragraphs 8 and 9 of the Act – expenditure/land and property)

68. RENAISSANCE MARKET TOWNS PROGRAMME

Further to Minute No. 38 of the meeting of the Regeneration and Asset Board held on 10th August, 2005, consideration was given to a report, presented by the Head of Rotherham Investment and Development Office, relating to recent developments in the Single Pot funding of the Renaissance Market Town (RMT) programme by Yorkshire Forward.

Consideration was also given to whether to proceed with the submission of the three proposed Rotherham Settlements (Throapham/Dinnington/North and South Anston; Wales/Kiveton Park and Wath upon Dearne).

Yorkshire Forward's response to the request to replace Throapham with Thurcroft in the first ranked Dinnington Cluster was also reported. Yorkshire Forward had stated that it was not possible as through their categorisation process Thurcroft was identified as a "stand alone settlement within urban hinterland" and as such was not eligible for support through RMT which was a rural programme.

Details were given in the report of the current SRIP allocation agreed by the Local Strategic Partnership in September, 2005, compared with the original allocations. It was pointed out that further funding would now be required to support previously sub-regional activities from within the Rotherham working total.

Members expressed concern about the further money required to pay consultants with no guaranteed outcome. It was also pointed out that the Council considered rural renaissance to be important as well as urban.

Resolved:- (1) That the submission of the three designated areas for inclusion in the RMT programme be not proceeded with.

(2) That the reasons that Thurcroft could not be included within the RMT programme be noted and a fuller explanation be provided separately for the Cabinet Member, Lifelong Learning, Culture and Leisure.

(Exempt under Paragraph 8 of the Act – expenditure/funding)

69. WESTGATE DEMONSTRATOR PROJECT

Consideration was given to a report, presented by the Implementation Team Manager, relating to the significant progress that had been made with the assessment of developers' tender proposals for the Westgate Demonstrator Project.

Members' attention was drawn to the technical assessment, evaluation process, interviews undertaken and resultant scoring. This process had resulted in three short-listed developers being identified.

Consideration was therefore given to the appointment of a preferred developer, and the identification of two reserve developers.

Reference was made to the proposed Development Agreement and the need now to change the procurement process from restricted to non-advertised negotiated status. This had been confirmed as acceptable under OJEU regulations by the Council's legal consultants, Irwin Mitchell.

Members asked whether there was a communications strategy with businesses. The proposed marketing and already established methods of communication were outlined.

Reference was also made to CPO requirements and the release of sites, together with the formulation of a Tenant Decant Strategy.

Resolved:- (1) That, subject to endorsement by the Cabinet, approval be given to the appointment of Iliad with Royal Bank of Scotland as the preferred development partner, and Bio-regional Quintain and CTP with City Lofts as reserve partners.

(2) That the Executive Director for Economic & Development Services be authorised to confirm that the Development Agreement and any conditions proposed as part of the Development Agreement are acceptable.

(3) That progress on the preparation of the development agreement, enabling works and tenant decant matters, be noted.

(4) That the procurement process be evolved from a restricted procedure to a non-advertised negotiated procedure, to enable more detailed discussions to take place with the preferred bidder.

(5) That the Cabinet be provided with regular updates.

(6) That a further report be submitted to the Board once the Development Agreement had been signed and a Seminar for all Members of the Council be arranged.

(7) That the congratulations of the Board be conveyed to all members of the Team for their excellent collaborative work on this project to date.

(Exempt under Paragraphs 8 and 9 of the Act – expenditure/land and property)

70. MAGNA BUSINESS INCUBATION CENTRE AND UK STEEL ENTERPRISES

This item was withdrawn.

71. LAND AT TEMPLEBOROUGH - LAND EXCHANGE

Consideration was given to a report, presented by the Development Surveyor, relating a proposed exchange of land at Templeborough between the Council and the Magna Trust, to produce a Business Incubation Centre site for the Council and to rationalise Magna Trust's land ownership.

The areas of land under consideration were illustrated on the accompanying plan.

It was explained that the proposal was a swap of equal areas at equal values and should result in a nil transaction. However there were issues regarding abnormal cost in respect of ground works and possible clawback by the original funders, English Partnerships.

Resolved:- That the proposed land exchange, as now reported and illustrated on the accompanying plan, be approved.

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

72. RESERVOIR WORKS FOLLOWING STATUTORY INSPECTION

Consideration was given to a report, presented by the Executive Director, Economic and Development Services and the Greenspaces Manager, relating to the need for financial provision for the implementation of an action plan, which was a statutory requirement under the terms of the Reservoirs Act 1975.

Following inspection visits to Thrybergh, Ulley, Firsby and Rother Valley carried out in 2004, the Inspector expressed concern about the presence of a high pressure water main, operated by Yorkshire Water, which was routed through the dam at Thrybergh.

It was reported that the Inspector had re-visited the site and a programme of one-off and regular tasks had been identified to assess and minimise risks associated with all reservoirs owned by the Council, and this included major work to deal with the risk posed by the water main.

Estimates of the cost of the works, detailed in the appendix to the report, were given, and it was pointed out that there was a shortfall of £90,000 for which approval was sought to make a bid to the capital programme.

