

REGENERATION AND ASSET BOARD

**Venue: Town Hall,
Moorgate Street,
Rotherham. S60 2TH**

Date: Wednesday, 18th June, 2008

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 previous meetings held as follows:- (Pages 1 - 10)
 - 19th March, 2008 (copy attached)
 - 16th April, 2008. (copy attached)
6. Matters arising from the previous minutes.
7. 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 relates to the financial or business affairs).
8. Presentation - Rotherham Affordable Housing Development Programme - update. (report attached) (Pages 11 - 13)
Tom Bell, Neighbourhood Investment Manager, to report.
 - to deliver a presentation on the national affordable housing programme.
9. Proposed Gateway Improvement Programme 2008/2009 and 2010/2011. (report attached) (Pages 14 - 17)
10. Capital and Asset Management Strategies, Plans and Programmes 2007-2012
 - Maintenance Capital Investment Block. (covering report attached) (Pages 18 - 23)

Stuart Carr, Facilities Manager, to report.

- to outline a programme for the maintenance capital investment block of the Capital Programme 2008.

PLEASE NOTE THAT COPIES OF THE FULL DETAILS OF THE MAINTENANCE INVESTMENT BLOCK 2008-2009 (Appendix 3) ARE AVAILABLE IN THE MEMBERS' ROOM AND ON RECEPTION AT THE TOWN HALL

11. Capital and Asset Management Strategies, Plans and Programmes 2008 - 2010 onwards - Minor Strategic Capital Investment Block. (covering report attached) (Pages 24 - 28)

Stuart Carr, Facilities Manager, to report.

- to outline a programme for the projects under £300,000 in the minor strategic capital investment block of the Capital Programme 2008 to 2010.

PLEASE NOTE THAT COPIES OF DETAILED SCHEDULE TO THIS REPORT (Appendix 3) ARE AVAILABLE IN THE MEMBERS' ROOM AND ON RECEPTION AT THE TOWN HALL

12. Land and Property Bank: Capital Receipts Update. (report attached) (Pages 29 - 35)

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.

13. Land at Scrooby Lane, Parkgate. (report attached) (Pages 36 - 45)

Carole Smith, Strategic Property Manager, to report.

- to provide an update on the current situation.

The Chairman authorised consideration of the following extra item:-

14. 36 Godstone Road, Wellgate. (report attached) (Pages 46 - 48)

Carole Smith, Strategic Property Manager, to report.

- update on the proposed sale.

For information:-

15. Date, time and venue of next meeting:

Wednesday, 16th July, 2008 at 10 a.m. at the Town Hall, Moorgate Street, Rotherham.

REGENERATION AND ASSET BOARD
Wednesday, 19th March, 2008

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

Apologies for absence were received from Councillors Rushforth and Stone.

96. MINUTES OF THE PREVIOUS MEETING HELD ON 20TH FEBRUARY, 2008.

Consideration was given to the minutes of the previous meeting of the Regeneration and Asset Board held on 20th February, 2008.

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

97. ANY MATTERS ARISING FROM THE PREVIOUS MINUTES

There were no matters arising from the previous minutes.

98. THE RAIN BUILDING, EASTWOOD LANE, ROTHERHAM

Further to Minute No. 56 of the meeting of the Regeneration and Asset Board held on 23rd October, 2007, consideration was given to a report, presented by the Director of Asset Management, which informed the Board that RAIN had now signed up to a full repairing and insuring lease for the building they occupied on Eastwood Lane, Rotherham.

Resolved:- That the contents of the report be noted.

(Councillor R. S. Russell declared a personal interest in the above item)

99. ASTON AND RAWMARSH CUSTOMER SERVICE CENTRES

Consideration was given to a report, presented by the Director of Asset Management, which set out progress of the development of the Aston and Rawmarsh Customer Service Centres.

A full explanation of the funding arrangements and funding sources for each Centre was given, with reference to corporate financial constraints.

It was confirmed that the costs incorporated savings from agile working/workstyle practices.

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

(2) That the Deputy Leader liaise with the Chief Executive and the Assistant Chief Executive, Human Resources, regarding the expected report in respect of workstyle/agile working.

100. HOLLOWGATE DEVELOPMENT - SUPPORTED ACCOMMODATION FOR CARE LEAVERS

Further to Minute No. 51 of the meeting of the Regeneration and Asset Board held on 23rd October, 2007, consideration was given to a report, presented by the Principal Officer, which set out the background to the proposal to demolish the existing building and redevelop the site to provide a high quality design fit for purpose facility and which would increase the quantity of provision available.

Consideration was given to the request to dispose of the site on the basis of discounted value to facilitate the redevelopment.

Members of the Board were referred to the report which detailed the following:-

- the background to the use of this property
- the redevelopment proposal
- issues re: land disposal and values
- need for the facility and benefits for the Council
- finance

Members commented on:-

- The timing of the submission of the request
- The disposal proposal and value
- Nomination rights
- Joint working between Asset Management and Neighbourhoods
- The need to ensure the inclusion of a "break clause"

Resolved:- (1) That approval be given for the disposal of the site and the Director of Asset Management, in exercise of his delegated powers, and in conjunction with the Director of Housing and Neighbourhood Services, determine the lease and rent.

