

## REGENERATION AND ASSET BOARD

Venue: Town Hall, Moorgate  
Street, Rotherham.

Date: Wednesday, 13 September 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. JobCentre Plus - Presentation  
Presentation by Sue Venton, External Relations Manager for South Yorkshire, JobCentre Plus.
4. Employment Activities (Pages 1 - 4)  
Head of RiDO/Senior Economic Strategy Officer to report.  
- to note the report and progress made on a number of new initiatives working towards delivering Rotherham's recently endorsed Employment Plan.
5. Update on Rotherham's Labour Market Position (Pages 5 - 9)  
Research and Spatial Analysis Officer to report.  
- to note the content and key points of the report.
6. Minutes of the previous meeting held of the Board held on 12th July, 2006 (Pages 10 - 14)
7. Matters arising
8. Minutes of meetings of the Town Centre Development Steering Group held on 11th July, 2006 (Pages 15 - 18)  
- to receive the minutes of the first meeting of this group
9. Minutes of a meeting of the Leisure Joint Service Centre Board held on 12th July, 2006 (Pages 19 - 21)  
- to receive the minutes and note any issues.
10. Land at Brook Hill, Thorpe Hesley (Pages 22 - 23)  
- to consider Minute No. 77 of the meeting of the Cabinet Member for Economic Regeneration and Development Services held on 17th August, 2006.

11. Long Term Vacant Industrial Premises (Pages 24 - 30)  
Research and Spatial Analysis Officer to report.
  - to note the content and key points of the report.
12. 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 business or financial affairs of any person (including the Council)):-
13. Westgate Demonstrator Project - Update on Sinking Fund (Pages 31 - 37)  
Project Officer to report.
  - to update Members on the issue of the Sinking Fund.
14. Westgate Demonstrator Project - Public Relations Initiative (Pages 38 - 41)  
Project Officer to report.
  - to report approval of RERF funding.
15. Retail Strategy for Rotherham Town Centre (Pages 42 - 45)  
Assistant Town Centre Manager to report.
  - to report approval of RERF funding.
16. Land and Property Bank: Potential Capital Receipts from the sale of Ground Rents (Pages 46 - 49)  
Strategic Property Manager to report.
  - to report on identifying and processing the sale of freehold ground rents to support the capital programme.
17. Customer Service Centre Programme (Pages 50 - 59)  
Asset Manager to report.
  - to provide an update on the progress of the Customer Service Centres Programme.
18. Land at Whinney Hill, Wood Street and School Street, Thrybergh (Pages 60 - 67)  
Strategic Property Manager to report.
  - to outline the options for the disposal of the above-mentioned sites.
19. 110 Woodfoot Road, Off Moorgate, Rotherham (Pages 68 - 71)  
Strategic Property Manager to report.
  - to seek approval for the release of a restrictive covenant attached to the title deeds.
20. Land to the rear of 10 Dryden Road, Wath upon Dearne (Pages 72 - 75)  
Strategic Property Manager to report.
  - to seek approval to remove the above-mentioned Neighbourhoods asset from the Property Bank.
21. Ferham Community Centre Site, Kimberworth Road, Bradgate (Pages 76 - 78)

Strategic Property Manager to report.

- to seek approval for the appropriation of the above-mentioned site from Asset Management Service, Economic and Development Services to Culture and Leisure Service, Children and Young People Services.

22. Commercial Property Account (Pages 79 - 85)

Principal Valuer to report.

- to acquaint the Board of current issues relating to the Commercial Property Account.

23. Land at Golden Smithies Lane, Swinton. (Pages 86 - 87)

Principal Valuer to report.

- to acquaint Members of the current situation regarding this site.

**The Chairman authorised consideration of the following two items in order to report the up to date position:-**

24. Leisure Services and Maltby Service Centre PPP/PFI. (Pages 88 - 91)

25. Land Transactions (Pages 92 - 96)

**For information:-**

26. Date, time and venue of next meeting:

Wednesday, 18<sup>th</sup> October, 2006 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

<b>ROTHERHAM BOROUGH COUNCIL – REPORT</b>
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<b>1.</b>	<b>Meeting:</b>	<b>Regeneration and Asset Management Board</b>
<b>2.</b>	<b>Date:</b>	<b>Thursday 13<sup>th</sup> September 2006</b>
<b>3.</b>	<b>Title:</b>	<b>Employment Activities</b>
<b>4.</b>	<b>Programme Area:</b>	<b>Economic Development Services.</b>

### **5. Summary**

This paper seeks to inform members of the current activity and progress on employment initiatives in Rotherham following the endorsement of the Rotherham Employment Plan – in particular the introduction of Pathways to Work and the Stepping Stones pilot project.

### **6. Recommendations**

**That members:**

**Note the report and progress made on a number of new initiatives working towards delivering Rotherham's recently endorsed Employment Plan.**

## 7. Proposals and Details

### Pathways to Work

Pathways to Work was introduced to Rotherham, Barnsley and Doncaster in April 2006 as part of a national roll out by Jobcentre Plus (Sheffield to follow later this year). The programme is aimed at increasing the employment rate by supporting new entrants to Incapacity Benefit (IB) to return to work, existing claimants can volunteer to the programme. Pathways provides support via six mandatory interviews, specialist personal advisers, in-work benefit calculations and return to work credit (£40 per week for up to 52 weeks for those taking a job at less than £15,000 pa). In work support is also provided to the individual to ease the transition into work.

An important part of Pathways is the NHS delivered Condition Management Programme (CMP) that has been developed to work with individuals to support their return to work by helping them to manage their condition and recognise the benefits work can have on health. This voluntary programme is delivered in a module format from local leisure centres/community venues. CMP supports the three moderate health conditions which are the causes of two thirds of IB claims.

Pathways to Work and CMP focus on the three main barriers of return to work – confidence, skills and finance.

Pathways to Work and the CMP were introduced as a result of:

- ~ the continued rise of IB over the past 30 years (unemployment has fallen),
- ~ the average duration on IB is nine years compared to three years in 1985
- ~ after two years on IB a claimant is more likely to die than enter employment.

Although we are only in the early stages of the Pathways to Work programme the initial feedback is encouraging. We do not know yet how many customers have moved into work as a result of Pathways to Work support, however Return to Work credit has been awarded to 30 customers in Rotherham up to and including 18 August. Return to Work credit is generally awarded to around half the customers moving into work, so we expect to have helped around 60 people into work during this period. We will receive actual results for the period ending 30 June in September 2006. The Condition Management Programme commenced on 14 August and there have been 8 referrals to date.

