

REGENERATION AND ASSET BOARD

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

Date: Wednesday, 10th September, 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 18th June, 2008. (copy attached) (Pages 1 - 5)
4. Matters arising
5. EXCLUSION OF THE PRESS AND PUBLIC
6. Bellows Road Shopping Centre. (report attached) (Pages 6 - 11)
Tom Bell, Neighbourhood Investment Manager, to report.
 - to consider giving approval to proceed with the proposed Bellows Road redevelopment scheme without on-site affordable housing.
7. Land at Haugh Road, Rawmarsh. (report attached) (Pages 12 - 17)
Ian Smith, Director of Asset Management, to report.
 - to consider the proposal and options for the utilisation of the above-mentioned site.
8. Eastwood Day Centre and Land Adjacent, Chesterton Road, Eastwood. (report attached) (Pages 18 - 22)
Ian Smith, Director of Asset Management, to report.
 - to consider disposal.
9. Land at North Anston. (report attached) (Pages 23 - 28)
Ian Smith, Director of Asset Management, to report.
 - to consider options for the future development.

For information:-

10. Date, time and venue of next meeting:
Wednesday, 22nd October, 2008 at 10 a.m. at the Town Hall, Moorgate Street, Rotherham.

REGENERATION AND ASSET BOARD**Wednesday, 18th June, 2008**

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

Apologies were received from Coucillors Akhtar, Hussain, Kirk, Rushforth, Sharman and Wyatt.

1. APPOINTMENT OF CHAIRMAN

Resolved:- That the Leader of the Council, Councillor Roger Stone, be Chairman of the Regeneration and Asset Board for the 2008-2009 Municipal Year.

2. APPOINTMENT OF VICE-CHAIRMAN

Resolved:- That the Deputy Leader of the Council, Councillor Terry Sharman, be Vice-Chairman of the Regeneration and Asset Board for the 2008-2009 Municipal Year.

3. MINUTES OF PREVIOUS MEETINGS OF THE REGENERATION AND ASSET BOARD

Consideration was given to the minutes of previous meetings of the Regeneration and Asset Board held as follows:-

- 19th March, 2008
- 16th April, 2008

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

4. MATTERS ARISING FROM THE PREVIOUS MINUTES

There were no matters arising from the previous minutes.

5. 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))

6. PRESENTATION - ROTHERHAM AFFORDABLE HOUSING DEVELOPMENT PROGRAMME - UPDATE

The Board received a PowerPoint presentation from the Neighbourhoods Investment Manager, about the National Affordable Housing programme being delivered in Rotherham. The accompanying report summarised the results of the collective efforts of the Neighbourhood Investment Team in

partnership with Registered Social Landlords and the Economic Development Services Strategic Property Team, together with support of local Ward Members.

The presentation detailed:-

(i) 2006-2008 programme:-

The specific sites developed with reference to amount of investment from the Housing Corporation, the number of new affordable homes provided, cost and funding ratio, type of provision, quality of design.

Reference was made to the following overall outputs:-

- amount discounted
- amount of grant drawn in
- amount of private sector leverage
- ratio of Council input and private sector

(ii) 2008/2011 programme:-

Sites identified for investment to deliver 209 new affordable homes and other prospective sites for Phase 2

Members commented on:-

- cost per home and whether they were value for money
- cross country comparison
- number of units provided for rent
- provision for disabled
- environmental considerations in design, construction, materials etc
- regeneration aspects
- future role of the ALMO
- increased housing targets in the Regional Spatial Strategy
- use of Section 106's
- ways to reduce the numbers on the housing waiting list
- an exploration of other ways of providing affordable housing, including use of prudential borrowing, and compilation of an over-arching plan
- the new BSF arrangements regarding building schools
- discussion with the M.P.'s about developing government policy

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

7. PROPOSED GATEWAY IMPROVEMENT PROGRAMME 2008/2009 AND 2010/2011

Consideration was given to a report, presented by the Implementation Manager, reviewing the Gateway Improvement Plan 2007/2008, and reporting on the proposed Programme for 2008/2009 and 2010/2011.

Reference was made to the objectives of the programme, expenditure and match funding and works carried out to date in the following areas:-

- Rotherham West HMR Area – Meadowbank Road

- Rotherham East HMR Area – Fitzwilliam Road
- Wath/Swinton HMR Area – Knollbeck Lane, Brampton and Swinton Corridor
- Rawmarsh/Parkgate Corridor improvements

The Programme of proposed further works in the above four areas for 2008/2009 was outlined, together with ideas for Rotherham South. It was explained that projects would be designed and implemented during 2008. Approval was therefore sought to carry out consultation on the future programmes.