(2) That the lease include a "break clause."

(3) That a further report be submitted to a future meeting of this Board setting out the detail of (1) and (2) above.

(4) That Service areas and Corporate Management Team be informed that any future similar requests be submitted to this Board at the earliest opportunity for consideration.

101. MINOR STRATEGIC CAPITAL INVESTMENT PROJECTS 2008/2009

Consideration was given to a report which detailed the Environment Agency's (EA) £161,000 contribution allocated to the Council for carrying out two flood improvement schemes at Catcliffe and Whiston and which

required the Council to match fund £100,000 of the EA contribution to complete the flood improvement works early in 2008/2009 financial year.

It was pointed out that the EA required approval of the Council's £100,000 match fund before the end of March 2008.

It was noted by the Board that neither Ward Councillors nor Cabinet Members seemed to have been consulted on this issue.

Details of the proposal, together with a financial breakdown, were set out in the report.

Resolved:- (1) That approval be given for the allocation of £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.

(2) That the Director of Asset Management ensure that Ward Councillors are notified.

102. 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))

103. LAND AT PARK ROAD, WATH

Consideration was given to a report, presented by the Valuation Manager, which detailed the results from the marketing process carried out for the disposal of the site of the former Park Road Junior and Infant School and Comprehensive School Annexe.

Reference was made to:-

- the former use of this site
- its condition upon marketing
- deduction of abnormal costs
- capital receipt for the Council
- planning permission
- Section 106 agreement
- Affordable housing requirement

Resolved:- That the content of the report be noted.

104. SHERWOOD HOUSE, 136 MOORGATE ROAD, ROTHERHAM

Consideration was given to a report, presented by the Valuation Manager, which detailed an offer received from the current occupier of Sherwood House to purchase the freehold interest in the above site.

The report set out the details of the current lease arrangement together with 3 options.

The Valuation Manager explained the advantages and disadvantages of each option.

Members of the Board questioned the terms and conditions of the current lease.

Reference was made to the negotiations which had taken place and to the independent valuation undertaken by the District Valuer.

Resolved:- That the offer negotiated for this property be noted, and Option 3 be supported as the appropriate method of disposal.

105. LAND AT RIDGEWAY ROAD, EAST HERRINGTHORPE

Consideration was given to a report requesting approval for the appropriation of the above mentioned land from Asset Management Service to Housing and Neighbourhood Services for the extension of the cemetery.

The Board stressed that it was essential that all necessary rights are reserved over the land to protect the Council's retained land.

Resolved:- (1) That the previous resolutions of the Regeneration and Asset Board on 11 July 2007 be rescinded.

(2) That an appropriation of sites B, D, E, F and G (shown on Appendix 2 to the report now submitted) from Asset Management Service to Housing and Neighbourhoods Services at a value of £112,000 be approved, to enable the transfer of land to the strategic partner, Dignity Funerals Ltd. subject to (5) below.

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

(4) That the Strategic Director of Finance arranges the appropriate budgetary adjustments.

(5) That the Director of Housing and Neighbourhoods Services ensures that all necessary rights are reserved over the land to protect the Council's retained land.

106. LAND BETWEEN 118 AND 120 SWINSON HILL ROAD, DINNINGTON

Consideration was given to a report, presented by the Strategic Property Manager, seeking approval to grant a permanent easement over, and services under, Council owned land to provide access to a residential development owned by joint applicants.

The proposal was illustrated on the plans appended to the report. A verbal explanation was given of the technicalities of the proposal.

Members questioned:-

- How the value had been calculated
- Implications for the Local Development Framework

Resolved:- (1) That approval be given to the granting of a permanent easement over land between Nos. 118 and 120, Swinston Hill Road, Dinnington.

(2) That the Interim Director of Rotherham Investment & Development Office negotiates the access to be granted on the basis set out in the report.

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

107. CAPITAL RECEIPTS

(The Chairman authorised consideration of the following extra item in order for the Board to be updated on the current position.)

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

The following issues were highlighted:-

- anticipated position as at 31st March, 2008
- projected receipt for 2008/2009 (including Sherwood House)
- 2009-2010 – with reference to the change in the Greenfield Moratorium, and the Local Development Framework process

Members of the Board also discussed:-

- Undergate Road sites, Dinnington
- Christchurch Road, West Melton
- Melton High Street
- Warehouse Lane

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

(2) That the position in respect of the former Wath Depot be reappraised.

108. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That the next meeting of the Board be held on Wednesday, 16th April, 2008 at 10 a.m. at the Town Hall, Moorgate Street, Rotherham.

**REGENERATION AND ASSET BOARD
Wednesday, 16th April, 2008**

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

109. MINUTES OF THE PREVIOUS MEETING HELD ON 19TH MARCH, 2008

Consideration was given to the minutes of the previous meeting held on 19th March, 2008.

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

110. MATTERS ARISING

Key issues from the previous meeting were noted.

