

REGENERATION AND ASSET BOARD

Venue: Town Hall, Moorgate
Street, Rotherham.

Date: Wednesday, 21 March 2007

Time: 2.00 p.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 previous meetings of the Regeneration and Asset Board (Pages 1 - 8)
14th February, 2007. (copy attached)
28th February, 2007. (copy attached)
4. Matters arising
5. EXCLUSION OF THE PRESS AND PUBLIC
The following items are likely to be considered in the absence of the press and public as being exempt under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (information relating to the financial or business affairs of any particular individual (including the Council)):-
6. Minutes of the meeting of the Town Centre Development Project Board held on 2nd March, 2007 (Pages 9 - 12)
 - to consider the minutes.
7. The Big Screen (Pages 13 - 22)
Assistant Town Centre Manager to report.
 - to consider supporting the proposal to extend the partnership with the BBC until March 2008.
 - to note the progress made with regards to the design of a landscape scheme for the area below the screen.
 - to note the progress made with regards to the design of a 'wrap' to cover the back of the screen.
8. Redevelopment of St. Ann's Car Park and provision of temporary car parks off Rawson Road, Cottenham Road and St. Anns Road (3 No) (Pages 23 - 33)
Network Regulation Engineer to report.
 - to consider approval for the construction of the temporary car park adjacent to Rawson Road and Cottenham Road (2No) and the works be funded through a bid made against the Council's Minor Strategic Capital Works

Programme.

9. Redevelopment of St. Ann's car park and provision of temporary car park off St. Ann's Road (Pages 34 - 44)
Network Regulation Engineer to report.
 - to consider approval for a temporary car park adjacent to St Ann's Road to be constructed and the works be funded through a bid made against the Council's Minor Strategic Capital Works Programme.
10. Additional Capital Costs for Cashless Catering Equipment (Pages 45 - 48)
Principal Catering Manager to report.
 - to seek approval with regard to additional capital funding for cashless catering installation in the authority's secondary schools.
11. Thorpe Hesley Community Library (Pages 49 - 51)
Manager, Library and Information Service to report.
 - to consider the implementation of a library space within the building approved and a provision made through the Minor Strategic Investment Block of the Capital Programme to meet the cost.
12. Capital Funding for works to support facilities infrastructure (Pages 52 - 53)
Manager, Library and Information Service to report.
 - to consider supporting a capital funding bid from the minor strategic pot (allocated for repairs) in the sum of £63,000 to fund essential and already undertaken health and safety works for the Culture and Leisure Service property portfolio, plus works essential to keep the facilities operating for public use.
13. Former Ferham Road Primary School (Pages 54 - 61)
HMR Manager, Rotherham West to report.
 - to consider the options for the future use of the site.
14. Flanderwell Avenue, Bramley (Pages 62 - 69)
Pathfinder Programme Manager HMR Team to report.
 - to consider disposal.
15. Shaldon Grove, Aston (Pages 70 - 77)
Pathfinder Programme Manager, HMR Team.
 - to consider disposal.
16. Land at Chapel Walk Mosque, Rotherham (Pages 78 - 89)
Strategic Property Manager to report.
 - update.
17. Church Rooms and Car Park, Church Lane, Maltby (Pages 90 - 95)
Estates Surveyor to report.
 - to consider options for future use.
18. Land at Kenneth Street, Rotherham (Pages 96 - 99)
Estates Surveyor to report.
 - to consider disposal.

19. 16 Main Street, North Anston (Pages 100 - 104)
Estates Surveyor to report.
 - to consider future use.
20. Land at Dale Road/Goodwin Avenue, Rawmarsh (Pages 105 - 110)
21. Land and property: Capital Receipts update (Pages 111 - 115)
Strategic Property Manager to report.
 - to update the Board on the current position.
22. Waterways Strategy (Pages 116 - 118)
Director of Rotherham Streetpride to report.
23. Redevelopment of Clifton Park Museum (Pages 119 - 121)
Manager, Libraries, Museums and Arts to report.
 - to consider an allocation from the Capital Programme's Minor Strategic Investment Block to cover the additional cost on the redevelopment of the Museum.

