

## REGENERATION AND ASSET BOARD

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

**Date:** Wednesday, 19th December, 2007

**Time:** 10.00 a.m.

### A G E N D A

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972.
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Minutes of the previous meeting held on 21st November, 2007. (copy attached) (Pages 1 - 3)
4. Matters arising from the previous minutes not covering by the agenda items.
5. Improvements to the Sports Facility at Herringthorpe. (report attached) (Pages 4 - 6)  
Ian Smith, Director of Asset Management to report.  
- to consider approving £45k for improvement to Herringthorpe Stadium.
6. 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)):-
7. Land Disposals to Support Affordable Housing - update. (report attached) (Pages 7 - 12)  
Tom Bell, HMR Team Leader, to report.  
- to provide an update on work being undertaken to explore disposal options and the implications of various approaches.
8. Brooklands, Doncaster Road, Rotherham. (report attached) (Pages 13 - 17)  
Carole Smith, Strategic Property Manager, to report.  
- to seek approval to obtain vacant possession and dispose of Brooklands.

continued . . . . .

9. Land off Crane Road, Kimberworth Park - Right of Way. (report attached)  
(Pages 18 - 22)  
Carole Smith, Strategic Property Manager to report,  
- to seek approval for variation to Right of Way.

**For information:-**

10. Date, time and venue of next meeting:  
WEDNESDAY, 16TH JANUARY, 2008 at 10.00 a.m. at the Town Hall,  
Moorgate Street, Rotherham.

**REGENERATION AND ASSET BOARD**  
**Wednesday, 21st November, 2007**

Present:- Councillor Stone (in the Chair); Councillors Hussain, Kirk, Rushforth, R. S. Russell, Sharman and Wyatt.

Apologies for absence:- Apologies were received from Councillors Ellis and Smith.

**59. MINUTES OF THE PREVIOUS MEETING HELD ON 23RD OCTOBER, 2007**

Resolved:- That the minutes of the previous meeting held on 23<sup>rd</sup> October, 2007, be approved as a correct record.

**60. CONSULTATION ON PROPERTY DISPOSALS**

Consideration was given to a report, presented by the Strategic Property Manager, relating to the current practice in respect of consultations on proposed disposals of Council land.

Details of the current practice were set out in the report.

Reference was made to a request which had been received for further consultation prior to sales.

An assessment of the costs involved in this proposal was also included. However the cost of providing the required information on the Council's website had not been included.

Reference was made also to the further delay in the process.

Resolved:- That the Board confirms that the current practice of consultations, as detailed in the report, remains in place.

**61. 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 Scheduled 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))

**62. CAPITAL RECEIPTS UPDATE**

Consideration was given to a report, presented by the Strategic Property Manager, updating the Board and highlighting changes to the forecast of capital receipts resulting in a revision of the Council's capital programme.

Details of capital receipts were scheduled in the report.

Board Members noted the various sales and referred to where sales for affordable housing were made at a discount.

Resolved:- (1) That the position on the current status of the capital receipts, which supports the capital programme, be noted.

(2) That the Strategic Director of Neighbourhoods and Adult Services arrange for a report to be submitted to the next meeting of this Board setting out the latest position relating to disposal of land for affordable housing.

**63. LAND AT BLYTH ROAD, MALTBY**

Consideration was given to a report, presented by the Strategic Property Manager, seeking approval for the disposal of two pieces of land on the site of the former Maltby Junior and Infant Mixed School, which has been declared surplus to requirements by the Director of Resources and Access.

The pieces of land under consideration were illustrated on plans accompanying the report.

The advice of the Director of Planning and Transportation was also set out in the report, noting that both pieces of land would need planning permission and that both applications would need to be referred to the Secretary of State as departures from the designation in the Unitary Development Plan (i.e. urban greenspace).

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

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

(3) That the Assistant Chief Executive, Legal and Democratic Services, completes the necessary transfer documentation.

**64. LAND AT SCROOBY LANE, PARKGATE**

Consideration was given to a report, presented by the Director of Asset Management, updating the Board on the current situation regarding the proposal to grant of a 25 year lease of land at Scrooby Lane to Munsbrough Junior Football Club and to recommend cessation of these negotiations and to retain the land.

The Board reviewed action to date and the need to finalise this matter.

Resolved:- (1) That negotiations cease with the Club.

(2) That Asset Management Service continues to manage the land.

**65. 34 SPRING STREET AND 59-63 CARLISLE STREET, ROTHERHAM**

Consideration was given to a report, presented by the Director of Asset Management, updating the board on the position with regard to the occupation of the above premises by the United Multicultural Centre Limited.

The Board reviewed the negotiations so far and the need to finalise this matter.

Resolved:- (1) That approval be given to regularise the occupation of 59-63 Carlisle Street and 34 Spring Street, Rotherham.

(2) That the Director of Asset Management contacts the charity and provides an update to the January meeting of this Board.