Resolved:- (1) That the Board supports the allocation of funds from the Capital Programme to allow works at Thrybergh and other Council owned reservoirs in compliance with statutory obligations.

(2) That Cabinet be asked to endorse the allocation of the necessary funds.

(Exempt under Paragraphs 8 and 9 of the Act – expenditure/land and property)

(Councillor Wyatt declared a personal and prejudicial interest in the following item and vacated the Chair and left the meeting.)

Councillor Robinson assumed the Chair for consideration of the following item:-

73. LAND AT GOLDEN SMITHIES LANE, SWINTON.

(Councillor Robinson in the Chair)

Consideration was given to a report, presented by the Head of Asset Management, seeking approval for the disposal of a 0.1428 hectares area of land, defined on the accompanying plan, at Golden Smithies Lane, Swinton.

The land had been declared surplus to the requirements of the Education, Culture and Leisure Services programme area. It was pointed out that the land was designated for residential use in the Unitary Development Plan. However it could not be developed in isolation and therefore the Council's land had ransom value as it would open up an adjacent area of land, owned by Sheffield Diocese, for development.

Members debated the alternative options by which the adjacent land could be accessed and referred to the planning process and the current guidance on greenfield development.

Resolved:- That the Head of Rotherham Investment and Development Office be authorised to negotiate with the developer and submit a further report to the Board on the detailed terms and conditions of any proposed disposal before a final decision is made.

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

(NB: the above minute was the subject of a Call-in and was debated at the meeting of the Performance and Scrutiny Overview Committee held on 4th November, 2005)

THE CHAIRMAN AUTHORISED CONSIDERATION OF THE FOLLOWING ITEM IN

ORDER TO UPDATE MEMBERS:-

74. GUEST AND CHRIMES SITE

The Executive Director, Economic and Development Services, reported on the latest developments in respect of the above site.

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

LEISURE/JOINT SERVICE CENTRE PROJECT BOARD
26th October, 2005

Present:-

Councillor G. Boyes	Cabinet Member, Lifelong Learning, Culture & Leisure (in the Chair)
Peter Ross	Consultant
Tony Preston	Project Development Manager, Culture & Leisure
Kevin Gallacher	Primary Care Trust
Jonathan Baggaley	Principal Accountant, Corporate Finance
Graham Sinclair	Acting Head of Service, Resources & Access, Children & Young People's Services

Apologies for Absence:-

Kath Atkinson	Primary Care Trust
Phil Rogers	Head of Culture and Leisure
Derrick Connolly	Capital Project Development Manager, Culture & Leisure

75/05 MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of this Project Board held on 28th July, 2005, were agreed as a correct record.

76/05 GENERAL PROGRESS REPORT**(a) Situation regarding Bidders**

Two benchmarking submissions had been received within the deadline granted.

A series of clarification questions had been sent to both bidders. Meetings to discuss further details with both bidders were to take place next week, the main focus of which would be the cost of the project.

Both bidders are fully engaged.

The deadline for final submissions was now 25th November, 2005.

(b) Programme Timetable: Following the Second Benchmarking Checkpoint, Submission, Contract Signing

The meeting fully debated the content of an evaluation timetable. It was hoped to be in a position to obtain a final decision by the Council in March, 2006.

It was acknowledged that, in view of a potential timetabling conflict with the Council's timetable to deal with the current Base Budget Exercise,

special meetings may have to be convened on the Leisure/Joint Service Centre Project in order to meet the proposed deadline.

Presentation to Members: Discussion took place on a suitable timetable to present the details of the Project to Members.

Budgetary situation: Legal advice had been sought and was reported in respect of a recent test case on the awarding of Contracts. This should not affect the preferred bidder stage but would be taken into account on signing of the contract.

77/05 ANY OTHER BUSINESS

Information was reported on advice sought from DCMS regarding PFI credits for the Dry Maltby Sports Centre.

DCMS had written to the Council acknowledging good progress with the project but that due to no slippage at the moment, there would be no credits. However, DCMS had stated that a report would shortly be submitted to the Minister for Sport on the general progress of PFI, and specifically the priority of projects.

Oral confirmation had been given that Rotherham's project would be submitted within that report and could be considered for funding from a contingency if there was to be one.

78/05 DATE OF NEXT MEETING

The next meeting of this Project Board was arranged for Wednesday, 14th December, 2005, at the Town Hall, commencing at **1.30 p.m.**

ROTHERHAM BOROUGH COUNCIL – REPORT

1.	Meeting:	Regeneration and Asset Board
2.	Date:	Wednesday 9th November 2005.
3.	Title:	Local Enterprise Growth Initiative (LEGI)
4.	Programme Area:	Economic Development Service.

5. Summary

This paper seeks to inform members of the aims and objectives of the LEGI programme. To seek endorsement for Rotherham to submit a bid for the first round of LEGI, commencing in April 2006. To update Members on progress to date on the bid and the work carried out with partners within the Borough.