The Chairman authorised consideration of the following two items in order to deal with the matters referred to:-

24. Proposed Purchase of Riverside Precinct, Corporation Street, Rotherham. (report attached) (Pages 122 - 128)
Development Promotions Manager to report.
 - to consider acquisition.
25. Proposed Purchase of Millfold House, Westgate, Rotherham. (report attached) (Pages 129 - 133)
Development Promotions Manager to report.
 - to consider purchase.

For information:-

26. Date, time and venue of next meeting:
 - Wednesday, 18th April, at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 14th February, 2007

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

Apologies for absence were received from Councillors Hussain and Wyatt.

123. MINUTES OF THE PREVIOUS MEETING HELD ON 17TH JANUARY, 2007

Consideration was given to the minutes of the previous meeting of the Board held on 17th January, 2007.

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

124. MATTERS ARISING

There were no matters arising from the previous minutes.

125. EUROPEAN SOCIAL FUND - NATIONAL OPERATIONAL PROGRAMME 2007-2013

Further to Minute No. 96 of the meeting of the Board held on 6th December, 2006, consideration was given to a report, presented by the Economic Strategy Manager, informing the Board of the Council's response to the recent consultation on the draft European Social Fund Programme 2007-2013.

It was pointed out that although the response was being submitted by the Council, input was sought from partners through the Employability, 14-19 and Adult Learning Groups of the Rotherham Partnership.

The corporate response was approved by the Council's Corporate Management team and submitted on 22nd January, 2007.

A summary of the seven main points in the Council's response was set out in the report.

It was reported that a sub-regional group of South Yorkshire partners had been set up to lobby. The Government aimed to submit a draft programme to the European Commission in March, with a view to agreement being reached between March/August. Activity was proposed to commence January 2008.

Reference was made to the responsibility of co-financing organisation from bringing together ESF and the required domestic match funding.

Resolved:- That the report and the response be noted.

126. ANNUAL BUSINESS INQUIRY RESULTS

Consideration was given to a report, presented by the Research and Spatial Analysis Officer, setting out the recently released results of the Office for National Statistics Annual Business Inquiry Survey 2005.

Members were asked to note that this employer survey covered the number of jobs (recorded at the location of an employees workplace) held by employees within a district, broken down by sex, full/part-time, and industry. It also measured the number of workplaces in a district and their size, in terms of employees, broken down by industry. The report looked at the latest position in Rotherham and the trends and changes since the start of the survey in 1998.

Attention was drawn to:-

- Substantial increase in employee Jobs – Workplace in Rotherham from 1998 to 2005
- Current indication that the increase is now slowing as local employment rates have approached the national average
- Reliance in Rotherham on several large companies
- Fall in number employed in manufacturing
- Large increases in the public sector, distribution, hotels and restaurant sectors

Resolved:- That the content of the report together with the following key points be noted:-

- following several years of large increases in employee jobs within the borough data for 2005 indicates little change during the year
- since the beginning of the ABI in 1988 employee jobs in Rotherham have increased by over 29%, over three times the national rate and double the rate of the next best performing authority in South Yorkshire
- over 5,000 manufacturing jobs have been lost in Rotherham since 1998 but this has been more than offset by significant increases in other sectors, particularly in the banking, finance and insurance sectors and in the public sector
- extra jobs have been split almost equally between men and women but the majority of positions filled by women have been part-time
- Rotherham continues to rely more heavily on large companies for employment compared to the national average

127. BARKER REPORT

Consideration was given to a report, presented by the Development Control Manager, relating to a review of the planning system in England, commissioned by the Chancellor and Deputy Prime Minister in December, 2005.

Details of the areas considered by the review were set out in the report, together with a summary of the 32 recommendations of the Barker report and their implications for Rotherham.

