

REGENERATION AND ASSET BOARD

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

Date: Wednesday, 22nd April, 2009

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 18th March, 2009. (copy attached) (Pages 1 - 4)
4. Matters arising from the previous meeting (not covered by the agenda items).
5. Leisure PFI/PPP Project: Redundant leisure sites. (report attached) (Pages 5 - 31)
Carole Smith, Strategic Property Manager, to report
- to consider the funding required for security and rates of the leisure facilities detailed in the report and explore options for their re-use.

For information:-

6. Date, time and venue of next meeting:
To be confirmed.

REGENERATION AND ASSET BOARD
Wednesday, 18th March, 2009

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

Apologies for absence were received from the Leader, Councillor Stone, and Councillor Hussain.

49. MINUTES OF THE PREVIOUS MEETING HELD ON 18TH FEBRUARY, 2009

Consideration was given to the minutes of the previous meeting held on 18th February, 2009.

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

50. MATTERS ARISING

Key issues from the previous minutes were noted.

51. 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)).

52. DISPOSAL STRATEGY IN THE ECONOMIC DOWNTURN

Consideration was given to a report, presented by the Director of Asset Management, detailing options for a possible change of disposal strategy during the economic downturn.

Resolved:- That approval be given to marketing only chosen types of asset, ensuring a suitable disposal strategy is adopted throughout the present land and property market downturn.

53. DISPOSAL OF LAND AT ELDON ROAD, EASTWOOD

Consideration was given to a report, presented by Neighbourhoods Investment Manager, detailing the proposed disposal of an identified Council owned site at Eldon Road, Eastwood for the purposes of residential development, as part of the 2008-2011 Affordable Housing Programme and in support of the continuing regeneration of Eastwood. The site was identified hatched in blue within Appendix 1 to the submitted

report.

Resolved:- That approval be given for the disposal of the site on the terms stated and on the basis that the Council receives all of the benefits detailed in the report now submitted.

54. CAPITAL RECEIPTS UPDATE FOLLOWING THE LIFTING OF THE PRESUMPTION AGAINST RESIDENTIAL DEVELOPMENT ON "GREENFIELD" SITES

Consideration was given to a report, presented by the Director of Asset Management, relating to a temporary presumption against the granting of planning permission for residential development on "Greenfield" land which resulted in ten sites being allocated a nominal value of £1 in the Capital Programme. It was reported that a change in Council policy had lifted the presumption against residential development and five of these sites have now been re-valued and brought forward for future disposal.

Resolved:- (1) That approval be given to the disposal of the five sites identified in Table 1 within the submitted report.

(2) That the Director of Asset Management negotiates the disposals and arranges for the submission of any necessary planning applications.

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

55. CHURCHFIELDS, LISTERDALE AND PARKSTONE HOUSE - FORMER CARE HOMES

Consideration was given to a report, presented by the Director of Asset Management, seeking approval to dispose of Churchfields, Listerdale and Parkstone House, which were surplus to the requirements of the Department of Health and Wellbeing.

Resolved:- (1) That the sites of the three former care homes be disposed of on the open market, as detailed in the report now submitted.

(2) That the Director of Asset Management negotiates the terms of disposal including the submission of any necessary planning applications.

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

56. LAUDSDALE HOUSE, EAST HERRINGTHORPE

Consideration was given to a report, presented by the Director of Asset Management, seeking approval of proposals for the future disposal of Laudsdales House, East Herringthorpe. It was confirmed that this establishment was surplus to the requirements of the Department of

Health and Wellbeing.

Resolved:- (1) That Option 1, as detailed in the report now submitted, be pursued to demolish Laudsedale House and dispose of the site for residential development.

(2) That the Director of Asset Management negotiates the terms of disposal and arranges for the submission of any necessary planning application.

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

(4) That an intrusive survey is carried out at Laudsedale House to calculate any addition to the demolition costs currently estimated at £78,000.

(5) That the Cabinet be recommended to consider that the costs of site security/demolition be met from the Capital Programme.

57. LAND IN BETWEEN 173 AND 177 FITZWILLIAM ROAD, EASTWOOD

Consideration was given to a report, presented by the Director of Asset Management, seeking approval to dispose of the above-mentioned land which was surplus to the requirements of Environment and Development Service. The area under consideration was shown hatched black on the plan attached at Appendix 1 to the submitted report.

Resolved:- (1) That approval be given to the disposal of the asset on the basis set out in the submitted report.

(2) That the Director of Asset Management negotiates the terms of disposal and arranges for the submission of any necessary planning application.

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

58. LAND AND PROPERTY BANK: CAPITAL RECEIPTS UPDATE

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

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

(2) That any action on properties which could potentially be used for grounds maintenance be deferred pending clarification of the future of the service.

59. SALE OF LAND AT COKE LANE - INTERNAL AUDIT REPORT

Consideration was given to a report, presented by the Director of Asset Management, relating to a review the procedures within EDS for land and property disposals carried out by Internal Audit and Governance. It was reported that this review had identified non-compliance with aspects of the sale of land at Coke Lane to VAR. The issues identified and measures taken to address those issues were detailed in the submitted report for the information of the Board.

Resolved:- (1) That it be noted that in all future cases development land shall be sold in accordance with the approved procedure EDS/RD/PR/007 and related Approval Form RD/004/F09.

(2) That the action taken for the sale of the land at Coke Lane (as detailed on the plan appended to the submitted report) to VAR, in accordance with the terms stated in the report, be endorsed.

(3) That Internal Audit submit a report, to an early meeting of this Board, on the procedures followed in this matter.

60. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That the next meeting of the Regeneration and Asset Board be held on WEDNESDAY, 22ND APRIL, 2009 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Regeneration and Asset Board
2.	Date:	22 April 2009
3.	Title:	Leisure PFI/PPP Project: Redundant leisure sites Wards 2,4,6,9,12,14,16,19,21
4.	Directorate:	Environment and Development Services

5. Summary

As a result of the Leisure PFI/PPP Project certain leisure facilities will become redundant as new facilities are built. This report identifies the funding required for security and rates of the leisure facilities detailed in the report and explores options for their re-use.

6. Recommendations

- 6.1 That Regeneration and Asset Board recommend to the Cabinet that Dinnington, Aston and Wingfield Pools are retained for school use**
- 6.2 That further consultation is carried out on the future of the Maltby Sports Centre, Oakwood, Wath and Swinton Pools and the results of which are reported to the Corporate Management Team**
- 6.3 The Director of Asset Management submits this report to The Cabinet for approval**

7. Proposals and Details

The Council's Leisure PFI Contract is based on the closure of all its existing leisure facilities and commencement of operations in four new facilities at Aston-cum-Aughton, Maltby, Rotherham Town Centre and Wath upon Dearne.

The Cabinet Member for Regeneration and Development has declared all ten assets shown in Tables 1 and 2 at Appendix 1 surplus to service requirements. In accordance with Council policy the assets were transferred and accepted into the Land and Property Bank. The maintenance of the buildings is now the responsibility of the Asset Management Department until sale or transfer of responsibility to another department. The Land and Property Bank budget is funded from de-minimus capital receipts and it can not support the security and demolition costs associated with this closure programme, most of which were not included in the PFI Contract.

All of the new facilities have opened and the old facilities closed apart from Maltby, as shown in Tables 1 and 2 at Appendix 1. The majority of the leisure facilities closed in Autumn 2008 and decisions must now be made on the future of these assets.

The sites are identified on the plans attached at Appendix 2.

The demolition costs have already been accounted for in four of the ten sites, as follows (see Table 1 at Appendix 1):

Herringthorpe Leisure Centre

On 26 January 2009 Corporate Management Team resolved to meet the demolition costs from the capital programme and at the time of writing this report the building is in the process of being demolished.

The draft proposal for the long term leisure development of the Herringthorpe Leisure Site suggests that the former Leisure Centre site is sold to support further investment in the leisure site. Therefore there will be no capital receipt to support the medium term capital programme.

Mowbray Gardens Swimming Pool

Mowbray Gardens Swimming Pool - The Big Lottery bid for Mowbray Gardens Library extension was approved on 30 July 2008. The cost of demolition for the swimming pool was included in the Lottery bid and is now demolished. The new library is due to open in July 2009.

Thrybergh Sports Centre

This centre is managed on behalf of Thrybergh Comprehensive School under the School PFI Contract. Officers in the Department of Resources and Access are in discussion with the PFI schools and leisure operators to ensure that its future use does not create competition and prompt a claim for compensation under the Leisure PFI contract. There are, accordingly, no demolition costs to be met and no capital receipt for the medium term capital programme.

Maltby Sports Centre

The Leisure PFI Contract allows for the demolition of this asset – currently programmed for March 2010.

This asset could be disposed of as a stand alone site to produce a capital receipt for the medium term capital programme

As the site is not yet capable of re-use no consultation has, as yet, been carried out. There are however a number of emerging issues around a potential need for additional car parking in this area and this will be addressed in a separate report.

The demolition costs will be accounted for but the costs for security and business rates need to be met in three of the ten sites, as follows (see Table 2 at Appendix 1):

Dinnington Swimming Pool, Doe Quarry Lane, Dinnington

This asset is situated in the middle of the school grounds and it is therefore recommended that it is retained for reasons of good estate management.

Dinnington Comprehensive School wish to retain, refurbish and use part of the building for vocational training, storage and office space (the former changing rooms, plant rooms and reception) and are prepared to take on responsibility for the swimming pool, although the latter would be merely secured in the short to medium term.

The Director of Resources and Access is aware that the building can not be used as a swimming pool or as a sports facility in competition with the Leisure PFI.

The cost of the conversion works can be found from the school's devolved budget. This school is not included in the current Building Schools for the Future programme 2011/13, but it is anticipated that funding will be available in the following programme for demolition of the pool.

If this course of action is adopted there are no demolition costs/ongoing security issues and no capital receipt for the medium term capital programme.

Charles T Broughton Swimming Pool - Aston Comprehensive School

This asset is situated in the middle of the school grounds and it is therefore recommended that it is retained for reasons of good estate management.

Aston Comprehensive School wish to retain, refurbish and use this building as an examination hall and extended changing facilities to support outdoor playing pitches, until such time as the Building Schools for the Future programme funds its demolition as part of the redevelopment of the school in 2013. The cost of the conversion works can be found from the school's devolved budget.

If this course of action is adopted there are no demolition costs to be met and no capital receipt for the medium term capital programme.

Wingfield Swimming Pool – Wingfield Comprehensive School

Wingfield Comprehensive School wish to convert the asset into an ICT learning centre/café/conference centre.

There is however no source of funding available from the Building Schools for the Future programme for this use. The cost of the conversion works can be found from the school's devolved budget.

Oakwood, Wath and Swinton Swimming Pools

The remaining three of the ten sites known as the former Oakwood, Wath and Swinton Swimming Pools will be brought forward for consideration at a future date when the tenders of demolition works and the investigation of other pertinent issues that have arisen are concluded.

