

REGENERATION AND ASSET BOARD

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

Date: Wednesday, 14th June 2006

Time: 10.00 a.m.

A G E N D A

1. Appointment of Chairman.
2. Appointment of Vice-Chairman
3. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972.
4. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
5. Minutes of the previous meeting held on 17th May, 2006. (copy attached) (Pages 1 - 11)
6. Matters arising
7. Industrial Land and Floorspace. (report attached) (Pages 12 - 17)
Research and Spatial Analysis Officer to report.
- to note the content of the report and key issues.
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 Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (information relating to the financial or business affairs of any particular person (including the Council):-
9. RiDO Business Development Team Annual Progress Report. (item deferred from May agenda) (report attached) (Pages 18 - 22)
Research and Data Base Co-ordinator to report.

(A copy of the Business Development Team 2005/2006 End of Year Activity Report is attached at the back of the agenda papers for Elected Members.)
10. Land and Property Bank - Capital Receipts Update. (item deferred from May - updated report attached) (Pages 23 - 27)
Strategic Property Manager to report.
- to report the current status of the capital programme.

11. Land Transactions Update. (report attached) (Pages 28 - 31)
Development Surveyor to report.
 - to note the position on the current status of land sales.
12. Auction Results. (copy attached) (Pages 32 - 34)
Valuation Manager to report.
 - to note the report.
13. Land at Mill Close, Templeborough. (report attached) (Pages 35 - 37)
Strategic Property Manager to report.
 - to consider disposal.
14. Land adjacent Chapel Walk Mosque, Chapel Walk, Rotherham. (report attached) (Pages 38 - 45)
Strategic Property Manager to report.
 - to consider options for the future use of two areas of land at Chapel Walk.
15. Aston-cum-Aughton and Rawmarsh Customer Service Centres. (report attached) (Pages 46 - 49)
Asset Manager to report.
 - to recommend that Cabinet approves Capital allocations for each of the Aston-cum-Aughton and Rawmarsh Customer Service Centres.
16. Greenlands Plantation - The Muddies. (report attached) (Pages 50 - 52)
Valuation Manager to report.
 - to consider the withdrawal of this site from sale at this time, and for the site to be re-considered for sale when the Local Development Framework takes effect.
17. Knowledge Diffusion Pilot Project. (report attached) (Pages 53 - 56)
Achieving Partnership Manager and Economic Strategy Officer to report.
 - to note the approval for RERF funding.
18. Big Screen Partnership. (report attached) (Pages 57 - 61)
Assistant Town Centre Manager and Economic Strategy Officer to report.
 - to note the approval for RERF funding.
19. Magna Business Incubation Centre. (report attached) (Pages 62 - 66)
Senior Project Officer and Economic Strategy Officer to report.
 - to note the approval for RERF funding.

For information:-

20. Date, time and venue of next meeting:
WEDNESDAY, 12TH JULY, 2006 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 17th May, 2006

Present:- Councillor Wyatt (in the Chair); Councillors Ellis, Kirk and Wardle: together with Councillor St. John (Cabinet Member for Lifelong Learning)(Observer)

Apologies for absence:- Apologies were received from Councillor Smith.

162. MINUTES OF THE PREVIOUS MEETING HELD ON 19TH APRIL, 2006

Resolved:- That the minutes of the previous meeting of the Board held on 19th April, 2006, be accepted as a correct record.

163. MATTERS ARISING

Rotherham's Employment Plan 2006-2010

It was reported that this document had been discussed by the Cabinet and would be considered by the Regeneration Scrutiny Panel on 2nd June, 2006.

164. MINUTES OF A MEETING OF THE RMBC JOINT LEISURE/SERVICE CENTRE PROJECT BOARD HELD ON 26TH APRIL, 2006

Consideration was given to the minutes of a meeting of the Joint Leisure Services Centre Board held on 26th April, 2006.

Resolved:- That the minutes be noted.

165. REVIEW OF THE GATEWAY IMPROVEMENT PLAN 2005/2006 AND ANNUAL PLAN FOR 2006/2007

Further to Minute No. 37 of the meeting of the Cabinet held on 22nd June, 2005, the Project Officer, Development Team, gave a PowerPoint presentation relating to:-

- (i) review of the Borough-wide Gateway Improvement Plan 2005/2006
- (ii) Annual Plan for 2006/2007

It was reported that the first phase of the Gateway Plan had concentrated on works in the Housing Market Renewal Pathfinder areas resulting in over £900,000 of Gateway related improvements.

It was explained that the physical improvements had been identified through consultation with the local community through the Area Assemblies, Housing Market Steering groups, Community Action Groups and local residents and businesses.

The works included bespoke street furniture e.g. street name signs,

improved lighting, fencing, railings, bollards etc. and high quality 'hard' and 'soft' landscaping e.g. footways, raised beds, trees etc.

