

REGENERATION AND ASSET BOARD

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

Date: Thursday, 17 May 2007

Time: 10.00 a.m.

A G E N D A

1. Appointment of Chairman.
2. Appointment of Vice-Chairman.
3. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972.
4. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
5. Minutes of the previous meeting held on 18th April, 2007. (copy attached) (Pages 1 - 3)
6. Matters arising from the previous minutes.
7. Gateway Improvement Plan. (report attached) (Pages 4 - 9)
8. EXCLUSION OF THE PRESS AND PUBLIC
The following items are likely to be considered in the absence of the press and public as being exempt under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (information relating to the financial or business affairs of any particular individual (including the Council)):-
9. Land to the rear of 21 Spencer Drive, Ravenfield. (report attached) (Pages 10 - 13)
Strategic Property Manager to report.
- to consider transfer of land.
10. Capital Receipts Update. (report attached) (Pages 14 - 20)
Strategic property Manager to report.
- to update the Board.
11. Hollytree Avenue, Maltby. (report attached) (Pages 21 - 26)
Strategic Property Manager to report.

- to consider disposal of the property.
12. Capital and Asset Management Strategies Plans and Programmes 2007 - 2012
Maintenance Capital Investment Block. (report attached) (Pages 27 - 33)
Director of Asset Management to report.
 - to consider approval to Capital Maintenance Block/programme 2007.
 13. Capital and Asset Management Strategies, Plans and Programmes 2007 -2012
Strategic Capital Investment Block. (report attached) (Pages 34 - 88)
Director of Asset Management to report.
 - to approve strategic capital investment block.
 14. Minutes of a meeting of the Town Centre Development Project Board held on
25th April, 2007. (copy attached) (Pages 89 - 93)

For information:-

15. Date, time and venue of next meeting:
WEDNESDAY, 13TH JUNE, 2007 at 10.00 a.m. at the Town Hall, Moorgate
Street, Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 18th April, 2007

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

Apologies for absence were received from Councillors Hussain, St. John and Wardle.

166. MINUTES OF THE PREVIOUS MEETING OF THE REGENERATION AND ASSET BOARD HELD ON 21ST MARCH, 2007

Consideration was given to the minutes of the previous meeting of the Regeneration and Asset Board held on 21st March, 2007.

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

167. MATTERS ARISING

There were no matters arising from the previous minutes.

168. MINUTES OF A MEETING OF THE RMBC/LEISURE JOINT SERVICE CENTRE PROJECT BOARD HELD ON 30TH MARCH, 2007

Consideration was given to the minutes of a meeting of the RMBC/Leisure Joint Service Centre Project Board held on 30th March, 2007.

Resolved:- That the minutes be received.

169. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I 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)).

170. BUSINESS INCUBATION AND THE BRAMPTON CENTRE

Further to Minute No. 246 of the meeting of the Cabinet Member for Economic Regeneration and Development Services held on 19th March, 2007, consideration was given to a report, presented by the Strategic Property Manager and the Director of Rotherham Investment and Development Office, relating to a review of the role for the Brampton Business Centre within the Business Incubation Strategy and the implications on future lease arrangements.

The following issues were highlighted:-

- ✚ Background and history to the Centre
- ✚ Negotiations with the George Ellis Trust and the Trust's aspirations
- ✚ Current lease arrangements
- ✚ Rotherham's Business Incubation Strategy
- ✚ Options and future lease arrangements
- ✚ Current occupation and uses
- ✚ Financial implications
- ✚ Use of RERF funding
- ✚ Consultation with businesses
- ✚ Provision of advice and identification of alternative premises available

Resolved:- That the Minute and report be noted.

171. SWINTON FITZWILLIAM COMMUNITY CENTRE

Consideration was given to a report, presented by the Strategic Property Manager, seeking approval for the disposal of the above-mentioned asset.

The location of the premises was described and it was reported that the building was currently being demolished.