8. Finance

Some of the closed facilities have already attracted vandalism, arson and anti-social behaviour. To employ 24 hour security on a building however, costs in the region of £1,500 per week, therefore any decision to retain buildings for re-use needs careful consideration. The estimated total costs of maintaining the three sites at Dinnington, Aston and Wingfield set out in Table 2 of Appendix 1 are as follows:

Security	- £145,000
Empty Rates Liability	- £ 15,000
Demolition	- <u>£ 0</u>
	£160,000

The majority of the buildings will, it is anticipated, require early demolition and only the cost of those sites contained in Table 1 have been accounted for; the cost of making the site secure, ongoing security and rates on sites set out in Table 2 is approximately £160,000 for Dinnington, Aston and Wingfield; the security, rates and demolition costs for Oakwood, Swinton and Wath will be brought forward at a future date. All these sites have been declared surplus to requirements and the responsibility for maintenance lies with the Asset Management Department.

Consultation with Strategic Finance have confirmed that the costs associated with security and the ongoing empty rates liabilities are revenue costs which need to be funded from the Land and Property Bank budget.

The Land and Property Bank budget is funded from de-minimus capital receipts and cannot support the above revenue costs and potential demolition costs associated with this closure programme.

The budget implications of this and the ongoing budgetary requirements of the Land and Property bank are to be the subject of a separate report prepared by the Facilities Manager.

It is recommended that the Dinnington, Aston and Wingfield sites are transferred for re-use to the Department of Resources and Access, C&YPS in the current condition.

9. Risks and Uncertainties

Leaving redundant leisure facilities vacant has attracted anti-social behaviour, vandalism and arson.

At the present time no funding has been identified to pay for demolition, security, or empty rates liabilities and if funds are not made available within the Land and Property Bank budget then vandalism and anti social behaviour will become a significant problem for the residents in the vicinity. The situation in relation to facilities on school sites requires particular attention.

Retention of the sites will increase expenditure on future revenue maintenance costs.

10. Policy and Performance Agenda Implications

The demolition of the pool buildings:

Safe - To contribute to safer neighbourhoods and better environments by removing derelict buildings which attract anti-social behaviour.

The re-use of the pool buildings for educational activities will promote

Learning – improvement of the potential of Rotherham people by assisting them to develop through the provision of lifelong learning opportunities in refurbished facilities.

Safe - To contribute to safer neighbourhoods and better environments by removing derelict buildings which attract anti-social behaviour.

11. Background Papers and Consultation

Corporate Management Team 6 April 2009

Corporate Management Team 14 July 2008

Cabinet, Member for Regeneration and Development Services 11 August 2008
minute 66 – Property and Land occupied by current Sport and Leisure facilities.

Ward Members, Area Assemblies, appropriate Parish Councils, and Directors of Service have been consulted on the following assets:

Dinnington Swimming Pool

Aston Swimming Pool

Wingfield Swimming Pool

Appendix 1 – site details

Appendix 2 – plans of the sites

Director of Resources and Access, Children and Young People's Services
Manager, Schools Organisation and Development, Children and Young People's Services

The Strategic Finance Manager has been consulted on the financial implications of this report

Contact Name: Carole Smith, Strategic Property Manager, Environment & Development Service 2192 carole.smith@rotherham.gov.uk
Steve Hallsworth, Business Manager, Leisure & Green Spaces, Ext 2483
steve.hallsworth@rotherham.gov.uk
Ian Smith, Director of Asset Management Service, ext 3850, lan-EDS.Smith@rotherham.gov.uk

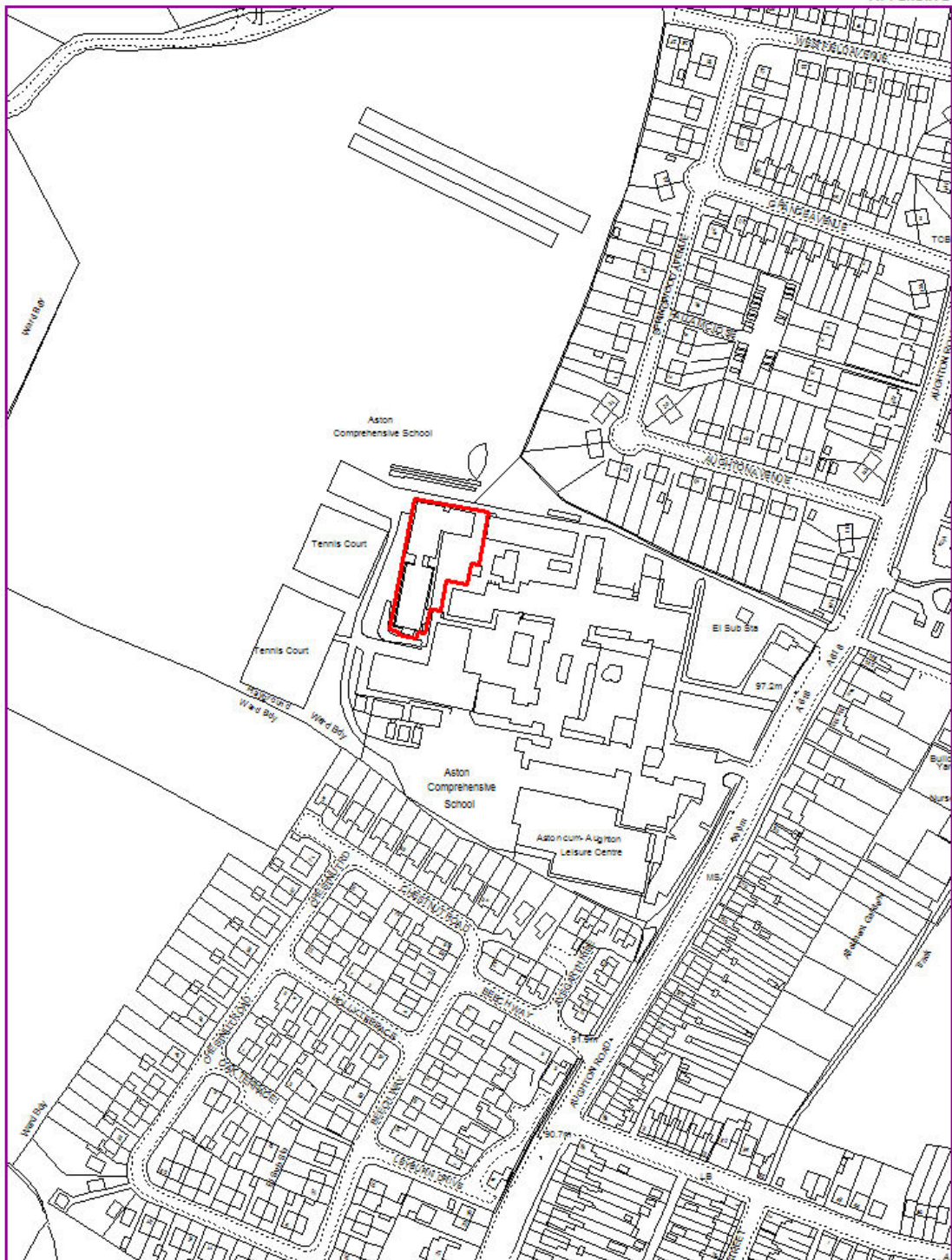
Site Number	Leisure Facility	Proposed Date of current facility closure	Accepted into the Land and Property Bank Yes / No	Proposed date that new facility opens	Estimated Demolition costs includes removal of asbestos	Estimated Security costs (24/7) to protect the building for 12 months	Rates Payable for the first 12 months from the date of closure (including empty rates)	Comments
1	Herringthorpe Leisure Centre, Middle Lane South, Herringthorpe	Closed	Yes	Open	N/A	N/A	N/A	This is subject of a public information gathering exercise on the wider Herringthorpe Leisure site
2	Mowbray Gardens Swimming Pool, Herringthorpe Valley Road, East Dene (within grounds of Library)	Closed	Yes	Open	N/A	N/A	N/A	The approved "Big Lottery Fund" bid will provide an extension of the library. The pool has been demolished and refurbishment of the existing library and redevelopment of the new building is well underway.
3	Thrybergh Sports Centre, Park Lane, Thrybergh (within grounds of Thrybergh Comprehensive School)	Closed	No	Open	N/A	N/A	N/A	Thrybergh Comprehensive School is a PFI School and the leisure centre is included in the contract for certain issues (to use as a school sports facility/assembly hall). This will need to be regularised to account for the withdrawal of Culture and Leisure Services by CYPs.
4	Maltby Sports Centre, Braithwell Road, Maltby (Junior and Infant School nearby)	31/03/10	No	30/04/10	N/A	N/A	N/A	Potential stand alone development site. Future use linked to DC Leisure PFI, which includes the demolition of the centre as part of the contract. Asset possibly required for service requirement by DC Leisure for a further 100 car parking spaces.
Overall Costs					£0	£0	£0	

- Notes:
- 1. Security costs also include initial site security (boarding up the building, signage aimed to deter vandalism etc) and removal of items of value,
 - 2. Demolition Costs includes the demolition of the building including removal of asbestos (with type 3 surveys), crushing/re-use of material and levelling of site.

Site Number	Leisure Facility	Proposed Date of current facility closure	Accepted into the Land and Property Bank Yes / No	Proposed date that new facility opens	Estimated Demolition costs includes removal of asbestos	Estimated Security costs (24/7) to protect the building up to date buildings are retained for school use	Rates Payable up to date buildings are retained for school use	Comments
5	Dinnington Swimming Pool, Doe Quarry Lane, Dinnington (within grounds of Dinnington Comprehensive School)	Closed	Yes	Open	N/A	£52,000	£4,476	Dinnington Comprehensive - initial interest from the community to continue with using the pool was not supported by Cabinet Member for Regeneration and Development Services (04.02.08). Interest expressed in using the unit for vocational (not use as a pool) school use.
6	Charles T Broughton Pool, Aughton Road, Aston (within grounds of Aston Comprehensive School)	Closed		Open	N/A	£42,500	£6,568	Aston Comprehensive - initial interest expressed in using the pool as an extra examination hall and making use of changing facilites to support outdoor playing pitches (not use as a pool).
7	Oakwood Swimming Pool, Moorgate Road, Moorgate. (within grounds of Oakwood Technology College and adjacent to Rotherham District General Hospital grounds)	Closed	Yes	Open	£23,850	N/A	N/A	The PCT have expressed initial interest in the site for car parking. Interest has also been expressed by Oakwood Technology College which will be rebuilt by BSF. Interest expressed in using the land only (not the building) to form part of the new frontage of the proposed school and science block.Also provides temporary access for the contractor without risk to pupils or staff.
8	Wingfield Swimming Pool, Wingfield Road, Wingfield (within grounds of Wingfield Comprehensive School)	Closed	Yes	Open	N/A	£51,500	£1,205	Wingfield Comprehensive - initial interest expressed for use as a ICT learning centre/café/conference facility.
9	Wath Swimming Pool, Moor Road, Wath	Closed	Yes	Open	£32,000	N/A	N/A	Possible requirement in connection with the emerging masterplan for Wath upon Dearne
10	Swinton Pool, Charnwood Street, Swinton	Closed	Yes	Open	£40,500	N/A	N/A	This site forms part of the Swinton Civic centre site
Overall Costs					£96,350	£146,000	£12,248	

Notes: 1. Security costs also include initial site security (boarding up the building,signage aimed to deter vandalism etc) and removal of items of value,
2. Demolition Costs includes the demolition of the building including removal of asbestos (with type 3 surveys), crushing/re-use of material and levelling of site.

