

Public Report with Exempt Appendices  
Cabinet

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**Committee Name and Date of Committee Meeting**

Cabinet – 23 November 2020

**Report Title**

Forge Island Preparatory Works and Demolition of Riverside Precinct, 8 – 18 Corporation Street and Pedestrian Footbridge

**Is this a Key Decision and has it been included on the Forward Plan?**

Yes

**Strategic Director Approving Submission of the Report**

Paul Woodcock, Strategic Director of Regeneration and Environment

**Report Author(s)**

James Green, Senior Inward Investment, Programmes & Project Officer  
01709 255837 or james.green@rotherham.gov.uk

**Ward(s) Affected**

Boston Castle

**Report Summary**

This report seeks authority to undertake required demolition works to Riverside Precinct, 8-18 Corporation Street and the pedestrian footbridge, alongside other remediation works, to enable the Forge Island leisure development.

**Recommendations**

1. That approval be given to undertake the demolition and remediation works as described in this report to enable the Forge Island leisure development, funded by the allocated Town Centre Investment Fund.

**List of Appendices Included**

Appendix 1 Equality Analysis – Initial Screening  
Appendix 2 Exempt Financial Information  
Appendix 3 Site Plan

**Background Papers**

Forge Island Development – Cabinet Paper – June 2018.

**Consideration by any other Council Committee, Scrutiny or Advisory Panel**

No.

**Council Approval Required**

No

**Exempt from the Press and Public**

Yes or No? If yes, use text below.

An exemption is sought for Appendix 2 of this report under paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act 1972 is requested, as this report contains sensitive commercial information with regards to contracts with Service Providers.

It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information, as the parties' commercial interests could be prejudiced by disclosure of commercial information.

## Forge Island Preparatory Works and Demolition of Riverside Precinct, 8 – 18 Corporation Street and Pedestrian Footbridge

<b>1.</b>	<b>Background</b>
1.1	The Rotherham Town Centre Masterplan was adopted by the Council in September 2017. This Masterplan set out a number of recommended interventions aimed at improving the vitality and viability of the town centre. It highlights the critical need for a major scheme, the redevelopment of Forge Island, to act as a catalyst for the regeneration and repurposing of Rotherham town centre.
1.2	This proposal to demolish these buildings forms part of the advanced enabling works to prepare the site for development.
1.3	The Council owns the freehold and majority of the leasehold interests of the named properties and is in the process of acquiring the remaining leasehold interests that form part of the Riverside Precinct.
<b>2.</b>	<b>Key Issues</b>
2.1	This report seeks authority to approve the demolition of the existing Riverside Precinct, 8-18 Corporation Street, pedestrian footbridge, and undertake appropriate remediation works as part of enabling works for the Forge Island scheme. Appendix 3 shows the site plan and the buildings and bridge included in the proposals.
2.2	The Capital Programme includes an allocation of £22m overall in respect of a Town Centre Investment Fund (TCIF) and it is from this budget that funds are proposed to be allocated to undertake this project.
2.3	These works will be delivered before the construction works begin on site.
<b>3.</b>	<b>Options considered and recommended proposal</b>
3.1	These works are being undertaken to enable the main redevelopment at Forge Island. Not undertaking these would require significant amendments to the plans already approved for the redevelopment and may result in delays and increased costs.
3.2	Delivery of this proposal will allow the redevelopment of the Forge Island site in line with the plans currently approved and latest development programme.
3.3	It is recommended therefore that the works outlined in this document are approved and required resources allocated from the identified TCIF resource.
<b>4.</b>	<b>Consultation on proposal</b>
4.1	Public consultation on the Town Centre Masterplan and the statutory consultation as part of the Forge Island planning application approved in

	June 2020 have already taken place. Further information and notifications are to be provided as the scheme progresses, including the statutory notice period on site, required for the demolition works.
<b>5.</b>	<b>Timetable and Accountability for Implementing this Decision</b>
5.1	Subject to satisfactory survey results and the subsequent appointment of a contractor to undertake the phased works, a start on site date is currently programmed for Q1 2021 with completion estimated for Q3 2021.
5.2	Progress on the project is currently reported to the Town Centre Masterplan Project Board with oversight from the Housing and Regeneration Programme Board where required. This governance structure is proposed to continue to oversee the implantation of this decision and the project.
<b>6.</b>	<b>Financial and Procurement Advice and Implications (to be written by the relevant Head of Finance and the Head of Procurement on behalf of s151 Officer)</b>
6.1	The project is proposed to be funded from the Council's Capital Programme, with an allocation from the TCIF.
6.2	The exempt Appendix 2 provides additional information on the estimated budget resource required to undertake the proposed works.
6.3	The appointment of a contractor to undertake the demolition and associated works must be procured in compliance with the Public Contracts Regulations 2015 and the Council's own Financial and Procurement Procedure Rules.
<b>7.</b>	<b>Legal Advice and Implications (to be written by Legal Officer on behalf of Assistant Director Legal Services)</b>
7.1	There are no direct legal implications from the recommendation in this report.
<b>8.</b>	<b>Human Resources Advice and Implications</b>
8.1	There are no human resources implications arising from this report.
<b>9.</b>	<b>Implications for Children and Young People and Vulnerable Adults</b>
9.1	There are no children and young people and vulnerable adults implications arising from this report.
<b>10.</b>	<b>Equalities and Human Rights Advice and Implications</b>
10.1	There are no known negative impacts identified as a consequence of taking forward the recommendations identified within this report.
<b>11.</b>	<b>Implications for Ward Priorities</b>

11.1	There are no known implications.
12.	<b>Implications for Partners</b>
12.1	There are no known implications.
13.	<b>Risks and Mitigation</b>
13.1.	A contingency sum for risk of 20% of the contract sum has been included, which is considered adequate for a scheme of this nature.
13.2	Agreements have been reached to acquire all the outstanding interests in Riverside Precinct and it is expected that full vacant possession will be available to allow the works to progress. In the event that vacant possession is delayed the programme of works can be adapted to allow for phasing.
14.	<b>Accountable Officers</b>
	James Green, Senior Inward Investment, Programmes & Project Officer
	Daniel Watson, Investment & Economic Initiatives Manager

Approvals obtained on behalf of Statutory Officers:-

	<b>Named Officer</b>	<b>Date</b>
Chief Executive	Sharon Kemp	Click here to enter a date.
Strategic Director of Finance & Customer Services (S.151 Officer)	Named officer	Click here to enter a date.
Head of Legal Services (Monitoring Officer)	Named officer	Click here to enter a date.

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