'Before' and 'After' photographs were used to illustrate the problem areas/tired streetscene, and what improvements had been carried out, together with proposals for 2006/2007, with particular reference to the following areas:-

Rotherham West HMRA:-

2005/2006 A6109 Meadowbank Road

2006/2007 Meadowbank Road, Ferham Road, Kimberworth Road

Rotherham East HMRA:

2005/2006 A630 Doncaster Road, Dalton

2006/2007 Doncaster Road, Dalton and Fitzwilliam Road, Eastwood

Wath/Swinton HMRA:-

2005/2006 A6022 Swinton Corridor

2006/2007 Swinton and Brampton Corridors

Parkgate/Rawmarsh (Rosehill Park to Great Eastern Roundabout):-

2005/2006 Aldwarke Lane and Broad Street

2006/2007 Phases I and II of the Rawmarsh/Parkgate Bus Corridor

Non-HMRA opportunities:-

A6178 Sheffield Road (with Sheffield City Council)

B6090/B6091 Wentworth

A630 Parkway Footbridge (with Sheffield City Council)

(Plans illustrating the Phasing of the works were appended to the report)

Detailed costings of the schemes and the principal sources of funding were set out in the report.

Members raised the following issues:-

- Impact/pressure on the Streetpride budget
- Prioritisation of non-HMRA works
- Standards for the works across the borough
- New street name signs:- cost; interest in by Parish Councils; use of the Council's Coat of Arms
- Public art

Resolved:- (1) That the Project Officer be thanked for the presentation.

(2) That the Gateway Review/Annual Plan be received.

(3) That approval be given to the Annual Plan 2006/2007, subject to funding and further appropriate consultation.

(4) That the Plan be subject to an annual review and subsequent report to Members, which will also contribute to future Annual Plans.

(5) That a further report be submitted to a future meeting of the Board in respect of the impact of the Gateway Improvement Plan works on the Streetpride budget.

166. JOB DENSITY IN ROTHERHAM

Consideration was given to a report, presented by the Head of Rotherham Investment and Development Office, relating to the release by the Office for National Statistics of new jobs density estimates for 2004 for all local authorities.

It was noted that the statistics indicated that the number of workplace jobs in Rotherham had increased by 21,000 over the last four years, and that the density had increased from 0.64 to 0.75 jobs per person of working age.

Members were referred to the two graphs in the report which illustrated that Rotherham's growth was faster than its neighbouring local authorities.

It was also pointed out that the statistics indicated a fall in the number employed in manufacturing which had been offset by large increases in the public and service sectors.

Members were asked to note also a number of growth areas e.g. Dinnington, Manvers and the AMP at Waverley which were now coming on stream.

The statistics would be used to support bids, provide a comparator and to raise Rotherham's profile.

Resolved:- That the content of this report and the following key points be noted:

- the number of workplace jobs in Rotherham has increased by 21,000 since 2000, well above the national, regional and sub-regional rates of increase.
- Rotherham's job density of 0.75 per person of working age is now above both Barnsley & Doncaster.
- there is potential for jobs density in Rotherham to continue to increase given available employment land in the borough and continuing interest in new developments such as the AMP.
- the future growth in job numbers may be constrained by a number of factors, including performance of the national economy and the availability of a local well-skilled workforce.

167. ROTHERHAM ENTERPRISE NETWORK

Consideration was given to a report, presented by the Enterprise Manager, relating to the establishment fifteen months ago of the Rotherham Enterprise Network which brought together organisations involved in enterprise and start-up activity. The initiative was funded through Objective 1 South Yorkshire.

The report detailed the main organisations involved, together with key achievements and activities to date.

The following aspects were highlighted:-

- share good practice; further communication, understanding, networking and cross referral
- Influence the start-up agenda
- Provide business support
- Enterprise development
- Develop the Enterprise Hub (through the second LEGI bid)
- Closer working with Rotherham Ready
- Access to mainstream business support
- Close working with Business Link and its contractors, and also Phoenix Enterprises Ltd.
- Work with RCAT and Dinnington Area Regeneration Trust to create business opportunities for local people through RiDO's pre-incubation scheme

Resolved:- (1) That the work of the Rotherham Enterprise Network be noted.

(2) That the role of the Rotherham Enterprise Network as an active sub-group within the Achieving spoke be recognised and endorsed.

168. TOWN CENTRE COUNCIL ACCOMMODATION AND DEVELOPMENT OF VACANT SITES: PROJECT ESTABLISHMENT

Consideration was given to a report presented by the Head of Asset Management, relating to the establishment of a Project Team and Governance arrangements to enable the specification, design, procurement and delivery of:-

- Lot 1) Town Centre Civic Accommodation
- Lot 2) Town Centre Cultural Accommodation
- Lot 3) Development of sites vacated by Lots 1 and 2

The Head of Asset Management gave a fuller explanation of the background to this proposal and explained the following:-

- Governance Proposals
- Proposed Terms of Reference
- Membership
- Programme of key project dates
- Funding
- Risks and uncertainties
- Potential partners with RCAT and PCT

It was also added that the Group would need to co-ordinate with Our Future Member/Officer Groups.

