

REGENERATION AND ASSET BOARD

Venue: Town Hall,
Moorgate Street,
Rotherham.

Date: Wednesday, 22nd March 2006

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 22nd February, 2006 (Pages 1 - 9)
4. Matters arising
5. 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:-
6. Breathing Space - presentation by the Design Team
7. Land and Property Bank: Capital Receipts Update (Pages 10 - 14)
Strategic Property Manager to report.
 - to provide an update on changes to the forecast of capital receipts.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))
8. Sale of Assets - Auction Results (Pages 15 - 16)
Valuation Manager to report.
 - to note the report.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))
9. Land Transactions Update (Pages 17 - 21)
Development Surveyor to report.
 - to update the Board.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))
10. RERF Contribution towards Brampton Business Centre (Pages 22 - 25)

- Senior Economic Development Officer to report.
- to inform the Board of a decision regarding an approval from the Rotherham Economic Regeneration Fund to support the proposed refurbishment and conversion works at the Council (RiDO) operated Brampton Business Centre.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))
11. Brookfields Park (Plantsite) - Landscaping and Maintenance (Pages 26 - 33)
Principal Project Officer to report.
- to consider responsibility for the future maintenance of landscape area
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))
12. Moorgate Crofts Grow on Space (Pages 34 - 38)
Development Surveyor to report.
- to update on land disposal.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))
13. Office Accommodation Strategy: Grove Road (Pages 39 - 43)
Project Manager to report.
- to report progress.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))
14. Capital and Asset Management: Strategies, Plans and Programmes 2006-2011 - Maintenance Capital Investment Block (Pages 44 - 49)
Asset Manager to report.
- to outline a programme for maintenance capital investment block.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))
15. Capital and Asset Management: Strategies, Plans and Programmes 2006-2011 - Strategic Capital Investment Block (Pages 50 - 73)
Asset Manager to report.
- to outline a programme for projects under £300,000 in the Strategic Capital Investment Block.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))
16. Partnership Proposals for the Big Screen (Pages 74 - 106)
Head of RiDO to report.
- to report on the proposals.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))

Following item was authorised by the Chairman as an urgent, extra item:-

17. Cranworth Road Clinic (Pages 107 - 112)
Acting Strategic Leader to report.
(Exempt under Paragraph 3 of the Act – information relating to the financial or business affairs of any particular person (including the Council))

For information:-

18. Date, time and venue of next meeting
Wednesday, 19th April, 2006 at 10.00 a.m. at the Town Hall, Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 22nd February, 2006

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

Apologies for absence:- Apologies were received from (none).

116. MINUTES OF THE PREVIOUS MEETING HELD ON 18TH JANUARY, 2006

Resolved:- That the minutes of the previous meeting of the Board held on 18th January, 2006, be accepted as a correct record.

117. MATTERS ARISING

There were no issues raised not covered by the agenda items.

118. REGENERATION PLAN REVIEW

Further to Minute No. 86 of the meeting of the Regeneration and Asset Board held on 7th December, 2005, consideration was given to a report, presented by the Head of Rotherham Investment and Development Office, relating to the draft of the mid term review of the Council's Regeneration Plan.

It was reported that the review had re-profiled the Plan's key actions under the seven themes of the revised Community Strategy and had assessed each action against the priorities set in the Community Strategy, Corporate Plan, Neighbourhood Renewal strategy and the Regional Economic Strategy 2006-2012.

The review provided an assessment of how the Plan was progressing at this "half way" stage, through monitoring of progress in respect of each of the key actions and on the ten transformational regeneration projects.

It was noted that the reviewed Plan would be submitted for approval by Cabinet on 1st March, 2006 with a view to it being published for the start of the financial year.

Resolved:- (1) That, subject to final comments from appropriate Programme Areas and any comments of this Board, the draft Mid Term Review of the Regeneration Plan be approved.

(2) That the reviewed Plan be forwarded to Cabinet for approval to go ahead with publication.

