

REGENERATION AND ASSET BOARD

Venue: Town Hall,
Moorgate Street,
Rotherham.

Date: Wednesday, 10th August 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 13th July, 2005. (copy attached) (Pages 1 - 10)
4. Matters arising.
5. Renaissance Market Towns Initiative. (report attached) (Pages 11 - 15)
Economic Strategy Manager to report.
 - i) To note the criteria used for identifying towns eligible under the Renaissance Market Town Programme.
 - ii) To approve the order of submission of the following towns to Yorkshire Forward as part of the Renaissance Market Towns Initiative:-

Dinnington /Thropham/North & South Anston
Wales/Kiveton Park
Wath upon Dearne
6. EXCLUSION OF THE PRESS AND PUBLIC
The following item is likely to be considered in the absence of the press and public as being exempt under Paragraph 9 of Part 1 of Schedule 12A to the Local Government Act 1972:-
7. ECO Homes. (report attached) (Pages 16 - 18)
HMR Manager – Rotherham West to report.
- to consider the future use of the land at Henley Rise for the development of Eco-Housing.
(Exempt under Paragraph 9 of the Act – land and property)

For information:-

8. Date, time and venue of next meeting:
WEDNESDAY, 14TH SEPTEMBER, 2005 at 10.00 a.m. at the Town Hall,
Moorgate Street, Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 13th July, 2005

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

19. MINUTES OF THE PREVIOUS MEETING HELD ON 20TH JUNE, 2005

Resolved:- That the minutes of the previous meeting of the Board be accepted as a correct record.

20. MATTERS ARISING

The following issues from the previous minutes were raised:-

(i) Regeneration and Asset Board – amendment to Terms of Reference

It was noted that Minute No. 60 of the Cabinet held on 6th July, 2005 recommended to Council the inclusion in this Board's terms of reference of the additional duty:-

To develop, implement and monitor the Regeneration Plan.

(ii) Land at Henley Rise, Kimberworth

It was agreed that this item needed to be discussed further and was therefore considered in the part of the meeting which excluded the press and public.

21. OFFICE ACCOMMODATION STRATEGY - GROVE ROAD 2ND FLOOR

Consideration was given to a report, presented by the Executive Director, Economic and Development Services, relating to the progress of the development of a strategy for the refurbishment of Grove Road, 2nd Floor, and the north east (Moorgate) end of the 1st Floor.

A proposed schedule of departmental relocations for the 2nd Floor was attached to the report.

It was pointed out that the proposed works and staff re-locations were necessary in order to implement the Audit Commission's recommendations to improve the financial management of the organisation and to deliver the Council's customer access strategy through the development of a Customer Service Centre in the Civic Building.

The proposals were the final phase of the works required. Details were

given of progress to date.

Reference was made to the condition of the entrance and to health and safety aspects.

Members were asked to consider the finance required for the works and to consider approving an application for capital funding.

Resolved:- (1) That the current situation be noted.

(2) That the anticipated costs be approved, subject to more accurate costs being determined when the temporary and permanent staff moves have been agreed and the works can be accurately phased, and a bid be made to the capital programme.

22. SWINTON CUSTOMER SERVICE CENTRE

Further to Minute No. 210 of the meeting of the Cabinet held on 6th April, 2005 and Minute No. 114 of the meeting of the Property Board held on 18th May, 2005, consideration was given to a report, presented by the Asset Manager, relating to the results of the Asset and Infrastructure review for the location of the Swinton Customer Service Centre.

Appendices to the report included:-

- Maps indicating the Swinton Community boundary, Council owned land and property within the Civic Centre, other important buildings and the main bus routes (Appendix A)
- An asset review matrix (Appendix B)
- an outline of the Accommodation Brief for the centre (Appendix C).
- Proposed programme (Appendix D)

Members were updated regarding the estimate of the project costs and the need to identify a budget and funding options. Reference was made to the timescale for the delivery of a second customer service centre during the current financial year. It was reported that preliminary discussions had taken place with the Council's strategic partners in readiness to deliver this project.

Members discussed:-

- What services should be provided from the centre and by whom.
- The need to protect the Council's reputation if other providers did not meet customer expectations.
- the conversion of an existing building.
- Decant of staff.
- The very tight timescale.