In particular, Members' attention was drawn to:-

Recommendations Nos. 2, 10, 19, 20, 23, 24, 25

Members raised the following issues:-

- Dichotomy in Government between decisions being taken at the lowest level and the requirement for community involvement.
- Implications of a Mayoral system of local government
- Climate change
- Sustainability
- Brownfield/green belt
- Transparency of the planning process
- Design
- The need for flexibility in the system to accommodate the differences between different areas of the country
- The possibility of needing a "Tall Buildings" policy
- Car parking and the need for more integrated public transport
- Best practice from CABE
- "goodwill payments"/Section 106
- resourcing

In conclusion a number of areas of concern were highlighted, in particular:-

- The role and remit of an independent planning commission.
- The removal of the requirement to demonstrate need for major retail development
- The presumption in favour of development
- The introduction of community goodwill payments
- Relaxation of green belt policy

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

(2) That the report be forwarded to the Planning Board for information.

128. 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 (as amended March 2006) – (information relating to the business or financial affairs of any particular person (included the Council)).

129. DINNINGTON BUSINESS INCUBATION CENTRE

Consideration was given to a report, presented by the Partnership Implementation Officer, relating to the progress of proposals to develop a Business Incubation Centre in Dinnington, on the former colliery site.

It was reported that a joint Objective 1 and Yorkshire Forward business case had been submitted for consideration in January 2007, with the aim to be in funding contract by the end of March, 2007. It was noted that the project had been accepted as an Objective 1 priority project.

Reference was made to the potential funding secured for this project together with the capital required from the Council's Capital Programme.

It was reported that funding from SRB had now been obtained (which reduced the Council's required borrowing figure)

Reference was made to potential slippage in SRB and Coalfields Regeneration Trust resources which may become available at the end of the programmes.

Consideration was given to the amount required as the Council's prudential borrowing.

Resolved:- (1) That the information contained in this report be noted.

(2) That approval be given to the RMBC capital expenditure based upon the proposals contained in the report, including undertaking unsupported borrowing of £1,321,801(SRB6 decision having been received).

(3) That, based on the current funding structure, and given the land reservation available to the project, approval be granted to proceed subject to external funding being approved.

130. 49-52 DONCASTER ROAD, DALTON

Further to Minute No. 202 of the meeting of the Cabinet Member for Neighbourhoods held on 20th March, 2005, consideration was given to a report, presented by the Valuation Manager, seeking approval for the disposal of the above properties on Doncaster Road, Dalton.

It was pointed out that the remaining property remained owner occupied.

It was pointed out that the proposal would eliminate risks associated with vandalism and on-going maintenance.

It was proposed to offer the Council owned properties for sale on the open market to a suitable developer to rebuild/remodel.

Resolved:- That the sale of these properties, as detailed in the report now submitted, be approved, and they be offered for sale by informal tender on the open market.

131. LAND AT FIR CLOSE, WATH

Consideration was given to a report, presented by the Housing Market Renewal Team Manager, seeking approval for the disposal of the freehold of land at Fir Close, Wath, as identified on the plan now submitted.

Details of discussions with an interested Housing Association were set out in the report, together details of the number and type of properties to be provided, and the associated benefits to the Council of the proposed new scheme.

Consideration was given to the request to dispose of the land at a discount to enable the scheme to be progressed.

It was noted that community consultation had taken place alongside consultation with the relevant Ward Councillors.

Resolved:- (1) That approval be given for the freehold disposal of the land, at a discount, as detailed in the report now submitted.

(2) That the capital receipt for this disposal be utilised as investment in affordable housing and/or similar remaining sheltered schemes.

132. FORMER PARK ROAD INFANT AND COMPREHENSIVE SCHOOL ANNEXE, WATH

Consideration was given to a report, presented by the Asset Manager, seeking approval for the disposal of land, identified on the accompanying plan, at the former Park Road Infant and Comprehensive School Annexe, Wath upon Dearne.

Two options for the future use of the site were detailed in the report.

It was noted that there was an overall commitment to release a proportion of the receipt from the sale to support the PFI contract.

Resolved:- (1) That approval be given to the disposal of the asset on the basis recommended in the report.

(2) That the Director of Rotherham Investment and Development

Office

markets the site in accordance with Option 2, imposing the conditions of sale recommended in the report.

(3) That the Director of Legal and Democratic Services completes the necessary transfer documentation and registers title to the land.