Members discussed:-

- Capital Programme “Priority A”
- Membership
- timescales

Resolved:- That, subject to confirmation by the Cabinet, support be given to the proposals as follows:-

(1) the establishment of a “Town Centre Development” Steering Group as a sub-group of the Regeneration & Asset Board.

(2) the Cabinet Member for Economic Development & Regeneration be the Project Champion.

(3) the Executive Director for Economic Development Services be the Project Sponsor.

(4) the Rotherham Construction Partnership Design Consultancy Manager within Economic Development Services be assigned the lead role in co-ordinating this procurement exercise and the delivery of the Town Centre Civic and Cultural accommodation.

(5) the terms of reference of the sub-group be as follows:-

(i) To exercise project governance that enables the council to monitor, approve and co-ordinate the specification, procurement and delivery of the following projects:-

Lot 1) Town Centre Civic Accommodation.

Lot 2) Town Centre Cultural Accommodation.

Lot 3) Development of sites vacated by Lots 1 & / or 2.

(ii) To operate as a sub-group of Regeneration and Asset Board in relation to the above projects and recommend to Regeneration & Asset Board for key decisions which in turn will be presented to Cabinet for final approval.

(iii) To co-ordinate the activities of this steering group with other boards and committees.

(6) the membership of the steering group be as follows:-

Regeneration and Asset Board Elected Members:-

Cabinet Member, Economic Regeneration & Development
Cabinet Member, Customer Services & Innovation
Cabinet Member, Finance & Corporate Services
Cabinet Member, Lifelong Learning, Culture & Leisure
And other appropriate Cabinet Members as required

together with the following officers:-

| | |
|-------------------|---|
| Adam Wilkinson | Executive Director, Economic & Development Services |
| Carol Mills | Executive Director, Corporate Services |
| Andrew Bedford | Executive Director, Financial Services |
| Ian Smith | Head of Asset Management |
| Richard Poundford | Head of RIDO |
| Phil Rogers | Strategic Leader, Culture & Leisure |
| Paul Smith | Design Consultancy Manager (Asset Management) |

Others may attend regularly to report on work streams such as:-

| | |
|----------------|---------------------------------------|
| Keith Thompson | Acting Head of Strategic Partnerships |
| John Smales | Development Team Manager (RIDO) |

with input from Legal Services as necessary.

(7) Programme Areas address the delivery of the work streams identified in section 7 of the report now submitted.

(8) £300,000 be allocated from the Capital Programme and used to fund the technical & procurement activity – funding to be confirmed as part of the “Priority A” capital bid report.

169. 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 Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, (information relating to the financial or business affairs of any particular person (including the Council)).

170. HENLEY RISE, KIMBERWORTH - ECO DEVELOPMENT.

Further to Minute No. 40 of the meeting of the Regeneration and Asset Board held on 10th August, 2005, and to Minutes Nos. 74 and 229 of meetings of the Cabinet Member for Neighbourhoods held on 19th September, 2005, and 24th April, 2006 respectively, consideration was given to a report, presented by the Valuation Manager, relating to the land disposal options for the site at Henley Rise, Kimberworth.

It was noted that the site was proposed for an ECO homes development, as part of the Regional Housing Investment Strategy.

Details of the scheme, costs and value of the site were set out in the report. It was explained that the proposal was for a mixed tenure scheme comprising 23 dwellings - 12 for fixed equity sale at 75% of full value and 11 for rent to which the Council would have 100% nomination rights.

Consideration was also given to the following two options to dispose of the site:-

- to transfer the land at nil cost on the basis that the Council would receive 100% nomination rights and a 25% stake in the 12 shared ownership properties
- to transfer the land on the basis of a 125 year lease at nil rent, retaining the freehold interest (the Council would receive 100% nomination rights and a 25% stake in the 12 shared ownership properties)

It was pointed out that once an option to dispose had been agreed the project could commence June/July 2006.

Resolved:- (1) That the proven value for money aspect of this method of disposal be noted.

(2) That the transfer of land on the basis of a 125 year lease at nil rent, retaining the freehold interest be approved (with the Council receiving 100% nomination rights and a 25% stake in the 12 shared ownership properties).

171. BROOKFIELDS PARK (PLANT SITE) MANVERS - LANDSCAPING AND MAINTENANCE

Further to Minute No. 232 of the meeting of the Cabinet Member for Economic Regeneration and Development Services held on 22nd March, 2006, and Minute No. 140 of the meeting of the Regeneration and Asset Board held on 22nd March, 2006, consideration was given to a further report, presented by the Head of Rotherham Investment and Development Office, relating to options for the future maintenance provision for the landscaping at Brookfields Park (Plant Site), Manvers.

It was pointed out that since the last meeting of the Board a re-

examination of the financial options had been carried out and a further option had been identified.

The report detailed three options for consideration for the disposal of the maintenance responsibility of this area as follows:-

- Transfer of the landscaped area to the Land Restoration Trust (dedication to them for a nominal sum and a one-off endowment payment)
- Approval of a one-off payment (at the end of the maintenance period included in the scheme contract) to the Land Restoration Trust from interest accrued on the clawback due to be paid back to English Partnerships from the disposal of the Brookfields Park development area.
- Retention of the site by the Council who would retain responsibility for its future maintenance and aftercare.