Resolved:- (1) That approval be given in principle to the location of the Swinton Customer Service Centre within the existing Swinton District

Office.

(2) That plans, estimated costs, programme and decant details be presented to the next meeting of the Regeneration and Asset Board for consideration and approval.

23. RENAISSANCE MARKET TOWNS INITIATIVE

Consideration was given to a report, presented by the External and Regional Affairs Manager, relating to the Renaissance Market Towns initiative which was a ten year, phased programme, led by Yorkshire Forward.

It was explained that the aims of the initiative were:-

- To boost the economic performance of market towns
- To produce a 20-25 year Charter or Vision which was heavily influenced by residents
- To produce a Masterplan and project business plans for the market town

Yorkshire Forward's priorities list of towns included three of Rotherham's areas and these areas were:-

Wath upon Dearne
Throapham/Dinnington/North and South Anston
Wales/Kiveton

Discussions had taken place at officer level regarding the programme and the selection criteria. It was pointed out that Barnsley and Doncaster were also currently considering potential bids. In terms of the Dearne Valley a collaborative approach had been suggested as an option in the future.

Reference was made to existing initiatives e.g. the ADF's, HMRP and Customer Service Centre development. Members were asked to consider the submission of a bid for the Renaissance Market Towns Initiative to the two areas of Throapham/Dinnington/North and South Anston and Wales/Kiveton.

Members raised the following issues:-

- What criteria had been used to select these areas?
- concerns that Maltby and Thurcroft were not included
- involvement of Barnsley and Doncaster in the development of the Dearne Valley
- the likelihood of success
- timescale for a reply to Yorkshire Forward
- equity issues

In the light of Members' concerns it was proposed that an all Members' Seminar be held before the end of July, or a special meeting of the Regeneration and Asset Board, to explain why the particular areas had been selected and what criteria had been used.

Resolved:- That consideration be deferred pending a Members' seminar being arranged for the Renaissance Market Towns initiative to be discussed in more detail with Yorkshire Forward.

24. 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.

25. HERRINGTHORPE PLAYING FIELDS - LEASE AGREEMENT

Further to Minute No. 12 of the meeting of the Regeneration and Asset Board held on 20th June, 2005, and Minute No. 60(2) of the meeting of the Cabinet held on 6th July, 2005, the Strategic Leader, Culture Leisure and Lifelong Learning, reported on further negotiations with the Rugby Club regarding a proposal to lease a section of Herringthorpe Playing Fields and the changing Pavilion.

A report was distributed to Members which set out the acceptance by the Rugby Club of the proposed terms of the lease and the annual rental.

The benefits to the Council, the community and the Club were listed in detail in the report.

In addition it was reported that it was proposed to realign pitches to continue the same number on the remaining area to ensure no loss of pitch provision on the playing fields.

Members raised the following issues:-

- Legal aspects of the proposal
- Change of use of the public open space
- fencing
- Spectators and car parking
- The Club's future plans and aspirations
- The small number of hours of public access
- Future maintenance liabilities
- Dog walking

In response it was pointed out that the proposals were part of a strategy to enhance facilities and increase sports usage of the playing fields. It was also pointed out that the proposal would enable the Council to apply

for match funding to improve the remaining facilities at a future date.

Members pointed out the political issues connected with this proposal.

Resolved:- That, subject to the Strategic Leader, Culture, Leisure and Lifelong Learning, clarify the legal issues, support be given in principle to the proposed lease, and following the receipt of the legal advice and further discussion at Member level, the Cabinet Member for Economic Regeneration and Development Services be requested to determine the matter.

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

26. TREATMENT OF PROCEEDS FROM SALE OF ALLOTMENT LAND

Consideration was given to a report, presented by the Greenspaces Manager, relating to Section 32(2) of the Allotments and Small Holdings Act (1908) which imposed conditions on the use of proceeds from the sale of allotment land for which provision needed to be made in the Council's Asset Management Procedures. The advice had also been sought to enable a strategic approach to the allotment stock as part of the Greenspaces Strategy.

The advice and interpretation of Section 32(2) from Legal Services was detailed in the report. It was pointed out that the Council had to discharge its allotment liabilities prior to using capital receipts for other purposes.