6. Recommendations

That members:

- 1 Note the report.**
- 2 Endorse the submission of a Rotherham MBC bid for funds under the first round of the LEGI Programme.**

7. Proposals and Details

Background

The Local Enterprise Growth Initiative is a Central Government programme, announced in the 2005 budget, with the aim to promote, and remove barriers to, enterprise in the most deprived areas of England.

The LEGI seeks to deliver three main outcomes:-

- a) Increase total entrepreneurial activity among the population in deprived areas (*Start-ups*)
- b) Support sustainable growth and reduce failure rates of locally owned businesses in deprived areas. (*Growth*)
- c) Attract inward investment and franchising into deprived areas making use of local labour resources. (*Jobs*)

All 88 English local authorities in receipt of NRF money are able to bid into LEGI; this includes nine authorities from Yorkshire and Humberside and all four from South Yorkshire.

The total value of the Programme is £300 million, to be awarded in 3 rounds, over the next three years. Bids for the first round must be submitted by 9th December 2005, for commencement in April 2006. It is expected that approximately 10 bids will be successful in each of the 3 rounds, with each bid receiving £2-10 million of LEGI monies, to be spent over a 5-10 year period

Advice from OPDPM/Government Office for Yorkshire & the Humber (GOYH) sets out the key components of a successful bid as:-

- **Effective targeting:** ensure people in deprived areas benefit
- **Effective solutions:** to address fundamental barriers to growth
- **Significant commitment** – resources over long term
- **Strong local partnerships:** with business and the wider community
- **Integration:** with wider regeneration efforts
- **Evaluation** and evidence building

It has been specifically stated that the LEGI will not provide continuation funding for existing activity, such as that funded by Objective 1, SRB and NRF. Activity must also have a sustainable exit strategy for its continuation once LEGI funding ceases.

LEGI bids will be submitted by the local authority, who are expected to develop locally appropriate proposals in partnership with business and wider community. They will also need to consult with the RDA and GOYH. Proposals should be part of their wider Community Strategy and show firm linkages to other local, regional and national strategies and activities

Funding will be held by GOs and is negotiated and administered within the wider context of Local Area Agreements (LAAs). The Rotherham LEGI is being developed in close conjunction with the LAA, particularly Block 4 (Economic Development & Enterprise), of which it is a key component.

Current Position

A Rotherham "LEGI Working Group" has been set up to develop the bid. This is chaired by RMBC, who also provide the secretariat, but includes a range of partners from across the Borough and sub-region. Current partners include:-

Learning Skills Council
Rotherham PCT
Rotherham Chamber
RCAT
Phoenix Enterprises
REMA
Business Link
Voluntary Action Rotherham
Renaissance South Yorkshire
Key Fund
Yorkshire Forward.

It is expected that as the bid develops further partners will be identified and co-opted on to the Working Group.

An initial meeting of partners identified, through their wide local knowledge, 6 potential areas of activity that could be delivered through the LEGI, these were:-

- Dinnington Gateway & Business Centre
- Unity Centre Business Support
- Supporting business growth in new sectors and areas
- Local Supply Chains
- Accessing employment & training opportunities
- 16-19 pathways into business start-ups

A working group was set up for each of these activities and tasked to produce a draft plan for the project. Each group is producing a pro-forma for their project, including description, evidence of need, names of partners, cost and timescale of delivery, outputs, links to existing activity and risks. These proformas will be presented to the meeting of the LEGI Working Group on 31st October 2005, where, in conjunction with Government Office, a decision will be taken on which of them is viable for inclusion within the full LEGI bid.

8. Finance

Although funds are being bid into from the LEGI (£2-10 million), it is essential that the bid includes other funding to provide a strategic delivery of activity. These funds are likely to include RMBC mainstream funding, money from partner organisations and external funding (e.g. Single Pot, NRF and Objective 1.)

An accurate figure for the level of funds sought from the LEGI will be identified as the bid is developed. An initial estimate can be made at the project proformas are submitted for the 31st October meeting.

9. Risks and Uncertainties

LEGI is a competitive bidding Programme, with 88 Local Authorities bidding for approximately 30 awards. Informal feedback from GOYH suggests that Yorkshire & Humberside, with 9 eligible authorities is only likely to receive 2-3 awards over the three rounds scheduled to date.

10. Policy and Performance Agenda Implications

LEGI provides the opportunity for the Borough to develop a strategic approach to enterprise development and support, with a particular focus on the more deprived neighbourhoods. Building on the existing Business Support and Incubation Strategy and Rotherham's Neighbourhood Renewal Strategy

The LEGI bid is in line with both the Community Strategy and the Council's Regeneration Plan. It is also in line with the Council's existing work on business and incubation, which has won a Beacon Award.

11. Background Papers and Consultation

The LEGI bid will utilise consultation that has already taken place in a number of areas including Eastwood & Springwell Gardens. Pump priming money has also been made available to fund any further preparatory work, including consultation, felt necessary.

- Enterprise and economic opportunity in deprived areas: consultation (ODPM, 2005)
- Enterprise and economic opportunity in deprived areas: LEGI, next steps (ODPM, 2005)

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By virtue of paragraph(s) 9 of Part 1 of Schedule 12A
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