### Stepping Stones

Stepping Stones is a Rotherham pilot project, funded by Coalfield SRB funding (currently until September 2006) and managed by Phoenix Enterprises. Stepping Stones is complementary to Pathways, by having a focus on clients outside the remit of Jobcentre Plus, working with anyone who is economically inactive and wishes to return to work and is focused on the Eastwood and Springwell Gardens area of Rotherham. The pilot has been in operation since September 2005 and has achieved 220 job entries against a target of 187 (to end September 2006). Stepping Stones has also been very successful in working with RiDO's JOBMatch team on the recent recruitment programme for Amaro (a new investor to Rotherham). Additional funding is currently being sought to continue the project.

## Section 106 – Local Employment Condition

As part of the Local Area Agreement additional effort has been put into the development and agreement of section 106 local employment conditions, using the planning process to connect local people and businesses to training, jobs and opportunities created by (inward) investment and other regeneration initiatives. This is still at an early stage but agreements have been reached on a number of sites which are working with the Academy of Construction Trades and JOBMatch to fill vacancies locally. Through JOBMatch new investors to Rotherham are establishing close contacts with local schools and colleges. This approach sets out a commitment from developers, constructors and occupiers of sites to use their best endeavours to recruit employees locally and accommodate trainees (construction training to NVQ level 3 is currently funded through European Objective 1 funds and therefore incurs no direct financial cost). These requirements are minimal, particularly when balanced with the benefits available through access to support services which the Council commits in return.

## City Strategies

The DWP recently invited local authorities to put in an expression of interest to become a City Strategy pilot area. Following discussions with neighbouring authorities in South Yorkshire an expression of interest was submitted to develop a South Yorkshire employer led Work and Skills Board. We have recently been notified that South Yorkshire will be one of the ten pilot areas and are currently awaiting further guidance from the DWP on progressing the City Strategy.

## **8. Finance**

- ~ Pathways to Work is funded by Jobcentre Plus.
- ~ Stepping Stones is currently seeking continuation funding through Coalfield SRB and other sources.
- ~ Section 106 - Any financial impact will be limited to the officer time required to negotiate and develop Local Training and Employment Strategies and the Code of Practice.
- ~ The Pilot City Strategy areas will each receive part of the £5m seed corn funding allocated to developing local consortia.

## **9. Risks and Uncertainties**

Pathways to Work has achieved a great deal of success in other parts of the country and the early successes in Rotherham are encouraging. There is a risk that the support is only perceived as being for new entrants to IB and the long term claimants are not addressed appropriately. To mitigate against this risk we need to ensure that all organisations engaging with Incapacity Benefit customers are aware of the Pathways to Work support and refer to Jobcentre Plus for this additional help.

Stepping Stones doesn't receive sufficient continuation funding and the neighbourhood support element provided by them in Eastwood and Springwell Gardens is lost. To mitigate this risk funding is being sought through Coalfield SRB and other sources.

## **10. Policy and Performance Agenda Implications**

Rotherham's Employment Rate links closely with key policy and performance agendas:

- Community Strategy
- Local Area Agreement
- Corporate Plan
- Regeneration Plan
- Employment Plan

## **11. Background Papers and Consultation**

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<b>RMBC – REPORT TO REGENERATION AND ASSET BOARD</b>
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<b>1.</b>	<b>Meeting:</b>	<b>REGENERATION &amp; ASSET BOARD</b>
<b>2.</b>	<b>Date:</b>	<b>13<sup>th</sup> September 2006</b>
<b>3.</b>	<b>Title:</b>	<b>ROTHERHAM'S LABOUR MARKET POSITION</b>
<b>4.</b>	<b>Programme Area:</b>	<b>ECONOMIC &amp; DEVELOPMENT SERVICES</b>

## 5. Summary

The Office for National Statistics (ONS) has recently replaced the old Labour Force Survey (LFS) with a new Annual Population Survey (APS). This produces estimated data on the percentage of working age people who are employed, unemployed or economically inactive. The first APS data was published for the period January to December 2004 with subsequent quarterly releases published six months in arrears. One year on this report looks at Rotherham's progress over the period January to December 2005.

## 6. Recommendations

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

- **the employment rate in Rotherham has remained close to the national average throughout 2005, finishing the year at 74.8%, 0.3% higher than the Great Britain rate and 2.9% higher than the rate for South Yorkshire.**
- **unemployment and the claimant count have risen since the end of 2004 (a trend experienced nationally) but Rotherham's rate remains below regional and national levels.**
- **economic inactivity remains more of a problem in Rotherham, but at the end of 2005 Rotherham's rate of 22.1% was just 0.5% higher than that nationally and significantly lower than South Yorkshire as a whole.**
- **although quarterly variations in the survey data are to be expected, it is clear that during 2005 Rotherham has consolidated on the strong gains experienced in economic activity and employment levels in the preceding years.**



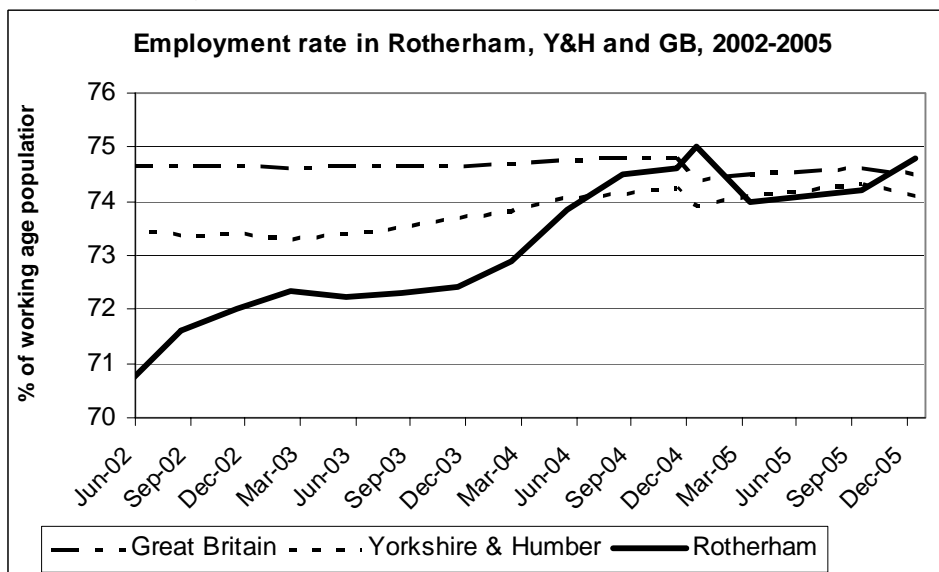
## 7. Proposals and Details

The Government's Annual Population Survey (APS) produces estimated data on the percentage of working age people who are employed, unemployed or economically inactive. Although the APS is prone to a degree of inaccuracy at small area level, it can still demonstrate general trends particularly over longer periods of time. The table below compares how Rotherham compares with South Yorkshire, Yorkshire & Humber and Great Britain.