Costs for each of the three options for a 25 year period were also set out in the report and the Head of RiDO gave an explanation of the proposed method of financing the proposals.

Members commented that the preferred option was a departure from the Cabinet Member's decision and outside of Council policy. Reference was also made to the need for further financial and legal information.

Resolved:- That a further report be submitted to the Cabinet on the preferred option including the requested financial and legal information.

172. CUSTOMER SERVICE CENTRES PROGRAMME

Consideration was given to a report, presented by the Asset Manager, relating to an update on the progress of each of the six proposed Customer Service Centres.

The report also requested the Board to consider actions needed in respect of the Aston-cum-Aughton and Rawmarsh sites as follows:-

Aston:- funding; planning; legal and programme timescale issues.

Rawmarsh:- services to be located on the site; alteration and extension of the existing building vs. demolition and new build; together with finance and programme timescale issues

Members discussed the following aspects:-

- Consultation
- Capital funding and revenue costs
- Affordability of the programme and capital contributions from partners
- Relocation of housing and library services to the Rawmarsh leisure centre site

- the principle and policy of service delivery from a central point
- Social Services accommodation requirements and funding
- Use of new energy technologies

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

(2) That the Outline Accommodation Brief, detailed in Appendix A to the report, for the Aston-cum-Aughton site be approved.

(3) That authorisation be given for the commencement of detail design of the Aston-cum-Aughton development in line with the Outline Accommodation Brief, on the basis of:

(i) The Customer Service Centre and hot desk facilities are funded from the Capital allocation approved by the Board on 22nd February 2006.

(ii) The Health Centre is self-financing, funded through PCT capital or revenue monies, covering RMBC unsupported borrowing.

(iii) The 2010 Rotherham Ltd and Safer Neighbourhoods accommodation is self-financing with their revenue budgets, covering RMBC unsupported borrowing.

(iv) note that no capital or revenue funding has currently been approved for the provision of a new Library and for Social Services Locality Staff accommodation, therefore their inclusion is dependant upon funding being secured.

(v) The Head of Asset Management is authorised to negotiate with any relevant landowner who enjoys rights over the Mill Stone Hill Quarry site and to agree terms to extinguish such rights.

(4) That the Outline Accommodation Brief, detailed in Appendix B to the report, for the Rawmarsh site be approved

(5) That authorisation be given to the commencement of detail design of the Rawmarsh development in line with the Outline Accommodation Brief, on the basis of:

i) The Customer Service Centre and hot desk facilities are

funded from the Capital allocation approved by the Board on 22nd February 2006.

- ii) The Health Centre is self-financing, funded through PCT capital or revenue monies, covering RMBC unsupported borrowing.
- iii) Note that no capital or revenue funding has currently been approved for the provision of Adult Social Services Locality Staff accommodation and for new Football Changing facilities, therefore their inclusion is dependant upon funding being secured.
- iv) Members approve the new build option for the site, with demolition of the existing Leisure Centre building and Football Changing pavilion.

(6) That the Head of Asset Management discuss with the Executive Director Neighbourhoods and the Manager, Library, Museums and Arts the future of Rawmarsh Library and Housing Office in the context of the development of the Customer Service Centres programme.

(7) That the Head of Asset Management evaluate the Rawmarsh Library and Housing Office sites, together with land to the rear, as a disposal and potential capital receipt.

(8) That a further report be submitted to the Board on the funding issues identified.

(9) That consideration be given to exploring new energy technologies in the design of the Customer Service Centres.

(10) That the report be referred to the Cabinet Member for Customer Services and Innovation for information.

173. ROTHERHAM RUGBY UNION FOOTBALL CLUB - LEASE OF FACILITIES AT HERRINGTHORPE PLAYING FIELDS

Further to Minute No. 97 of the meeting of the Regeneration and Asset Board held on 7th December, 2006, and Minute No.146 of the Regeneration Scrutiny Panel held on 7th April, 2006, consideration was given to a report presented by the Business Manager, Leisure and Green Spaces, relating to the on-going negotiations with the Rugby Club concerning the lease of a section of Herringthorpe Playing Fields and the associated changing pavilion.

The Business Manager gave a chronological update since December, 2005 and confirmed the commitment of both parties to the proposal. It was reported that the Council's appointed representative to the Club had

received regular updates.

Reference was made to the complexities of the proposal which meant that negotiations were protracted and details of the following issues, which remained to be resolved, were reported to the Board:-

- Issues in respect of access arrangements
- Request from the Rugby Club for the lease and Agreement of Works to be in the name of the members' club, "Rotherham Rugby Union Football Club" (i.e. the amateur team) rather than the professional club.
- Named guarantor for the development of the project

It was reported that the above proposals would enable the Club to access funding sources.