APPENDIX 2



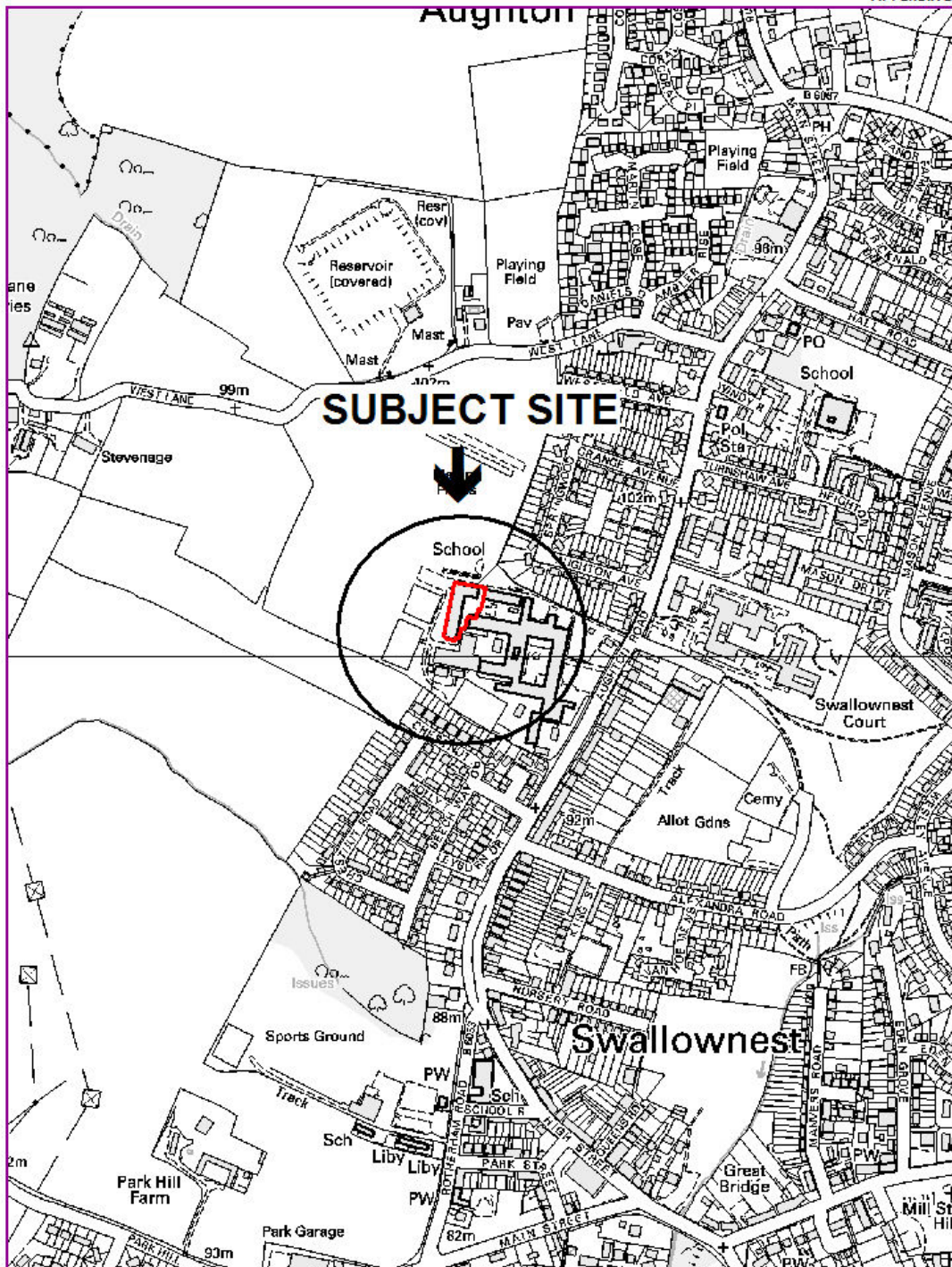
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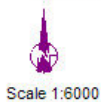
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CHARLES T BROUGHTON POOL
AUGHTON ROAD
ASTON
ROTHERHAM

Rotherham
Metropolitan
Borough Council

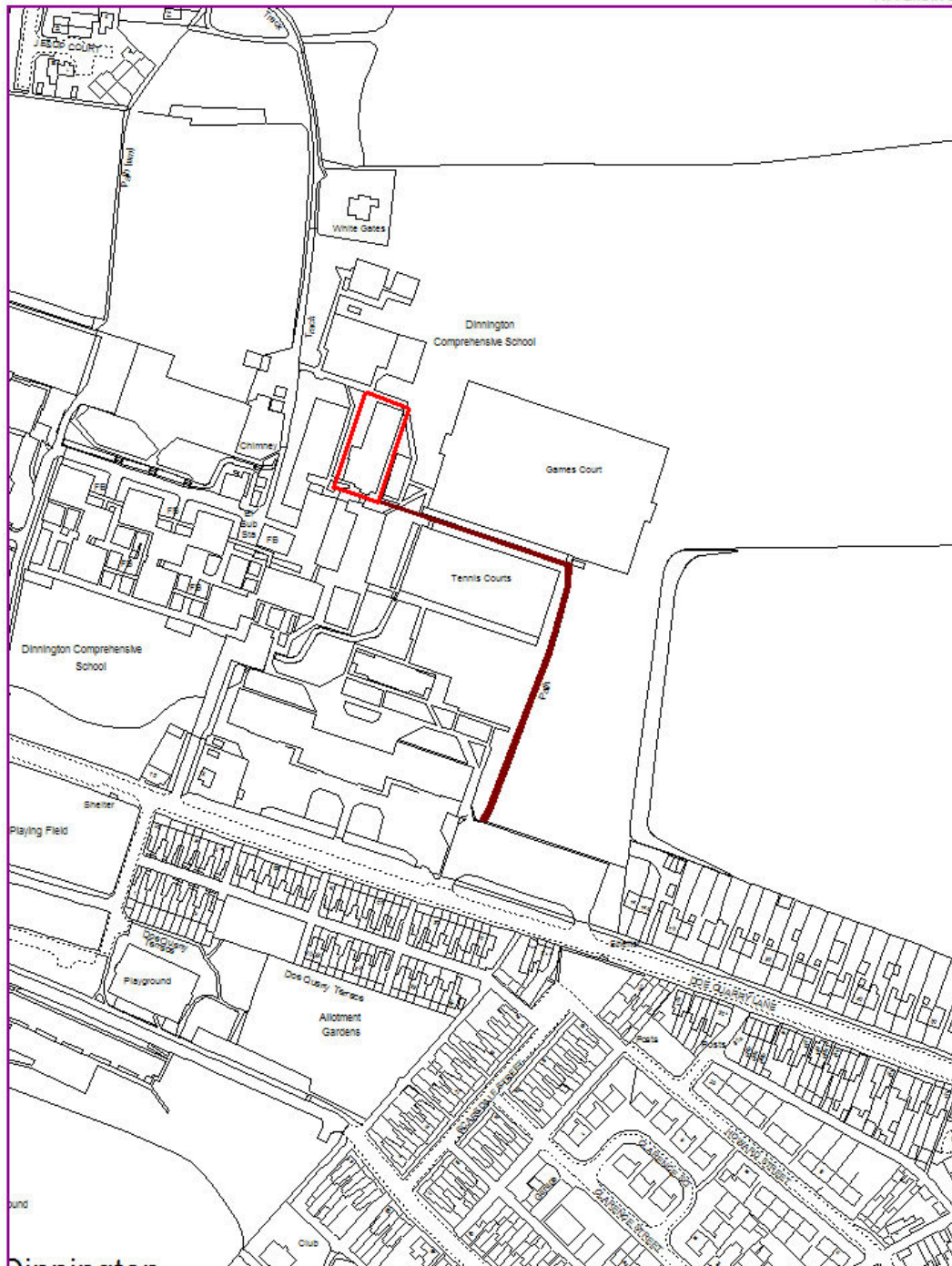


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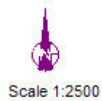