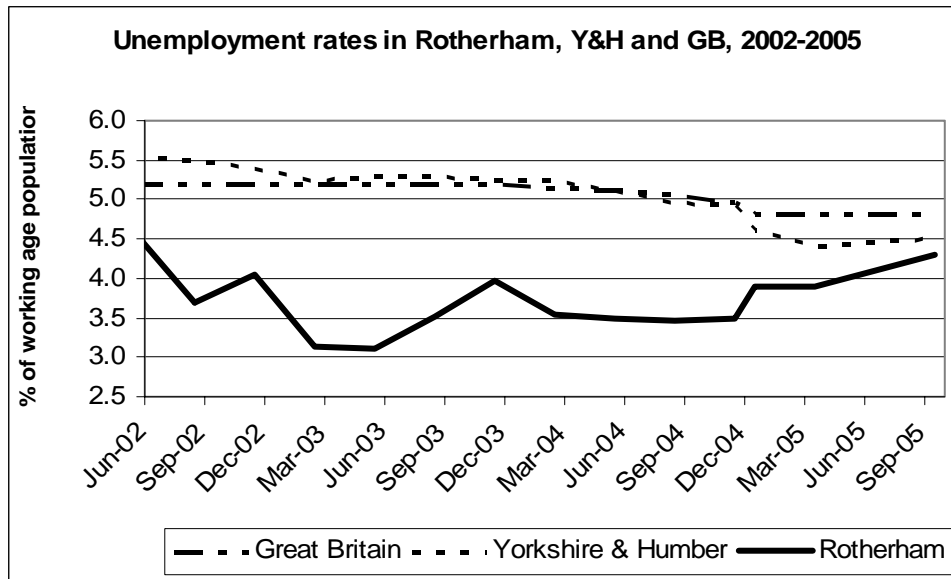
	Rotherham		South Yorkshire		Yorkshire & Humber		Great Britain	
	Dec-04	Dec-05	Dec-04	Dec-05	Dec-04	Dec-05	Dec-04	Dec-05
% Employed	75.0	74.8	71.0	71.9	73.9	74.1	74.4	74.5
% Active	78.0	77.9	75.2	75.8	77.5	77.8	78.2	78.4
% Inactive	22.0	<b>22.1</b>	24.8	24.2	22.5	22.2	21.8	<b>21.6</b>
Unemployment rate	3.9	4.1	5.5	5.2	4.6	4.8	4.8	5.0
	Jul-05	Jul-06	Jul-05	Jul-06	Jul-05	Jul-06	Jul-05	Jul-06
Claimant count	3,638	4,190	19,628	23,002	76,375	88,636	841,421	932,191
Claimant count rate	2.4	2.7	2.5	2.9	2.5	2.9	2.3	2.6

*\*The claimant count rates (Job Seekers Allowance) are data from DWP records and are residence-based proportions which express the number of claimants resident in an area as a percentage of the working age population resident in that area. This rate will be lower than the unemployment rate (which is expressed as a percentage of the economically active) as not everyone who is classified as unemployed will be entitled to claim benefit.*

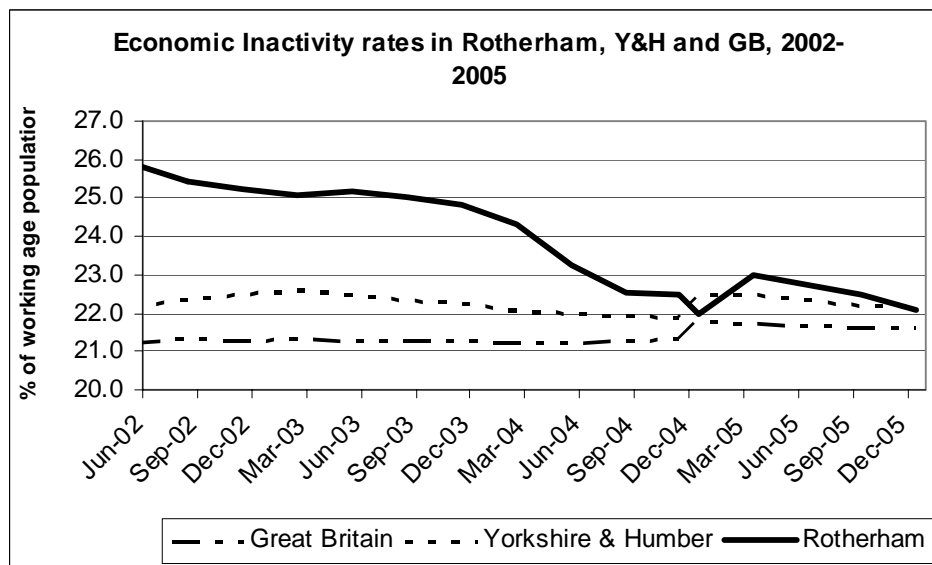
This is the fourth release of data from the new survey and it must be noted that fluctuations should be expected and will occur from quarter to quarter as a result of the survey sample size at a local authority level – e.g. the employment rate for Rotherham is subject to a confidence level of +/-2.4%. **It is the trend over a period of time which is important.** Rotherham's estimated employment rate for the period has fallen very slightly from 75% at the end of 2004 (the first results of the new survey) to 74.8% for the yearly period to end of December 2005 but a rise of 0.6% since the last quarter – this is well within the expected likely variance between quarterly released figures. Rotherham's employment rate has remained close to the national average throughout 2005 but is now ahead of the regional average and almost three percentage points above the South Yorkshire rate.



Following the national trend the unemployment rate and claimant count rates have increased over the year but unemployment within Rotherham at 4.1% remains below national, regional and South Yorkshire levels.