Members expressed concern in respect of the following issues:-

- Timescale
- Possible under-lease to the professional Club
- The amateur Club's lack of assets and resources
- Original Heads of Terms
- The need to ensure community use
- The need to check the soundness of the named guarantor
- The lack of guarantee of external funding

Resolved:- (1) That a further report be submitted in respect of:-

- (i) the original terms of the draft Lease and Agreement of Works.
- (ii) proposed actions to mitigate the risks.

(2) That appropriate financial checks and searches be undertaken in relation to the lessee and named guarantor, details of which be included in the requested report.

(NOTE: at this point the meeting became inquorate and the remaining items were referred to the June agenda.)

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| RMBC – REPORT TO REGENERATION AND ASSET BOARD |
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|-----------|------------------------|--|
| 1. | Meeting: | REGENERATION AND ASSET BOARD |
| 2. | Date: | 14th June 2006 |
| 3. | Title: | INDUSTRIAL LAND & FLOORSPACE |
| 4. | Programme Area: | ECONOMIC & DEVELOPMENT SERVICES |

5. Summary

The net total floor-space on Rotherham's employment sites rose to over 2.56 million square metres in 2005, with an increase of 80,000 sq m. in the last year, the third highest rate since 1993 - 20% of the total floorspace in Rotherham has been constructed within the last 10 years. 2005 also saw an increase in the uptake of land for economic development, rising to 25.3 hectares. By the end of 2005 there were 308.8 hectares of available undeveloped land in Rotherham identified for industrial or mixed use.

6. Recommendations

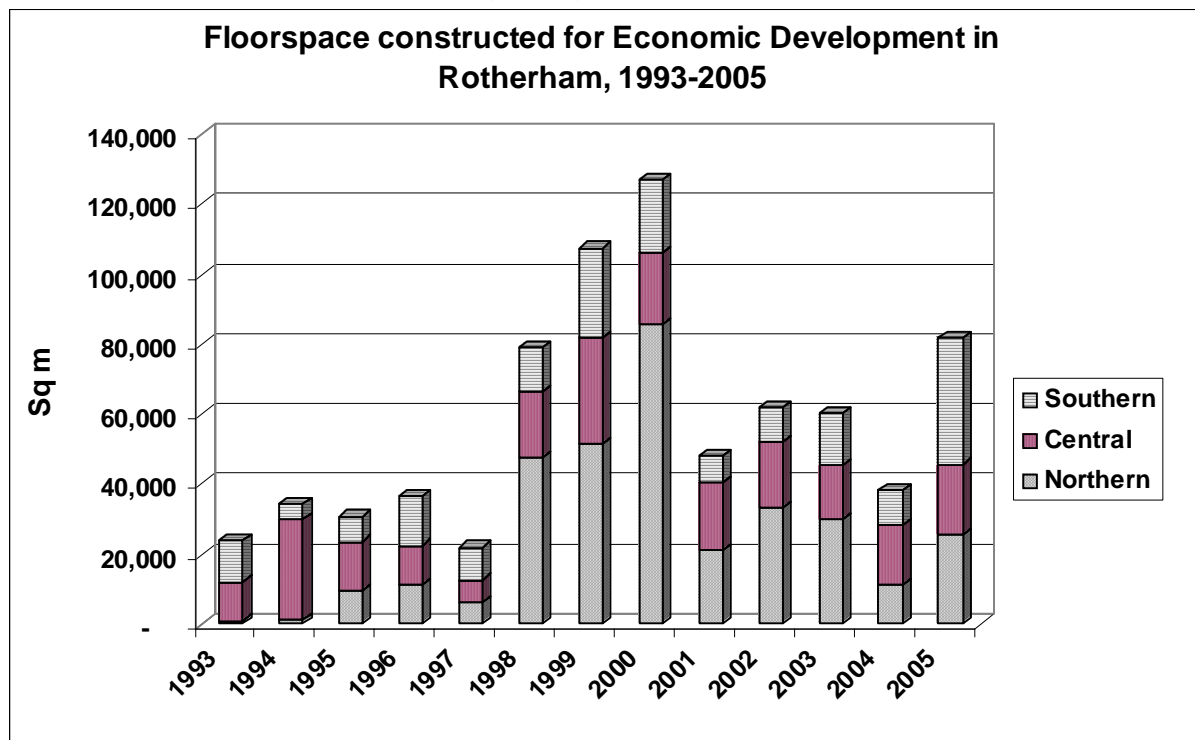
The Regeneration & Asset Board notes the content of this report and the following key points:

- the continuing high rates of construction of new floorspace and the very high rate experienced in 2005.
- at the end of 2005 an additional 53,000 square metres of floorspace was under construction.
- a rise in the vacancy rate for economic floorspace, largely attributable to the high construction rate, but evidence that some sites are less attractive to investors.
- at the end of 2005 there were 308 hectares of available land in Rotherham identified for industrial or mixed use – 100 hectares of this required reclamation, a fall of over 61 hectares compared to 2004.