Consideration was given to a proposal to amend the existing procedure regarding the proceeds from the sale of Council assets, including allotments. It was proposed that the proceeds from the sale of allotment land to be applied to the improvement of remaining Council allotments and that a schedule be maintained of outstanding works needed to bring sites up to agreed standards to allow the required sums to be calculated.

It was pointed out that a sub-group of the Lifelong Learning Scrutiny Panel's undertook an Allotments Review 2002 and made a recommendation to this effect.

Members commented on:-

- the number of legal cases that the National Allotments Society had initiated.
- the number of sites, including those owned by Parish Council.
- current and projected usage of allotment sites and the need to rationalise.
- type and cost of improvements required.

Resolved:- (1) That the requirements of Sections 32(2) of the Allotments and Small Holdings Act be noted by the Regeneration and Asset Board.

(2) That the Cabinet be requested to consider recommending to Council that the Council's Asset Management Procedures be amended accordingly.

(3) That a further report be presented to a future meeting in respect of the Programme Area's strategy in regarding allotment sites.

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

27. LAND AT WARRIS CLOSE, KIMBERWORTH PARK ROAD

Consideration was given to a report, presented by the Senior Estates Surveyor, seeking approval for the disposal of the above mentioned asset which had been declared surplus to the requirements of Neighbourhoods.

A plan illustrating the site was appended to the report.

It was pointed out that currently the land was used as public open space but designated for residential use in the Unitary Development Plan.

Details of the current open market value were set out in the report.

Resolved:- (1) That the Head of Rotherham Investment and Development Office markets the site by formal tender.

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

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

28. THURCROFT DEPOT, ARBOUR DRIVE, THURCROFT

Further to Minute No. 12 of the meeting of the Property Board held on 12th May, 2004, consideration was given to a report, presented by the Senior Estates Surveyor, seeking approval for the disposal of the above mentioned property which had been declared surplus to requirements. A plan illustrating the location of the site was appended to the report.

It was pointed out that the area was designated for residential use in the Unitary Development Plan.

Details of the current open market value were set out in the report.

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

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

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

29. LAND TO THE REAR OF 22 TO 30 MILL LANE, SOUTH ANSTON

Consideration was given to a report, presented by the Senior Estates Surveyor, seeking approval for the disposal of the above mentioned site which had been declared surplus to the requirements of Neighbourhoods. A plan illustrating the site and its location was appended to the report.

It was reported that currently the area was used as open grassland but was however allocated for residential purposes in the Unitary Development Plan.

The advice of the Head of Planning and Transportation regarding the site was set out in the report and reference was made to access issues. It was suggested that negotiation takes place with the adjoining land owner to agree joint marketing arrangements.

Members commented on the shape of this piece of land, access issues and the amount of land at Station Court.

Resolved:- (1) That the Head of Rotherham Investment and Development Office negotiates the sale of the land on the basis described in the report now submitted.

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

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

30. LAND TO THE REAR OF 2 LEOPOLD STREET, DINNINGTON

Consideration was given to a report, presented by the Senior Estates Surveyor, seeking approval for the disposal of the above mentioned site which had been declared surplus to the requirements of Neighbourhoods. A plan illustrating the site and its location was appended to the report. It was pointed out that the land was currently allocated for residential purposes in the Unitary Development Plan.

Various options for the disposal of this site were explained in detail together with the advantages and disadvantages of each. Reference was made to access issues, land holdings and the legal right of way.

Members were advised that a number of expressions of interest had been received from residents of Leopold Avenue to erect garages.

It was suggested that, whichever option was chosen, conditions should be attached to the sale to protect the amenity of the surrounding Council tenants and these were set out in the report. The inclusion of these

conditions would ensure equity and protect the amenity of the surrounding Council tenants.

Resolved:- (1) That the Head of Rotherham Investment and Development Office negotiates the disposal on the basis of Option 2, together with appropriate conditions, as detailed in the report now submitted.

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

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

31. LAND AT BRAMLEY LANE/COMMON LANE, RAVENFIELD

Consideration was given to a report, presented by the Senior Estates Surveyor, seeking disposal of the above mentioned asset which had been declared surplus to the requirements of Neighbourhoods. A plan illustrating the site and its location was appended to the report.

It was reported that the land was currently designated as Green Belt in planning terms and would be suitable for grazing purposes.