119. BUSINESS INCUBATION DEVELOPMENT (BID) FUND

Further to Minute No. 195 of the meeting of the Cabinet Member for Economic Regeneration and Development Services held on 20th February, 2006, consideration was given to a report, presented by the Business Development Manager, detailing a new DTI fund for incubation, and reporting a successful application by the Council to implement a project focussed on business incubation in Dinnington and surrounding areas in the south of the Borough.

It was pointed out that funding had been made available at short notice by the DTI and the main elements of Rotherham's bid were detailed in the report. The application had successfully obtained £150,000, which would have to be match funded.

Resolved:- (1) That the successful BID application be noted.

(2) That the Council implement the project as set out in the offer letter from UKBI Ltd.

120. EUROPEAN STRUCTURAL FUNDS

Consideration was given to a report, presented by the Economic Strategy Officer, relating to the settlement of European Structural Funds for the period 2007-2013, which was the successor programme to Objective 1.

It was noted that following the enlargement of the E.U. the largest proportion of structural funds had been allocated to the poorest areas, and as a consequence the older member states, such as the U.K., would receive less funding.

Therefore the Alliance for Regional Aid had been lobbying for compensation for the U.K. to cover the reduction in E.U. funding. It was noted that funding to the RDA's would increase.

A table contained within the report detailed the three new community objectives for the new programme, and it was noted that South Yorkshire would qualify for assistance under the "Competitiveness" objective, being a current recipient of Objective 1 funding. It was pointed out that the Alliance for Regional Aid was lobbying to try to change this status to "Convergence" which would allow up to 75% rather than the maximum intervention rate of 50% under the competitiveness objective.

It was noted that the management arrangements had not yet been confirmed although it was anticipated that the Regional Development Agencies would have a strong role to play.

The focus for the funding would be on economic growth and creation of jobs and it was expected that South Yorkshire would receive about £270m (which would include ERDF and ESF). It was noted that the 2007-2013 programme would be heavily loaded into the early years, tapering off at the end. The South Yorkshire Partnership would be pressing for the

funding to be devolved to regional level to allow for an integrated programme.

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

(2) That liaison with the South Yorkshire Partnership and Alliance for Regional Aid be continued to lobby for the desired outcome for this region.

121. 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.

122. INCREASE IN RERF CONTRIBUTIONS TO ROTHERHAM YOUTH ENTERPRISE

Further to Minute No. 178 of the meeting of the Cabinet Member for Economic Regeneration and Development Services held on 23rd January, 2006, consideration was given to a report, presented by the Economic Strategy Officer, relating to a request to increase the RERF allocation towards the cost of delivering Rotherham Youth Enterprise business support services in 2006/07.

It was explained that the funds were essential to allow the project to continue operating until a decision was forthcoming regarding funding from the Sub-Regional Investment Plan (SRIP), which if secured would replace the additional RERF funds being sought.

Reference was made to this project being an example of good practice.

It was noted that RERF was intended to be a “one-off” award. However, in this instance due to the delays in receiving a decision from Yorkshire Forward. The project had been match funded from SRB6.

The outputs and overall achievements of the project were detailed in the report.

Resolved:- That the approval to support Rotherham Youth Enterprise business centres and services to the sum of £54,000 in 2006/07 financial year to cover the cost of salary and running costs be noted (the total RERF approval for this project being £93,522).

(Exempt under Paragraph 8 of the Act – finance)

123. RERF CONTRIBUTION TOWARDS THE COST OF A FEASIBILITY STUDY INTO THE REGENERATION OF THE LOWER DON VALLEY

Further to Minute No. 177 of the meeting of the Cabinet Member for Economic Regeneration and Development Services held on 23rd January, 2005, consideration was given to a report, presented by the Economic Strategy Officer, relating to an application for RERF towards the cost of extending Sheffield City Council's Lower Don Valley Masterplan Study to include the adjoining area of Rotherham beginning at Tinsley (as illustrated on the accompanying plan)

It was reported that the brief that had been agreed would examine key issues such as future land use and allocations, connectivity and accessibility, traffic and transportation and environmental issues. The findings would be integral to the emerging Local Development Framework and to the Rotherham West Housing Market Renewal Area strategic framework, as well as the development of the two key Gateway Corridors – Meadowbank Road and Sheffield Road.

