

REGENERATION AND ASSET BOARD

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

Date: Wednesday, 19 March 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.
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 20th February, 2008. (copy attached) (Pages 1 - 6)
4. Any matters arising from the previous minutes.
5. The RAIN Building, Eastwood Lane, Rotherham. (report attached) (Pages 7 - 8)
Ian Smith, Head of Asset Management, to report.
 - to report the successful completion of the lease to RAIN.
6. Aston and Rawmarsh Customer Service Centres. (report attached) (Pages 9 - 14)
Arnold Murray, Asset Manager, to report.
 - to report on progress.
7. Hollowgate Development - Supported Accommodation for Care Leavers. (report attached) (Pages 15 - 27)
Rob Holsey, Principal Officer, to report.
 - update on progress with the Hollowgate development proposal.
8. Minor Strategic Capital Investment Projects 2008/2009. (report attached) (Pages 28 - 39)
Graham Kaye, Engineer, to report.
 - to consider match funding.
9. 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)):-

10. Land at Park Road, Wath. (report attached) (Pages 40 - 43)
Ian Smith, Head of Asset Management, to report.
 - to note the contents of the report.
11. Sherwood House, 136 Moorgate Road, Rotherham. (report attached) (Pages 44 - 46)
Ian Smith, Head of Asset Management, to report.
 - to consider options for the disposal of the above property.
12. Land at Ridgeway Road, East Herringthorpe. (report attached) (Pages 47 - 55)
Carole Smith, Strategic Property Manager, to report.
 - to consider appropriation of land.
13. Land between 118 and 120 Swinston Hill Road, Dinnington. (report attached) (Pages 56 - 60)
Carole Smith, Strategic Property Manager, to report.
 - to consider grant of permanent easement.

The Chairman is to be asked to consider the following urgent extra item:-

14. Capital Receipts. (report attached) (Pages 61 - 66)
Carole Smith, Strategic Property Manager, to report.
 - to update Members of the Board on the current position.

For information:-

15. Date, time and venue of next meeting:
Wednesday, 16th April, 2008 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 20th February, 2008

Present:- Councillor Stone (in the Chair); Councillors Ellis, Hussain, Rushforth, R. S. Russell, Sharman, Smith, S. Wright and Wyatt.: together with Councillor(s)

Apologies for absence were received from Councillor Akhtar.

84. MINUTES OF THE PREVIOUS MEETING HELD ON 16TH JANUARY, 2008

Consideration was given to the minutes of the previous meeting held on 16th January, 2008.

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

85. ANY MATTERS ARISING FROM THE PREVIOUS MINUTES (NOT COVERED BY THE AGENDA ITEMS BELOW).

There were no matters arising from the previous minutes.

86. RESPONSE TO THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT - LOCAL GOVERNMENT ASSET MANAGEMENT STRATEGY

Further to Minute No. 189 of the meeting of the Cabinet Member for Regeneration and Development Services held on 4th February, 2008, consideration was given to a report, presented by the Asset Manager, detailing the response to the Department for Communities and Local Government's Local Government Asset Management Strategy.

Reference was made to the following:-

Appendix 1 – letter from the CLG

Appendix 2 - the outline strategy and delivery framework

Appendix 3 – the Council's Asset Management Services' response

It was reported that the Service welcomed the overall strategy. However, from the Service point of view it was thought that there were significant omissions and these were detailed in the report submitted.

Reference was also made to the following four suggestions:-

- best practice could be fostered, developed and shared more by establishing a national best practice partnership including the beacons
- as an outstanding Beacon for Asset management, a case study in the York work and major players in the IPF network we have

much to offer at Rotherham and can include cases on a variety of issues

- the emphasis should be on outcomes and enhanced effectiveness with the incorporation of appropriate processes and techniques
- more readily available in depth practitioner guidance on funding sources and setting up public: public, public: private deals would be very useful

Members of the Board commented on:-

- 📊 The need to ensure the local M.P.'s were made aware of the Council's concerns.
- 📊 A variety of concerns about community ownership of assets.
- 📊 The Quirk report.
- 📊 The need for a Council strategy (developed within the Government guidance) and a set of local criteria to ensure that community groups had the necessary capability and accountability to take facilities over.
- 📊 Concerns about the definition of "building" which could include libraries, allotments.

Resolved:- (1) That the report and response be noted.

(2) That the item be raised at the meeting with the three local M.P.'s and a copy of the report be provided for them.

87. 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))

88. ROTHERHAM MOVE-ON ACCOMMODATION PHASE 2 - 2006-2008 AFFORDABLE HOUSING PROGRAMME

Consideration was given to a report, presented by the HMR Team Leader, detailing the second phase of the Rotherham Move-on Accommodation Development Programme, to be delivered as part of the approved 2006-2008 Affordable Housing Programme.

It was explained that the proposal was for the delivery of Phase 2 on three sites and these were identified on accompanying plans.

The Board considered the proposed disposal of the sites to Arches Housing and discussed the following.

- Market value and discount value
- Resultant capital receipt to the Council
- Benefits to the Council
- Total development value
- Nomination rights
- Linking the Oaks Road development to the adjacent accommodation in Oaks Close

Resolved:- That approval be given for the freehold sale of land, as detailed in the report now submitted and identified on the accompanying plans, to Arches Housing, on the basis of discounted sale, and on the basis that the Council receives all of the benefits detailed in the report.

89. DISPOSAL OF LAND AT WOOD STREET AND SCHOOL STREET, DALTON

Consideration was given to a report, presented by the HMR Team Leader, detailing a proposed affordable housing development to be provide by Yorkshire Housing Ltd, at the Wood Street and School Street sites in Thrybergh (identified on accompanying plans), to support the delivery of the 2006-2008 Affordable Housing Programme and the on-going Housing Market Renewal Pathfinder regeneration programme at Dalton.

Members of the Board noted the following:-

- Market value and discount value
- Resultant capital receipt to the Council
- Benefits to the Council
- Total development value
- The need to consider the disposal of these sites as a “pump primer” in conjunction with the other intensive neighbourhood developments in the Dalton and Thrybergh areas.
- Mixed tenure/shared equity
- Local mortgage market

Resolved:- That approval be given for the leasehold transfer of the sites identified in the report and on Appendix 1, to Yorkshire Housing Association, on a long term lease and on the basis that the Council receives all of the benefits detailed in the report now submitted.

90. COMMERCIAL PROPERTY UPDATE

Consideration was given to a report, presented by the temporary Director of Rotherham Investment and Development Office, updating the Board on the disposal of commercial property and also reviewing the Council owned commercial properties located within neighbourhood settings across the Borough.

Reference was made to the on-going review of all commercial properties held within the Neighbourhoods Directorate. It was pointed out that a summary document was being prepared on a ward by ward basis which would look at the overall neighbourhood sustainability and define a series of options.

Members of the Board discussed specific sites listed in the report and emphasised the role that some of these site could play in the social and economic regeneration of certain areas.

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

(2) That a further report be submitted to the Board upon the completion of the neighbourhood commercial property review in April, 2008.

91. MOORGATE CROFTS PHASE III RESTRICTIVE COVENANT

Consideration was given to a report, presented by the Temporary Director of Rotherham Investment and Development Office, detailing the completion of the final phase of the Moorgate Crofts Development Phase III "Grow on Space" in March 2008.

The Board considered lifting the Restrictive Covenants regarding the letting of the property. It was explained that following market testing and unsuccessful attempts to find a commercial solution the developer was proposing to relocate its own business into the building, and to let the remainder of the vacant space as managed office suites.

The benefits of this proposal were detailed in the report.

Resolved:- That, in view of the current situation, approval be given for the lifting of the Restrictive Covenants.

92. ROTHERHAM WATERWAYS STRATEGY

Further to Minute No. 223 of the meeting of the Cabinet Member for Economic and Development Services held on 19th February, 2007, consideration was given to a report, presented by the Ecologist, detailing the formulation of a Consultants' Brief for a 10 year Rotherham Waterways Strategy and Action Plan.

