

MEETING OF COMMISSIONER KENNY
Monday, 7th December, 2015

Present:- Commissioner J. Kenny.

Also in attendance Councillor D. Lelliott, Advisory Cabinet Member.

33. WHILST THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT 1972 DO NOT APPLY TO THIS MEETING IT IS STILL PROPOSED TO DETERMINE IF THE FOLLOWING MATTERS ARE TO BE CONSIDERED UNDER THE CATEGORIES SUGGESTED IN ACCORDANCE WITH THAT ACT.

34. DECISION SHEET AND MINUTES OF THE PREVIOUS MEETING HELD ON 2ND NOVEMBER, 2015.

The decision sheet and minutes of Commissioner Kenny's last meeting held on 2nd November, 2015, were considered and accepted as accurate records.

35. RMBC MARKET FEES AND CHARGES REPORT - NOVEMBER 2015.

Commissioner Kenny considered the report that had been submitted in relation to a mid-year review of the markets fees and charges as agreed when the fees and charges were frozen with effect from 1st March, 2015. General fees and charges had not been increased since 2013.

Rotherham's markets welcomed four million customers each year and the current occupancy rate was 87%; three new businesses had opened in 2015 to date, two businesses had been taken over by new owners and five new businesses had joined the Tuesday street market. Rotherham's Tuesday street market had been found to be the fourth highest customer footfall location of eighty-four markets surveyed by 'Markets Matter Review' in 2014/2015 as conducted by Manchester Metropolitan University on behalf of the National Association of British Market Authorities. The submitted report outlined comparisons between Rotherham, Doncaster, Barnsley and Sheffield markets.

Events over the past eighteen months had had an impact on the wider town centre.

It was recommended that rents be frozen for the remainder of 2015/2016 until September, 2016, when a review would be undertaken.

Other changes were recommended: -

- Some service charges;
- Increases in car parking to reflect additional security and CCTV;

- Concession management pitch increase;
- Licence fees for rival markets;
- A rent reduction for stalls 1- 5 (to ensure consistency with charges across the market complex);
- A rejection of the request for a 6 month 20% reduction in fees (made by some market traders in September 2015).

Option Three was the preferred option and resulted in additional income of £7.5k. Increases would be introduced from 1st April, 2016.

Commissioner Kenny asked for an information report to be presented to her next meeting outlining turnover of market stalls and the terms and conditions new tenants were subject to.

36. CONFIDENTIAL ITEMS.

37. FORGE ISLAND.

Consideration of the report and a decision relating to Forge Island was deferred in order that further information could be received. Considerations included the current lease operating on the site, and future plans.

38. RATIONALISATION OF THE PROPERTY PORTFOLIO - PROPOSED DONCASTER GATE HIGHER EDUCATION CAMPUS, DONCASTER GATE, ROTHERHAM.

Consideration was given to the report presented in relation to the disposal of the Doncaster Gate Site to Rotherham College for the proposed use of a Higher Education Campus.

Four options for Commissioner Kenny to consider were put forward.

Commissioner Kenny felt that it was important that some acknowledgement be made to show the Council's contribution to Rotherham College's development programme.

39. RESOLUTION TO COMMENCE A CPO AND ACQUIRE 15 NEW HOMES ON THE WHINNEY HILL AND CHESTERHILL NEW HOUSING DEVELOPMENT.

Consideration was given to the report that had been submitted in relation to proposals at Whinney Hill and Chesterhill Avenue in relation to new housing development and area regeneration. The main objective was for the site to provide modern, high quality housing within a development that integrated into the surrounding neighbourhood.

The Council would acquire fifteen new homes on the development spread out over the development phase.

Commissioner Kenny requested a number of amendments to the decision terms: -

- She requested that she would approve the final terms for purchase by agreement or compensation, including relocations. This approval would need to be gained before the Strategic Director of Adult Care and Housing Services completed terms;
- She requested that the terms include that the Council would strategically acquire houses over the life of the development programme;
- She wished to add a clause to the Development Agreement stating that the developer would complete the development within three-years from point of land transfer.

Commissioner Kenny tasked the Strategic Housing and Investment Manager with updating the terms and clauses.