

OVERVIEW AND SCRUTINY MANAGEMENT BOARD

1.	Date of meeting:	12 September 2018
2.	Title:	Forge Island Development
3.	Directorate/Agency:	Regeneration and Environment

4. Introduction

- 4.1 This report provides a progress update on the appointment of a development partner for the Forge Island development site in Rotherham town centre.
- 4.2 The Forge Island development is the flagship scheme in the Town Centre Masterplan and central to the Council's plans to regenerate the town centre. The Masterplan indicates that Forge Island should be redeveloped with a range of leisure-led uses to strengthen and diversify the town centre. The intended beneficiaries of this development are not restricted to local residents living within close proximity, but also spread to the wider borough and City Region level.

5. Background and context

- 5.1 On 11 September 2017 Cabinet resolved to adopt the Town Centre Masterplan and go out to the market to secure a development partner for Forge Island.
- 5.2 A development brief for Forge Island was consequentially prepared and released to the market. The competition consisted of 2 Stages, the first being an expression of interest, of which over 35 responses were received. From these, 3 potential partners were identified and invited to prepare and submit detailed proposals as part of Stage 2 of the process.
- 5.3 On 11 June 2018 Cabinet resolved that the decision to appoint a development partner for Forge Island and the terms of that appointment be delegated to the Strategic Director of Regeneration and Environment in consultation with the Cabinet Member for Jobs and the Local Economy.

6. Progress Update

- 6.1 The deadline for Stage 2 of the competition process was the 29 June 2018. Two detailed proposals were received and a third developer withdrew from the process.
- 6.2 An initial assessment of proposals received was undertaken by officers from RiDO. This assessment was provided to an 'Evaluation Board' which was able to draw on further specialist advice from independent experts and scored the

proposals in accordance with the scoring methodology detailed in the stage 2 documentation. These scores were reviewed following a clarification session with each developer, where information was supplied in response to questions raised by the Evaluation Board.

- 6.3 The bid received from Muse Developments Ltd was the highest scoring.
- 6.4 Delegated powers were exercised by the Strategic Director of Regeneration and Environment in consultation with the Cabinet Member for Jobs and the Local Economy and Muse Developments Ltd was contacted on 09 August 2018 and informed of the intention to appoint the company as the Council's Development Partner. A 'standstill' period was then enacted which ended on the 18 August 2018.
- 6.4 The Muse proposal is to deliver a leisure led mixed-use development for the Forge Island site, incorporating a number of key elements, including; a cinema, hotel, food and drink establishments, town centre residential units and high quality public realm.

7. Next Steps

- 8.1 Following the signing of contracts, Muse will be in a position to start progressing a planning application for the scheme.
- 8.2 Further reports will be provided to Overview and Scrutiny Management Board as the scheme progresses.

9. Actions arising

- 9.1 None identified.

10. Name and contact details

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