

## **REGENERATION AND ASSET BOARD**

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

**Date:** Wednesday, 19th November, 2008

**Time:** 10.00 a.m.

### **A G E N D A**

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972 (as amended March 2006).
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Minutes of the previous meeting held on 22nd October, 2008. (copy attached) (Pages 1 - 4)
4. Matters arising
5. **EXCLUSION OF THE PRESS AND PUBLIC**  
The following item is likely to be considered in the absence of the press and public as being exempt under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (information relating to the financial or business affairs of any particular individual (including the Council)):-
6. Depot Review.  
Gary Gaunt, Project Manager, to report.

### **For information:-**

7. Date, time and venue of next meeting:  
Wednesday, 17<sup>th</sup> December, 2008 at 10 a.m. at the Town Hall, Moorgate Street, Rotherham

**REGENERATION AND ASSET BOARD  
Wednesday, 22nd October, 2008**

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

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

**22. MINUTES OF THE PREVIOUS MEETING HELD ON 10TH SEPTEMBER, 2008**

Consideration was given to the minutes of the previous meeting held on 10<sup>th</sup> September, 2008.

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

**23. MATTERS ARISING**

Various matters arising from the previous minutes were noted.

**24. 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))

**25. ADULT SERVICES MODERNISATION STRATEGY - DEVELOPMENT OF NEW RESIDENTIAL CARE HOMES FOR THE ELDERLY**

Consideration was given to a report, presented by the Projects and Partnerships Manager, requesting additional funds to meet projected additional costs for provision of the 2 new care homes at Dinnington and Rawmarsh, being constructed as part of the approved Adult Services Modernisation Strategy.

Board Members asked a range of questions which were answered and noted the revised management actions put in place to monitor development costs in future schemes.

Board Members also emphasised the importance of supporting residents in existing premises before agreeing to implement revised arrangements.

**Recommended:- That the Capital Programme be varied by the sums indicated within the report to enable completion of the Dinnington and Rawmarsh residential care homes and full operational benefits to accrue.**

**26. HOLLOWGATE DEVELOPMENT - SUPPORTED ACCOMMODATION FOR CARE LEAVERS**

Further to Minute No. 100 of the meeting of the Regeneration and Asset Board held on 19<sup>th</sup> March, 2008, consideration was given to a report, presented by the Principal Officer (Technical), which provided an update on proposals for the transfer of the site to a Housing Association, who would be the preferred developer partner for the above scheme.

The appendix to the report detailed the proposed Heads of Terms.

Resolved:- That the report, including proposed Heads of Terms, be approved.

**27. SPENS FIELD, WOODALL LANE, HARTHILL**

Consideration was given to a report, presented by the Director of Asset Management, seeking approval to grant a 20 year lease, with 5 yearly rent reviews, on land for recreational purposes to Harthill with Woodall Parish Council and for the appropriation of the above-mentioned land from Neighbourhood and Adult Services to Culture and Leisure Services.

Consideration was also given to several options, detailed in the report, in respect of maintenance responsibilities, together with the financial implications of each option.

Resolved:- (1) That approval is given to grant a 20 year lease on land known as Spens Field, Woodall Lane, Harthill.

(2) That maintenance responsibilities as set out in Option 1 be approved and the land known as Spens Field, together with the adjoining car park, Woodall Lane, Harthill be appropriated from from Neighbourhoods and Adult Services to Culture and Leisure Services at a value of £36,500.

(3) That the Director of Asset Management negotiates the lease to be granted on the basis set out in the report.

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

(5) That the Director of Central Finance arranges the appropriate budgetary adjustments.

**28. BELLOWS ROAD SHOPPING CENTRE**

Further to Minute No. 17 of the meeting of the Regeneration and Asset Board held on 10<sup>th</sup> September, 2008, the Board considered a report, presented by the Programme Co-ordinator, which detailed progress to date in respect of the redevelopment of the above-mentioned shopping

centre.

The report set out in detail the Competitive Dialogue process that had been followed, together with the details of the final bidders. Details of the assessment and evaluation process were also reported.

The Board therefore considered the results of these processes in respect of each of the bids received.

Resolved:- (1) That approval be given to the selection of ROK as Preferred Bidder, pursuant to the Competitive Dialogue process under the Public Contracts Regulations 2006 (the Regulations).

(2) That, subject to (1) above, there be a 'stand still' period of 10 calendar days (subject to completing the statutory debriefing obligations with all bidders).

(3) That, following the expiry of the 'stand still' period, Officers be authorised to conduct post award discussions to clarify aspects of the tender to confirm commitments within the legal documentation (to the extent permitted by the Regulations).

(4) That the Strategic Directors of Neighbourhoods and Adult Services and Environment and Development Services be authorised to complete the Development Agreement and Agreement for Lease on behalf of the Council.

## **29. LANDFILL SITE FAILURES, OBLIGATIONS AND IMPROVEMENTS**

Consideration was given to a report of the Public Protection Manager, which sought to address critical pressures on the Council in relation to closed landfill sites.

The Board's attention was drawn to the specific issues which needed to be dealt with, bearing in mind health and safety, current legislation and possible litigation issues, together with the environmental implications.

(1) Resolved:- (a) That the health & safety, and environmental implications associated with the gas and leachate control systems at the former landfill sites and the potential financial implications of the case be noted.

(b) That the Council's obligations in relation to the lease agreements at Maltby and Car Hill landfill sites and the potential financial implications be noted.

(c) That the potential long term savings of investment in improved leachate collection systems be noted.

**(2) Recommended:- That approval be given for £990,000 be**

provided, in line with option 8.5.1 detailed in the report now submitted, from unsupported prudential borrowing in accordance with the Major Strategic Capital Investment block of the capital programme to address the liabilities arising from the former landfill sites.

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

Wednesday, 19th November, 2008 at 10.00 a.m.