CHARLES T BROUGHTON POOL
AUGHTON ROAD
ASTON
ROTHERHAM



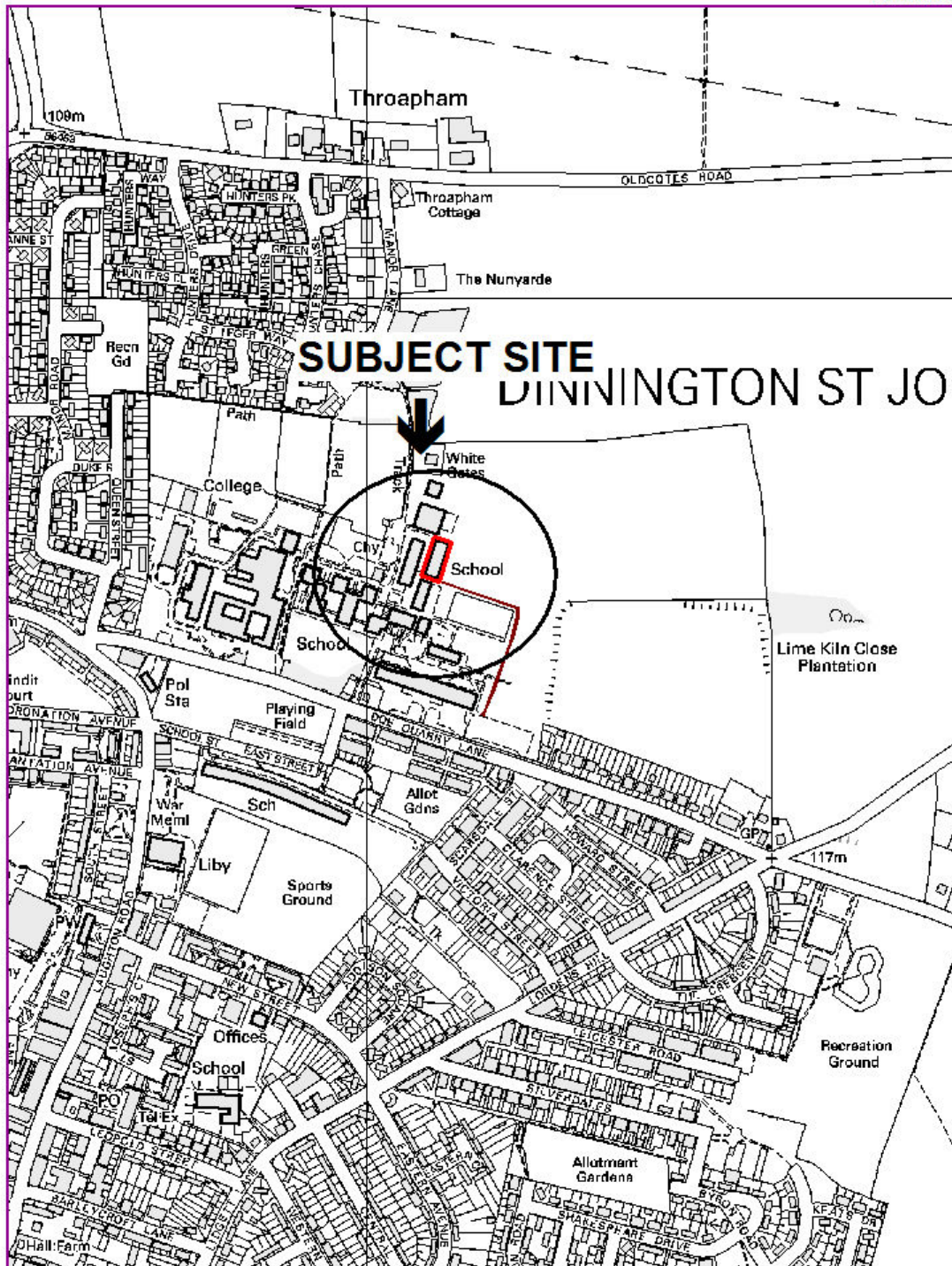


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DINNINGTON SWIMMING POOL
DOE QUARRY LANE
DINNINGTON
ROTHERHAM





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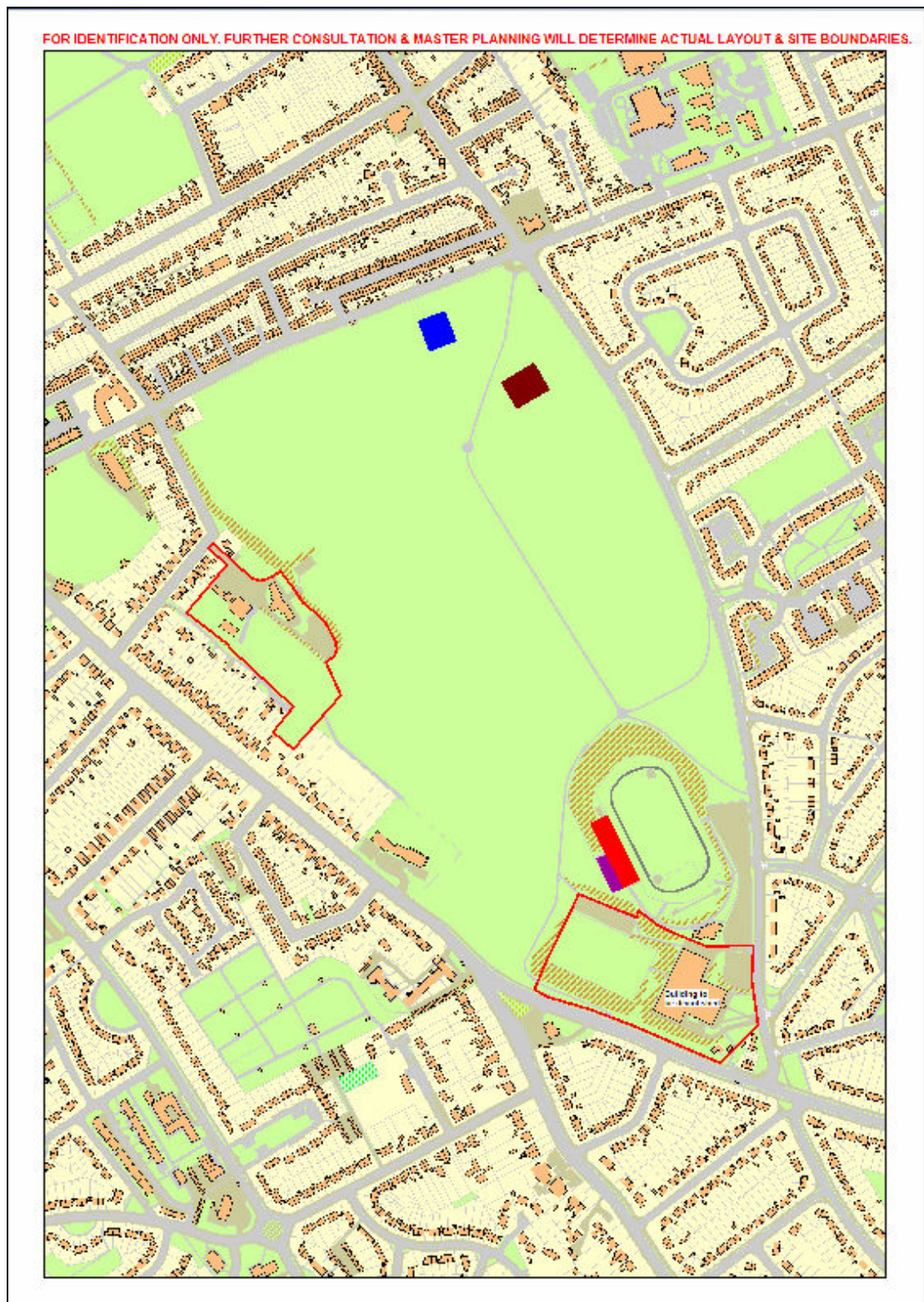


