

## REGENERATION AND ASSET BOARD

**Venue: Town Hall,  
Moorgate Street,  
Rotherham.**

**Date: Wednesday, 7th December 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 9th November, 2005 (Pages 1 - 5)
4. Matters arising
5. Regeneration Plan (Pages 6 - 20)  
Economic Strategy Manager to report.
  - to update Members on the first eighteen months of the Regeneration Plan and current work to review its content.
6. 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:-
7. Strategic Acquisitions - Rotherham Town Centre (Pages 21 - 28)  
Development Surveyor to report.
  - to consider a list of properties to be acquired by the Council.  
(Exempt under Paragraph 9 of the Act – land and property)
8. Strategic Acquisitions - Peripheral ADF Areas (Pages 29 - 35)  
Development Surveyor to report.
  - to consider a list of properties to be acquired by the Council.  
(Exempt under Paragraph 9 of the Act – land and property)
9. Land to the Rear of 116 Thorpe Street (Pages 36 - 39)  
Strategic Property Manager to report.
  - to consider the land disposal.  
(Exempt under Paragraph 9 of the Act – land and property)

10. Capital Receipts - update (Pages 40 - 44)  
Strategic Property Manager to report.
  - to inform Members of the revision to capital receipts.(Exempt under Paragraphs 8 and 9 of the Act – finance/land and property)
11. Land to the rear of Kimberworth Park Medical Centre, Langdon Road, Kimberworth Park. (report attached) (Pages 45 - 48)  
Strategic Property Manager to report.
  - to seek approval to see the asset.(Exempt under Paragraph 9 of the Act – land and property)
12. Two Plots of Land adjacent to Nos. 44 and 45 Shelley Drive, Herringthorpe, Rotherham. (report attached) (Pages 49 - 52)  
Strategic Property Manager to report.
  - to seek approval to sell the asset.(Exempt under Paragraph 9 of the Act – land and property)
13. Westgate Demonstrator. (report attached) (Pages 53 - 59)  
Implementation Team Leader to report.
  - to update Members on progress and to obtain approval to a number of key actions that now need to be taken to move the WDP scheme further forward.(Exempt under Paragraphs 8 and 9 of the Act – finance/land and property)
14. Rotherham Public Transport Facilities Options Appraisal. (report attached) (Pages 60 - 64)  
Transportation Unit Manager to report.
  - to inform members of the appraisal report findings with recommendations for further railway station work.(Exempt under Paragraphs 8 and 9 of the Act – finance/land and property)
15. Swinton Customer Service Centre. (report attached) (Pages 65 - 67)  
Head of Asset Management to report.
  - to request the release of funding for the development of this Centre.(Exempt under Paragraphs 8 & 9 of the Act – land and property)

**The Chairman authorised consideration of the following extra, urgent item:-**

16. Herringthorpe Playing Fields - Lease Agreement. (report attached) (Pages 68 - 71)
  - to update Members on the current position(Exempt under Paragraph 9 of the Act – terms to be negotiated/land and property)

**For information:-**

17. Date, time and venue of next meeting:  
Wednesday, 15<sup>th</sup> January, 2006 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

**REGENERATION AND ASSET BOARD**  
**Wednesday, 9th November, 2005**

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

**75. MINUTES OF THE PREVIOUS MEETING HELD ON 19TH OCTOBER, 2005**

Resolved:- That the minutes of the previous meeting of the Board held on 19<sup>th</sup> October, 2005, be accepted as a true record.

**76. MATTERS ARISING FROM THE PREVIOUS MINUTES**

There were no matters arising not covered on the agenda.

**77. MINUTES OF A MEETING OF THE LEISURE JOINT SERVICE CENTRE BOARD HELD ON 26TH OCTOBER, 2005**

Consideration was given to the minutes of a meeting of the Leisure Joint Services Centre Board held on 26<sup>th</sup> October, 2005.

The Cabinet Member for Lifelong Learning, Culture and Leisure confirmed the programme timetable and advised Members that two prospective companies had already shown genuine interest in the project.

Resolved:- That the minutes be received and update noted.

**78. LOCAL ENTERPRISE GROWTH INITIATIVE**

Consideration was given to a report, presented by the Business Development Manager, RIDO, relating to the aims and objectives of the Local Enterprise Growth Initiative (LEGI).

Member were advised that this was a new central Government programme announced in the 2005 budget, which aimed to promote and remove barriers to enterprise in the most deprived areas of England.

It was pointed out that there was £300m available in three bidding rounds over three years and that the funding would be administered within the context of Local Area Agreements.

The report set out six proposed areas of activity that could be delivered through the LEGI:-

- Dinnington Gateway & Business Centre
- Unity Centre Business Support
- Supporting business growth in new sectors and areas

- Local Supply Chains
- Accessing employment and training opportunities
- 16-19 pathways into business start-ups

Reference was made to the establishment and composition of a Rotherham "LEGI" Working Group to develop a bid. The projected chances of a successful bid were also outlined.