It was reported that work had been on-going between Rotherham Waterways partnership and a company of consultants to produce the project development brief and this had now been finalised.

The Board considered the full project development brief which was attached to the covering report.

The project's key outputs were noted and reference was made to the

value of the Strategy in respect of the Phase II Flood Alleviation Scheme.

The Board asked that the consultation on the Strategy also include contact with the ancillary waterways e.g. Barnsley Canal Consortium, the Dearne Valley Steering Group etc, and that consideration be given to gaining more access routes along waterways.

Resolved:- (1) That the brief for the development of the Rotherham Waterways Strategy be approved by the Regeneration and Asset Board to enable the consultant to be engaged as now reported.

(2) That the report and brief be referred to Regeneration Scrutiny Panel for information.

(3) That progress on this strategy be reported regularly to the Regeneration and Asset Board and to the Environment Agency.

93. DISPOSAL OF 1.38 HECTARES (APPROXIMATELY) OF COMMERCIAL DEVELOPMENT LAND TO THE SOUTH OF MANVERS WAY, WATH

Consideration was given to a report seeking approval to dispose of the above property. It was reported that the site had been previously declared surplus to requirements and was scheduled for regeneration purposes.

Resolved:- That approval be given for the disposal of the subject property, identified in the report and on the plans now submitted, on the terms reported.

94. DISPOSAL OF 1.02 HECTARES OF RETAIL/COMMERCIAL DEVELOPMENT LAND OFF UNDERGATE ROAD, DINNINGTON

Consideration was given to a report seeking approval to dispose of the above property. It was pointed out that the site had been previously declared surplus to requirements and scheduled for disposal for retail led regeneration purposes.

It was also pointed out that the proposals would be subject to obtaining planning permission.

The Board urged that special consideration be given to the nearby sheltered bungalow complex.

Resolved:- That approval be given to the disposal of the above property, identified in the report and plans now submitted, on the agreed terms.

95. DATE, TIME AND VENUE OF NEXT MEETING

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

be scheduled for Wednesday, 16th April, 2008 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

| | | |
|-----------|---------------------|--|
| 1. | Meeting: | Regeneration and Asset Board |
| 2. | Date: | 19 March 2008 |
| 3. | Title: | The RAIN Building Eastwood Lane Rotherham |
| 4. | Directorate: | Environment and Development Services |

5. Summary

To receive an update on the current position regarding the RAIN building on Eastwood Lane Rotherham.

6. Recommendation:

To note the contents of the report.

7. Proposals and Details

Following the decisions taken at the meeting of this board in October 2007 the trustees of RAIN have finally accepted the Council's terms and have signed a new lease which runs for 25 years from 1 January 2008 which will give the organisation the security needed to apply for additional external funding.

RAIN are to be responsible for the repair, decoration and insurance of the building. The rent in the first year has been agreed plus rates and VAT. This will be reviewed annually upon receipt of RAIN's accounts. The building is to be used in connection with RAIN's aims and objectives only. No retail use will be permitted.

8. Finance

The rent will produce an additional income stream for the Markets account.

9. Risks and Uncertainties

The granting of the new lease should enable RAIN to remain a sustainable organisation in the longer term.

10. Policy and Performance Agenda Implications

The use of the building contributes to the Council's main themes.

11. Background Papers and Consultation

Cabinet Minute 8 of 6 February 2002 approved the original arrangements.
Council Minute 56 of October 2007.

The Strategic Director of Finance, the Director of Asset Management and the Equalities and Diversities Manager have been consulted.

Contact Name : Andy Russell, Principal Valuer, RiDO.
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E-Mail: andrew.russell@rotherham.gov.uk

ROTHERHAM BOROUGH COUNCIL

| | | |
|-----------|------------------------|--|
| 1. | Meeting: | Regeneration and Asset Board |
| 2. | Date: | 19th March 2008 |
| 3. | Title: | Aston and Rawmarsh Customer Service Centres Progress Report All Wards |
| 4. | Programme Area: | Environment and Development Services |

5. Summary

This report provides an update on the progress of the Aston and Rawmarsh Customer Service Centres.

6. Recommendations

- 1. Members are asked to note the report**

7. Proposals and Detail

Progress on the proposed Customer Service Centres at Aston and Rawmarsh is set out below. The lessons learnt from putting in place the town centre Customer Service Centre and first two satellite sites are being taken into account in development of the Aston and Rawmarsh Customer Service Centres

The centres will be Council assets managed by the Corporate Property Team in Environment and Development Services through Service Level Partnerships for total integrated facilities management using the model developed and being used for the Breathing Space facility for the Primary Care Trust. All the occupants and users will pay appropriate rents and service charges.

The services/partners that are included in the current designs and briefs are:

7.1. Aston

Service

RMBC/RBT

District library

Health Services including GP Practice
And Pharmacy

Adult Services Locality Team

CYPS Locality Team

2010 Area Team

Rother Valley West SNT

Hot desk facility

Police

Ambulance service drop in facility

Fire service

Requirement

Customer service centre

Relocation from Aston

comprehensive

Relocation from Hepworth drive,
Aston

Office Accommodation

Relocation from town centre offices

As above

As above

Drop in office/interview facility

Drop-in facility for employees of all
Council services

Drop in office

For ambulance & paramedic teams
on call in the area

Periodic contact point for the public

7.2. Rawmarsh

Service

RMBC/RBT

Health Services

District library

2010 Area Team

Adult Services Locality Team

CYPS Locality Team

Youth Club

Showers and changing facilities

Wentworth South SNT

Requirement

Customer service centre

Detail under evaluation and
consultation

Relocation from Rawmarsh Hill

Relocation from Rawmarsh Hill

Office Accommodation

Relocation from town centre offices

Relocation from temporary offices at
Rawmarsh St Marys School

Relocation from Broad Street

Replacement of the original facility

Relocation from existing Rawmarsh
police station

| | |
|------------------------------------|--|
| Hot desk facility | Drop-in facility for employees of all Council services |
| Police | Relocation from existing Rawmarsh police station |
| Community room/conference room | New facility |
| Café facility | New facility |
| Ambulance service drop in facility | For ambulance & paramedic teams on call in the area |
| Fire service | Periodic contact point for the public |

7.3. Programmes

As the development and provision of joint service centres is more complicated than stand alone centres due to the number of partners and internal stakeholders and funding routes involved the programmes for delivery of Aston and Rawmarsh have an extended timetable. Discussions continually take place within the design team to check if the timescale between stages can be reduced, however time spent within the design stage can result in much better outcomes with building costs designed out, whole life costs reduced, significantly improved sustainability, and higher quality environment and functionality for staff and users of services. There is always a fine trade off between timescale for delivery and the outcomes achieved. The current programmes are

7.3.1. Aston

| | |
|-------------------------|------------------|
| Construction commenced | January 2008 |
| Construction completion | Spring 2009 |
| Centre operational | Late Spring 2009 |

7.3.2. Rawmarsh

| | |
|---|------------------|
| Development of design brief with all partners and users | February 2008 |
| Agreement of frozen design brief options by all partners and users | June 2008 |
| Confirmation of scheme option including or excluding Health | July 2008 |
| Submission of developed design to planning | July 2008 |
| Agreement of scheme design and costs by all partners and users | August 2008 |
| Agreement of capital and revenue costs with all partners and users leading to firm commitment by all. | November 2008 |
| Construction commences | Winter 2008/2009 |
| Construction completion | Winter 2009/2010 |
| Centre operational | Early 2010 |

8. Finance

8.1. Generally

The PCT have indicated that they will be able to bid for capital funds to pay for the PCT/GP accommodation. As a fall back position , if they cannot access capital they have budgeted to fund the shortfall by paying appropriate rents to cover the Council's unsupported borrowing to finance the project. Confirmation is still required that the Council will be able to do this within their prudential borrowing envelope and sign off by the district valuation office.

Indeed all the occupants including RMBC occupiers are aware that they will be required to pay a capital contribution or an appropriate rent for their use of the accommodation. With the various internal and external stakeholders and delegated budget accountability this will require close co-ordination and a centralised decision making process that can commit individual budgets if the timescales are to be met.