**66. MAKING ASSETS WORK - THE QUIRK REVIEW**

Reference was made to "Making Assets Work – The Quirk Review of Community Management and Ownership of Public Assets" and the need to review the Council's position on a regular basis.

Resolved:- That the Director of Asset Management submit regular updates to this Board.

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

Resolved:- That the next meeting of the Regeneration and Asset Board be held on WEDNESDAY, 19<sup>TH</sup> DECEMBER, 2007 at 10.00 a.m. at the Town Hall, Rotherham.

<b>ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS</b>
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<b>1.</b>	<b>Meeting:</b>	<b>Regeneration and Asset Board</b>
<b>2.</b>	<b>Date:</b>	<b>19<sup>th</sup> December 2007</b>
<b>3.</b>	<b>Title:</b>	<b>Capital and Asset Management Strategies, Plans and Programmes 2007 – 2012 Minor Strategic Capital Investment Block- Improvements to the sports facility at Herringthorpe Stadium</b>
<b>4.</b>	<b>Programme Area:</b>	<b>Environment and Development Services</b>

### 5. Summary

Herringthorpe Stadium is the main facility in Rotherham to host first class athletic events and provide educational and training facilities. New legislation which is being introduced from April 2008 will affect Rotherham's status to host such events.

Improvements are required to the fixed equipment to up-grade the sports facilities to ensure that Rotherham can retain its UKA 1<sup>st</sup> class certificate and therefore continue as a field and track venue.

### 6. Recommendation

**Regeneration and Asset Board approve the sum of £45,000.00 from the 2007/2008 minor strategic capital investment block to enable the authority to up-grade the sports stadium to ensure the facility retains its status to hold a UKA 1<sup>st</sup> Class certificate for track and field events.**

## **7. Proposals and Details**

Cabinet have previously agreed that the capital receipts target of £3,500,000 per annum will be allocated to maintenance projects (£1,500,000), minor strategic projects under £300,000 (£1,500,000) and a contingency fund (£500,000)

At the meeting of the Regeneration and Asset Board on the 17<sup>th</sup> May 2007, the Board approved the allocation of £1,410,555 from the £1,500,000 2007/2008 minor strategic projects allocation. A further £35,755 has been allocated leaving a current balance of £51,990.00.

The proposal is to up-grade the athletics facilities at the Herringthorpe Stadium to ensure that Rotherham can continue to hold a UKA class 1 certificate and host first class athletic events in the town and maintain its status in track and field events.

The current hammer cage has 5.5m panels and 7m gates and rules being introduced next year state that the cage must have 7m high panels and 9m high moveable gates. This rule is coming in to force on 1<sup>st</sup> April 2008, without the replacement equipment we will not be able to hold a UKA class 1 certificate and therefore be no eligible to host any future Athletic track and field events. The new net lowering system will help prolong the lifespan of the cage netting and prevent unnecessary damage from high winds and reduce the risk of potential vandalism.

In addition current UKA rules are changing and we will be required to have a landing area further back than current, the only way to achieve this is with additional matting at the front of the current base. As above this rule change comes in to effect at the start of the next season on 1st April 2008, again with out replacements we will not be able to hold a UKA class 1 certificate.

Further we need to provide long jump covers, this would reduce the chance of foreign objects such as glass, stones, needle syringes etc being placed amongst the sand and reduce the risk of accidents. In addition, it would prevent the loss of sand from each pit area when we have extreme weather conditions i.e. strong winds. It would also stop the sand compacting and therefore making it safer to jump in to for the public/children. This is needed for the correct use of the other equipment being ordered.

Finally we may not even be able to use the facility as a training venue for our current users including Rotherham Harriers Athletic Club, various school bookings (including sports days) should we not implement the above changes. All these issues would attract adverse publicity if major events or use of the stadium could not be continued.

The cost of the up-grade and additional equipment is in the sum of £45,000.

## **8. Finance**

An allocation of £1,500,000 is included in the currently agreed capital programme for minor strategic projects in 2007/2008  
£1,448,010 has already been allocated from this leaving a balance of £51,990.00.

This report requests that a further sum of £45,000 is allocated from the balance to ensure we can comply with legislation and to ensure that Rotherham can host first class athletic events and hold the appropriate UKA class 1 certificate.

## **9. Risks and Uncertainties**

Failure to carry out the improvements to the fixed equipment and sports venue would result in the facility losing its 1<sup>st</sup> Class UKA certification and therefore no longer being able to host 1<sup>st</sup> class events and the status that this brings to the town.

In addition the up-grade also help to improve the health and safety of the stadium and help to eliminate and health and safety risks.

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

Directly contributes to the themes of Rotherham Alive, Achieving, Proud and Rotherham Safe of the Community Strategy and Corporate Plan.

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

Report to capital Strategy and Asset Review Team on the 13<sup>th</sup> November 2007.

**Contact Name** : Stuart Carr-Facilities Manager, Environment and Development Services, Tel 2830, email: stuart.carr @rotherham.gov.uk



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