Resolved:- That the approval of £5,000 capital for 2005/06 from the Rotherham Economic and Regeneration Fund to allow the Masterplan Study to be extended, as described in this report, be noted.

(Exempt under Paragraphs 7 and 8 of the Act – financial assistance/expenditure)

124. CHAPEL WALK MOSQUE, ROTHERHAM

Further to Minute No. 158(71) of the meeting of the Property Board held on 19th January, 2005, consideration was given to a report, presented by the Head of Asset Management, updating Members in respect of an application by the Rotherham Mosque Trust to purchase land in the vicinity of Chapel Walk, Rotherham for improvement to facilities at the mosque.

The present position regarding Site A was reported and Members considered three options for the future use of sites B and C (identified on the plan appended to the report). The options were detailed in the report submitted and the Head of Asset Management provided further information.

It was reported that in view of the lack of town centre car parking, the Streetpride Service had indicated that the land could be transferred to the Service for use as public pay and display car parking.

The views of the local community and local Ward Member were noted.

It was also reported that the Council was currently out to consultation on proposals to extend the controlled parking zone in the town centre and these areas would be within the area under consideration.

Reference was also made to the historical significance of the building,

being an early 19th century chapel, and the implications of any proposed refurbishment works.

Resolved:- (1) That the pieces of land marked B and C on the accompanying plan be transferred to Streetpride for the creation of public pay and display car parking.

(2) That it be noted that the areas in question would be included in the overall strategy for the extension of zoned car parking.

(3) That the Conservation and Urban Design Officer be requested to advise the Regeneration and Asset Board on the historical significance of the Mosque building.

(4) That a report be submitted to the Cabinet Member for Economic Regeneration and Development Services in respect of the details of the proposal at (1) above.

(Exempt under Paragraphs 7 and 8 of the Act – affairs of other than the Local Authority/finance)

125. RAWMARSH CUSTOMER SERVICE CENTRE

Consideration was given to a report, presented by the Head of Asset Management, relating to an evaluation of sites in the Rawmarsh and Parkgate area for the provision of a Customer Service Centre.

Details of the five sites that had been evaluated were set out in the report. It was pointed out that depending on which site was chosen, and the availability of finance, there may be an opportunity to co-locate the library and housing office on the same site.

The outcome of consultations with the Rawmarsh and Parkgate Partnership, Rawmarsh and Parkgate Action Group, Wentworth South Area Assesmbly, Surestart Rawmarsh and the three Ward Members was reported.

The Board was advised that there was an argument for the Rawmarsh Leisure Centre site being the preferred location for the development of a Customer Service Centre.

Resolved:- (1) That the selection of Rawmarsh Leisure Centre, as the preferred location for the development of a Customer Service Centre to serve the communities of Rawmarsh and Parkgate, be approved.

(2) That approval be given for the cost of the detailed appraisal to be initially funded from the capital allocation approved for the Swinton Customer Service Centre to enable the appraisal to be commenced straight away.

(3) That the Head of Legal and Democratic services be requested to register the Council's title for the Rawmarsh District office, library and car park at the Land Registry.

(4) That approval be given to the allocation of up to £1.5 million from the capital programme to allow for prompt progress to be made.

(5) That approval be given to the allocation of up to £1.5 million from the capital programme to progress the Aston cum Aughton Customer Service Centre.

(6) That reports on the progress of the development of all the Customer Service Centres be reported regularly to the Regeneration and Asset Board.

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

126. CUSTOMER SERVICE CENTRES PROGRAMME PROGRESS REPORT

Further to Minute No. 114 of the meeting of the Regeneration and Asset Board held on 18th January, 2006, consideration was given to a report, presented by the Head of Asset Management, relating to the progress of the Customer Service Centres Programme.

A brief outline of the progress being made to develop each of the six proposed Centres was given in the report.

In respect of the development of a Customer Service Centre in the Aston area it was reported that, following the previous meeting of the Board, ground investigation work at the Mill Stone Quarry site had taken place and the initial results indicated confidence that the site could accommodate a Customer Service Centre without substantial foundation works costs.