Additionally, it is proposed that all the occupants and users pay a fair proportion of service charges which fully cover the running costs and planned maintenance.

8.2. Aston

The current estimated total cost of Aston is £7,070,762; this excludes specialist clinical equipment which will be funded separately by the PCT.

The capital programme includes an allocation of £1.5 million for this project within the major strategic capital investment block.

A further £350,000 surplus from the Swinton and temporary Dinnington customer service centres has been allocated to the Aston customer service centre making a total capital allocation of £1.85M.

On the 23rd October 2007 a further £253,000 was approved by the Regeneration and Asset Board to fund the short fall for the library and the Police drop in centre making the total capital programme allocation of £2,103,000.

The cost attributed to the stakeholders and the funding agreed and confirmed is detailed below.

| Service | Contribution | Funding Source |
|----------------------------------|------------------|---|
| PCT | 4,163,027 | PCT capital |
| CYPS | 532,067 | CYPS capital |
| Customer service centre | 994,438 | } £2,103,000 capital programme allocation |
| Library | 1,078,562 | |
| Police and Ambulance | 30,000 | |
| Neighbourhoods and Adult Service | 272,668 | |
| | | Rent to cover unsupported borrowing |
| Totals | 7,070,762 | |

8.3. Rawmarsh

The services listed below have expressed an interest to be part of the service centre at Rawmarsh and a number of stakeholders have confirmed financial commitment to the project. The Police are considering raising capital by selling off the Rawmarsh police station to fund their contribution.

The architects are in the process of developing the initial design brief with stakeholders and have planned to have this completed by April 2008 when stakeholders are then expected to confirm their indicative financial commitment before financial sign off in August.

| Service | Funding Source |
|-------------------------------------|---|
| Health Services | PCT capital anticipated |
| CYPS Youth Club | CYPS capital anticipated |
| CYPS Locality Teams | CYPS capital anticipated |
| Customer service centre | £1.5 million capital programme allocation |
| Library | Relocation of funds equivalent to capital receipt from disposal of existing library |
| Police | Police capital contribution anticipated |
| Neighbourhoods and Adult Services | Rent to cover unsupported borrowing anticipated |
| Showers and changing facilities | Currently unfunded |
| Community room/conference room/cafe | Currently unfunded (PCT may contribute a share if multi functional) |
| Ambulance and Fire Service | No capital contribution anticipated or required |

Additional unsupported borrowing may be required to fund all the above.

9. Risks and Uncertainties

The objectives and targets of the Council's Corporate Plan may not be achieved within the required timescales and/or sufficient funds may not be available.

- PCT for Health Services - 2 models being developed, one with health presence and one without. The preferred option not been decided and is subject to PCT Primary Care strategy and public consultation. To avoid delaying the programme the PCT has funded the design development costs of the scheme with health presence.
- Police undecided
- Some elements currently unfunded
A combination of Value Engineering, cost reduction, unsupported borrowing and directorates' resources is being explored.

10. Policy and Performance Agenda Implications

The proposals support the implementation of the approved customer access strategy and impact on all the Council's policies, priorities and inspections and the Council's total performance.

11. Background Papers and Consultation

Previous reports to the Regeneration & Asset Board

The three Rawmarsh Ward Councillors and all the services/partners included in the brief and design for Rawmarsh have been consulted.

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| ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS |
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|---------------------------|--|
| 1. Meeting: | Regeneration and Asset Board |
| 2. Date: | 19th March 2008 |
| 3. Title: | Hollowgate Development - Supported Accommodation for Care Leavers |
| 4. Programme Area: | Children and Young People Services |

5. Summary

The Children (Leaving Care) Act 2000 placed duties on all Local Authorities to provide appropriate supported accommodation for care leavers. The recent “Care Matters” Green Paper reinforces this directive. Care leavers currently access a range of supported accommodation options one of which is Hollowgate. The Hollowgate facility is currently oversubscribed and proposals have therefore been developed, which propose to demolish the existing building and redevelop the site to provide a high design quality fit for purpose facility, which will increase both the quality and quantity of service provision available.

The proposal also forms part of the 2008-11 Affordable Housing Programme (Phase 1) (meeting specialist housing delivery) which was approved by the Regeneration and Asset Board on 23rd October 2007, Minute No; 51.

This report provides an update on progress with the Hollowgate development proposal. The report also includes an update on proposals for the transfer of the site to Great Places Housing Group, (who are the preferred developer partner for the scheme, by virtue of RMBC’s RSL Developer Partnership) and requests support for the disposal of the site on the basis of discounted value, to facilitate the redevelopment.

6. Recommendations

- **That Member’s approve the contents of the report.**
- **The Member’s approve the disposal of the site to great places, on the basis of a 125 year lease, at the value stated and on the basis that the council receives all the benefits detailed in the report.**

7. Proposals and Details

Background

Hollowgate is an old property (constructed in 1920) and consists of two semi detached properties (Nos. 52 & 54 Hollowgate) which have been combined to form one property. (See Photograph – Appendix 1) There are 6 flats which accommodate approximately 30 young people moving to the age of independence in any one year.

Demand for this service is high and is always oversubscribed especially for those young people who initially need the high levels of support that is given by staff at Hollowgate. At any one time there is a waiting list for Hollowgate of at least 3 or 4 young people. Consequently there is an identified need to provide more units of accommodation with 24 hour support, including an increased capacity to support care leavers who are young mothers.

Proposals have been developed to enhance service provision at the site, to meet service demands, ensure DDA compliance and provide a fit for purpose facility to meet future needs.

The Hollowgate Redevelopment Proposal.

The proposal is to demolish the existing Hollowgate building and build a block of 10 self contained flats consisting of 8 one bedroom flats (43.5sqm per flat) and 2 two bedroom flats (60sqm per flat). The two bedroom (mother and baby) flats are designed with a larger bedroom and bathroom layout to allow for a disabled adaptation for an individual needs if required at a later date. (See Appendix 3 - General layout drawings). This new development would represent a 67% increase in residential capacity at the site.

The development would be constructed by Great Places Housing Group who is the preferred RSL Developer partner for the locality, by virtue of the RSL Developer Partnership approved by Cabinet Member for Neighbourhoods on 18th October 2006, Minute No 128. Great Places are also taking forward the redevelopment of the adjacent site at 19-21 Moorgate Road, providing 12 flats for shared ownership as part of Phase 1 of the 2008-11 Affordable Housing Programme. This offers the opportunity for economies of scale and joined up thinking on design quality and the physical relationship between the two developments. Although not attached to the Moorgate development the Hollowgate proposal would reflect the quality and good design and would be the same in the visual design concept.

The property is sited in a residential area on the Unitary Development Plan UDP within the Moorgate conservation area/mixed use area adjacent. The site would be classed as a Brownfield site and a residential development would be acceptable. (See Appendix 2 – Plan of existing site).

Because of its close proximity to the Moorgate conservation area, Planners would require a building of modern construction and a good design with due regard for the character of the area, and for the privacy of neighbours and occupants.

Consequently the external elevations would be constructed of brick, stone and zinc coated cladding with a pitch roof and possibly a garden roof terrace. (See Appendix 4 - Elevation drawing).

The overall site comprises of 802sq.m and would have open space to rear for the occupants with car parking and cycle space provision.

Whilst construction work is being undertaken on the Hollowgate site, it is proposed to use 34 Godstone Road to accommodate the care leavers. A scheme is currently being worked upon by RMBC Building Surveyors.

Land Disposal

The site was included in Phase 1 of the 2008-11 Affordable Housing Programme approved by Regeneration and Asset Board on 23rd October 2007, Minute No:51. The initial proposal presented at the Board suggested disposal of the site to Great Places Housing Group at a discounted value, generating a projected capital receipt of £45,000, on the basis of land disposal at £5,000 per unit on the basis of 9 units being delivered.

