

## REGENERATION AND ASSET BOARD

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

**Date: Wednesday, 16 January 2008**

**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 (as amended March 2006).
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 19th December, 2007 (Pages 1 - 4)
4. Any Matters arising from the previous minutes (not covered by the agenda items)
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. Capital Receipts (Pages 5 - 10)  
Carole Smith, Strategic Property Manager to report.  
- to highlight changes to the forecast of capital receipts resulting in a revision of the Council's capital programme.
7. 38 Godstone Road (Pages 11 - 44)  
Carole Smith, Strategic Property Manager, to report.  
- to assess the potential future options for the property known as 36 Godstone Road, Wellgate.
8. Land at Scrooby Lane, Parkgate (Pages 45 - 55)  
Carole Smith, Strategic Property Manager, to report.  
- to update Members on the current situation with regard to the proposed grant of a 25 year lease of land at Scrooby Lane to Munsbrough Junior Football Club.

**For information:-**

9. Date, time and venue of next meeting  
To confirm:- WEDNESDAY, 20<sup>TH</sup> FEBRUARY, 2008 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

**REGENERATION AND ASSET BOARD**  
**Wednesday, 19th December, 2007**

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

Apologies for absence were received from Councillors Ellis, Hussain, Rushforth, S. Wright and Wyatt.

**68. MINUTES OF THE PREVIOUS MEETING HELD ON 21ST NOVEMBER, 2007**

Resolved:- That the minutes of the previous meeting held on 21<sup>st</sup> November, 2007, be approved as a correct record.

**69. MATTERS ARISING FROM THE PREVIOUS MINUTES**

There were no issues arising from the previous minutes.

**70. IMPROVEMENTS TO THE SPORTS FACILITY AT HERRINGTHORPE**

Consideration was given to a report, presented by the Director of Asset Management, relating to a request for funding from the minor strategic capital investment block to enable up-grading of the sports stadium in order to be able to host first class athletic events, and to provide educational and training facilities.

Reference was made to new legislation which would be effective from April 2008 and which would mean the replacement and/or improvement of fixed equipment at the Stadium in order that Rotherham can retain its UKA 1<sup>st</sup> class certificate. It was pointed out that these improvements would benefit current users and school bookings.

Resolved:- (1) That approval be given to 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 1st Class certificate for track and field events.

(2) That the Director of Culture and Leisure Services be asked to re-examine the lay out of the facility with a view to enabling football and rugby to be played.

**71. 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 financial or business affairs of any particular person (including the Council))

## **72. LAND DISPOSALS TO SUPPORT AFFORDABLE HOUSING - UPDATE**

Further to Minute No. 62(2) of the meeting of the Regeneration and Asset Board held on 21<sup>st</sup> November, 2007, consideration was given to a report, presented by the HMR Team Leader, which set out the latest position relating to the disposal of land for affordable housing.

The report provided an update on work, and discussions with the Council's Registered Social Landlords/partners, undertaken to explore disposal options and the implications of various approaches to achieve added value from disposals.

The Board considered a further 3 options (detailed in the report submitted) which had been identified in addition to the existing approach of disposing of land for affordable housing. The advantages and disadvantages of each option were discussed.

Those present supported the testing, on a pilot basis, the option of disposal by informal tender option.

Reference was made to the implications under the Leasehold Reform Act in respect of potential challenges in respect of requests to purchase leaseholds.

Members of the Board expressed the view that a more strategic approach was needed.

Resolved:- (1) That the contents of the report and progress to date be noted.

(2) That a further report providing final recommendations be presented to a future meeting.

(3) That a special meeting of the Regeneration and Asset Board be arranged in early 2008 to consider a report identifying all the projected sites, together with HMR proposals for these sites and anticipated grant funding.

## **73. BROOKLANDS, DONCASTER ROAD, ROTHERHAM**

Consideration was given to a report, presented by the Strategic Property Manager, seeking approval to obtain vacant possession and dispose of the above-mentioned property.

It was reported that this proposal would necessitate the re-location of the current occupier in order that the Council had vacant possession of the property. Alternative premises had been identified. Reference was made

to the Service Level Agreement with this occupier and the need for further discussions within Neighbourhoods and Adult Services about supporting this provider of service.

Attention was drawn to the recently declared conservation area in which this property was now situated and advice from Planning Services was included in the report. It was also pointed out that this property was within the HMR area and that the disposal would be on the basis of a conversion of the existing property and not re-development of the site.

Members of the Board pointed out that the disposal needed dealing with quickly to avoid vandalism to the building.

Resolved:- (1) That the Director of Asset Management Service seeks vacant possession by negotiating a relocation of Talking Newspapers from the premises.

(2) That the Director of Children's Social Care is requested to declare the site surplus to requirements subject to (1) taking place.

(3) That approval is given to the disposal of this asset on the basis set out in this report.

(4) That the Interim Director of Rotherham Investment and Development Office negotiates the disposal once vacant possession is obtained.

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

#### **74. LAND OFF CRANE ROAD, KIMBERWORTH PARK - RIGHT OF WAY**

Consideration was given to a report, presented by the Strategic Property Manager, seeking approval to vary the route of a right of way granted to the Council.

A map and plan appended to the report illustrated the location of this right of way.

It was reported that a condition of the current planning permission was that the applicant had to alter the route of the existing tarmac road through the site for traffic calming purposes, over which the Council has a right of way to gain access to its land at Hudson's Rough.

It was pointed out that agreement to modify the existing right of way the Council currently enjoyed would provide a moderate capital receipt which would support the medium term capital programme.

Resolved:- (1) That approval be given to vary a route of an existing right of way to facilitate residential development.

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

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

**THE CHAIRMAN AUTHORISED CONSIDERATION OF THE FOLLOWING ITEM:-**

**75. GREENCROFT/36 GODSTONE ROAD**

Reference was made to the current occupation of these properties together with their future use. Consideration was given to the services provided from these premises.

Members of the Board expressed the view that further discussions were needed between the appropriate Directorates and the PCT about a variety of inter related matters. Also input from the respective Cabinet Members was needed.

Resolved:- That a report be submitted to a future meeting of the Board to enable a more strategic approach to be taken and for issues to be prioritised.

**76. 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> JANUARY, 2008 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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