DINNINGTON SWIMMING POOL
DOE QUARRY LANE
DINNINGTON
ROTHERHAM



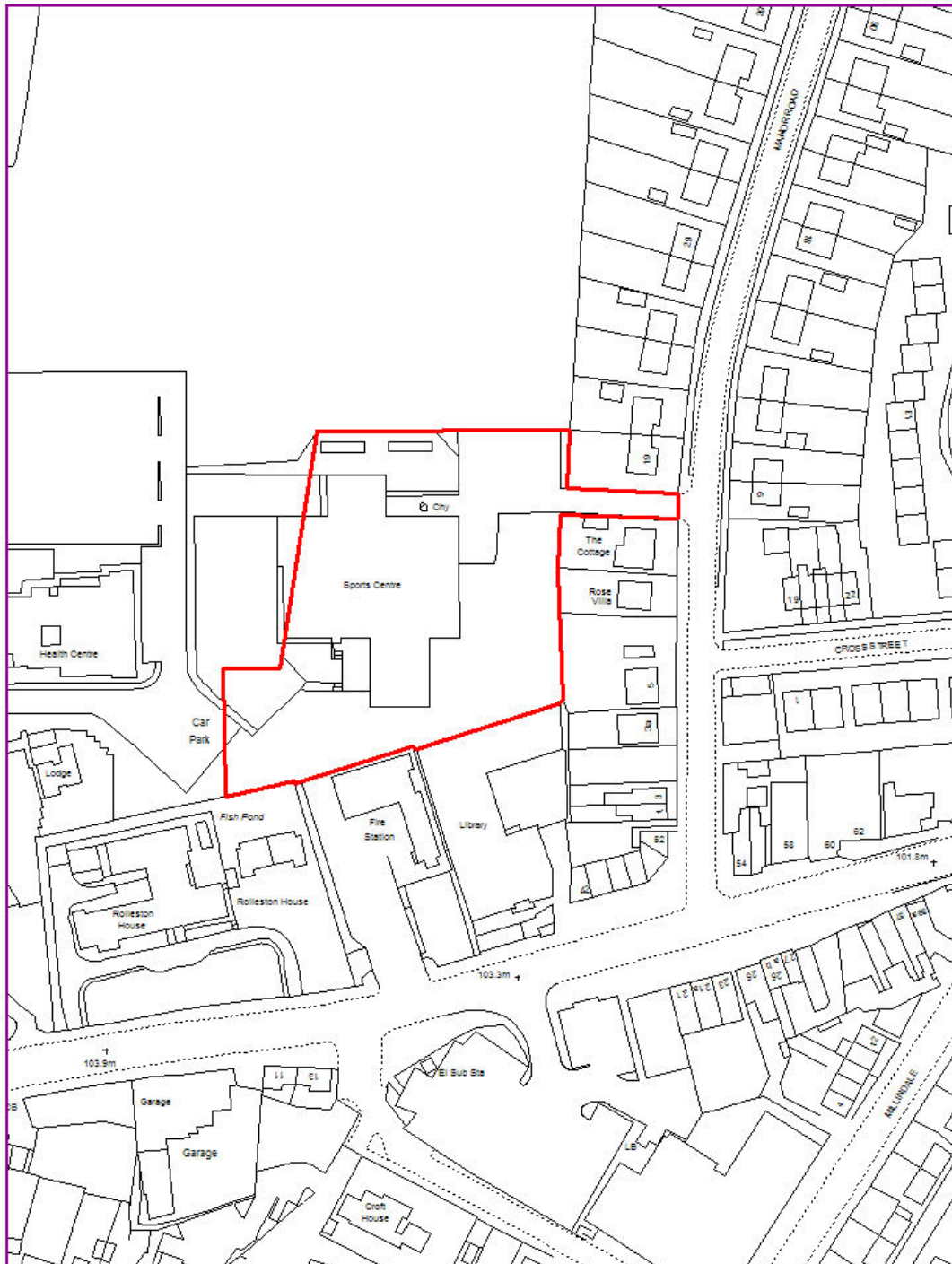
SITE & LOCATION PLAN

APPENDIX 2



HERRINGTHORPE LEISURE CENTRE
MIDDLE LANE SOUTH
HERRINGTHORPE
ROTHERHAM

APPENDIX 2

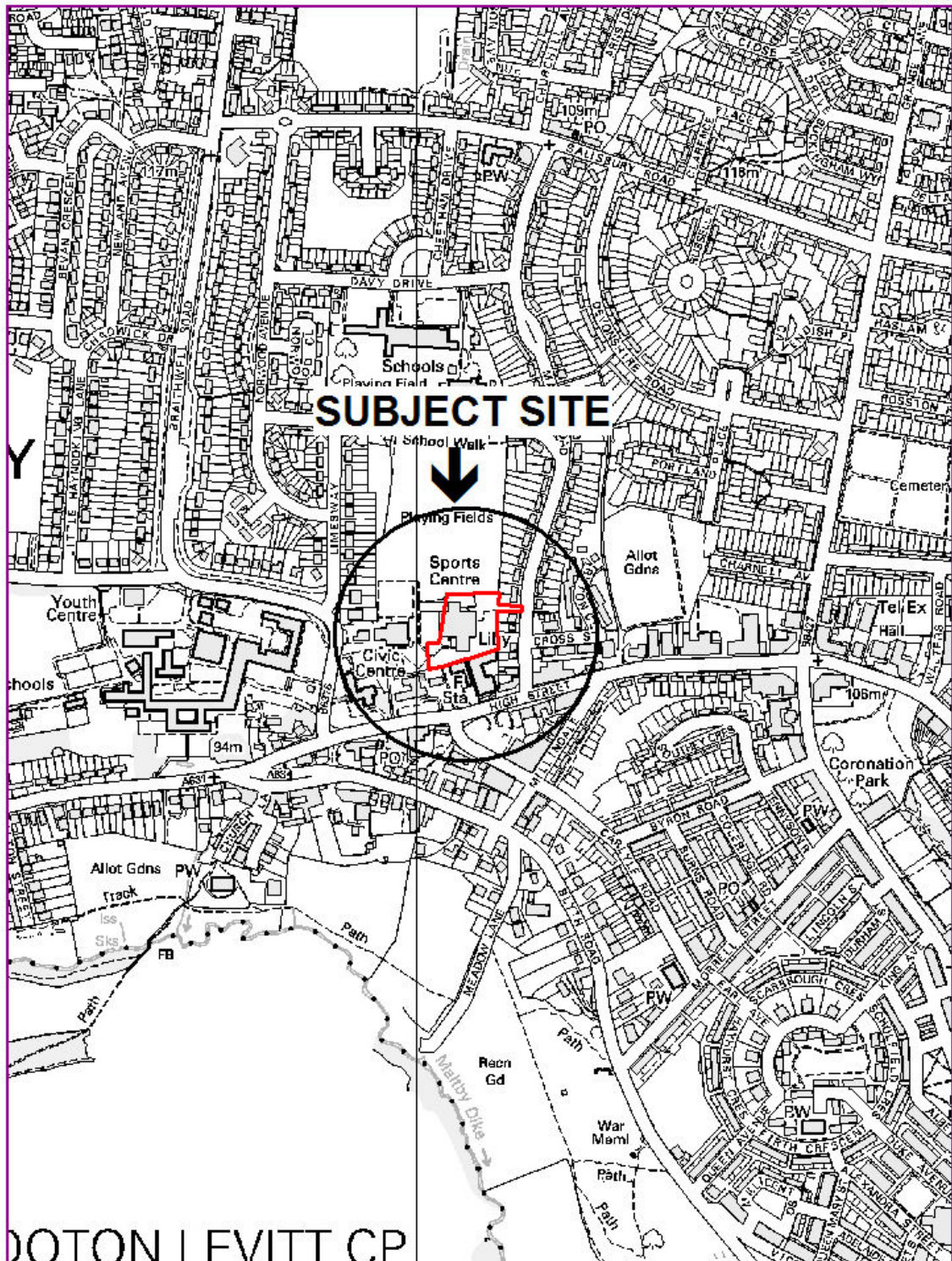


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MALTBY SPORTS CENTRE
BRAITHWELL ROAD
MALTBY
ROTHERHAM

Rotherham
 Metropolitan
 Borough Council



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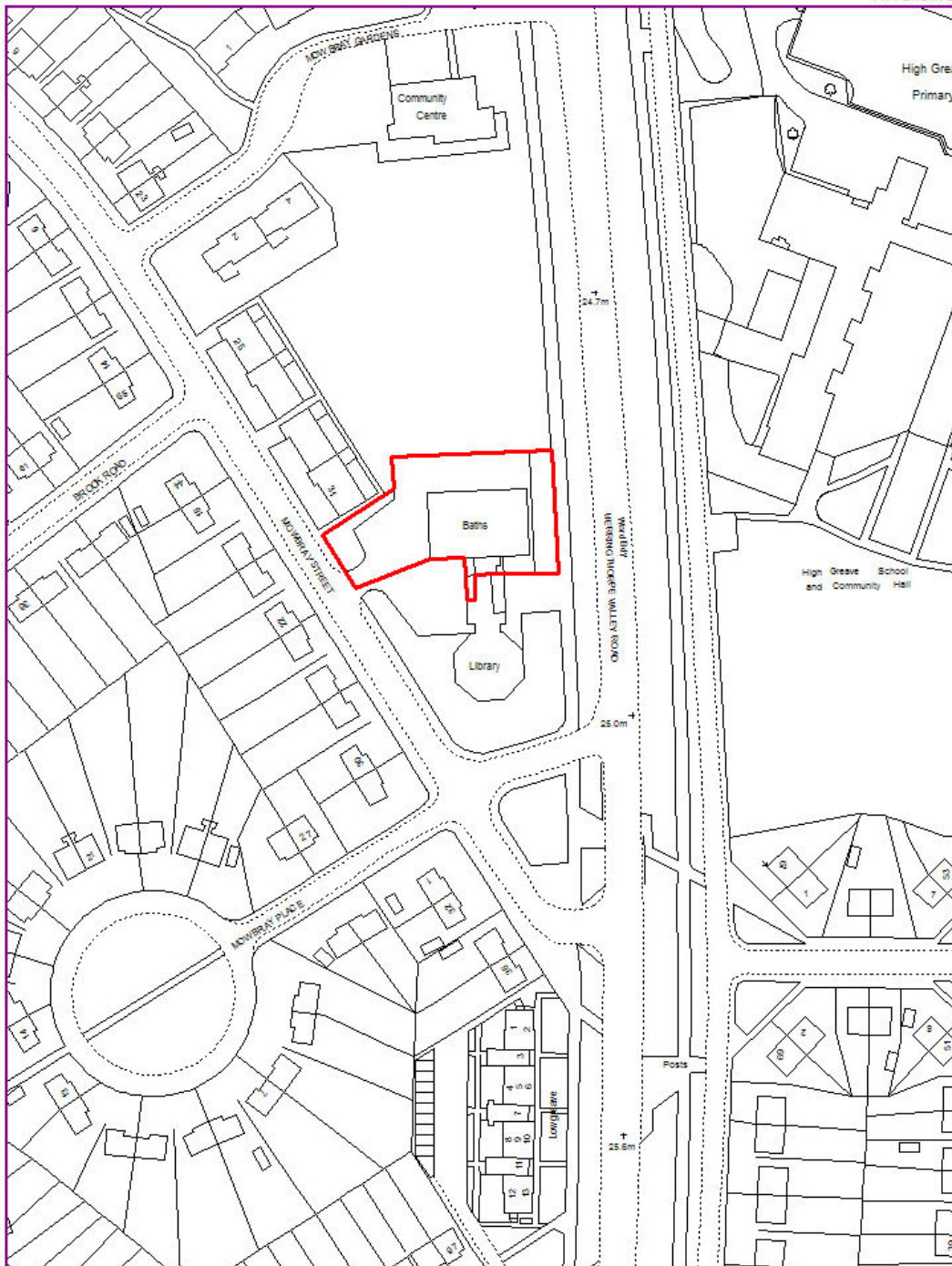