Following further detailed discussion with Great Places Housing, it is now proposed that the land be disposed to Great Places on the basis of a 125 year lease at a value of £1.00. Such an arrangement would enable access to Housing Corporation grant to demolish the existing Hollowgate building and construct a new building with 10 self contained flats. (See Appendix 3 - General layout drawings).

The open market value for the land as a site suitable for residential development is valued at £175,000. From this valuation, a demolition and cleared site cost of £25,000 is deducted as an abnormal cost (not included within a Housing Corporation Grant) giving a value of £150,000. This figure is the Local Authority capital contribution.

£175,000 is a gross figure that the Council would expect to realise if this site were to be sold on the open market. This figure is in comparison with Great Places Housing anticipated funding from the Housing Corporation for land purchase of £1.00. However, the values of retained benefits are very high and are detailed below.

The Council is obtaining a much needed affordable supported housing provision worth £964K for £150,000, the difference between the potential capital receipt (net of demolition costs) and the proposed one, in addition to all the benefits outlined below which the new development would deliver.

A significant advantage of this proposal to the Authority would be to enjoy retained benefits, such as affordable levels of rent and 100% nomination rights in respect of who would use the flats. Quantifying this right is subjective but it is a very valuable concession for the Authority to retain.

The Council does have options to dispose of sites such as this on the basis of the consideration being less than the full open market value. The General Disposal Consents 2003 allow for a sale at any discount (up to a maximum of £2,000,000) to be offered, without the need to refer the matter to the Secretary of State, where the Council feel that the sale "...will help it to secure the promotion or improvements to

the economic, social or environmental well-being of its area...” Clearly, this proposed development matches all these criteria.

It is proposed, therefore, to dispose of the leasehold interest in the site to Great Places Housing at a gross discount of £175,000 for the sum of £1.00

8. Finance

Great Places have been successful in securing a grant from the Housing Corporation for the sum of £570,000. This falls in line with the benchmark rates for Supported Housing in South Yorkshire at £57,000 per unit. This exceeds the rates which would be provided for rented (£50,000 per unit) and shared ownership (£25,000 per unit) as in the adjacent Moorgate development.

The total scheme capital costs are £964,371 and are being funded through a combination of Great Places private finance (£394,371) and the Housing Corporation (£570,000).

The scheme bid assumed a discounted land value. Great Places Housing advised that the most favourable position for the bid in the extremely competitive bid process for Supported Housing funding from the Housing Corporation was for the Local Authority to discount the land value to a capital receipt of £1 for the site. The Housing Corporation were aware that the land had been significantly discounted in order for this bid to be successful and financially viable and acknowledged Rotherham’s commitment to the scheme by awarding the funding.

From the Great Places prospective the financing of £394,371 for the scheme is way in excess of their standard contribution to a Supported Housing project. If a further cost of £5000 per unit (£50,000) was to be included within their financial model the scheme would not be viable.

9. Risks and Uncertainties

Following the Cabinet decision in January 2007 to remove the HRA capital receipt ring-fence, the use of the site for this purpose and the discounted capital receipt, has implications for the financing of the Councils wider Capital Programme.

The Hollowgate development is not within the conservation area but with its close proximity to the Moorgate conservation zone would require close scrutiny by the Director of Planning and Transportation to ensure the development was within the Local Development Framework. This could limit the development of the land.

Development of the site will be subject to any restrictions on the land (arising from the long lease which according to the Land Terrier office was merged to become Freehold). A full legal check is required to establish if there are any restrictions.

10. Policy and Performance Agenda Implications

The proposal is making use of the site and by supporting the development, contributes to the sustainable neighbourhood's agenda by addressing the identified housing needs.

The proposed development also contributes towards RMBC key corporate strategic themes of:-

- Rotherham Proud
- Rotherham Safe
- Rotherham Alive
- Fairness
- Sustainable Development

These key themes are reflected within the individual Well-being and Healthy Communities outcome framework, as follows:

- Improved quality of life – by creating opportunities for independent living and an improved quality for life.
- Exercise choice and control – through enabling independent living and ability of young people to exercise choice and control over their housing and home life.
- Personal Dignity and respect – through creating independent living, promoting personal dignity and respect, in a comfortable, clean and orderly environment.

The Children (Leaving Care) Act 2000 and the Homelessness Act 2002 are designed to ensure those local authority children's services and housing services work together to ensure that the accommodation needs of care leavers are met.

The service improvements can demonstrate a contribution to five key Lines of Assessment within the CSCI 'New Outcomes Framework for Performance Assessment of Adult Social Care'. In particular there is a significant contribution to improved quality of life (KLA2), where services promote independence and support people to live a fulfilled life making the most of their capacity and potential.

11. Background Papers and Consultation

A consultation event on the proposed designs has taken place with past, present and future residents of Hollowgate, Children and Young People Services staff, Foster Carers and partnering organisations such as NCH Bridges.

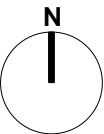
- Capital Strategy and Asset review Team – 26th February 2008.
- Regeneration and Asset Board, 23rd October 2007, Minute No: 51
- Report to Cabinet Member for Children and Young People Services 15 October 2007
- Report to Children and Young Peoples Services Cabinet Member 12 December 2006.
- Report to Children and Young Peoples Services Cabinet Member 18 July 2007.

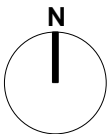
- Report to Cabinet Member for Neighbourhoods – Supported Accommodation for Care Leavers 30 April 2007
- Children (Leaving Care) Act 2000
- Homelessness Act 2002

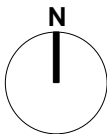
Contact Name: *Robert Holsey, Principal Officer (Technical) ext 3723*
Email robert.holsey@rotherham.gov.uk

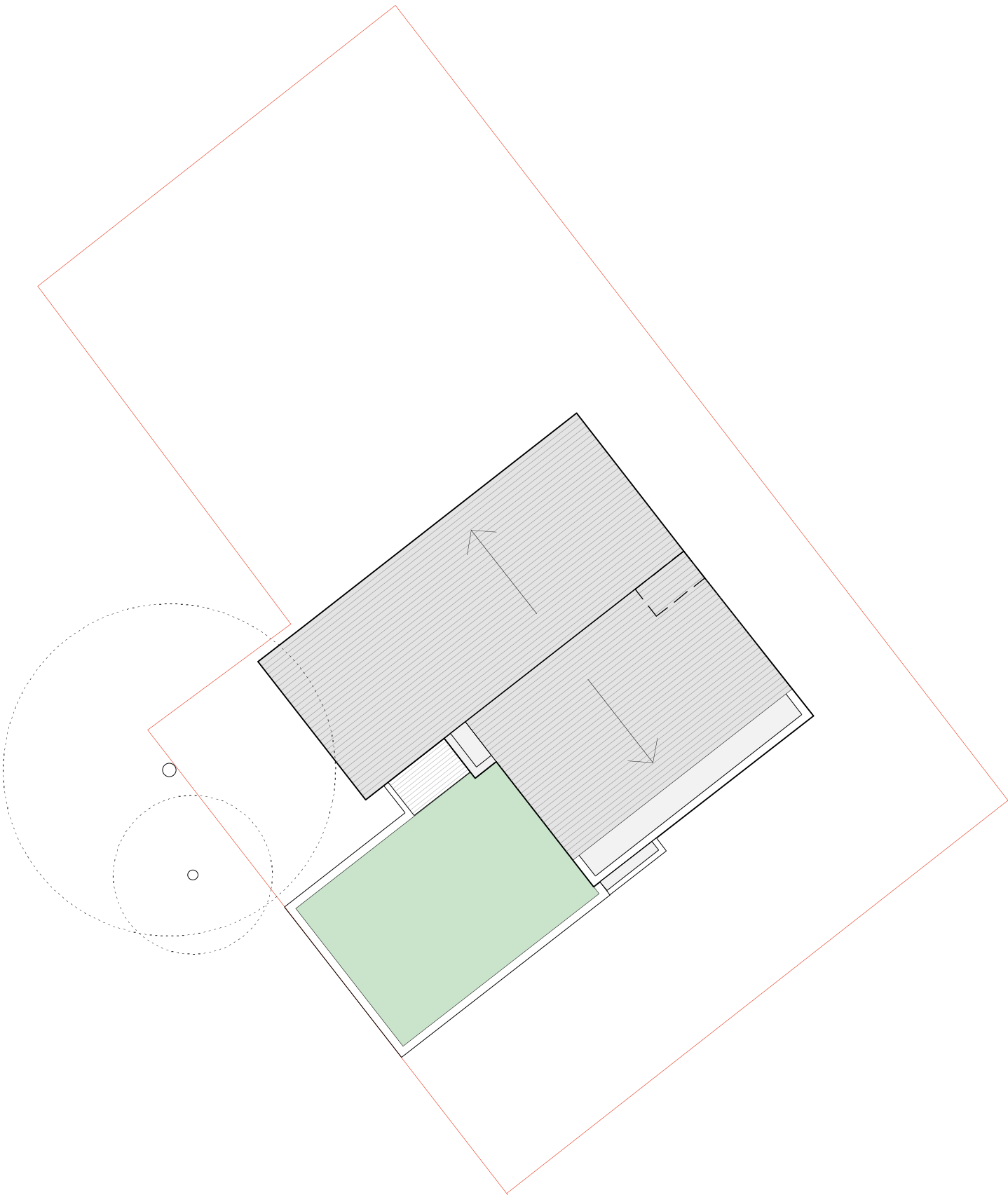
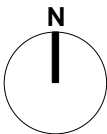