7. Proposals and Details

The net total floor-space on Rotherham’s employment sites rose to over 2.56 million square metres in 2005. Between 2004 and 2005 it increased by 80,000 sq m. This accounts for over 81,000 sq. m of newly constructed and 1,000 sq. m of demolitions. The new constructions are more than double the constructions seen in 2004 and the third highest in the last 14 years (only the very high rates seen in 1999 and 2000 being higher). Between 1995 and 2005 there has been an increase of 516,000 sq. m. – i.e. 20% of the total floorspace has been constructed within the last 10 years.

The large increase in floorspace construction during 2005 is also reflected in the increase seen in the amount of land taken up for economic development. The new floorspace construction of over 81,000 sq m was mainly due to activity in the Southern area of the borough (against the trend seen in the last few years which has seen construction concentrated in the northern area of the borough), which had 44% of the total new floorspace. This was primarily due to large scale developments at Dinnington (Johnston Press) and at Waleswood. The North area accounted for 31% of the total increase with significant development at Cortonwood and Swinton Meadows, and the Central area accounted for 25% of the increase, chiefly due to developments in the Templeborough Regeneration Area.



There were no major demolitions in 2005, just three sites totalling 1,000 sq m. of floorspace.

Following is the list of major floorspace developments in the borough in 2005 (sized over 1,000 sq m):

| Industrial Area Name | Address | Details of Development | Sq.m. |
|---------------------------------|----------------------|--|--------|
| Cortonwood Business Park | Cortonwood Drive | Non-food retail scheme for Cortonwood Ltd | 5,667 |
| Swinton Bridge | Talbot Road | Extensions to warehouse, loading bays - Morphy Richards | 1,893 |
| Swinton Bridge | Rowms Lane | Builders Merchant warehouse for Jackson Building Centres | 3,668 |
| Swinton Meadows | Meadow Way | Extension for Maple Leaf Bakery | 5,564 |
| Swinton Meadows | Meadow Way | 2 Industrial Units for Autocruise | 6,453 |
| Eastwood | Chesterton Road | Erection of 4 industrial units for Waddington | 2,975 |
| Masbrough Industrial Area | Masbrough Street | 7 No small business units for PDR Group | 2,308 |
| Templeborough Regeneration Area | Bradmarsh Way | 2 storey offices for Bournston Developments | 2,659 |
| Templeborough Regeneration Area | Bradmarsh Way | Distribution centre and offices for Initial City Link | 2,250 |
| Templeborough Regeneration Area | Aspen Way | Industrial units for Delma Developments Ltd Phase 2 | 3,750 |
| Moorgate Crofts Business Park | Alma Road / Moorgate | Erection of a five storey office building for RiDO | 2,829 |
| Hellaby | Lowton Way | Single storey office building for First Data International | 1,161 |
| North Anston Industrial Estate | Houghton Road | Industrial unit for Lizan Investments | 1,235 |
| Waleswood | Mansfield Road | Erection of 6 Industrial units for C.Jenkins Ltd | 1,296 |
| Waleswood | Mansfield Road | Erection of 5 industrial units, B1, B2 & B8 use for Langtree | 8,620 |
| Dinnington | Outgang Lane | 30 workshops - classes B1,B2 & B8 for Evans Easyspace | 2,475 |
| Dinnington | Outgang Lane | Erection of newspaper printing plant for Johnston Press | 15,946 |
| Bramley Lings | Bawtry Road | Erection of an office for W.Morrison Supermarkets (PCT) | 2,570 |
| Bramley Lings | Bawtry Road | 2 storey building for use as health club for Bannatyne's | 2,175 |

Half of the new floorspace was constructed for industrial use with the remainder being split by business/office use (approx. 21%), distribution (approx. 19%) and other uses (retail 7%, leisure 3%).

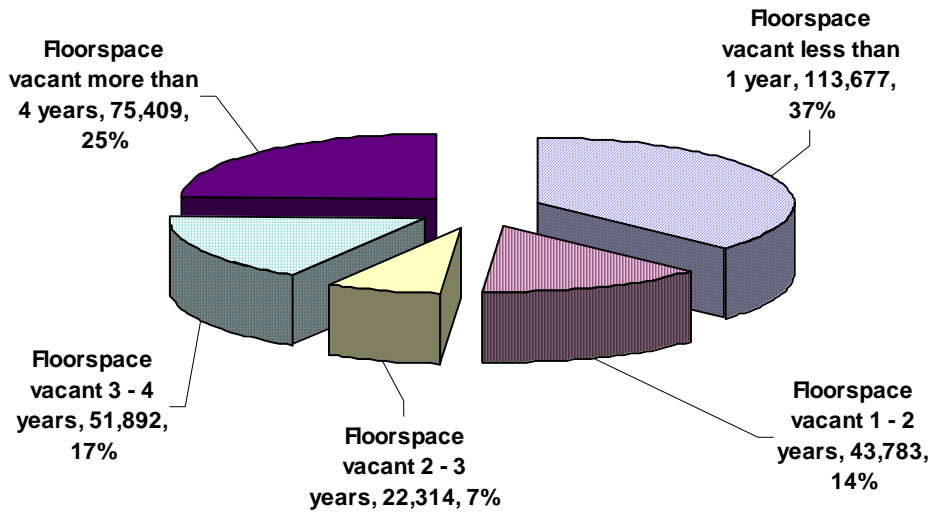
In addition 53,000 square metres of floorspace was under construction at the end of 2005 - 50% of this is for industrial use, 28% for business/office use, 21% for distribution and 1% for other uses. The high business and industrial rates are encouraging as these uses tend to be more ideal for wealth creation and skilled job opportunities.