Resolved:- (1) That the progress for each of the six Customer Service Centres be noted.

(2) That the Mill Stone Quarry site be selected for consideration for the development of a Customer Service Centre in Aston cum Aughton.

(3) That further development be reported to the Board.

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

(Councillor Wyatt declared a person interest in the following item, being a member of Swinton House Club)

127. LAND AND PROPERTY BANK: CAPITAL RECEIPTS UPDATE

Consideration was given to a report, presented by the Strategic Property

Manager, updating the Board of 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 the following:-

- 168 Scholes Lane
- Greenlands Plantation, Maltby
- Thorpe Hesley

In addition Members raised issues in respect of:-

- The outcome of the Oxford City Council Test Case re: an application for Village Green Status
- Land swap arrangements for the provision of green space at the former Maltby Craggs School under the PFI arrangements

Resolved:- (1) That the position on the current status of the capital programme be noted.

(2) That a report be submitted to the Board in respect of the Oxford City Council Test Case.

(3) That the Head of Asset Management speak to the Strategic Leader, Culture and Leisure Services, about the issues raised in respect of the former Maltby Craggs School, and provide a report to the next meeting of the Board.

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

128. LAND TRANSACTIONS UPDATE

Consideration was given to a report, presented by the Development Surveyor, outlining the current position regarding major land transactions throughout the borough.

Members were asked to note the position in respect of:-

Dalton Lane tri-partite agreement
Thorpe Hesley Land/access
Brookfields Park – Phases II and III
Zamor Crescent
Flash Lane
Daneshill
Express Parks
Lakeside South – Lines Developments

Resolved:- That the position on the current status of land sales be noted.

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

129. BREATHING SPACE

Consideration was given to a report, presented by the Head of Asset Management, which described the development work and progress to design, build and the turn key delivery of a £7.1m innovative and environmentally sustainable building as part of a revolutionary £10M Breathing Space Programme for the treatment of respiratory conditions, notably Chronic Obstructive Pulmonary Disease (COPD).

Details of the Council's involvement and funding for this complex project, together with the partnership, legal and land transaction arrangements, were set out in the report. The aims of the project were outlined and it was pointed out that the facility would be the first of its kind in the U.K.

Members were advised of the remaining risk in respect of the payment of VAT on certain elements of the project. It was reported that an application to confirm that VAT was not attracted by this project had been made to H.M. Customs and Excise and determination was still awaited.

Members commended the innovative design, and expressed the view that current building designs in Rotherham should be highlighted more both locally and nationally.

Resolved:- (1) That the progress on the Breathing Space Project be noted.

(2) That the VAT risk which remains on the project be noted.

(3) That the Design Team present details of the project design to the next meeting of the Board.

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

130. WESTGATE DEMONSTRATOR PROJECT

Consideration was given to a report, and an accompanying plan, presented by the Implementation Team Leader, relating to the progress made in a number of key areas, and in particular the ongoing and future procedures involved in gaining vacant possession of both Imperial and All Saints Buildings.

Further details were given in respect of:-

- Planning applications:- for Site 3 (to be considered on 23rd March, 2006: outline planning application for the remaining sites and full application for the refurbishment of Imperial Building (to be submitted within the next two weeks)
- Selection of a contractor

- Selection of landscape architect
- Enabling works re: car parking – noting the archaeological investigations on Site 3; Site 5 – river wall investigations
- Replacement car parking provision at Sheffield Road and Unity Place
- Development Agreement
- Tenant decant of Imperial Building (programmed for December 2006) and All Saints Building (programmed for December 2007)

The report set out details of measures being taken, and options being offered, to facilitate tenant decant, and a current position statement was given.

Resolved:- (1) That the considerable progress made on the Westgate Demonstrator Project to date in terms of the following be noted:-

- I. Planning
- II. Contractor selection
- III. Public realm
- IV. Enabling works
- V. The development agreement
- VI. Public funding
- VII. Tenant decant

(2) That the strategy for securing vacant possession of the Council's assets be supported.

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

131. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That the next meeting of the Board be held on Wednesday, 22nd March, 2006 at 10.00 a.m. at the Town Hall, Rotherham.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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