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MALTBY SPORTS CENTRE
BRAITHWELL ROAD
MALTBY
ROTHERHAM



APPENDIX 2

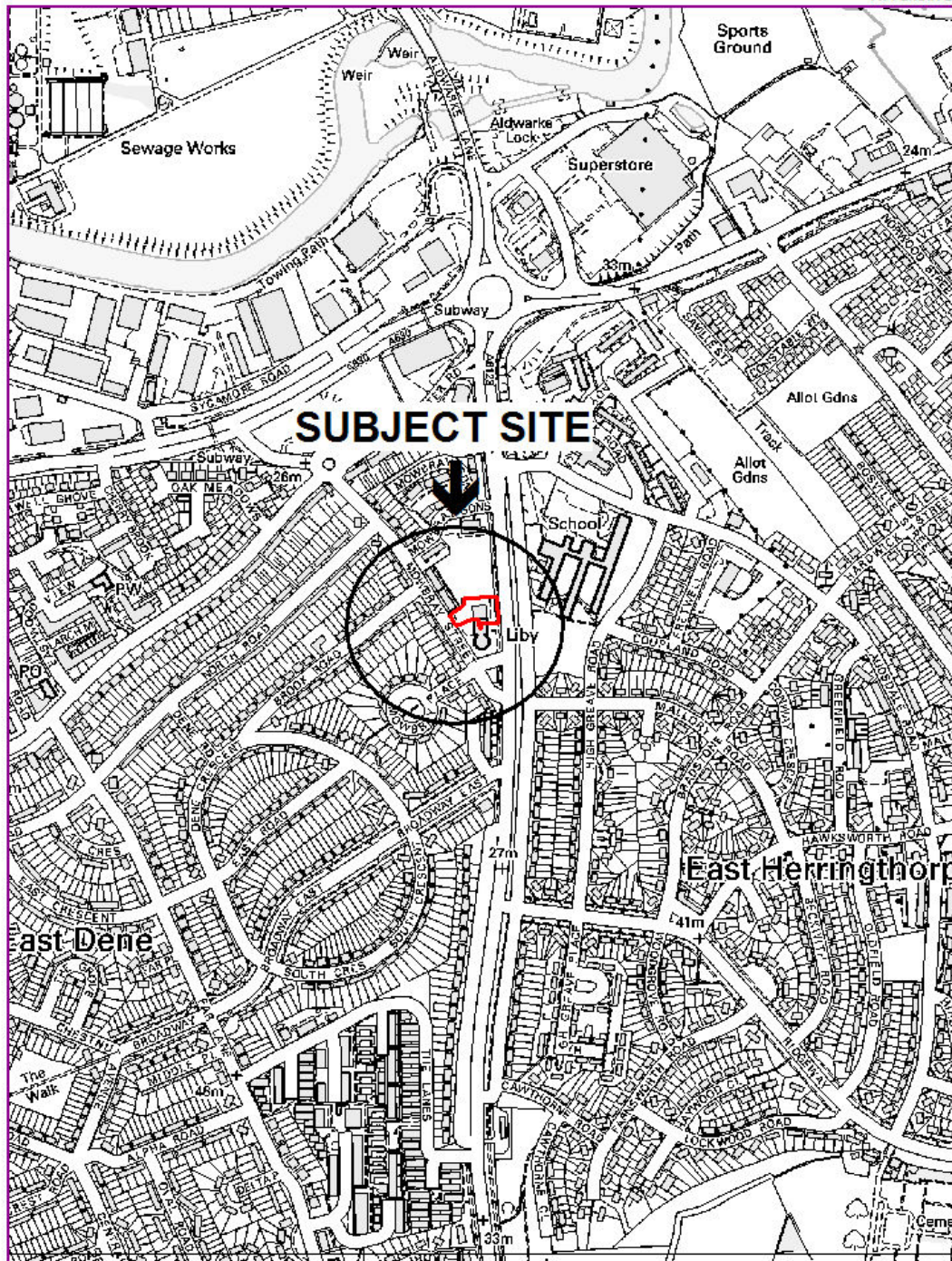


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MOWBRAY GARDENS SWIMMING POOL
HERRINGTHORPE VALLEY ROAD
EAST DENE
ROTHERHAM

Rotherham 
 Metropolitan
 Borough Council



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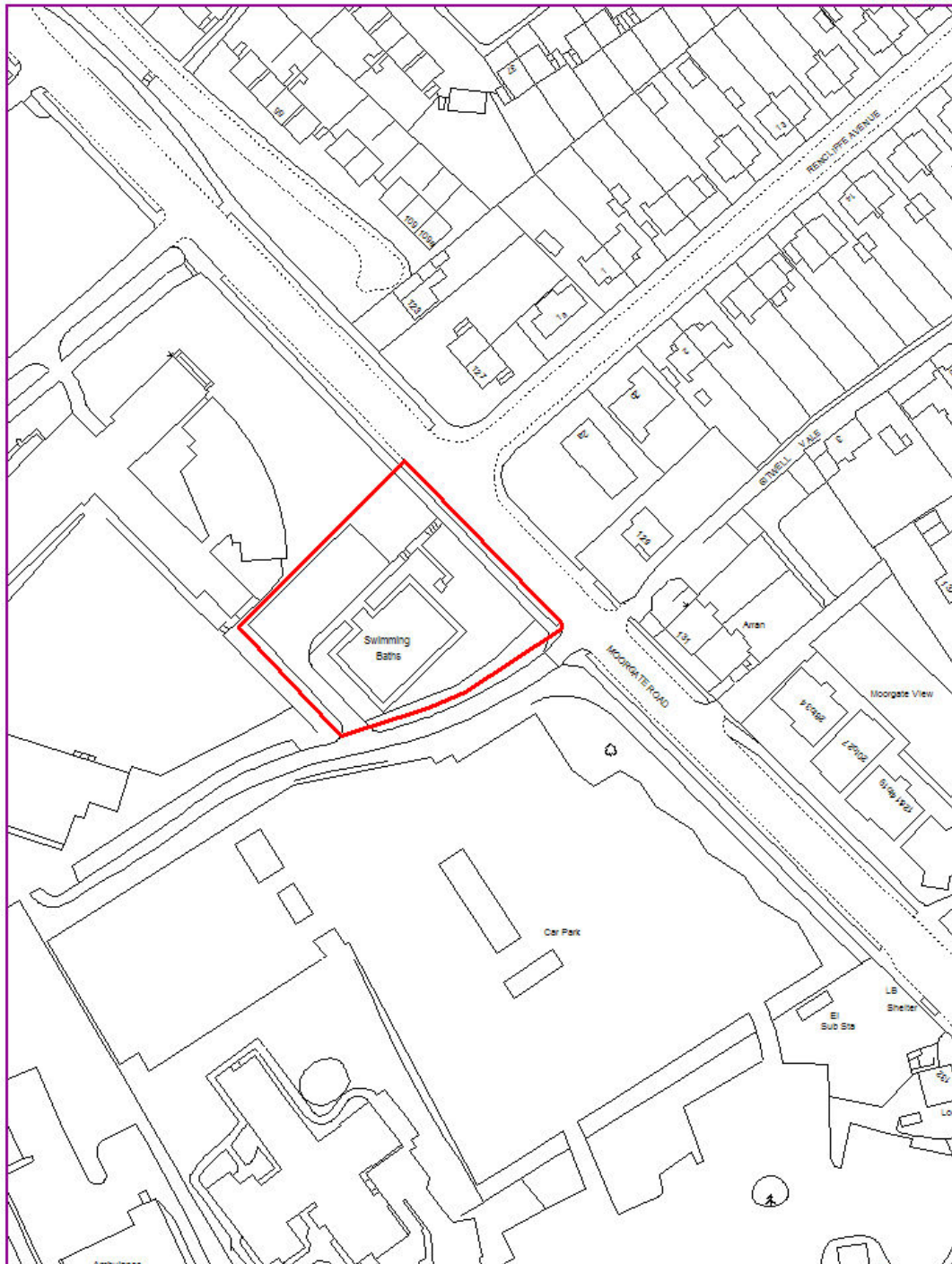