The background to the use and demise of the building as a Community Centre was reported. Reference was made to the length of time the building had been out of use, noting as a consequence that the building had suffered badly from vandalism.

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

An outline of the options which had been explored was given.

In view of the information set out in the report, and now presented, it was recommended that the site be placed for sale on the open market.

Members referred to:-

- ✚ protocol of the management of vacant buildings and sites once declared surplus
- ✚ demolition contracts
- ✚ the need for a standard for looking after vacant premises and cleared sites

Resolved:- (1) That approval be given to the disposal of the asset on the open market.

(2) That the Director of Rotherham Investment and Development Office.

negotiates the disposal.

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

(4) That the Strategic Property Manager update the Board on progress of the disposal of this asset (to be included in the monthly Capital Receipts update report).

(5) That the Strategic Property Manager arrange for a report to be submitted to a future meeting in respect of a protocol for the maintenance and management of buildings and sites prior to sale and to report back on the conditions contained in demolition contracts which related to the condition in which cleared sites are to be left.

172. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That the next meeting of the Board take place on THURSDAY, 17TH MAY, 2007, at 10 a.m. at the Town Hall, Moorgate Street, Rotherham.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	Meeting:	Regeneration & Asset Board
2.	Date:	18th May 2007
3.	Title:	Gateway Improvement Plan
4.	Directorate:	Environment and Development Service

5. Summary

To present a Review of the Gateway Improvement Plan 2006/07 and an Annual Plan for 2007/08. A visual power-point presentation will be given at the meeting.

6. Recommendations

That the Regeneration and Asset Board receives the Gateway Review/Annual Plan

That Members' approve the annual plan for 2007/08 subject to funding and further appropriate consultation

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

7. Proposals and Details

These are outlined in the 2007/08 Annual Plan, which is the subject of the Power Point presentation, but to summarise, the Council remains committed to improving key Gateways throughout the Borough in order to improve its image to both visitors and local residents alike, as outlined in the Gateway Improvement Plan (approved by Cabinet 22nd June 2005).

The project proposes the revitalisation of Gateway Corridors through physical redevelopment, improved connectivity and accessibility, environmental improvement (including the introduction of public art), and economic development.

Initial activity continues to focus on intervention within the boroughs five Housing Market Renewal Areas (HMRAs), where master-planning is ongoing and funding has been made available in the short term.

Following presentation to Members, work will continue on feasibility, consultation and estimates for works to be implemented in 2007/08.

8. Finance

Total expenditure on the project in 2006/07 amounted to £866,315 against an original allocation of £654,000. The projects financial performance to date is indicated in Appendix One.

The principal source of funding for 2007/08 is the HMRA Pathfinder Programme, overseen by Rotherham MBC Neighbourhoods and Transform South Yorkshire. A budget of £1,095,000 has been allocated from this source, subject to approval by the individual HMRA Steering Groups. Allocation of this budget by individual Gateway is indicated in Appendix Two.

The Gateway Project also seeks matched funding from a variety of sources, including (principally) – Rotherham MBC Capital sources, Local Transport Plan and the Arts Council.

In addition, the Council is compiling a bid for Single Pot funding (the project is included in the Sub Regional Investment Plan administered by Yorkshire Forward and bids for funding are being submitted), which is intended to match-fund works within the HMRAs and future proposed Gateway schemes in Rotherham Town Centre.

Detailed costings for schemes to be implemented in 2007/08 will be worked up in parallel with wider public consultation over the coming months and this will require the support of working/funding partners, principally the Councils Streetpride service.

9. Risks and Uncertainties

The project continues to address priorities that accord with the Councils strategic objectives as outlined in the Community Strategy, Corporate Plan and Neighbourhood Renewal Strategy. The ability to deliver other objectives outlined in the Gateway Improvement Plan will depend upon future funding streams and the capacity of various partners to contribute to the project.