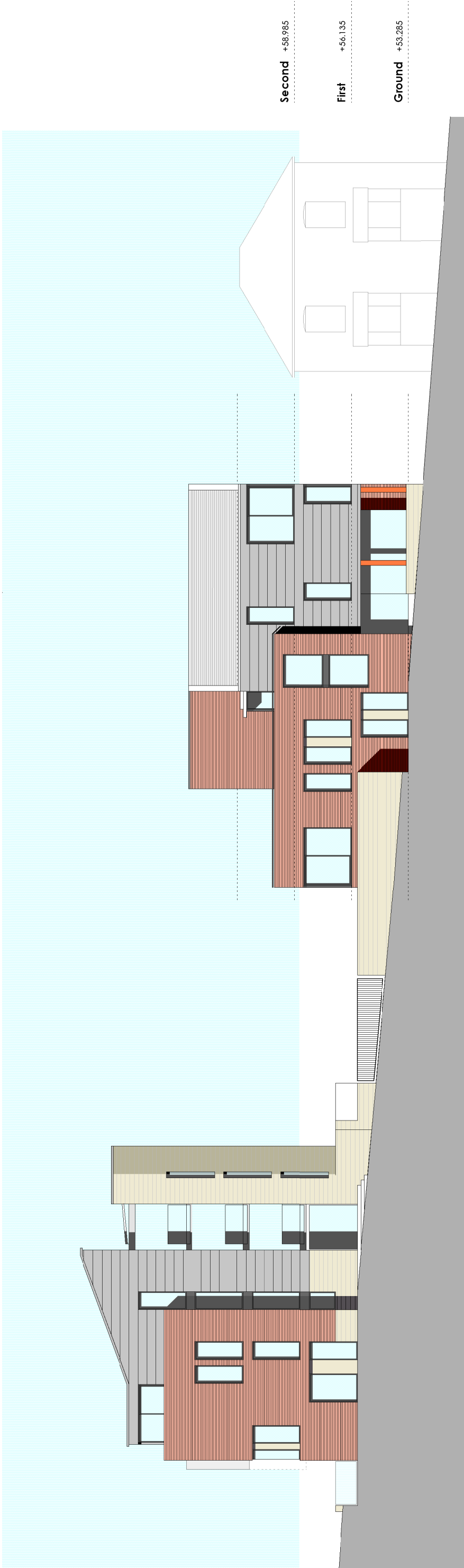
APPENDIX 2 - PLAN











OMI ARCHITECTS

HOLLOWGATE, ROTHERHAM
SUPPORTED HOUSING DEVELOPMENT
6 SEPTEMBER 2007

ELEVATION TO HOLLOWGATE
ALTERNATIVE PROPOSALS
SCALE 1:200@A3

| |
|--|
| ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS |
|--|

| | | |
|-----------|------------------------|---|
| 1. | Meeting: | Regeneration & Asset Board |
| 2. | Date: | 19 March 2008 |
| 3. | Title: | Minor Strategic Capital Investment Projects 2008/2009 2 No. Flood Improvement Schemes at Catcliffe and Whiston, Rotherham. Ward 3 – Brinsworth and Catcliffe Ward 15 - Sitwell |
| 4. | Programme Area: | Environment and Development Services |

5. Summary

This report provides details of the Environment Agency (EA) £161,000 contribution allocated to the Council for carrying out two flood improvement schemes at Catcliffe and Whiston. The Council is required to match fund £100,000 of the EA contribution to complete the flood improvement works early in 2008/2009 financial year. The EA require approval of the Council £100,000 match fund before the end of March 2008.

6. Recommendations

Members are asked to approve:

- 1. £100,000 match funding from the Minor Strategic Capital Investment Block 2008/2009 allocation before the end of March 2008, and in advance of approval of Minor Strategic Capital Block Programme in April 2008.**

7. Proposals and Details

During August 2007, Sir Michael Pitt was asked by ministers to carry out a review of the flood related emergencies which occurred during the summer of 2007. The interim report of the review identifies three objectives:

- to identify issues which need urgent action.
- to set out the direction for the remainder of the Review, and
- to provide a document for consultation before the final report is published next summer.

After the summer 2007 floods four public meeting were held at Catcliffe and Whiston. The meetings were also attended by the Council's Chief Executive and Leader of the Council and The Environment Agency (EA). At the meetings the Council and the EA agreed to carry out the necessary improvement works.

The Environment Agency (EA) allocated funding to the Local Authorities in South Yorkshire and Humberside. Rotherham MBC was allocated £161,000 to carry out essential flood improvement works at Catcliffe and Whiston. The Council is required by the end of March 2008, to match fund £100,000 toward the costs of the flood improvement works. The Council's expenditure will not be required until early in 2008/2009 financial year.

This report is being incorporated with a previous submitted report regarding Catcliffe Flood Improvement Works. It is anticipated that this report will be presented to the Regeneration and Asset Board in April 2008 for approval. However approval will be required to meet the EA requirements and funding arrangements as detailed in the previously signed agreement between the Council and EA.

The submission bid for the two flood improvement schemes are attached in Appendix A. The submission form has been prepared in accordance with the new format for all new submissions to the Regeneration and Asset Board. The proposed schemes scored 120 point which makes it a Category A high priority scheme

During the Summer 2007 floods over 170 properties flooded internally in the Catcliffe and Whiston areas. At the subsequent public meeting the Council and the EA made a firm commitment to the residents and businesses affected by the floods, that some improvement works would be carried out to improve the flooding problems in the Catcliffe and Whiston areas.

The proposed schemes are to provide additional pumping arrangements at Catcliffe, on the culverted watercourse in Sheffield Lane and surface water sewer along Poplar Way, and clearance works including repair to flood walls along the stretch of the River Whiston Brook in Whiston.

8. Finance

The Environment Agency (EA) has provided £161,000 contribution to the Council towards the necessary flood improvement works at Catcliffe and Whiston. The Council is expect to match fund £100,000 towards the two schemes which forms part of the agreement between the Council and the EA.

Failure to provide the £100,000 match funding by the Council will lead to bad publicity and disapproval from the residents. The EA may also withdraw their contribution if the Council does not match fund the £100,000 contribution towards the schemes.

Environment and Development Services have previously submitted for approval, a Minor Strategic Bid for funding to match fund the Environment Agency's contribution for the installation of the proposed pumping arrangements at Catcliffe.

9. Risks and Uncertainties

Completion of the two proposed schemes would help and protect properties and businesses from flooding, reduce threat of public health nuisance, protect the environment and prevent some of the highways, properties and businesses from being flooded from sewage and flood water. Some of the residents affected by the floods have not yet returned to their homes and residents are very concerned that lives and properties could be at risk from similar flooding events in the future.