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MOWBRAY GARDENS SWIMMING POOL
HERRINGTHORPE VALLEY ROAD
EAST DENE
ROTHERHAM



APPENDIX 2

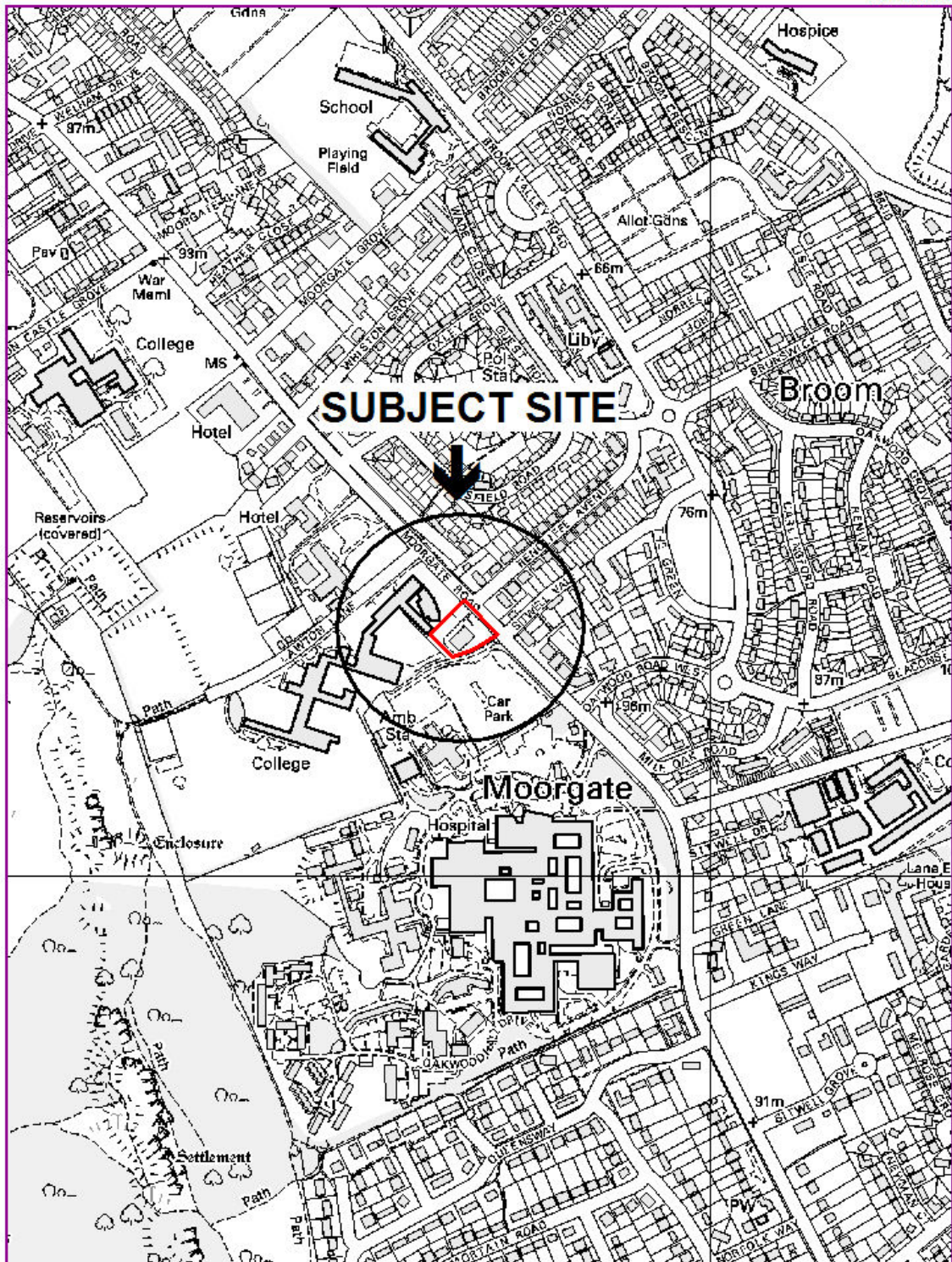


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OAKWOOD SWIMMING POOL
MOORGATE ROAD
ROTHERHAM

Rotherham 
 Metropolitan
 Borough Council



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OAKWOOD SWIMMING POOL
MOORGATE ROAD
ROTHERHAM

Rotherham
 Metropolitan
 Borough Council

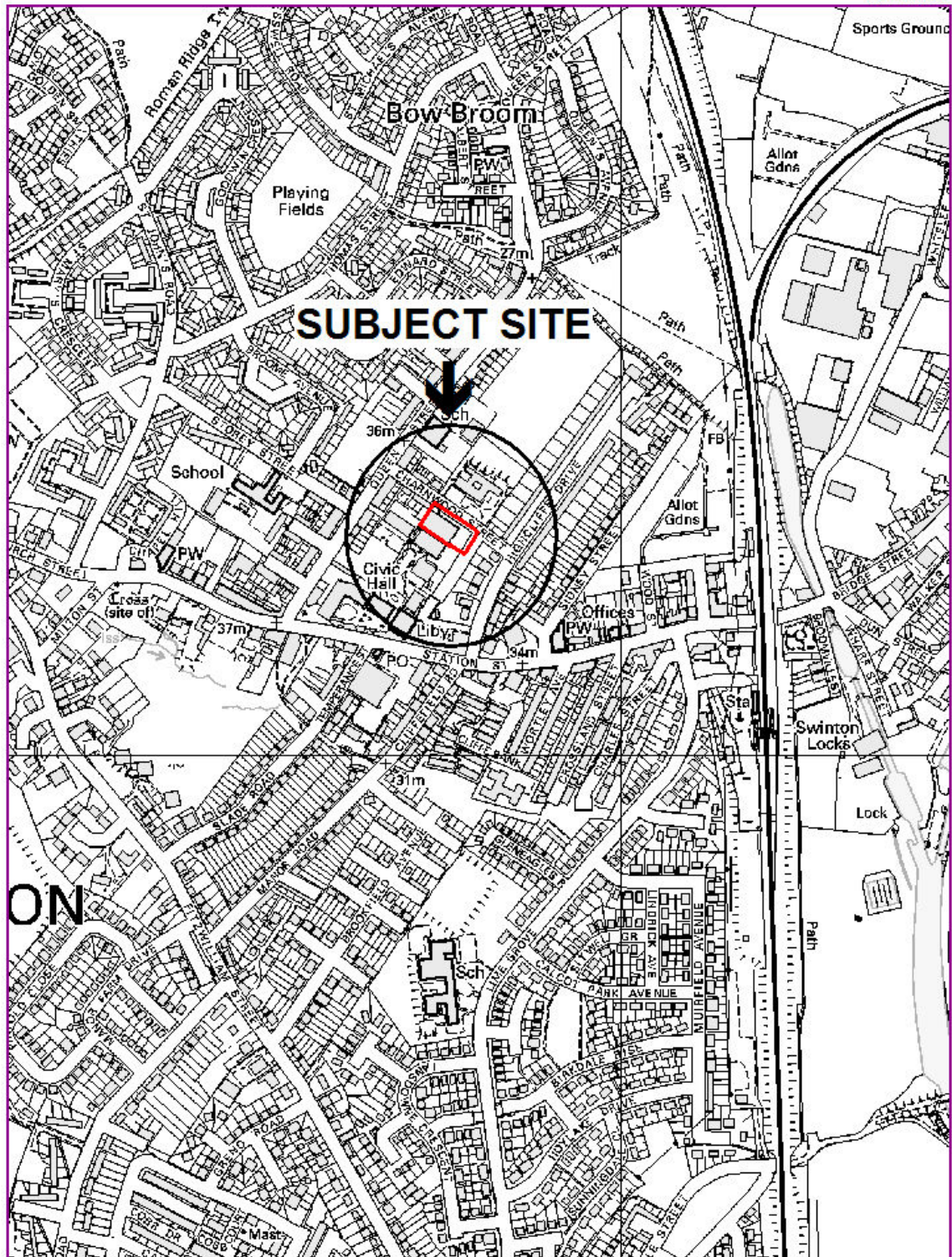


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SWINTON POOL
CHARNWOOD STREET
SWINTON
ROTHERHAM





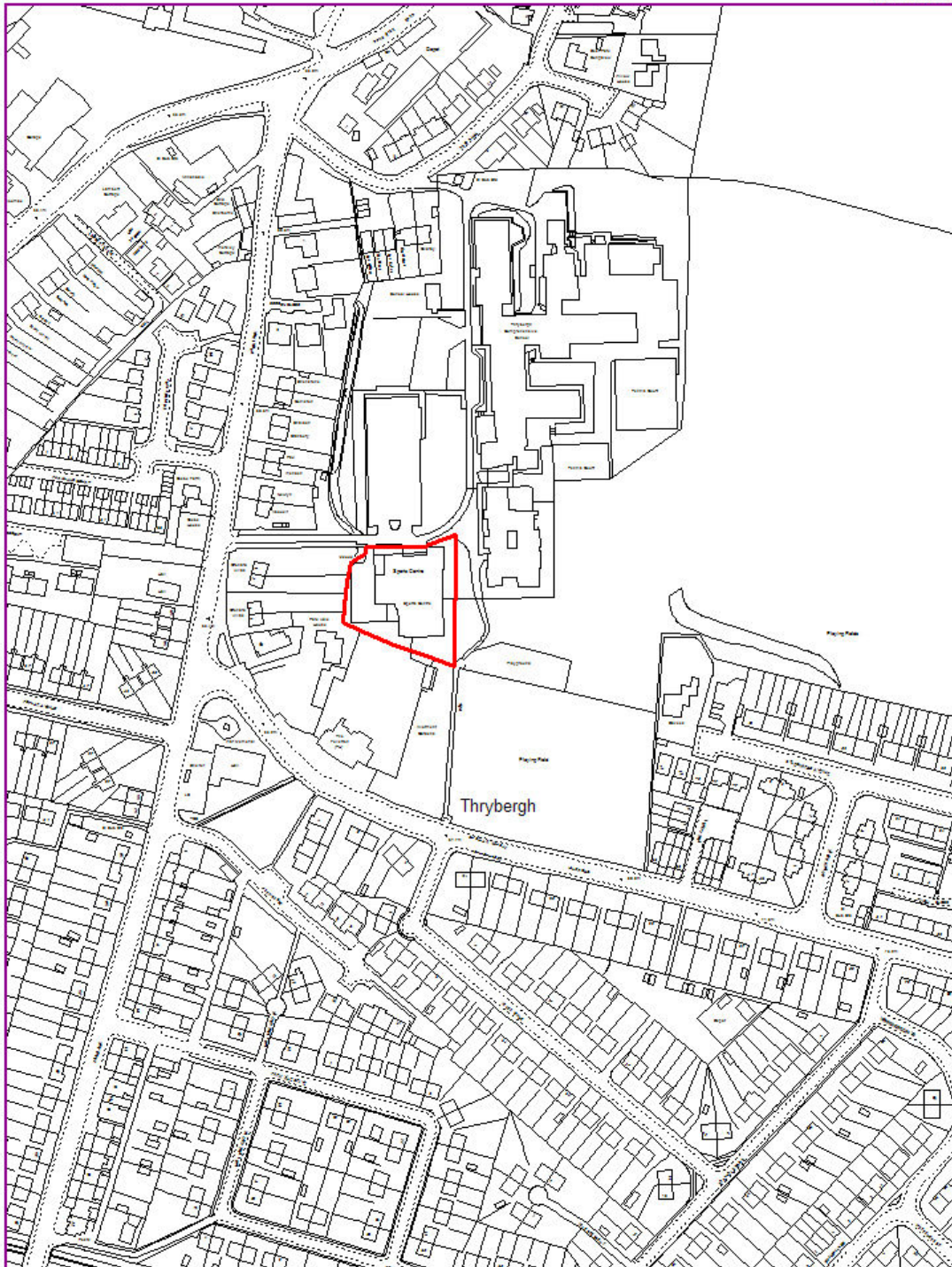
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Scale 1:6000

SWINTON POOL
CHARNWOOD STREET
SWINTON
ROTHERHAM

Rotherham
 Metropolitan
 Borough Council



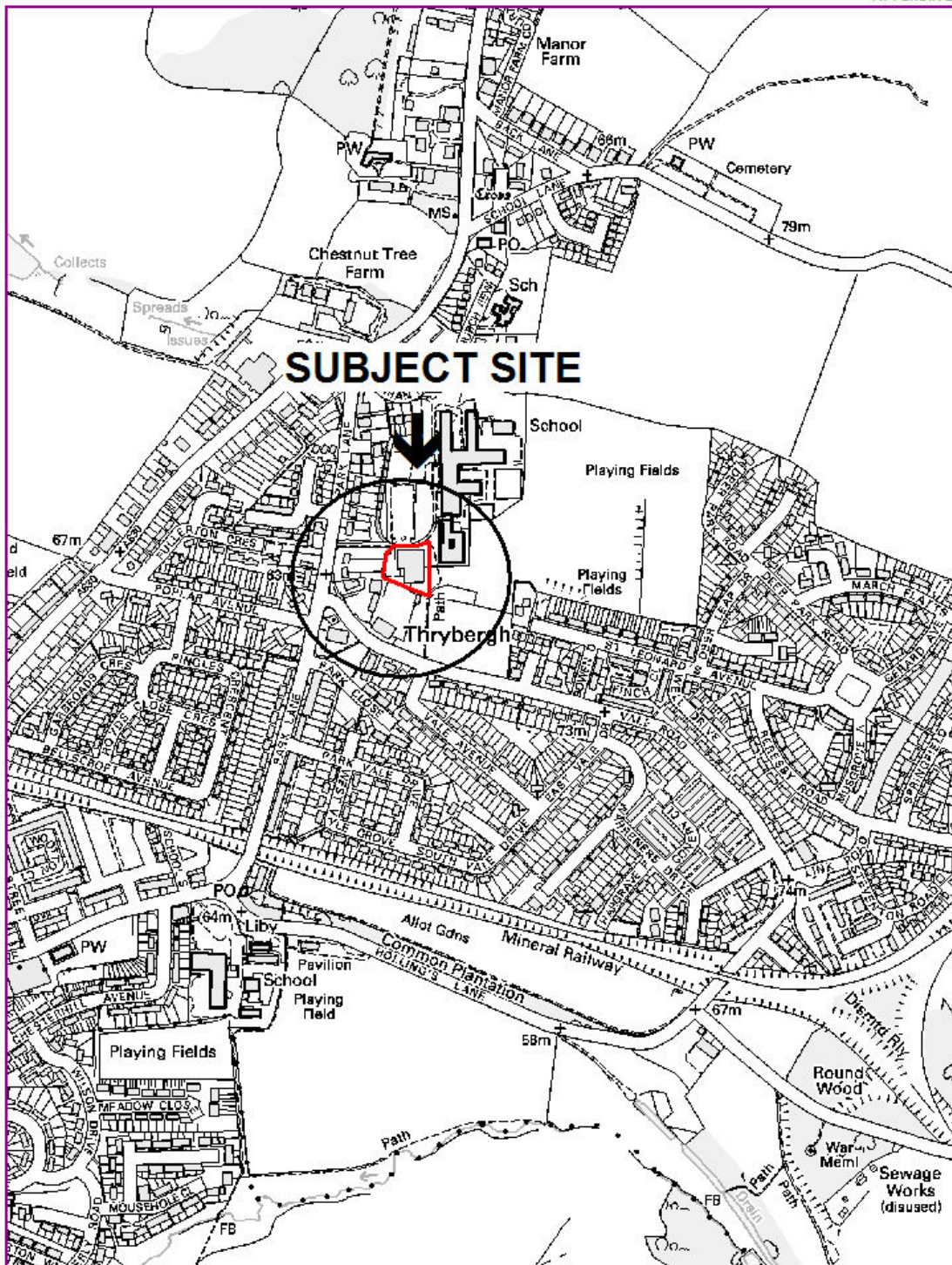
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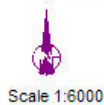
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THRYBERGH SPORTS CENTRE
PARK LANE
THRYBERGH
ROTHERHAM