**111. ROTHERHAM ECONOMIC REGENERATION FUND (RERF) – 5.23
FLOOD ALLEVIATION SCHEME**

Further to Minute No. 223 of the meeting of the Cabinet Member for Regeneration and Development Services held on 17th March, 2008, consideration was given to a report presented by the Economic Strategy Officer, informing the Board of the approval of £248,482 of RERF capital which is to be used to underwrite a potential shortfall in funding for the Rotherham flood alleviation scheme.

It was explained that the reason for the request was the unforeseen costs due to the floods of June 2007 and additional legal fees relating to the diversion of the Dog Star gas main, which has used up the contingency element of the budget. Additional funding has been sought from Objective 1 and Yorkshire Forward, to cover this shortfall. Decisions on these applications are expected in 2008/09 financial year, However delivery on the scheme needs to continue. It was pointed out that should funding be secured from external sources then the level of RERF required will be reduced accordingly.

Resolved:- That the approval, outlined above, of £248,482 capital from Rotherham Economic Regeneration Fund be noted.

112. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (information

relating to the financial or business affairs of any particular person including the Council).

113. TOWN CENTRE COUNCIL ACCOMMODATION STRATEGY

Consideration was given to a report presented by the Director of Asset Management, outlining the options for future Town Centre Council Accommodation.

The report set out several options to either dispose of, or retain, the following properties:-

The Town Hall
Eric Mann's Building
Grove Road offices
Civic Building
Norfolk House
Crinoline House
Howard Building
Library Arts Centre (Non Cultural Elements)
Station Road Depot (Corporate Archives)
Enterprise House
Magna (Housing Market Renewal)
Bailey House
Dalton Millside (Training Centre)

Consideration was given to each option.

It was reported that the project works to procure and fit out a new Civic Office on Guest & Chrimes would be funded by the Priority A Capital Programme project entitled "New Civic Quarter".

Also it was proposed that the initial works to determine the scope & costs for the other recommended projects be financed from the Priority A Capital Programme project entitled "Town Centre Design".

It was noted that works to any buildings, other than the proposed 16,000 m² office on Guest & Chrimes and the new Cultural Centre, were not currently funded within the existing Capital Strategy. Funding options for these additional properties had yet to be identified.

It was also noted that the lease of the Howard Building expired in December 2008 and staff occupying the building must be re-housed before then.

Resolved:- (1) That the Director of Asset Management progress negotiations to procure a new Town Centre Office with a reduced Net Internal Area of 16,000m².

(2) That the Town Hall and Eric Mann's building be retained and that

projects be established to report on the scope and cost of refurbishment of the Town Hall & Eric Mann's Building.

(3) That Dalton Millside be retained as a Training Centre.

(4) That Reresby House be used for Council office accommodation and that a project is established to achieve the fit out of Reresby House and vacant possession of the Howard Building and Crinoline House.

(5) That a project is established to report on the accommodation options to house election storage, evidence storage, general storage, printing facilities, bibliographic, book storage and museum artefact storage.

(6) That a project be established to report on the temporary provision of cultural services in the period between the demolition of the current Library & Arts Centre and the opening of the new Cultural Centre.

(7) That consideration be given to the disposal of the remaining premises at the appropriate time.

(8) That the establishment of a Project Team to manage the Transformation Project, covering Work Style implementation and the Council Accommodation Strategy be supported in principle.

(9) That a report on the options for funding the Strategy be submitted to a future meeting.

(10) That a report on land and property sold, or proposed for sale, as part of the requirement to support the Capital Programme be submitted to this Board on a regular basis.

114. COMMERCIAL PROPERTY UPDATE

Further to Minute No. 90 of the meeting of the Regeneration and Asset Board Meeting on 20th February 2008, Minute No. 90, consideration was given to a report, presented by the Neighbourhood Investment Manager, which updated the Board on progress with the review of Council owned commercial properties located within neighbourhood settings across the Borough.

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

Further work has now been undertaken to complete the review and undertake further consultation with key partners and relevant Ward Members. The report provided a summary of the review and presented possible recommendations for the future of commercial properties

located within neighbourhood settings.

Resolved:- (1) That the Board notes the contents of the report and the initial recommendations presented within the report regarding the future of individual commercial properties.

(2) That a further report be submitted to the Board providing additional investment needs information, re-housing implications and identifying funding requirements, to enable further consideration of recommendations to be made.

(THE CHAIRMAN AUTHORISED CONSIDERATION OF THE FOLLOWING TWO ITEMS TO ENABLE DEADLINES TO BE MET)

115. HOUSING MARKET RENEWAL PATHFINDER

Consideration was given to the need to review the 2008/09 Programme and it was noted that a report on the position could be available shortly.

Resolved:- That a report be submitted to this Board within one month.

116. SHOP PREMISES AT CORPORATION STREET, ROTHERHAM.

The Director of Asset Management reported that an opportunity had arisen for the Council to purchase shop premises at Corporation Street, Rotherham, which were required as part of the Rotherham Renaissance scheme. Financial details of the proposal were provided.

Resolved:- That approval be given to the purchase of this property.

117. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That the next meeting of the Regeneration and Asset Board be held on WEDNESDAY, 14TH MAY, 2008 at 10 a.m. at the Town Hall.

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

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