Importantly the estimated economic inactivity rate remains close to the figure from one year ago consolidating on the large improvement seen since 2002 (when the economic inactivity rate was at 25.9% or 3.8% higher than the current rate). Economic inactivity in Rotherham is now down to the regional average and only half a percentage point behind the national average (22.1% compared to 21.6%).



Due to the sample size of the survey it is not possible to produce accurate figures for the level of employment, economic activity or unemployment at a smaller geography than local authority district. However claimant counts are available at a ward level and the table below shows how the number of claimants (Jobseekers Allowance) varies across the borough.

2005 statistical ward	Total claimants	
	number	rate
00CFFZ : Anston and Woodsetts	103	1.42%
00CFGA : Boston Castle	335	4.37%
00CFGB : Brinsworth and Catcliffe	131	1.76%
00CFGC : Dinnington	197	2.74%
00CFGD : Hellaby	102	1.34%
00CFGE : Holderness	159	2.05%
00CFGF : Hooper	156	2.07%
00CFGG : Keppel	123	1.50%
00CFGH : Maltby	328	4.44%
00CFGJ : Rawmarsh	254	3.11%
00CFGK : Rother Vale	156	2.16%
00CFG L : Rotherham East	424	5.07%
00CFG M : Rotherham West	290	3.70%
00CFG N : Silverwood	155	2.37%
00CFG P : Sitwell	112	1.65%
00CFG Q : Swinton	164	2.20%
00CFG R : Valley	329	4.31%
00CFG S : Wales	77	1.23%
00CFG T : Wath	143	2.02%
00CFG U : Wickersley	169	2.08%
00CFG W : Wingfield	285	3.84%
Total	<b>4,192</b>	<b>2.67%</b>

Claimant count rates vary from as low as 1.23% in Wales ward to a high of over 5% in Rotherham East ward (actual unemployment rates will of course be proportionally higher than these figures).

In conclusion it is clear that throughout 2005 Rotherham's employment and economic inactivity rates have remained fairly stable with employment levels very close to the national average. Unemployment has risen slightly but this is in line with national trends and the rate remains well below the national average.

*It is worth noting that 10 years ago (the start of LFS data in 1995) Rotherham's unemployment rate was 12% and the employment rate was just 66.5%.*

## 8. Finance

None.

## 9. Risks and Uncertainties

As the sample size of the APS is relatively small when looking at a local authority the size of Rotherham it must be appreciated that there will be quarterly fluctuations in the data which may not accurately reflect the true position/trend. It is important not to draw any conclusions from changes between quarterly datasets and to look at the trend over a longer period of time.

## **10. Policy and Performance Agenda Implications**

This has links to the Community Strategy themes of:

Achieving – increasing the employment rate and reducing the level of economic inactivity in the borough are two of the key measures of progress under this theme. It is important to ensure that all sections of the community benefit from the improvements seen in the local labour market in recent years – although all areas have seen large improvements there remains a significant gap between some areas in terms of employment deprivation.

## **11. Background Papers and Consultation**

Office for National Statistics – Annual Population Survey Jan-Dec 2005  
Department for Works & Pensions – Claimant Count data July 2006.

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**REGENERATION AND ASSET BOARD**  
**Wednesday, 12th July, 2006**

Present:- Councillor Smith (in the Chair); Councillors Ellis, St.John, Wardle, S. Wright and Wyatt.

Apologies for absence were received from Councillor Hussain.

**19. MINUTES OF THE PREVIOUS MEETING HELD ON 14TH JUNE, 2006**

Consideration was given to the minutes of the previous meeting of the Regeneration and Asset Board held on 14<sup>th</sup> June, 2006.

Resolved:- That the minutes be approved as a correct record.

**20. ROTHERHAM TOWN CENTRE CONSERVATION AREA APPRAISAL MANAGEMENT PLAN AND SHOPFRONT DESIGN GUIDE**

The Regeneration and Asset Board noted the contents of a report of the Head of Rotherham Investment and Development Office stating that, on 19th June, 2006, the Cabinet Member for Economic Regeneration and Development Services had approved the adoption of the Shopfront Design Guide and the Rotherham Town Centre Conservation Area Appraisal and Management Plan as Interim Planning Statements. Copies of these documents were included with the report.

**21. 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)).

**22. HERRINGTHORPE PLAYING FIELDS - LEASE AGREEMENT UPDATE**

Further to Minute No. 173 of the meeting of the Regeneration and Asset Board held on 17<sup>th</sup> May, 2006, consideration was given to a report presented by the Head of Culture and Leisure Services, relating to the community access arrangements contained in the proposed lease with the Rugby Club of a section of Herringthorpe Playing Fields and the associated changing pavilion.

The Board considered that the proposed arrangements ought to be completed within one month and referred to the costs being incurred by the Council in this matter. Discussion also took place on the possibility of other sports/recreation development on the Herringthorpe Playing Fields.

Resolved:- (1) That the contents of the report, including the community access arrangements written into the lease agreement and the current progress towards signing the agreement be noted.

(2) That the Rugby Club be informed that the proposed lease must be completed within twenty eight days.

**23. HOUSING MARKET RENEWAL PATHFINDER - WESTGATE DEMONSTRATOR PROJECT**

Consideration was given to a report of the Head of Rotherham Investment and Development Office concerning the progress of the Westgate Demonstrator Project, one of the key regeneration schemes within the Rotherham Town Centre which is central to the delivery of both the Housing Market Renewal Programme and the Rotherham Renaissance Charter. The report provided an update on the progress made in a number of key areas and in particular outlined the method of procurement of Construction Contracts, the operation of the Sinking Fund to maintain the area following completion of the project and the strategy for acquiring additional land and property.

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

- Procurement of Construction Contracts
- Rotherham Learning Website
- Café / Bar within the Public Realm
- The development agreement

(2) That the strategy for acquiring additional land and property be supported.

(3) That the allocation of expenditure from the Sinking Fund, as detailed in the report submitted, be approved and a further report about this Fund be submitted to the next meeting of the Regeneration and Asset Board.

(4) That the Cabinet Member for Economic Regeneration and Development Services shall be the Member representative in the competition selection process for the café / bar building.

**24. STRATEGIC ACQUISITIONS - 14-26 DOMINE LANE, ROTHERHAM**

The Head of Rotherham Industrial and Development Office submitted a report concerning the proposed acquisition of Nos. 14 to 26 (inclusive) Domine Lane, Rotherham.