Rotherham
 Metropolitan
 Borough Council

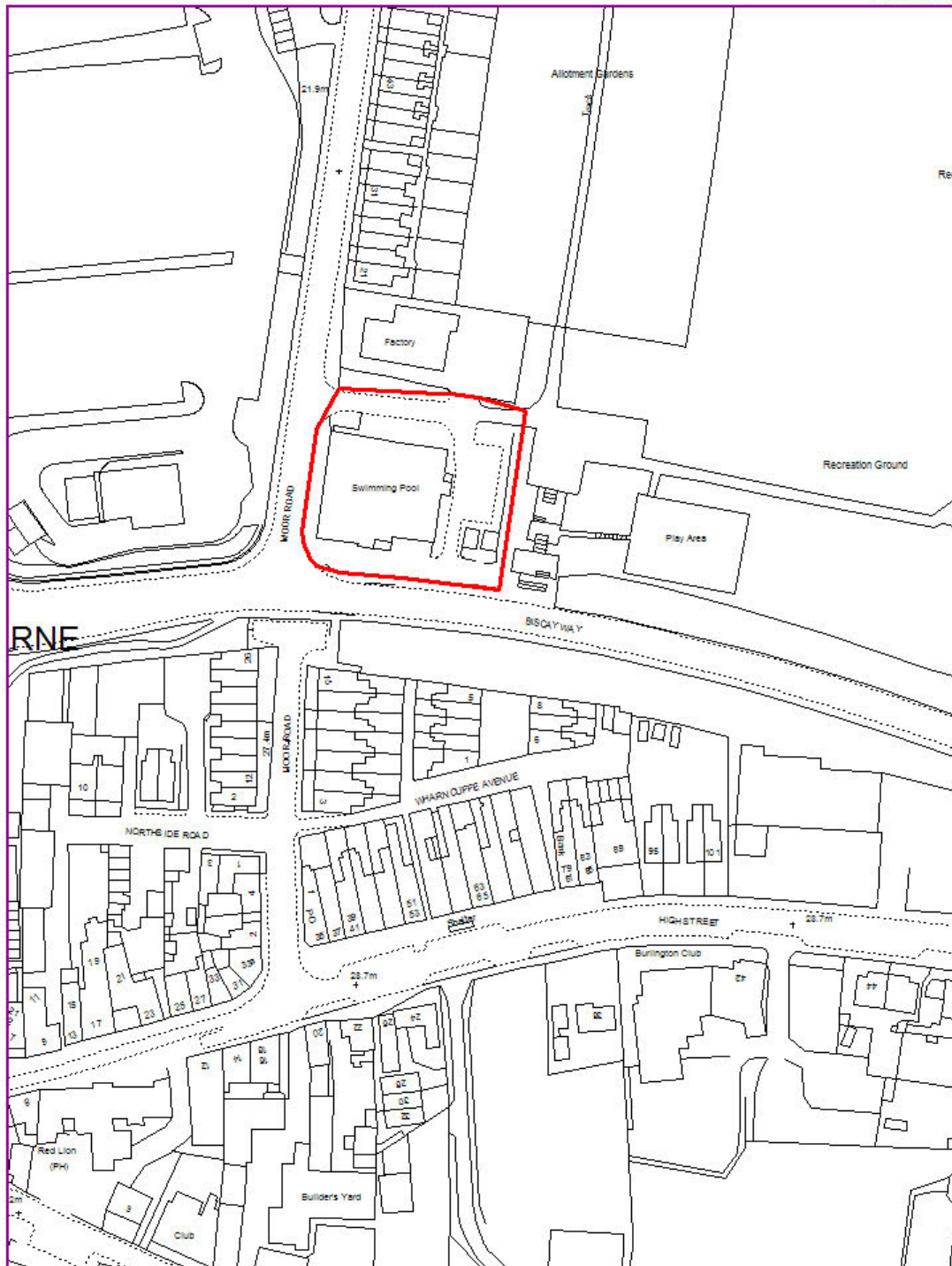


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THRYBERGH SPORTS CENTRE
PARK LANE
THRYBERGH
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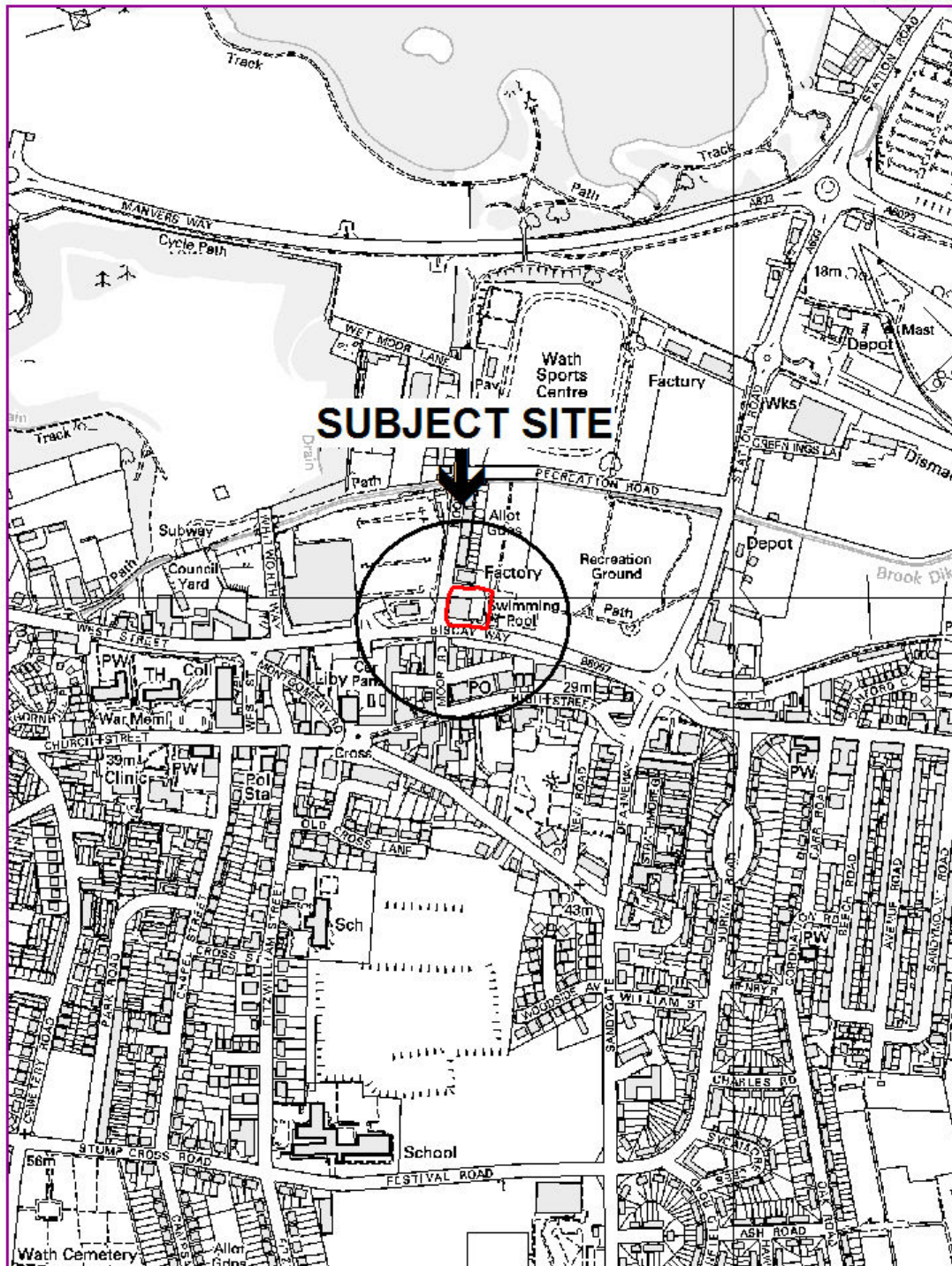
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Scale 1:1250

WATH SWIMMING POOL
MOOR ROAD
WATH UPON DEARNE
ROTHERHAM

Rotherham
 Metropolitan
 Borough Council

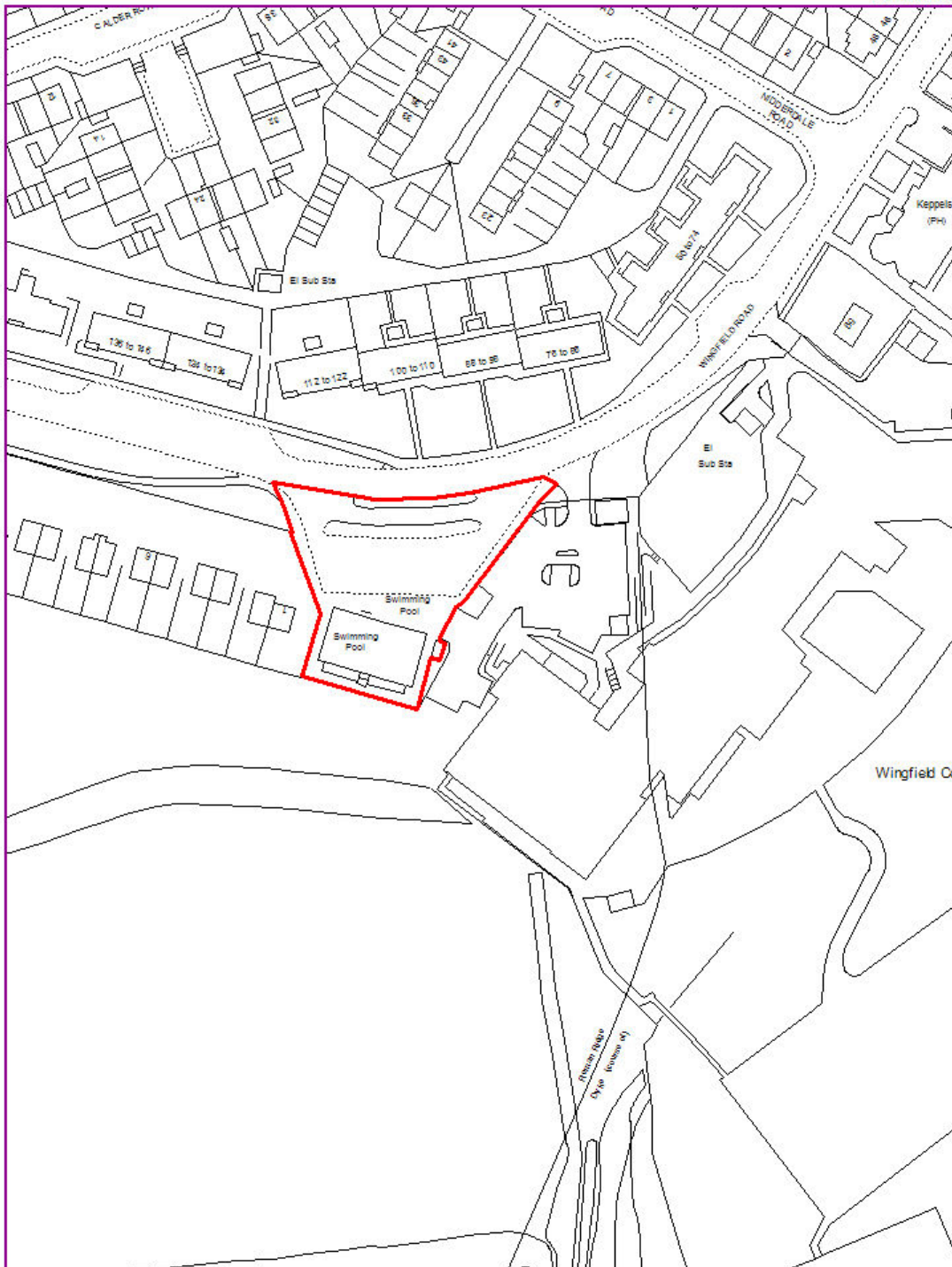


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WATH SWIMMING POOL
MOOR ROAD
WATH UPON DEARNE
ROTHERHAM





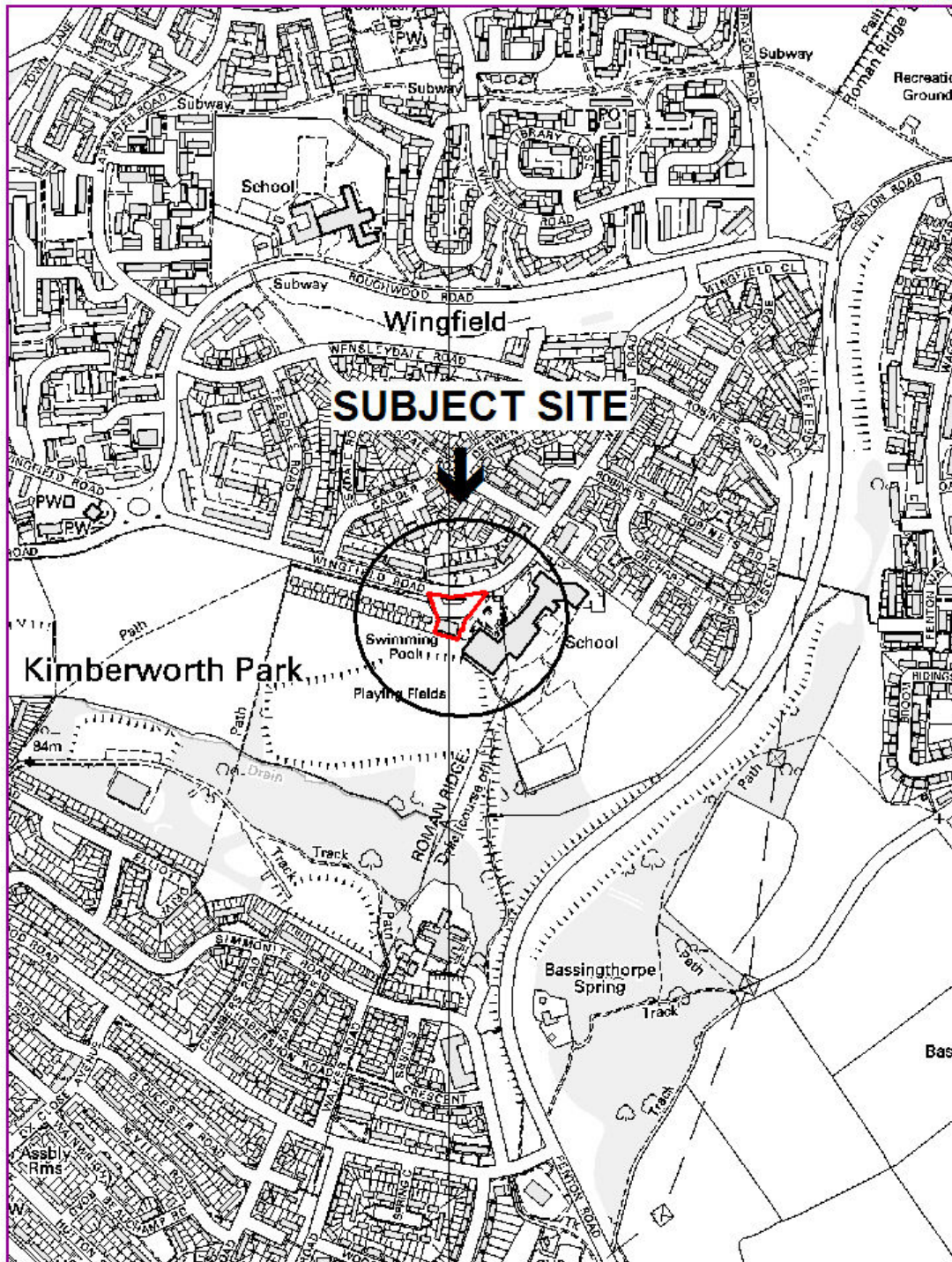
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Scale 1:1250

WINGFIELD SWIMMING POOL
WINGFIELD ROAD
WINGFIELD
ROTHERHAM

Rotherham
Metropolitan
Borough Council



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WINGFIELD SWIMMING POOL
WINGFIELD ROAD
WINGFIELD
ROTHERHAM