Members made reference to:-

- previous problems at this site
- access
- value of the asset
- possible conditions on the sale
- disposal options

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

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

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

32. LAND AND PROPERTY BANK: CAPITAL RECEIPTS UPDATE

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

Members discussed the present situation in respect of the following:-

- Brookfields Park, Manvers
- Zamor Crescent, Thurcroft

- Flash Lane, Bramley
- Daneshill, Moorgate
- The Muddies, Maltby
- Edward Dunn Memorial Hall
- Fitzwilliam Fields, Manvers (ransom strip)
- Undergate Road Site 2 and the Leisure Site
- Kiveton Park Depot

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

(2) That further information be provided on specific sites as requested by individual Members of the Board.

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

(Councillor Robinson declared a personal interest in the Edward Dunn Memorial Hall)

33. DATE, TIME AND VENUE OF NEXT MEETING

It was noted that the next meeting of the Regeneration and Asset Board had been scheduled to take place on WEDNESDAY, 14TH SEPTEMBER, 2005 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

(The Chairman authorised consideration of the following two items in order to progress the matters referred to.)

34. UPDATE ON THE TOWN CENTRE

The Executive Director, Economic and Development Services, reported the latest developments and current stage of negotiations in respect of:-

- (i) the successful launch of the Town Centre Masterplan
- (ii) office accommodation strategy
- (iii) various key town centre sites
- (iv) partnership working

Members expressed concern regarding the stage reached in the discussions regarding proposals for a new college.

Resolved:- That the updates be noted.

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

35. LAND AT HENLEY RISE, KIMBERWORTH

Further to Minute No. 13 of the meeting of the Regeneration and Asset Board held on 20th June, 2005, Members received detailed presentations from officers in respect of proposals for the site as follows:-

- (i) as part of the Adult Services Modernisation Strategy
- (ii) for use by the ECO-Housing Project

Reference was made to the further discussions that were to take place in respect of the Council's Capital and Asset Management Strategy.

It was also pointed out that Minute No. 59 of the meeting of the Cabinet held on 6th July, 2005 had considered the minutes of a meeting of the Local Development Framework Members' Steering Group at which it had been proposed that in respect of Greenfield land there be a temporary moratorium until the LDF process took over.

Resolved:- That consideration be deferred pending the outcome of the discussions referred to.

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

ROTHERHAM BOROUGH COUNCIL – REPORT

1.	Meeting:	Regeneration and Asset Board
2.	Date:	Wednesday 10th August.
3.	Title:	Renaissance Market Towns Initiative
4.	Programme Area:	Economic Development Service.

5. Summary

To provide members, as requested at 13th July meeting, (CM 23) with an explanation of the criteria used by Yorkshire Forward in identifying the three towns/groups of settlements in Rotherham that were eligible for Renaissance Market Town programme over the coming years.

This information was provided by a representative from Yorkshire Forward at a seminar held in Rotherham on 27th July 2005.

The initiative is to begin in this financial year, agreement is needed on the order of priority in which the Rotherham towns are put forward for assistance.

6. Recommendations

That members:

- 1 Note the criteria used for identifying towns eligible under the Renaissance Market Town Programme.**
- 2 Approve the order of submission of the following towns to Yorkshire Forward as part of the Renaissance Market Towns Initiative.**
 - a. Dinnington /Thropham/North & South Anston**
 - b. Wales/Kiveton Park**
 - c. Wath upon Dearne.**

7. Proposals and Details

Background

The Renaissance Market Towns Initiative is a 10 year programme, led by Yorkshire Forward. There is no cash assistance through this programme, but support from a team of experts who are commissioned to work with organisations and residents in the nominated towns.

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

The aim of this programme is to

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

Clarification of on what basis the market towns were identified.

It became apparent to Yorkshire and Humber Assembly (Y.H.A) when they began preparing a Regional Spatial Strategy (R.S.S) that there was a lack of a regional settlement database which was hindering policy formulation.

Y.H.A commissioned North Yorkshire County Council (N.Y.C.C) to undertake a Regional Settlement Study. A reference group was established by N.Y.C.C and included representatives from Yorkshire Forward, Countryside Agency and the local authorities from the 4 sub regions. An officer from Doncaster M.B.C represented South Yorkshire, but Rotherham Metropolitan Borough Council (R.M.B.C) were consulted at every stage of the study through sub regional meetings and direct contact.