The Environment Agency proposal to contribute towards the costs of providing the two proposed flood improvement schemes must be committed before the end of March 2008. Failure to commit the two schemes before the end of March 2008 may force the EA to withdraw their contribution towards the cost of the schemes. In addition failure of the Council to approve and provide the £100,000 match funding and the completion of the works would lead to bad publicity, and disapproval of the residents, businesses, elected members and Local MP's.

10. Policy and Performance Agenda Implications

The report has been prepared in line with the Sir Michael Pitt (MP) Review into the Summer 2007 Floods. It is likely that the final Sir Michael Pitt Review will be completed by mid 2008 where the Council will be required to comply the recommendations of the review.

11. Background Papers and Consultation

Appendix A – Minor Strategic Capital Investment Project 2008/2009 for Two Capital Flood Improvement Schemes at Catcliffe at Whiston.

Ward Members and Cabinet Member have not been consulted at this stage.

Contact Name : *Graham Kaye, Section Engineer, ext 2983*
graham.kaye@rotherham.gov.uk

PROJECT PROCEDURE TEMPLATE

FORM PP0

PROJECT INFORMATION

DIRECTORATE

Department

Department Plan Ref:

Project Name

Project No

Cost Code

Project Sponsor

Project Manager

EDS

Streetpride

Response to Emergency

2 No. Flood Improvement Schemes at Catcliffe an

NM006A

G12001

Mr Graham Kaye

Manager: Graham Kaye

Click on white cell

Type in the Department Name

Enter unique reference

Enter Project Name

Enter unique number

Enter relevant code (if known)

Enter name of relevant person

Enter name of relevant person

PROJECT DESCRIPTION

Two Schemes - To construct two pumping chambers and obtain all associated ancillaries to assist in dealing with potential flood waters in Catcliffe. To carry out clearance works and repair flood walls along River Whiston Brook, Whiston.

PROJECT AIM

After the June 2007 storms over 170 properties in Catcliffe and Whiston were flooded internally and residents were evacuated from their homes. Some residents have still not returned to their homes. At public meetings the Environment Agency and the Council agreed to work together to construct two pumping chambers, clear out river and construct flood walls, to deal with potential future flood water to relieve the threat of future flooding to properties and to safeguard lives.

INVESTMENT BLOCK

Strategic

Definition

Investment required to implement the strategies developed to deliver the Theme priorities in the

COST CATEGORY

Minor

Definition

Projects under £300,000

STRATEGIC FIT

Statutory Requirement

Yes

Justification

Sir Michael Pitt's Review 2007 and the Council's political commitment

Legislation Type

Health & Safety

Definition

This is the Legislation under which the Statutory Requirement indicated above is required

Urgency

Immediate

Corporate Priority Rating

Form A

Category A

120

These cells will automatically be filled after the completion of the Priority Rating Form A

Panel Priority Rating

FALSE

0

These cells will be automatically completed after the Panel Review

Members Priority Rating

To be completed by relevant Member of Council

RISK RATING

Form E

HIGH

Definition

Only HIGH risk projects need to go through further Risk Management procedures

TIMESCALE DEADLINE

2008

Enter the relevant Financial Year(s) timescale

STRATEGIC BUSINESS CASE - PRELIMINARY SUBMISSION - PP0

Corporate Priority Rating

Form A

Current Position

Form B

Objectives

Form C

Benefits

Form D1

Risk Rating

Form E

Scheme Options

Form F1

Funding Options

Form F2

Scope of Works

Form G

Cost Plan

Form H

Not Used on this Investment Block

| STRATEGIC FIT | | | | | |
|--|--|--|--|--------------|---------------------|
| DIRECTORATE | | EDS | | | |
| Department | | Streetpride | | | |
| Department Plan Ref: | | Response to Emergency | | | |
| Project Name | | 2 No. Flood Improvement Schemes at Catcliffe and Whiston | | | |
| Project Sponsor | | Mr Graham Kaye | Project Number: NM006A | | |
| Project Manager | | Manager: Graham Kaye | Cost Code: G12001 | | |
| Corporate Priority Rating | | | | | |
| Criteria | Assessment | Rating | Justification | Panel Rating | Panel Justification |
| 1 Contribution to Themes | | | | | |
| (a) Rotherham Learning | Negligible | 0 | Not applicable | | |
| (b) Rotherham Achieving | Moderate | 5 | Prevention of flooding of properties and highways supporting access to residents and public transport and road safety LTP targets | | |
| (c) Rotherham Alive | Major | 10 | Increase public confident and satisfaction with flood defence measures in place contributes to the "People feel good" priority | | |
| (d) Rotherham Safe | Major | 10 | Relieve internal flooding problems to properties, public health issues and to protect public and residents from future flooding. | | |
| (e) Rotherham Proud | Major | 10 | Relieving flooding problems will improve street scene conditions on site and provide the affected residents with confidence and maintain public satisfaction with the overall service. | | |
| (f) Sustainable Development | Major | 10 | Protecting environment, people and businesses from flooding will encourage businesses and livelihood to prosper. | | |
| (g) Fairness | Negligible | 0 | Not applicable | | |
| 2 Impact | | | | | |
| (a) Comprehensive Performance Assessment and Inspections | Moderate | 5 | Failing to meet LTP and Corporate Plan targets will be a serious failing to inspectors | | |
| (b) Corporate Performance Plan indicators | Moderate | 5 | The continued flooding problems will have an effect on several future BVPIs and LPIs. | | |
| (c) Corporate Plan Objectives and Targets | Major | 10 | The continued flooding problems will have an adverse effect on several future Corporate Plan Objectives and Targets. | | |
| (d) Department Service Plan Objectives and Targets | Major | 10 | The continued flooding problems will have an adverse effect on several future Service Plan Objectives and Targets. | | |
| (e) Risks for the Council | Will reduce significantly | 10 | The work will improve the area, provide a safer environment and reduce the risk of claims and complaints resulting from frequent floods and flood damage. | | |
| (f) Environmental Impact | Positive | 10 | Preventing public health issues arising from constant flooding and pollution problems to properties and people and will improve the street scene. | | |
| 3 Economic | | | | | |
| (a) Council capital investment required | Moderate Contribution | 5 | The investment requested is modest compared to the gross asset replacement value throughout Catcliffe. | | |
| (b) Impact on revenue budgets | Neutral | 5 | Some minor savings anticipated through reduced reactive maintenance and reduced claims | | |
| (c) External funds | Will attract significant funds | 10 | The Environment Agency are proposing to contribute £161,000 towards the costs of the works. | | |
| (e) Catalyst / Pump Priming Effect | Could have some effect | 5 | Will have a positive influence on public satisfaction providing a safe clean neighbourhood | | |
| (f) Effect on Asset Portfolio | Neutral or negligible on asset portfolio | FALSE | Existing assets will be protected but some will remain the responsibility of the Council and some of the assets will be the responsibility of the Environment Agency. | | |
| Score | | 120 | | 0 | |
| Category A | | | | FALSE | |

| CURRENT POSITION | | | |
|--|---|-----------------|--------------------------------------|
| DIRECTORATE | EDS | | |
| Department | Streetpride | | |
| Department Plan Ref: | Response to Emergency | | |
| Project Name | 2 No. Flood Improvement Schemes at Catcliffe and Whiston | | |
| Project Sponsor | Mr Graham Kaye | Project Number: | NM006A |
| Project Manager | Manager: Graham Kaye | Cost Code: | G12001 |
| | | | |
| Current Situation (Current Status) | An existing culverted watercourse in Sheffield Lane Catcliffe and a highway drain in Poplar Way Catcliffe contributed to the floods in Catcliffe in June 2007. The River Whiston Brook requires clearing and repair works to defective flood walls. The Council and the Environment Agency (EA) are fully committed in carrying out these flood improvement works to safe guard over 170 properties and lives against future flooding events. The EA is committed to provide a contribution of £161,000 for the completion of the flood improvemnet works which will be managed by the Council. | | |
| Performance Indicators (Current Measurable Indicators Local or Best Value) | PI Reference | Baseline Target | Comments |
| | Not applicable | N/A | Could affect several BVPIs and LPIs. |