133. LAND AT CLOUGH ROAD, MASBROUGH

Consideration was given to a report, presented by the Asset Manager, seeking disposal of a site at Clough Road (illustrated on the accompanying plan).

It was noted that the land was currently classified as highway and would involve a Stopping Up Order under Section 247 Town and Country Planning Act 1990. However, Planning and Transportation Services had indicated that the land was not required for highway purposes.

Details of the recommended sale were set out in the report.

Resolved:- (1) That approval be given to the disposal of the asset on the basis set out in the report now submitted.

(2) That the Director of Rotherham Investment & Development Office negotiates the disposal.

(3) That the Director of Legal and Democratic Services completes the necessary transfer documentation.

134. GREASBROUGH ROAD, PARKGATE

Consideration was given to a report, presented by the Asset Manager, detailing future options of the use of land at Greasbrough Road, as illustrated on the accompanying plan.

Details of the current designation in the Unitary Development Plan were given.

Attention was drawn to the following issues:-

- (i) existence of a culverted watercourse which would necessitate advice being sought from the Council's Drainage Engineer.
- (ii) 75% clawback situation Government Office Yorkshire and Humberside.

Reference was made to current interest in the site and the need to discuss the above issues further.

Members' acknowledged the contribution of the interested party to the

Council's Corporate Themes.

It was also reported that consultation had taken place with Directors of Service, Area Assembly Groups and Ward Councillors and no adverse comments had been received.

Resolved:- (1) That approval be given in principle to a disposal of Site A on the basis recommended in this report.

(2) That further discussion takes place with the interested party and a further report be submitted to a future meeting of the Regeneration and Asset Board.

135. CAPITAL RECEIPTS UPDATE

Consideration was given to a report, presented by the Asset Manager, highlighting changes to the forecast of capital receipts accruing to the General Fund resulting in a revision of the Council's capital programme.

The following issues were highlighted:-

- the transaction involving Howarth House
- Minute No. B177 of Cabinet held on 24th January, 2007, in respect of the Housing Revenue Account capital receipts, which agreed that receipts would not be ring fenced to give greater flexibility to fund Council priorities.

It was pointed out that as a result of the above decision the format of future reports in respect of the Land and Property Bank would change considerably.

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

136. MINUTES OF THE TOWN CENTRE DEVELOPMENT PROJECT BOARD HELD ON 18TH JANUARY, 2007

Resolved:- That the above minutes be noted.

137. MINUTES OF A MEETING OF THE TASK AND FINISH GROUP RE: MEMBERS' SUITE HELD ON 23RD JANUARY, 2007

Resolved:- That the above minutes be noted.

138. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That the next meeting of the Board be held on Wednesday, 21st March 2007 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

**REGENERATION AND ASSET BOARD
28th February, 2007**

Present:- Councillor Smith (in the Chair); Councillors Kirk, Wardle and S. Wright.

Apologies for absence were received from Councillors Ellis, St. John and Wyatt.

139. 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 (as amended March 2006) (information relating to the financial or business affairs of any particular person (including the Council)).

140. GREASBROUGH ROAD, PARKGATE

Further to Minute No.134 of the meeting of this Board held on 14th February, 2007, consideration was given to a further report presented by the Strategic Property Manager updating the Board on the outcome of requested further discussions with the interested party regarding the disposal of Site A as indicated on the plan now submitted.

Specific reference was made to the conditions of the sale as set out in the appendix to the report.

Resolved:- (1) That approval be given to the disposal of Site A to the interested party on the basis recommended in the report now submitted.

(2) That the Director of Rotherham Investment and Development Office negotiate the sale of the land as now reported.

(3) That the Director of Legal and Democratic Services complete the necessary documentation.

(The Mayor, Councillor Wootton, agreed on the 28th February, 2007 that the above item be treated as urgent, having regard to the need to progress the development, and that the matter be not subject to call-in)

141. DATE, TIME AND VENUE OF NEXT MEETING:

Resolved:- That the next meeting of the Board be held on Wednesday, 21st March, 2007 at 2.00 p.m. at the Town Hall, Moorgate Street, Rotherham.

(Please note change of time)

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