The vacancy rate has increased from 2004 to stand at 12% - this can be attributed mainly to the increase in floorspace constructed during the year, some of which is speculative (although see length vacant section below).

| Year | Total Floorspace (Sq m) | Floorspace Vacant (Sq m) | Floorspace Occupied (Sq m) | Vacancy Rate (%) |
|--------------|-------------------------|--------------------------|----------------------------|------------------|
| 1995 | 2,046,783 | 209,816 | 1,836,967 | 10.3 |
| 1996 | 2,054,583 | 158,054 | 1,896,529 | 7.7 |
| 1997 | 2,065,171 | 165,707 | 1,899,464 | 8.0 |
| 1998 | 2,126,526 | 166,967 | 1,959,559 | 7.9 |
| 1999 | 2,196,321 | 185,438 | 2,010,883 | 8.4 |
| 2000 | 2,320,851 | 300,897 | 2,019,954 | 13.0 |
| 2001 | 2,359,256 | 267,519 | 2,091,737 | 11.3 |
| 2002 | 2,399,785 | 235,121 | 2,163,707 | 9.8 |
| 2003 | 2,449,774 | 254,017 | 2,195,757 | 10.4 |
| 2004 | 2,483,462 | 247,307 | 2,236,155 | 10.0 |
| 2005 | 2,563,176 | 307,075 | 2,256,101 | 12.0 |
| Change 95-05 | 516,393 | 97,259 | 419,134 | 1.7 |

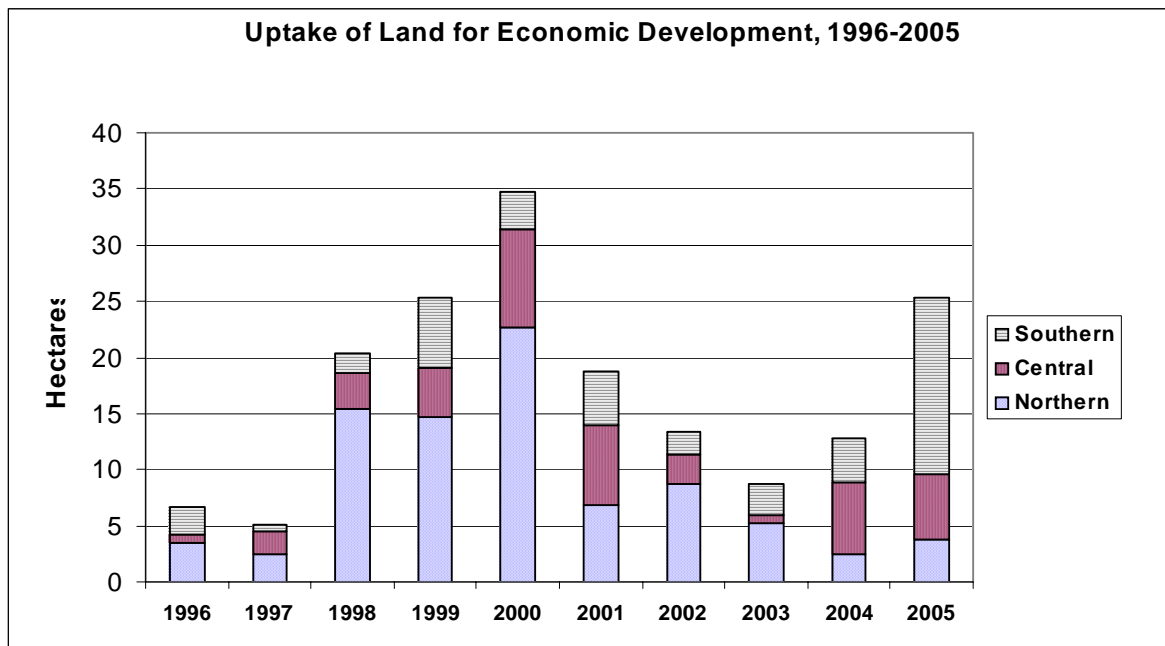
Despite the large amount of floorspace constructed during 2005 and the on-going strong interest from developers in many of the employment sites in Rotherham, it appears that some areas / properties are less attractive to the market – possibly due to older premises and/or less desirable location. At the end of 2005 almost half of the vacant floorspace had been vacant for more than 2 years and a quarter had been vacant for over 4 years.

Floorspace (sq.m.) by time vacant



Economic Land Uptake:

2005 saw an increase in the uptake of land for economic development, rising to 25.3 hectares developed (62% in the Southern area), compared to 12.7 hectares in 2004 and 8.7 hectares in 2003. The average annual rate of land developed for economic purposes over the past five years is 17.2 hectares.