Resolved:- That the acquisition of these properties be approved, on the terms and conditions detailed in the report now submitted.

**25. 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.

Reference was made to:-

- The sale of Daneshill, Moorgate
- Land at Flash Lane, Bramley
- Forecasted 2006/2007 and 2007/2008 capital receipts for the General Fund and the Housing Revenue Account

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

(Councillor Wyatt declared a personal interest in the item relating to the sale of land at Swinton Comprehensive School/Swinton House Club, as a Governor of the School and Member of the Club)

## **26. LAND TRANSACTIONS UPDATE**

Consideration was given to a report, presented by the Development Surveyor and the Valuation Manager, updating the Board of the current position regarding major land transactions throughout the Borough.

Updates on the following were detailed in the report:-

- Zamor Crescent, Thurcroft
- Flash Lane, Bramley
- Daneshill, Moorgate
- Manvers West – Express Parks
- Lakeside South – Limes Developments
- Dalton Depot
- Kiveton Park Depot
- Whitehill Drive, Brinsworth

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

## **27. OFFICE ACCOMMODATION STRATEGY - GROVE ROAD 2ND FLOOR, PART 1ST FLOOR, PART GROUND FLOOR AND STAIRCASE**

Consideration was given to a report of the Head of Asset Management concerning the progress with the development of the strategy for the refurbishment of Grove Road, second floor, the north-east (Moorgate) end of the first floor, the south-east end of the ground floor, the reception area

and the staircase. The report referred to the re-programming of the works, which would be carried out in two phases instead of one and would last a further nine weeks at an additional cost of £40,000.

Resolved:- That Cabinet be asked to approve:-

- (i) the proposed modifications to the timescale of the works for the refurbishment of the Grove Road office accommodation
- (ii) a further £40,000 being made available from the Council's Capital Programme, resulting in a revised total of £720,000 for this project.

**28. THORPE HESLEY DEVELOPMENT**

The Valuation Manager submitted a report detailing the present position in respect of the proposed development at Thorpe Hesley by Fitzwilliam (Wentworth) Estates. Reference was also made to the application for designation of part of this area as a village green.

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

(2) That the Council shall withdraw from the sale of land at Thorpe Hesley to Fitzwilliam (Wentworth) Estates.

**29. BROOKFIELDS PARK, MANVERS - FINANCIAL UPDATE**

Further to Minute No. 8(2) of the meeting of the Regeneration and Asset Board held on 14th June, 2006, the Head of Rotherham Investment and Development Office submitted a report detailing the expenditure at Brookfields Park, Manvers, including the surplus which would contribute to the Council's Capital Programme.

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

(2) That the anticipated financial surplus from Brookfield Park, Manvers, as detailed in the report submitted and which has contributed to the Council's Capital Programme be noted.

(3) That it be noted that the Office of the Deputy Prime Minister has not issued formal approval for the use of European Regional Development Fund funding as noted in the report and that this sum be reserved within the capital surplus, pending formal approval.

(4) That the estimated settlement figure of £861,483 of the outstanding contractual claim be noted and that the finally agreed sum be adjusted from the capital surplus.

**30. DATE, TIME AND VENUE OF NEXT MEETING**

Resolved:- That the next meeting of the Regeneration and Asset Board



be held on Wednesday, 16<sup>th</sup> August, 2006 at 10.00 a.m. at the Town Hall,  
Moorgate Street, Rotherham.

**TOWN CENTRE DEVELOPMENT STEERING GROUP**

Tuesday, 11th July, 2006

Present:- Councillors St. John, Smith, St.John, Wardle and Wyatt, together with Andrew Bedford, Lesley Doyle, Ian Gledhill, Arnold Murray, Richard Poundford, Phil Rogers, Ian Smith and Paul Smith.

Apologies for absence were received from Carol Mills, Keith Thompson and Adam Wilkinson

**1. PROJECT CHAMPION AND CHAIRMAN**

Resolved:- That Councillor Smith be confirmed as the Project Champion and Chairman of this Steering Group.

(Councillor Smith in the Chair)

**2. MEMBERSHIP**

Resolved:- (1) That the membership of the Steering Group be as follows :-

Regeneration and Asset Board Elected Members :-

Cabinet Member, Economic Regeneration and Development  
 Cabinet Member, Customer Services and Innovation  
 Cabinet Member, Finance and Corporate Services  
 Cabinet Member, Lifelong Learning, Culture and Leisure

Other appropriate Cabinet Members as required.

together with the following officers or substitutes :

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

(2) That other officers attend as required to report on particular work streams with input from Legal Services as necessary.

**3. TERMS OF REFERENCE**

Resolved:- That the terms of reference of the Steering Group be as follows :-

(a) 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 and/or 2

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

(c) To co-ordinate the activities of this Steering Group with other boards and committees.

**4. 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 item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972 (information relating to the financial or business affairs of any particular person including the Council)

**5. WORK PROGRAMME**

Paul Smith, Design Consultancy Manager, Asset Management, and Ian Smith, Head of Asset Management, presented briefly the submitted report in respect of the following aspects of the work programme :-

(a) OJEU Programme and Process

A programme of key dates was submitted covering the process from the issuing of the OJEU Notice in three lots on 26th April, 2006 through to the Development Agreements on 2nd March, 2007.

Reference was made to the outcome of the lottery funding bid for the Cultural Centre due in August, 2006 and potential implications for the timetable should the bid be not successful.

Reference was also made to the separate OJEU Notice in respect of RCAT with invitations to negotiate scheduled for 27th July, 2006.

The pre OJEU preferred position was discussed.

(Councillor St. John, as a non executive member of the PCT and Andrew Bedford, as a governor of RCAT, declared their interest in the above)

(b) Pre Qualification Questionnaire

The submitted appraisal criteria and summary appraisal sheet were explained.

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

(2) That dialogue be entered into with all five bidders.

(c) Client Design Issues

(i) Workstyle/RBT/Staff Numbers/Our Future Group 5/Remote Out of Town Service Provision

The submitted documents regarding potential accommodation for out of town relocation and numbers of workstations and approximate effects on capital construction costs were discussed and noted.

Reference was made to free consultancy days regarding workstyle and future discussions on such to be held at the Our Future Group 5 meetings.

(ii) Restaurant/Catering Requirements

Reference was made to discussions needed on the type of provision for Members and Officers.