| OBJECTIVES | | | | | | | | | | | |
|--|---|---|---|---|---|--|--------------------------------|--|--|---------------------------------|---|
| DIRECTORATE | EDS | | | | | | | | | | |
| Department | Streetpride | | | | | | | | | | |
| Department Plan Ref: | Response to Emergency | | | | | | | | | | |
| Project Name | 2 No. Flood Improvement Schemes at Catcliffe and Whiston | | | | | | | | | | |
| Project Sponsor | Mr Graham Kaye | Project Number: | NM006A | | | | | | | | |
| Project Manager | Manager: Graham Kaye | Cost Code: | G12001 | | | | | | | | |
| OBJECTIVES | | | | | | | | | | | |
| Corporate Plan (Illustrate the relevant section of the Corporate Plan) | | | | | Service Plan (Illustrate the relevant section of the Service Plan) | | | Project | | | Justification |
| Priority Theme | Priority | Objective | Target | How we will deliver | Smart Objective | Actions | PIs and Target | Objectives | Actions | PIs | |
| Achieving | Support sustainable transport | Deliver an integrated transport system, which is accessible, sustainable and promotes economic, social and environmental well being | Above average LTP score | Deliver transport projects contributing towards LTP objectives | Deliver projects in a way that maximises the effective use of resources to meet LTP objectives | Develop and monitor key performance indicators related to delivery | KPIs | Prevent flooding of highways and supports access to public transport and road safety LTP objectives. | Develop programme of repair works and gully cleansing required to meet demand. | Affects several BVPIs and LPIs. | To provide a well maintained road network and improve safety to road users. |
| Alive | People feel good | Increase satisfaction with ...condition of highways | Condition: 80% satisfaction by 2010 | Capital Funding Bid | Increase satisfaction with condition of highways | Seek additional resources for highway refurbishment through appropriate Capital bids and grant funded programmes | 4 annually | Remove flooding and highway drainage problems to the public and highway users and improve street environment. | Develop programme of repair works and gully cleansing required to meet demand. | Affects several BVPIs and LPIs. | To improve the highway drainage network system will improve street environment and have a positive influence on public satisfaction with highway conditions. |
| Safe | Protect People | Ensure the borough has high quality emergency planning procedures. | Maintain full compliance with Civil Contingencies Act 2004. | Deliver schemes in accordance with Civil Contingencies Act 2004 and maintain safety of public and minimise risk of damage properties. | Deliver projects in a way that maximises the effective use of resources to meet Civil Contingencies Act 2004 objectives | Deliver works to the full value of all financial allocations each year | 100% of all allocations | Reduce the risk of flooding and protect public and properties by providing a safe, clean, green and well maintained neighbourhood. | Develop programme of construction works for pumping arrangements with the Environment Agency to meet demand. | Affects several BVPIs and LPIs. | properties, public health issues and disruption caused to residents, risk to highway users and properties. Residents of Catcliffe and Whiston have demanded reassurance and action to resolve future flooding problems. |
| Proud | Promote pride in the Borough | Increase the number of residents who are satisfied with the overall services provided by RMBC | Above national average (60% by 2010) | Increase support to town and parish councils | Involve community in service, residents to feel empowered to make decisions that improve their local environment. | Produce recommendation report on response times | Publication of report annually | Increase customer, business owners, and highway user satisfaction with service provider. | Develop programme of construction works for pumping arrangements with the Environment Agency to meet demand. | Affects several BVPIs and LPIs. | Resolve flooding problems affecting public and properties, disruption to public, and reduce the number of reported flooding incidents. The Environment Agency have agreed to contribute £161,000 towards the cost of providing the necessary flood improvement works. |
| Sustainable | Embed sustainable development into all plans, services and actions. | Ensure that sustainable developments integrated into all Council plans, services and actions | Sustainable development framework developed and being delivered | Deliver scheme in conjunction with the Environment Agency action plan. | To develop the scheme and community and sustain a way that takes advantage of new technologies and products | Develop Action Plan in conjunction with the Environment Agency's Action Plan. | Quarterly review | Protect environment, people and businesses from future flooding and promote businesses in the area. | Develop programme of construction works for pumping arrangements with the Environment Agency to meet demand. | Affects several BVPIs and LPIs. | Protect environment, people and businesses from frequent flooding and pollution of dwellings with sewage and flood water. |
| Note: A Maximum number of 3 Objectives should be set | | | | | | | | | | | |

| BENEFITS | | | |
|---------------------------------|--|-------------------------------|-------------------------------------|
| DIRECTORATE | EDS | | |
| Department | Streetpride | | |
| Department Plan Ref: | Response to Emergency | | |
| Project Name | 2 No. Flood Improvement Schemes at Catcliffe and | | |
| Project Sponsor | Mr Graham Kaye | Project Number: | NM006A |
| Project Manager | Manager: Graham Kaye | Cost Code: | G12001 |
| BENEFITS SUMMARY | | | |
| Type of Benefit | Specific Benefit | Approximate Financial Benefit | Benefactor |
| | | £ | |
| Financial Benefits | | | |
| Income | Contribution from Environment Agency | £ 161,000 | Community |
| Savings | Not measurable at the moment | £ - | Community |
| Non-Financial Benefits | | | |
| Community | Reduction in flooding incidents and minimise risk of flooding to public and properties. | | Residents and visitors to Rotherham |
| Technical | Better technical solution to existing methods | | Streetpride |
| Political | Increased satisfaction and meet the expect demand of the with residents, elected member and MP. The Council and the Environmnt Agency committed to carry out flood improvement works. | | RMBC |
| Environmental | Protect environment, people and properties by reducing the risk of flooding and pollution of dwellings with sewage and flood water. | | Rotherham Borough |
| Operational | Council and Environment Agency committed to action after public meetings at Catcliffe and Whiston. Major reduction in disruption to the public by minimising risk from flooding resulting in an increase in Customer satisfaction | | Streetpride and community |
| Opportunities | | | |
| Totals Financial Benefit | | £ 161,000 | |

[RETURN TO FRONT SHEET](#)

| RISK MANAGEMENT | | | | | | | |
|--|--|---------------------------------------|---------------------------------------|--|---|---|--|
| DIRECTORATE | EDS | | | | | | |
| Department | Streetpride | | | | | | |
| Department Plan Ref: | Response to Emergency | | | | | | |
| Project Name | 2 No. Flood Improvement Schemes at Catcliffe and Whiston | | | | | | |
| Project Sponsor | Mr Graham Kaye | | | | | Project Number: | NM006A |
| Project Manager | Manager: Graham Kaye | | | | | Cost Code: | G12001 |
| RISKS | Probability | Impacts | | | | | Individual Assessment |
| The following is a list of Strategic and Project risks that may affect the project/programme | The probability that the risk will occur | Cost | Time | Service Delivery | Safety | Reputation | This assessment is automatically generated |
| | H= High Greater than 66% M=Medium Greater than 33%, but not exceeding 66% L=Low Not exceeding 33% | H=>10% M=>5%<=10% L<=5% | H=>10% M=>5%<=10% L<=5% | H=Failure to meet majority of success criteria M=Failure to meet some of success criteria L=Failure to meet one of success criterion | H=major breach of H&S policy M= a number of minor breaches of H&S policy L=a minor breach of H&S policy | H=national Press /Union action M=Local Press campaign / Union issues L=Local press article / staff complaints | |
| 1 Change of Corporate Priorities | Medium | Medium | Medium | Medium | High | High | HIGH |
| 2 Change of Government Policies | High | Low | Medium | Medium | High | High | HIGH |
| 3 Failure to meet local requirements | High | Medium | Medium | Medium | High | High | HIGH |
| 4 Stakeholders fail to support the project | Low | Low | Low | Low | Low | Low | LOW |
| 5 Major social unrest, vandalism, arson, etc | High | Low | Low | Medium | Medium | High | HIGH |
| 6 Breach or delay relating to UK/EC legislation | Low | Low | Low | Low | Low | Low | LOW |
| 7 Failure to obtain external funding | High | Medium | Medium | Medium | High | Medium | HIGH |
| 8 Bankruptcy of major supply chain member | Low | Low | Low | Low | Low | Low | LOW |
| 9 Failure to allow sufficient time for project stages | Low | Low | Medium | Medium | Medium | Low | MEDIUM |
| 10 Major breach of Environmental requirements | High | Medium | High | Medium | High | High | HIGH |
| 11 Failure to recruit and/or loss of appropriate resources | Low | Low | Low | Low | Low | Low | LOW |
| 12 Failure to achieve competitive tenders | Medium | Medium | Medium | Medium | Medium | Medium | MEDIUM |
| | | | | | | | |
| Overall Assessment | HIGH | | | | | | |
| | | | | | | | |