10. Policy and Performance Agenda Implications

Regeneration

Improving and promoting the image of Rotherham and addressing negative views both within and outside the borough, through the environmental improvement of Gateway Corridors which form many peoples first impression of the borough, as well as a backdrop to the lives of many of its residents.

Provide sustainable neighbourhoods of quality, choice, etc, by contributing to an improved environment within many residential districts.

Achieve Rotherham Town Renaissance, by contributing to the improvement of approach routes to the Town Centre.

Sustainable Development

Helping local and community based businesses to set up and grow, by means of a proposed grant aid regime to support property frontage and boundary improvements.

Enhancing the built environment and preserving local heritage, by linking with the upcoming Townscape Heritage Initiative to encourage property improvements to historic buildings along Gateway routes into Rotherham Town Centre. The project also proposes tourism trails and the signing of historic sites and premises

Improving the Town Centre.

Supporting the provision of decent housing and residential amenity, by contributing to an improved street scene therein.

Reducing energy use through efficiency and design measures, principally when considering the introduction of new street furniture.

Helping to create and support quality green spaces, protecting and enhancing trees, woodland and wildlife along Gateway Corridors by supporting environmental improvements.

The Project will seek to involve the local community through organisations such as Area Assemblies, Housing Market Renewal Steering Groups and by direct consultation with the local business community.

The project will contribute to making Rotherham a safer place by encouraging secure

boundary treatments to business premises and through initiatives such as improved street lighting within Gateway Corridors.

The Strategy accords with the objectives of the Councils Community Strategy, Corporate Plan and Neighbourhood Renewal Strategy.

11. Background Papers and Consultation

The Gateway Improvement Plan (Approved 22nd June 2005, Cabinet 22nd, Item 37)

Gateway Improvement Plan, Annual Review 2005/06/Annual Plan 2006/07
(Approved 17th May 2006, Regeneration and Asset Board, Item 165)

Sub Regional Investment Plan

Regional Economic Strategy 2003-12

Rotherham Urban Centre Integrated Development Plan

Rotherham MBC Local Transport Plan (2006-11)

Rotherham MBC Townscape Heritage Initiative Bid

Housing Market Renewal Area Masterplans (Rotherham West, Rotherham East, Parkgate/Rawmarsh and Swinton/Wath)

Rawmarsh and Parkgate Community Plan

Discussions have been ongoing with representatives of Streetpride to confirm their capacity to deliver further works in 2007/08 and their ability to bring matched funding to the project from various sources.

Similar discussions are ongoing with the Housing Market Renewal Manager as to areas of joint interest between the Housing Market Renewal programme and the Gateway Improvement Plan and the further availability of Housing Pathfinder funding.

A full programme of public consultation will be undertaken and will include Area Assembly meetings and the Arms Length Management Organisation.

Contact Name : Andrew Newton, Project Officer, Development Team.
Telephone Extension 3882 (e-mail andy.newton@rotherham.gov.uk).

	A	B	C
1	Gateway Improvement Plan, Expenditure 2005/06 +		
2			
3	Gateway Project	2006/07 Expenditure	Cumulative Expenditure 2005/06+
4			
5	Rotherham Town Centre (Moorgate/Alma Road)	None	£ 265,423
6	Rotherham West (Meadowbank Road)	£ 179,015	£ 359,359
7	Rotherham East (Doncaster Road, Dalton)	£ 256,181	£ 510,973
8	Rotherham East (Fitzwilliam Road, Eastwood)	£ 162,975	£ 162,975
9	Wath/Swinton (A6022 Swinton Gateway)	£ 110,396	£ 167,164
10	Rawmarsh/Parkgate (A633 Rawmarsh/Parkgate Corridor)	£ 130,528	£ 199,921
11	Other Costs (Management Fees, etc)	£ 27,220	£ 111,074
12			
13	Total	£ 866,315	£ 1,776,889
14			
15			
16	AJN/DEV(27/04/07)		