The Settlement Study defined settlements in terms of their boundaries, relying on guidance from the local authorities and collected area based and address point data. The Study identified 233 settlements across the region with a population above 3,000 (unless the settlements below this threshold were deemed to have an important local role in providing services to a wider catchment area) and placed them in one of the four categories below.

Location	Definition
Linked settlements	Part of the main urban core of a settlement with a population of more than 20,000
Stand alone settlement within urban hinterland	Within 10km of the centre of a settlement with a population of more than 20,000

Stand alone settlement outside urban hinterland	Between 10 and 20km of a settlement with a population of more than 20,000 and settlements beyond 20km with a population over 20,000
Remote settlements	Outside 20km of a settlement with a population of 20,000

The reference group decided to exclude the region's four largest centres from the Study; Bradford, Hull, Leeds and Sheffield.

This process identified 19 settlements/clusters of settlements within Rotherham M.B.C's boundaries. The table below categorises the settlements.

Settlement	Linked settlement	Stand alone settlement within urban hinterland	Stand alone settlement outside urban hinterland	Remote settlement.
Aughton/Aston/Swallownest	*			
Blackburn	*			
Bramley/Wickersley	*			
Brampton/West Melton		*		
Brinsworth	*			
Greasborough	*			
Kimberworth	*			
Kimberworth Park	*			
Maltby		*		
Rawmarsh/Parkgate	*			
Rotherham		*		
Swinton/Kilnhurst		*		
Thorpe Hesley		*		
Thropham/Dinnington/North and South Anston			*	
Thrybergh	*			
Thurcroft		*		
Wales/Kiveton			*	
Wath upon Dearne			*	
Whiston.	*			

Yorkshire Forward took the results of the Regional Settlement Study and used a wide range of statistical data to produce a clear and transparent intervention strategy. The strategy identifies 63 settlements across the regions that are eligible for the Renaissance Market Towns programme and prioritises them in order of need.

Rotherham has 3 eligible settlement/clusters

- Wath upon Dearne – number 12
- Throtham/Dinnington/North and South Anston – number 22
- Wales/Kiveton Park. Number 23.

The starting point for work under the R.M.T will be to work with existing plans and the information they provide. An “Alignment of Funding” meeting will also be scheduled to see what funding is already in place and to identify any gaps in what is needed for the area. By the end of September 2005, RMBC will need to have consulted with the chosen community regarding the proposal.

The timetable identified by Y.F is for this programme to begin by the end of the year. It was suggested that Rotherham and Barnsley prioritise their areas, with one from each authority beginning in this year. The reasoning behind this is due to capacity issues at Y.F. Doncaster are concentrating their efforts into their Urban Renaissance bid and is likely not to progress under this programmed at this stage.

It was noted by Yorkshire Forward that R.M.B.C views Maltby as a key regeneration settlement, but because it is within Rotherham’s urban hinterland, Y.F are unable to offer the R.M.T. As Rotherham now has an indicative District allocation in the S.R.I.P then funding for projects within Maltby can be put forward under this allocation.

Current Position.

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

Because of these issues it is therefore proposed that Rotherham MBC considers submitting a bid for the Renaissance Market Towns Initiative to for Throtham/Dinnington/North and South Anston in the first instance, with other bids following on as part of the rolling programme of submission, as prioritised under the recommendations.

The reasoning behind choosing this area is that Dinnington does not have an Integrated Programme, whereas Wath upon Dearne, has undertaken the

Masterplanning exercise, as well as being part of the Enterprise Zone and Housing Pathfinder.

In Dinnington, there is a variety of positive work underway such as the redevelopment of the colliery sites, the merger of the local college with RCAT, direct linkages between local schools and local industry along with the changes on the A57 and Todwick Rd. The Renaissance Market Towns Initiative would allow all the works to be included as part of the Master Planning exercise.

8. Finance

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

9. Risks and Uncertainties

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

10. Policy and Performance Agenda Implications

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

11. Background Papers and Consultation

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

Report to Regeneration and Asset Board 13th July 2005.

Renaissance Market Town Initiative. Seminar held 25th July 2005.

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