A further 14.4 hectares was under development at the end of 2005.

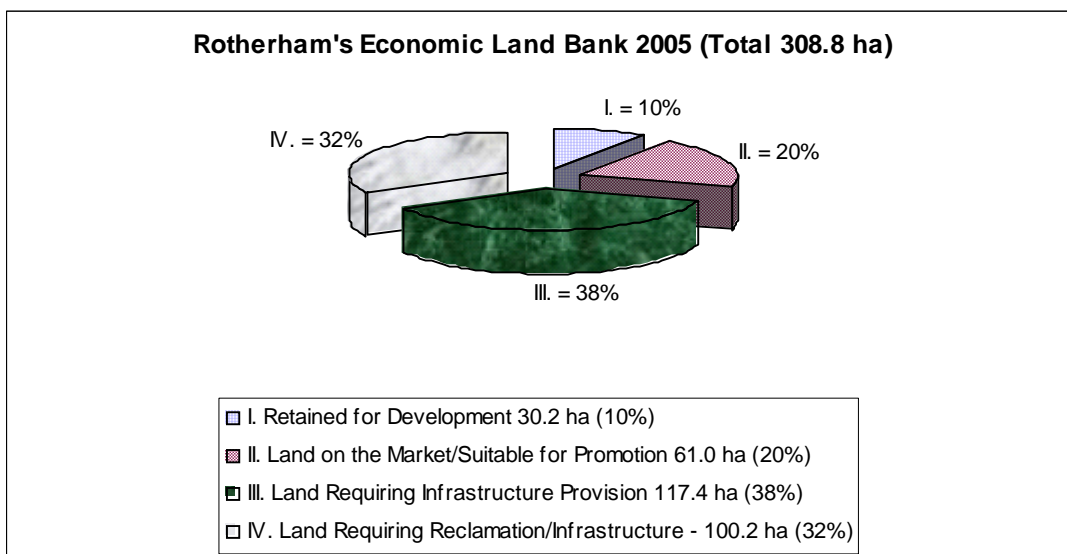
Economic Land Availability:

In 2005 there were 308.8 hectares of available undeveloped land in Rotherham identified for industrial or mixed use. Of this total, only 188.4 hectares (58%) could be promoted in the short term:

- 61.0 hectares (20%) of this economic land bank was immediately available for economic purposes
- 117.4 hectares (38%) required infrastructure development,

100.2 hectares (32%) required reclamation and infrastructure development before it could be utilised for economic purposes – most of this being in private ownership.

30.2 hectares (10%) were committed to or retained by industry for future development.



The progress made in 2005 compared to 2004 is shown in the following table. The amount of land requiring reclamation fell by over 61 ha, which is mainly due to the reclamation completions in Manvers – Brookfields Park (30 ha), Dinnington (24 ha), and Swallownest (6 ha).

| Category | 2004 | | 2005 | |
|---|-------|-----|-------|-----|
| | ha | % | ha | % |
| Category I (Retained for Development) | 32.1 | 10 | 30.2 | 10 |
| Category II (Land on the Market/Suitable for Promotion) | 51.5 | 16 | 61.0 | 20 |
| Category III (Land Requiring Infrastructure Provision) | 85.2 | 26 | 117.4 | 38 |
| Category IV (Land Requiring Reclamation/Infrastructure) | 161.8 | 49 | 100.2 | 32 |
| Total (ha / %) | 330.5 | 100 | 308.8 | 100 |

8. Finance

None

9. Risks and Uncertainties

Since 1998 Rotherham has experienced high construction rates of new economic floorspace and high rates of uptake of land for economic development. This has resulted in an increase in the local employment rate (now close to the national average) and 24,000 new workplace jobs in the borough since 1998 (Source: ONS Annual Business Inquiry 2004). However there is no guarantee that construction / development rates will continue at this high rate (some development will undoubtedly have taken place due to funding/incentives under Objective 1 / Regeneration schemes which are coming to an end).

Rotherham must continue to be attractive as a place to invest, with the right mix of available land and property, and a well-skilled local workforce. There is evidence that some areas / properties are less attractive to the market – particularly older premises. Despite a large amount of undeveloped land in Rotherham a significant amount requires reclamation (which can be expensive) and is in private ownership – at the current rate of take-up this land would require development to ensure investors / developers have the necessary choice of sites and premises.

10. Policy and Performance Agenda Implications

This has links to the Community Strategy themes of:

Achieving – Rotherham must provide the right amount and mix of employment sites to continue to attract new investors into the borough and encourage existing businesses to stay in the area and expand. This will attract people to work in the borough, ensure a high rate of employment and provide a mix of jobs which local people can access.

Sustainable Development – Ensuring sufficient local employment opportunities will encourage people to remain in the borough and help reduce the need for out commuting.

11. Background Papers and Consultation

Data taken from ARIES employment land database - updated by annual survey of employment sites in the borough (undertaken December 2005).

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