	A	B
1	Gateway Improvement Plan, Pathfinder Funding Allocation 2007/08	
2		
3	Gateway Project	2007/08 Funding Allocation
4		
5	Rotherham Town Centre ADF	None
6	Rotherham West ADF (Meadowbank Road)	£ 150,000
7	Rotherham East ADF (Doncaster Road, East Dene)	£ 325,000
8	Rotherham East ADF (Fitzwilliam Road, Eastwood)	£ 100,000
9	Wath/Swinton ADF (A6022 Swinton Gateway)	£ 150,000
10	Wath/Swinton ADF (Brampton Gateways)	£ 150,000
11	Rawmarsh/Parkgate ADF (A633 Rawmarsh/Parkgate Corridor)	£ 220,000
12	Other Costs (Management Fees, etc)	To be Confirmed
13		
14	Total	£ 1,095,000
15		
16	AJN/DEV(27/04/07)	

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of the Local Government Act 1972.

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TOWN CENTRE DEVELOPMENT PROJECT BOARD
Wednesday, 25th April, 2007

Present:- Councillor Wyatt (in the Chair); Councillor St. John.

Together with:-

Adam Wilkinson	Strategic Director, Environment and Development Services
Andrew Bedford	Strategic Director of Financial Services
Paul Smith	Project Officer

Apologies for absence were received from Councillors Smith and Wardle.

8. APOLOGIES

Apologies were received from:-

Ian Smith Director of Asset Management

9. 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 I 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)

10. MINUTES OF THE PREVIOUS MEETING HELD ON 2ND MARCH, 2007

It was agreed:- That the minutes be approved as a correct record.

11. MATTERS/ACTIONS ARISING

RE:- Minute No. 6 – Drummond Street

Clarification was sought about the proposals for Drummond Street.

The Strategic Director reported that Lots 2 and 3 included design for a building on Drummond Street in order to assist the Council to vacate the civic site (currently Civic Building, Crinoline and Norfolk House but not the Library and Arts Centre). The proposal would therefore provide office accommodation with car parking to temporarily house the arts centre, library and regimental museum. It was pointed out that this still did not address the issue of a new theatre. It would provide a solution in the

medium term until Forge Island was freed up

12. LOT 1 COLLABORATIVE AGREEMENT (RIBA STAGE C)

The Strategic Director reported that the Collaborative Agreement covering the Concept Design Stage C of the new civic accommodation (Lot 1) procurement, had been signed on 12th April, 2007 which confirmed arrangements between the Council and Evans Property Group. (Minute No. 236 of the meeting of the Cabinet held on 28th March, 2007 refers.)

Reference was made to the external gateway review prior to the Council signing the Agreement. It was reported that this issue had been discussed with Scrutiny and KPMG and the view was expressed that 4P's were happy with the Council's own scrutiny arrangements. Discussion took place about how the scrutiny could be carried out.

It was suggested that Performance and Scrutiny Overview Committee be asked to consider regular reports and possibly consider the setting up of a sub-group.

It was pointed out however, that the Project Board had no powers, and that the minutes were reported through the Regeneration and Asset Board and to the Cabinet, at which points they would be subject to the call-in procedure.

In respect of Lots 2 and 3 however it was reported that the District Auditor would be involved in respect of land valuations.

It was pointed out that the next "gateway" would in between September and December, 2007.

It was agreed:- That PSOC be asked to consider regular reports and possibly consider the setting up of a sub-group to ensure appropriate scrutiny arrangements were in place.

13. MEMBERS' ACCOMMODATION

It was noted that a Task and Finish Group had been set up (Minute No. of refers)

It was pointed out that a decision would be needed about whether the Council wished to relinquish the present Town Hall or note.

Information was being gathered currently about costs, advantages and disadvantages, potential values of property which could be released for disposal etc.

There remained the issue of the mechanics of the proposals and the political aspect.

A brief description about what the new civic accommodation could incorporate was given.