Members were asked to consider endorsing the submission of a bid for the first round of LEGI commencing in April 2006.

Resolved:- (1) That the report be noted.

(2) That the submission of a bid for funds under the first round of the LEGI Programme be endorsed.

### **79. 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.

### **80. HMRP - WESTGATE DEMONSTRATOR PROJECT**

Further to Minute No. 69 of the meeting of the Regeneration and Asset Board held on 19th October, 2005, consideration was given to a report, presented by the Development Team Manager, relating to the commencement of work with the preferred bidder to review and refine their design.

Members were asked to consider the consultation arrangements to progress and consolidate the scheme. It was proposed that a seminar be held for all Members at which Iliad and Glen Howells Architects could present and discuss their proposals. It was also proposed that public consultation be limited to the public realm elements of the project rather than the first building design.

Members suggested that the Rotherham Cultural Consortium would be an excellent consultation forum and that members of the Consortium could be invited to the presentation to be made to Elected Members.

Resolved:- (1) That approval be given to the design review and consultation arrangements as now proposed.

(2) That the responsibility for approving the design for the Westgate Demonstrator Project (prior to submission of a planning application) be delegated to the Cabinet Member for Economic Regeneration and Development Services and the Cabinet Member for Neighbourhoods.

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

**81. RIDO BUSINESS DEVELOPMENT TEAM - 6 MONTHLY PROGRESS REPORT**

Consideration was given to a report, presented by the Business Development Manager, RIDO, relating to the activity and performance of the RIDO Business Development team for the period April to September, 2005.

Members' attention was drawn to the following:-

- Creation of 559 new jobs
- Occupancy of Moorgate Crofts
- Developments at Dinnington Colliery and Brookfields Park
- Dissemination of best practice following the award of Beacon Council status
- Use of Century Business parks virtual office facility
- Value of Business Development grants allocated
- JOBMatch service
- Customer First Accreditation
- Business conference service
- PR, events and marketing

Members referred to the access difficulties currently being experienced at Moorgate Crofts given that the facility was not yet fully occupied, and the need to reconsider car parking provision, travel plans, car sharing schemes, use of clean fuel and the provision of a unit fleet car for use by tenants.

Resolved:- (1) That the report on the activity of the Business Development Team for the period April to September, 2005 be noted.

(2) That the Business Development Team continues to monitor performance and activity and report to the Board every six months.

(3) That the issue of parking provision, and the suggestions now made, be further investigated.

(Exempt under Paragraph 7 of the Act – information relating to organisations other than the Council)

**82. THE CANAL TAVERN, BRIDGE STREET, SWINTON**

Consideration was given to a report, presented by the Development Team Manager, relating to the need to authorise officers to negotiate to acquire the above property for the regeneration of the canal basin area in Swinton.

It was reported that the property had been identified as being of strategic significance as part of the Pathfinder proposals to regenerate the Canal Basin area of Swinton.

It was proposed that the site be acquired for a housing development scheme.

Details of the location and its potential along with existing constraints were given.

It was noted that this would be the first phase in a wider acquisition programme in the Swinton Canal Basin area.

Resolved:- That appropriate officers be authorised to negotiate to acquire the Canal Tavern, Swinton, and that the Head of Rotherham Investment and Development Office be authorised to approve the detailed terms of the proposed purchase.

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

(The Chairman, in accordance with the Council's Constitution and following the Calling-in of Minute No. 73 of the meeting of the Regeneration and Asset Board held on 19<sup>th</sup> October, 2005, which was considered at the meeting of the Performance and Scrutiny Overview Committee held on 4<sup>th</sup> November, 2005, authorised consideration of the following item.)

**83. LAND AT GOLDEN SMITHIES LANE, SWINTON**

(Councillor Wyatt declared a personal and prejudicial interest and left the room.)

Further to Minute No. 73 of the meeting of the Regeneration and Asset Board held on 19<sup>th</sup> October, 2005, which was the subject of a Call-in, consideration was given to the resolution of the Performance and Scrutiny Overview Committee held on 4<sup>th</sup> November, 2005, which asked the Board to reconsider its decision.

The Head of Asset Management outlined the key objections to the Board's decision and the main issues debated by members of the Performance and Scrutiny Overview Committee.

Members confirmed the need to clearly separate planning related issues from the objectives and purpose of the Board.

Members reiterated that they were considering only the Council-owned "ransom" strip in isolation from the land owned by the Diocese.

Resolved:- That the decision of the Regeneration and Asset Board, as

set out at Minute No. 73 of the meeting held on 19<sup>th</sup> October, 2005, be reaffirmed.

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

By virtue of paragraph(s) 8, 9 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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