The Board wished to place on record its thanks for the standard of work that had been done, in particular along the A633 in the Rawmarsh/Parkgate area.

Reference was made to the quality of design, materials used and high work specification and to the need to ensure that statutory undertakers carried out reinstatement works to this same high standard.

Resolved:- (1) That the Gateway Annual Review 2007/08 be received.

(2) That the proposed Gateway Improvement Programme 2008/09 to 2010/11, and the proposed consultation process outlined in the report, be approved.

(3) That the Gateway Programme continues to be subject to an Annual Review/Plan during the period 2008/09 to 2010/11.

8. CAPITAL AND ASSET MANAGEMENT STRATEGIES, PLANS AND PROGRAMMES 2007-2012 - MAINTENANCE CAPITAL INVESTMENT BLOCK

Consideration was given to a report, presented by the Director of Asset Management, outlining a programme for the maintenance capital investment block of the Capital Programme 2008.

Appendix 1 to the report listed all maintenance projects currently identified.

Appendix 2 to the report set out the priority projects recommended for inclusion in the maintenance capital investment programme for 2008/2009.

It was pointed out that the projects had been assessed against the Council's strategic themes, together with health and safety considerations.

Resolved:- That the programme for the maintenance capital investment block of the Capital Programme 2008, as detailed in Appendix 2 to the report now submitted, be approved.

9. CAPITAL AND ASSET MANAGEMENT STRATEGIES, PLANS AND PROGRAMMES 2008 - 2010 ONWARDS - MINOR STRATEGIC CAPITAL INVESTMENT BLOCK

Consideration was given to a report, presented by the Director of Asset Management, outlining a programme for projects under £300,000 in the strategic capital investment block of the Capital Programme 2008 to 2010.

Appendix 1 to the report set out detailed description of the projects.
Appendix 2 listed the selected items

Attention was drawn to:-

- Funding to complete the Maltby Joint Service Centre
- Addison Road Day Centre refurbishment

Resolved:- That the priority projects scheduled in Appendix 2 to the report now submitted be approved for inclusion in the minor strategic capital investment block – works under £300,000, of the Capital Programme 2008-2010.

10. LAND AND PROPERTY BANK: CAPITAL RECEIPTS UPDATE

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

Reference was made to the following key issues:-

- land sales not pursued due to purchaser withdrawing
- significant discounting of sales for the Affordable Housing Programme
- change in the market conditions
- change in the planning policy in respect of Greenfield sites

Members referred to:-

- Melton High Street (Longfold), West Melton
- Wath Depot

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

11. LAND AT SCROOBY LANE, PARKGATE

Further to Minute No. 82 of the meeting of the Regeneration and Asset Board held on 16th January, 2008, consideration was given to a report, presented by the Director of Asset Management, updating the Board on the current situation with regard to the proposed grant of a 25 year lease of land at Scrooby Lane, Parkgate to a local junior football club.

Reference was made to administrative issues at the club and to a series of meetings held with lead representatives from the club, and to a further proposed meeting involving the youngsters, in order to progress this matter.

Reference was also made to the value of the work of the club involving over sixty young people, and the proposed development of further activities for girls.

In the light of the above the Board endorsed further efforts to assist the Club.

Resolved:- That the Director of Asset Management continues to work with Ward Members to assist the Club.

12. 36 GODSTONE ROAD, WELLGATE

Further to Minute No. 81 of the meeting of the Regeneration and Asset Board held on 16th January, 2008, consideration was given to a report, presented by the Director of Asset Management, updating the Board on the proposed disposal of 36 Godstone Road, Rotherham.

It was pointed out that this would be a disposal at less than open market value. However, the advantages of this option were detailed in the report noting the economic, social and environmental benefits.

It was confirmed that should the sale proceed then a restriction on use would form part of the conveyance together with the inclusion of safeguards for the Council against resale at a higher value.

Resolved:- (1) That approval be given for the disposal of the property as detailed in the report now submitted.

(2) That the Director of Asset Management submits a report to a future meeting of the Regeneration and Asset Board on the position if a sale of the property is not complete by 1st December, 2008.

13. DATE, TIME AND VENUE OF NEXT MEETING

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

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

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