Reference was made to the present condition of the Town Hall and Eric Manns Building and whether they were fit for the 21st c. There were options for members' services to remain and for the rest of the Council to move to new accommodation.

Reference was made to the Collaborative Agreement Stage C and the commencement of debate between now and July and officers would bring a report detailing options, together with some plans. Reference was also made to proposed funding options. There were also proposals about the way the Council provided its services and work style which Members needed to consider. It was pointed out that the any new building would have to be complimentary to the overall Town Centre Renaissance.

Other issues to consider included incorporation of a Customer Service Centre, facilities for the Police and the PCT. ETC.

It was crucial that an audit trail to any decision was clear.

14. LOT 1 ACCOMMODATION UPDATE

A report was given on the refinements which had been made with Evans Property Group on the Stage 'C' principles.

Reference was made to:-

- ✚ Value of properties on Main Street
- ✚ Management of existing tenancies
- ✚ Refurbishment of premises on Westgate
- ✚ Possible planning restrictions for ground floor use

A PowerPoint presentation was given which covered the following:-

- ✚ The Strategic Brief and aims of the project
- ✚ The inclusion of RCAT
- ✚ Co2 neutral and associated savings in the building form
- ✚ Concept diagram
- ✚ Floorplate – hub and street concept
- ✚ Site layout including RCAT
- ✚ Changes to the original design and layout in the light of on-going work
- ✚ Workstyle and ICT
- ✚ Open plan
- ✚ Inclusion of a Customer Service Centre
- ✚ Provision of a Members Debating Chamber, meeting rooms, multi-function/banqueting suite
- ✚ Form and elevations/geography and incline of the site
- ✚ Tiered design and massing model

- ✚ Car parking provision
- ✚ The need for a new access road and bridge
- ✚ Public realm works and access to the new theatre and cultural centre
- ✚ Aspect from surrounding roads
- ✚ Connectivity of the buildings
- ✚ Listed building consideration
- ✚ Roofscape
- ✚ Litter/noise
- ✚ Back of house functions
- ✚ Staffing and Trades Unions discussions
- ✚ Security issues
- ✚ RCAT's hours of operation ie links into the night time economy
- ✚ Promotion of community and voluntary sector use
- ✚ Local design influences ie. on the site of a former brass foundry
- ✚ Examples of similar existing buildings

15. LOTS 2 AND 3 UPDATE

The Strategic Director reported on the following:-

- ✚ Meeting with representatives of Tesco Board and engineers to discuss highway and transport solutions to encourage development on the Civic site
- ✚ Draft Collaborative Agreement with Express Parks – it was proposed that this would be ready by the end of May or early June
- ✚ Encourage a formalised offer for the Civic site
- ✚ Provision of Forge Island
- ✚ Drummond Street proposals and the Outdoor market area
- ✚ Provision of a cultural centre etc on Forge Island on a lease back arrangement
- ✚ Revenue generation
- ✚ Proposals regarding the Bus Station and multi-storey car park which involved Crinoline House – the two interested parties had been encouraged to discuss their proposals
- ✚ Possible provision of office accommodation for the Council on Drummond Street – however, this would involve cost and disruption in moving twice
- ✚ Study being carried out by ABL Consulting looking at the need for, size of, dynamics of a new Cultural Centre, which would inform the development. This study was expected shortly
- ✚ Expectation for private sector contribution

16. ANY OTHER BUSINESS

Tour of developments undertaken by Evans Property Group

It was reported that Evans were offering tours of the following:-

- developments in Leeds
- Spinning Fields in Manchester
- new Council accommodation in Edinburgh (but without a debating chamber)

It was noted that the visit to Edinburgh would tie in with looking at their BT partnership.

17. DATE, TIME AND VENUE OF NEXT MEETING

It was agreed:- That the next meeting take place on Wednesday, 23rd may, 2007 at 2.00 p.m. at the Town Hall, Moorgate Street, Rotherham.