(iii) Members Suite Brief

Reference was made to views sought in respect of the above and the need for Member input.

Resolved:- That a Task and Finish Group be established to look at and report back on this issue.

(iv) Training and Conferencing Requirements

Reference was made to the provision of a banqueting suite and views on requirements.

Resolved:- That this issue be considered by the Task and Finish Group to be established.

(v) Parking Provision

Discussion ensued on the submitted papers in respect of the above relating to advice on accommodation specific parking and advice on public/town centre car parking. Responses and different views were highlighted.

Resolved:- That the starting point for deliberations should be to facilitate the maximum economic car parking provision.

(d) Finance

(i) Capital Strategy

It was noted that Price Waterhouse Cooper were looking at assumptions in financial models and the outcome resulting in an agreed model would be reported to the next meeting of this Steering Group.

(ii) Outline Business Case and Professional Fees

It was noted that reports would be submitted on the above to the next meeting of the Steering Group.

(e) Internal/External Communications

(i) Results of Staff Survey : New Civic Accommodation

The submitted document regarding the above was noted.

(ii) Results of Member Questionnaire : Town Centre Accommodation Requirements

The submitted document regarding the above was noted.

(iii) External Consultation to date

Noted was the submitted document regarding the town centre consultation exercises undertaken and key outcomes from the consultation in relation to cultural needs.

(f) Approvals of Documents

The meeting discussed the level of document that the Group wished to see.

## **6. NEXT MEETING**

Resolved:- That the next meeting be held on Wednesday, 16th August, 2006 in conjunction with the Regeneration and Asset Board.

**LEISURE/JOINT SERVICE CENTRE PROJECT BOARD**  
**12<sup>th</sup> July, 2006**

**Present:-**

Councillor I. St. John & Derrick Connolly Graham Sinclair	Cabinet Member, Lifelong Learning, Culture Leisure (in the Chair) Culture, Leisure and Lifelong Learning Acting Head of Service, Resources & Access, Children & Young People's Services Project Development Manager Rotherham Construction Partnership
Tony Preston Brian Barrett	

**11/06 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Kevin Gallacher and Phil Rogers.

**12/06 NOTES OF PREVIOUS MEETING**

The notes of the previous meeting held on 26<sup>th</sup> April, 2006 were agreed as a correct record.

**13/06 MATTERS ARISING**

Discussion took place on the need to liaise with Unions in relation to transfer of staff and pension issues.

It was reported that this would be carried out at an appropriate point in the negotiating process.

**14/06 STATUS OF PREFERRED BIDDER**

Affordability issues had been resolved and it was reported that DC Leisure was the preferred bidder.

This would be confirmed with DC Leisure.

**15/06 AFFORDABILITY POSITION AND PROJECT SCOPE**

With the combination of DC Leisure having made concessions in relation to bid price, and due to additional funding, it was now possible to proceed with the Maltby scheme and to make the complete scheme affordable.

The formal notification of funding for the Dry Sports Hall at Maltby was shortly expected.

Reference was made to the excellent partnership working between RMBC and Rotherham Primary Care Trust.

Discussion took place regarding:-

- re-configuration of swimming lanes
- amount of water space
- changing rooms

**16/06 PROJECT DEVELOPMENT PROCESS, TIMESCALE AND ISSUES FOR NEGOTIATION**

It was reported that DC Leisure Consortium had changed their builders from Pelican to Wilmot Dixon. The name of their Architects remained the same (Hoopers).

Representatives from Willmott Dixon had been invited to attend the next joint meeting of the project team and preferred bidder.

In view of the need to submit a full planning application, a loss of time in terms of the programme timetable was inevitable.

However, it was hoped to be in a position to sign Contracts during November, 2006.

It may be possible to start on all four sites at the same time, with a three year rolling programme and anticipated completion by end 2008/early 2009. This meant a saving of twelve months on the original timetable.

Discussion took place on project management issues.

With regard to the Project Agreement, a process of negotiation would shortly commence with regard to:-

- Final Business Case
- Project Agreement with Partners
- Payment and Performance
- Relief and Compensation Events
- Income Benchmarking
- Staffing
- Output Specification
- Vandalism
- Interface with Balfour Beatty at Wath

**17/06 ANY OTHER BUSINESS**

(a) Joint Service Centre

It was reported that the design of the building was nearing finalisation.

A number of broad principles with regard to Council occupancy had been set out. A response from the Architects was presently awaited.

(b) St. Ann's Car Park

A phased occupation period on St. Ann's Car Park was to be negotiated.

**18/06 DATE OF NEXT MEETING**

The next meeting of this Project Board was arranged for Wednesday, 20<sup>th</sup> September 2006 at the Town Hall, commencing at 1.30 p.m.



**1FCABINET MEMBER FOR ECONOMIC REGENERATION AND DEVELOPMENT  
SERVICES - 17/08/06**

**CABINET MEMBER FOR ECONOMIC REGENERATION AND DEVELOPMENT  
SERVICES**

**Thursday, 17th August, 2006**

**URGENT BUSINESS POWERS**

Present:- Councillor Smith (in the Chair); Councillors Burke and Hall.(Advisors)

Also in attendance: Councillors Walker (Chair, Planning Board) and Pickering, (Vice-Chair, Planning Board)

Apologies for absence were received from Councillor R. S. Russell.

**77. 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 item of business on the grounds that it involves 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 business or financial affairs of any particular person (including the Council)).

**78. LAND AT BROOK HILL, THORPE HESLEY**

Consideration was given to a report, presented by the Strategic Property Manager, relating to the receipt, by the Council, of an application to register land in Thorpe Hesley as a Town or Village Green, from the Scholes and Thorpe Hesley Action Group, under Section 13 of the Commons Registration Act 1965.

The area of land, which was in Council ownership, was illustrated edged in black on the plan attached to the report at Appendix 1.

The report explained in detail:-

- The functions of the Council as Registration Authority
- The effect of registration
- The right of those with an interest in the land to object to registration

Reference was made to the potential use of the land, including for development, inclusion as part of the emerging Greenspaces Strategy and the Local Development Framework.

It was explained that as soon as the application had been received private property notices had been posted. However reference was made to the House of Lords Appeal re: the Oxford judgement and its implications. Following the judgement there was now a process to be followed in order to determine the application which included examination of the proposal

and the publication of relevant notices, together with information to support the application and the submission of written objections.