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| APPRAISALS | | | | | | | | | | |
|---|--|--|-----------|---|-----------|-------------|-------------|--------|------------------------|---|
| DIRECTORATE | EDS | | | | | | | | | |
| Department | Streetpride | | | | | | | | | |
| Department Plan Ref: | Response to Emergency | | | | | | | | | |
| Project Name | 2 No. Flood Improvement Schemes at Catcliffe and Whiston | | | | | | | | | |
| Project Sponsor | Mr Graham Kaye | Project Number: | NM006A | | | | | | | |
| Project Manager | Manager: Graham Kaye | Cost Code: | G12001 | | | | | | | |
| SCHEME OPTIONS | | | | | | | | | | |
| | | | | Benefits Achieved Delivers all = 10 Delivers some = 5 Fails to Deliver any = 0 | | | | | | |
| Option Description | Assumptions | Constraints | Cost | Community | Technical | Environment | Operational | Scores | Value for Money Rating | Comments |
| Do Nothing | React to future flooding under the Council's Emergency Planning procedures. | Serious risk of future flooding to residents and properties because of climate change. Residents may have to be evacuated from homes for long periods of time. | Not known | 0 | 0 | 0 | 0 | 0 | #VALUE! | Unacceptable on all counts |
| Do Minimum Replace only those elements of the system that fail | Revenue budget will enable resources to be made available to cope with sporadic demand | Reactive only, resource dependant. June 2007 floods has identified the need to provide new pumping arrangements at Catcliffe and river improvement works at Whiston, which have been recognised by recent public meetings. | £ 200,000 | 5 | 5 | 5 | 5 | 20 | 10.0 | Would deliver some benefits, but would always remain re-active Would gradually deliver all benefits over the investment programme and increase customer satisfaction. The Environment Agency have made a contribution of £161,000. |
| Planned improvement to area | Capital Bid is successful. Environment Agency have contributed £161,000 | Required to work in conjunction with the requirements of the Environment Agency. | £ 261,000 | 10 | 10 | 10 | 10 | 40 | 15.3 | |
| | | | | | | | | 0 | #DIV/0! | |
| | | | | | | | | 0 | #DIV/0! | |
| | | | | | | | | 0 | #DIV/0! | |
| | | | | | | | | 0 | #DIV/0! | |
| | | | | | | | | 0 | #DIV/0! | |
| | | | | | | | | 0 | #DIV/0! | |
| | | | | | | | | 0 | #DIV/0! | |
| | | | | | | | | 0 | #DIV/0! | |
| Preferred Options to be taken for further Cost/Benefit Analysis | | | | | | | | | | |

| SCOPE OF WORKS / STATEMENT OF REQUIREMENTS | | | |
|--|--|-----------------|--------|
| DIRECTORATE | EDS | | |
| Department | Streetpride | | |
| Department Plan Ref: | Response to Emergency | | |
| Project Name | 2 No. Flood Improvement Schemes at Catcliffe | | |
| Project Sponsor | Mr Graham Kaye | Project Number: | NM006A |
| Project Manager | Manager: Graham Kaye | Cost Code: | G12001 |
| Clause Headings | Provide a brief description of the main requirements against each of the relevant clause headings | | |
| Project Scope | Carry out 2 No. flood improvement schemes immediately to reduce the risk of flooding to public and properties. | | |
| Project Outcomes | Protect environment, people and properties from frequent flooding and pollution with sewage and flood water. | | |
| Project Deliverables | Comparative data on the various options | | |
| Assumptions | Capital Bid is successful. Environment Agency have contributed £161,000 | | |
| Constraints | Environment Agency contribution of £161,000 must be committed before end of March 2008. | | |
| Exclusions | All other Wards. | | |
| Quality Criteria | | | |
| Standards | Work to Environment Agency's specifications | | |
| Quality Control and Audit | Site inspections and testing to meet the Council's and Environment Agency's requirements. | | |
| Acceptance Criteria | | | |
| Appearance | Improvement to immediate area. | | |
| Performance levels | Meet Environment Agency's recommendation. | | |
| Capacity | Will meet with the capacity of the Environment Agency's equipment. | | |
| Accuracy | To strict specification | | |
| Availability | Works to be undertaken immediately | | |
| Reliability | Tested over a long term year period and dependant on future floods. | | |
| Security | Meets with the Environment Agency requirements. | | |
| Ease of Use | Determined by the works. | | |
| Timings | Immediate | | |

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| COST PLAN | | | | | | | |
|----------------------------|--|-------------|-------------|-------------|-------------|-----------------|----------------|
| DIRECTORATE | EDS | | | | | | |
| Department | Streetpride | | | | | | |
| Department Plan Ref: | Response to Emergency | | | | | | |
| Project Name | 2 No. Flood Improvement Schemes at Catcliffe and Whiston | | | | | | |
| Project Sponsor | Mr Graham Kaye | | | | | Project Number: | NM006A |
| Project Manager | Manager: Graham Kaye | | | | | Cost Code: | G12001 |
| CAPITAL COSTS | | | | | | | |
| | £ Year 1 | £ Year 2 | £ Year 3 | £ Year 4 | £ Year 5 | £ Total | |
| Fees | | | | | | | |
| Justification Fees | 0 | 0 | 0 | 0 | 0 | 0 | |
| Development Fees | 12,000 | 0 | 0 | 0 | 0 | 12,000 | |
| Delivery Fees | 0 | 0 | 0 | 0 | 0 | 0 | |
| Delivery Costs | | | | | | | |
| Purchase Costs | 0 | 0 | 0 | 0 | 0 | 0 | |
| Implementation | 249,000 | 0 | 0 | 0 | 0 | 249,000 | |
| Furniture/Equipment | 0 | 0 | 0 | 0 | 0 | 0 | |
| Contingencies | 0 | 0 | 0 | 0 | 0 | 0 | |
| Inflation | 0 | 0 | 0 | 0 | 0 | 0 | |
| Totals | 261,000 | 0 | 0 | 0 | 0 | 261,000 | |
| | | | | | Check | 261,000 | |
| FUNDING | | | | | | | |
| | £ Year 1 | £ Year 2 | £ Year 3 | £ Year 4 | £ Year 5 | £ Total | Secured Status |
| Council | 100,000 | 0 | 0 | 0 | 0 | 100,000 | Not Secured |
| Other Funding 1 | 161,000 | 0 | 0 | 0 | 0 | 161,000 | Secured |
| Other Funding 2 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Other Funding 3 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total Other Funding | 161,000 | 0 | 0 | 0 | 0 | 161,000 | |
| | | | | | | 161,000 | |
| Total Funding | 261,000 | 0 | 0 | 0 | 0 | 261,000 | |
| | | | | | Check | 261,000 | |
| Total Funding Secured | | | | | | 62% | |
| REVENUE IMPLICATIONS | | | | | | | |
| | £ Year 1 | £ Year 2 | £ Year 3 | £ Year 4 | £ Year 5 | £ Total | |
| Department Budget | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total Revenue Implications | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | | | | 0 | |

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