This process had expired on 11<sup>th</sup> August, 2006 and the Strategic Property Manager had, on behalf of the Council, submitted an objection. Details of the grounds of the objection were set out in the report.

It was further explained that, as an objection had been received, Legal Services had advised it was likely that there would be an independent, non-statutory public inquiry conducted by an independent Inspector.

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

(2) That the action of the Strategic Property Manager in submitting an objection to the application for village green status be ratified.

(3) That the Cabinet Member receive updates on the defence of this application at appropriate stages.

(4) That further to (3) above an overall progress report be submitted in six months time.

(5) That this minute be referred to the Regeneration and Asset Board for information.

(6) That the Corporate Management Team be made aware of the implications of this, and any other, application.

(NOTE: THAT, DUE TO THE NEED TO ENDORSE THE ACTION ALREADY TAKEN, THIS ITEM WAS EXEMPTED FROM THE CALL-IN PROCEDURE.)

<b>RMBC – REPORT TO REGENERATION AND ASSET BOARD</b>
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<b>1.</b>	<b>Meeting:</b>	<b>REGENERATION &amp; ASSET BOARD</b>
<b>2.</b>	<b>Date:</b>	<b>13<sup>th</sup> September 2006</b>
<b>3.</b>	<b>Title:</b>	<b>LONG-TERM (Over 4 years) VACANT INDUSTRIAL PREMISES</b>
<b>4.</b>	<b>Programme Area:</b>	<b>ECONOMIC &amp; DEVELOPMENT SERVICES</b>

## 5. Summary

A quarter (75,400 square metres) of the total vacant floorspace on Rotherham's industrial estates at the end of 2005 had been vacant for a period in excess of four years. Analysis of this floorspace shows the majority is situated in the Central and Northern areas of the borough, with only a small proportion to the south. There are various reasons why this floorspace has remained vacant for this period of time – some units are old and in locations less attractive to the market (with some awaiting demolition), some speculative build units do not now meet the requirements of investors, and others are the subject of enquiries and may soon be taken up.

## 6. Recommendations

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

- the amount of floorspace which has been vacant for over 4 years represents less than 3% of the total floorspace on Rotherham's industrial estates.
- 12,700 square metres of this floorspace is due to be demolished (17% of all floorspace which has been vacant over 4 years)
- the majority of vacant units at Manvers (30,000 sq.m. or 40% of the vacant floorspace) are relatively modern and under offer or receiving enquiries from potential investors
- the remaining vacant floorspace is predominantly older less desirable units in private ownership, the majority situated in the Eastwood and Meadowbank industrial areas

## 7. Proposals and Details

The following table lists all those properties which have been vacant for at least four years – i.e. they have been unoccupied at the time of each annual survey since 2001.

### INDUSTRIAL ESTATE PROPERTIES: VACANT 4 YEARS + (Floorspace figures are in square metres)

<b>NORTHERN AREA</b>		
<b>Units vacant over 4 years = 26</b>		<b>32,249</b>
<b>Estate: Brampton Ellis Enterprises</b>		
Brampton Road, Wath - Plot 1, Unit 21	14	
Brampton Road, Wath - Plot 1, Unit 30	27	
<b>Comments:</b> <i>Both these units have damp problems so cannot be let (due to their small size uneconomic to repair);</i>		
<b>Estate: Kilnhurst</b>		
Thomas Street, Plot 17	25	
Glasshouse Lane, Plot 22, Unit 2	205	
Kilnhurst Road, Plot 23	90	
<b>Comments:</b> <i>Thomas street – older miscellaneous buildings, poor environment, poor access</i>		
<b>Estate: Manvers Bolton Road</b>		
Plot 1, Unit A	2,160	
Plot 1, Unit C2	1,725	
Plot 1, Unit C3	970	
Plot 1, Unit D1	3,060	
Plot 1, Unit D2	2,285	
Plot 2, Unit 32	293	
<b>Comments:</b> <i>Houndhill Park (Plot1) – backing onto main Manvers Road, two of these units have been let since date of survey. Initially 15 yr lease which wasn't attractive to investors. This has now been reduced and units are starting to let.</i>  <i>Plot 2 – REAL workshops</i> <i>These are only suitable for industrial uses and difficult to let due to age and small size (this size being more suitable for office purposes).</i>		
<b>Estate: Manvers Brookfields Park</b>		
Plot 1	5,800	
Plot 1	3,690	

<b>Comments:</b> <i>Speculative build call centres – have been put forward for a number of call centre and other enquiries. Currently being put forward for Govt. relocation projects and other technology uses i.e. data centres etc. Major enquiry is currently being progressed.</i>		
<b>Estate: Manvers Farfield Park</b>		
Plot 3 (part of unit)	1,240	
Plot 4, Unit 4B	220	
<b>Comments:</b> <i>Plot 3 part of unit with 'Buy as you view'. Plot 4 modern office units (1999)</i>		
<b>Estate: Manvers Golden Smithies</b>		
Plot 1, Unit 5	6,655	
Plot 7	1,700	
<b>Comments:</b> <i>Unit 5 is Callflex Park, number of enquiries on-going for this building.  Plot 7 – Innovate Offices In negotiations with potential occupier.</i>		
<b>Estate: Manvers Wath West Industrial Estate</b>		
Derwent Way, Plot 5, Unit 6	120	
<b>Comments:</b> <i>Industrial buildings dating from 1979 – need a facelift.</i>		
<b>Estate: Swinton Bridge</b>		
Rowms Lane, Plot 5	350	
Rowms Lane, Plot 5, Unit 2	120	
Rowms Lane, Plot 18, Unit 3	75	
Rowms Lane, Plot 18, Unit 5	55	
Rowms Lane, Plot 18, Unit 9	100	
White Lee Road, Plot 19	60	
White Lee Road, Plot 33, Unit C5	95	
White Lee Road, Plot 33, Unit K1	1,115	
<b>Comments:</b> <i>Unit 3 in very poor condition White Lee Road Plot 33 part of former UGC (ex Canning Town Glass) complex of older buildings and ad hoc development, now managed as an industrial estate. Rather poor access. Swinton Bridge is an older fragmented industrial area which was improved in the 1970's and 80's but now some parts have reverted to poor maintenance and dilapidation (e.g. Plot 18 Workshops)</i>		
<b>CENTRAL AREA</b>		
<b>Units vacant over 4 years = 40</b>		<b>38,085</b>
<b>Estate: Barbot Hall</b>		

Hillside Court, Plot 6, Unit 4	75	
Hillside Court, Plot 6, Unit 18	95	
Brookside Court, Scrooby Lane, Plot 12, Unit 9	90	
Springfield Close, Plot 20, Unit 7	100	
Mangham Way, Plot 23	320	
Quintec Court, Plot 26, Unit B4	465	
<b>Comments:</b> <i>Poor environment and unattractive units in former Enterprise Zone (Hillside Court / Brookside Court) alongside more prosperous developments (ASD Plot 3, Nikken Kosakushko Plot 13).</i>		
<b>Estate: Brinsworth</b>		
Field View, Plot 3	1,895	
Field View, Plot 5	1,450	
<b>Comments:</b> <i>Plot 3 is subject to planning application for housing Very dilapidated and vandalised. Poor access through residential area. Poor street scene.</i>		
<b>Estate: Eastwood</b>		
Chesterton Road, Plot 13	3,685	
Chesterton Road, Plot 21, Unit 13	1,130	
Chesterton Road, Plot 21, Unit 14	1,130	
Chesterton Road, Plot 21, Unit 16	835	
Chesterton Road, Plot 21, Unit 17	835	
Chesterton Road, Plot 29, Unit 2	55	
Chesterton Road, Plot 29, Unit 12	335	
Chesterton Road, Plot 29, Unit 14	735	
Sycamore Road, Plot 36, Unit 2	135	
<b>Comments:</b> <i>Chesterton Road units in poor quality environment – older buildings. Plot 21 Waddington Warehouses adjacent to River Don (SSYN)</i>		
<b>Estate: Gateway Industrial Estate</b>		
Gateway Place, Parkgate, Plot 10, Unit 6	120	
Gateway Place, Parkgate, Plot 10, Unit 7	120	
Gateway Place, Parkgate, Plot 10, Unit 9	120	
Gateway Place, Parkgate, Plot 13, Unit 6	110	
<b>Comments:</b> <i>Cul-de-sac location.</i>		
<b>Estate: Masbrough Industrial Area</b>		
Wortley Road, Plot 81 (off new block)	1,400	

**Comments:**

*Ex Robert Jenkins works – old/run down & not available as a whole. Adjacent works now vacant (84 – ex Howco Engineering)*

**Estate: Meadowbank**

Harrison Street, Plot 1, Unit A10	105
Meadowbank Road, Plot 9	420
Meadowbank Road, Plot 9	265
Meadowbank Road, Plot 9	870
Meadowbank Road, Plot 9	1,020
Meadowbank Road, Plot 9	1,350
Steel Street, Plot 20	200

**Comments:**

*Derelict old works, multiple buildings (Plot 9)  
Harrison St developed in the 1980s and now poor appearance, adjacent to some older/dilapidated plots. Street scene on Harrison St and Steel St especially unkempt and Steel St access is poor via level crossing.*

**Estate: Parkgate / Parkgate Business Park**

Coleman Street, Plot 19	175
Craven Street, Plot 37	260
Barbers Avenue, Plot 38	100
Barbers Avenue, Plot 38	320
Parkgate BP, Taylors Court, Plot 1, Unit B12	150
Parkgate BP, Rail Mill Way, Plot 2, Unit A01	465

**Comments:**

*Plot 37 in very poor condition, back street site  
Taylors Court is a modern offices complex constructed in the 1990s.*

**Estate: Templeborough**

Sheffield Road, Plot 3 (PO Box 19)	12,700
Sheffield Road, Plot 21	3,480
Sheffield Road, Plot 14	120

**Comments:**

*Plot 3 is ex Templeborough Rolling Mills, to be demolished & new business park to be constructed.  
Plot 21 was used temporarily (between survey dates) in 2004 for Super X (race track) but this has now been let in the last 2 months to Kelvin Steels.*

**Estate: Thornhill**

Spencer Park, Greasbrough Street, Plot 19	80
Greasbrough Road, Plot 36	770

**Comments:**

*Spencer Park is a complex of older buildings now sub-let and divided into various sized units. Narrow sub-standard access from Greasbrough Street.*

<b>SOUTHERN AREA</b>		
<b>Units vacant over 4 years = 5</b>		<b>5,075</b>
<b>Estate: Aston Common Industrial Area</b>		
Mansfield Road, Plot 9	180	
<b>Comments:</b> <i>Small industrial estate on the edge of residential and green belt area. Rear plots unkempt and dilapidated (Plot 9 – surplus capacity with Dodds Transport site)</i>		
<b>Estate: Aven Industrial Park</b>		
Tickhill Road, Maltby, Plot 1, Unit B	4,350	
Tickhill Road, Maltby, Plot 1, Unit F1A	130	
<b>Comments:</b> <i>Older units, not in desirable location. Green Belt allocation in UDP.</i>		
<b>Estate: North Anston Industrial Estate</b>		
Houghton Road, Plot 9 (rear)	335	
<b>Comments:</b> <i>Surplus capacity in older buildings – some plots at southern end of estate are in poor condition or have unsightly uses / outside storage, etc</i>		
<b>Estate: Todwick Road, Dinnington</b>		
Bookers Way, Plot 1, Unit 11	80	
<b>Comments:</b> <i>Generally well maintained estate dominated by Safety Kleen. Smaller courtyards need some attention and now have security fencing.</i>		

**TOTAL VACANT FLOORSPACE (4 years +) = 75,409 square metres  
Equivalent to 2.9% of ALL floorspace in Rotherham**

## 8. Finance

None

## 9. Risks and Uncertainties

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. Whilst it is healthy to



have a turnover of premises and a selection of industrial units vacant there is evidence that some areas / properties are less attractive to the market – particularly many of the older premises, as highlighted in this report.

Where interest from investors is known this has been highlighted, however there is no certainty that this interest will result in the premises being let. There is also difficulty in obtaining information on some properties, apart from the Brampton centre units all are in private ownership and the owner and/or their intention for the property is often unclear. There may also in the future be pressure for some of these sites to be considered for alternative uses, especially for housing development.

## **10. Policy and Performance Agenda Implications**

This has links to the Community Strategy themes of:

**Achieving** – Rotherham must provide the right amount, quality, 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) and from knowledge / information held by RiDO. This report is supplementary to the Industrial Land & Property report submitted to the Regeneration & Asset Board on the 14<sup>th</sup> June 2006.

**Contact Name :**

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