

Capital Investment Proposals

Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Capita Server Upgrade	Capital Expenditure	0	0.015	0	0	0.015
Directorate	Capital Funding	0	0	0	0	0
CYPS	Net (Corporate Resources)	0	0.015	0	0	0.015
<p>Following market testing and research into other systems to record education records, a recommendation is being brought forward to renew the Capita contract. Other options available do not create any savings to the Council and do not create any additional functionality to benefit the services that currently use Capita. The Capita user group has looked at other options available and the offer as part of the review.</p> <p>In line with the recommended renewal of the capita contract and movement to updated versions of the system, the server requires replacement / upgrade to ensure ongoing functionality. The server was last upgraded in 2017 and to progress to the current relevant versions of the system requires the server upgrade to be completed.</p>						
Outputs and Outcomes						
<p>The capita system is used for all education records and information and covers statutory functions such as, Children Missing Education for tracking, Admissions and Appeals, Elective Home Education, Exclusions, Transport, SEND. The system also generates statistical analysis for statutory reports to DfE, Ofsted and other stakeholders,</p>						
Financial Implications						
<p>Any upgrades to the server are outside of the contract and without capital funding will create a budget pressure on the CYPS budget.</p>						
Risks						
<p>Without the upgrade, the system will be out of date and unable to advance to the upgraded capita version, creating record retention and data storage issues impacting significantly on service delivery, accuracy of records, and out of date information leading to breaches of GDPR and other legislative requirements.</p>						

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Project	Capital Budget (£m)	20/21	21/22	22/23	23/24	Total
Country Parks Masterplan & essential building works at Ulley	Capital Expenditure	0	0.350	0	0	0.350
Directorate	Capital Funding	0	0	0	0	0
Regeneration and Environment	Net (Corporate Resources)	0	0.350	0	0	0.350
<p>Thrybergh Country Park</p> <p>Thrybergh Country Park will mark its 40th anniversary in 2022. The site is much-loved by a loyal local population but has become dated in appearance and over the years different products and services have been added to the site creating a confused and disjointed offer. Over the last 12 months the service has undertaken a research and development project to better understand the current offer, interrogate the financial model, research the customer base and develop recommendations for the future. The service is seeking funding to buy-in design and landscaping expertise.</p> <p>Ulley Country Park</p> <p>The current Visitor Centre and Club House at Ulley Country Park was built in 1974 with an expected lifespan of 25 years – it is now 46 years old and severely damaged. The building is currently in a poor state and poorly designed to meet the needs of its current customer base and new opportunities which would grow the park as a visitor destination. Due to the level of deterioration in the building it is likely to fail a number of health and safety tests such as an annual Fixed Wire Test and there are leaks in the roof and guttering. Should the building fail these tests it would not be allowed to open and would likely fall into a further state of disrepair. A quote was obtained to ascertain the cost of repairs and refurbishment of the existing building which were estimated at £250,000-£300,000 and would only extend the life of the building by an estimated 2-3 years given the material damage to the structure. Options were also explored for the repurposing of the Reservoir Keeper's Cottage but due to its nature as a dwelling its spaces would not be suitable for the types of activities required by the current and future audiences. The service is seeking funding to:</p> <ul style="list-style-type: none"> • Undertake essential maintenance to the building to enable continued operation for up to two years • Procure the services of an architect to develop detailed design and feasibility plans for a new purpose built, environmentally conscious facility • Undertake consultation and obtain planning consent • Undertake any initial groundworks and preparatory works ahead of full constructions 						
Outputs and Outcomes						
<p>Thrybergh Country Park</p> <p>Thrybergh Country Park (TCP) was opened in 1982 as a winter nature reserve and summer water sports centre. However, changes in the offer at TCP have led to changes on site being made 'organically' and without a masterplan and vision for the site as a whole. The new masterplan will focus on children and families and play a major role in the borough's aspirations for the Children's Capital of Culture forming new partnerships with schools to interpret the natural world and encourage environmental protection through better understanding. The plan will also contribute heavily to the Council's Climate Emergency Action Plan through education programmes and the natural management of the site. The investment required will allow Green Spaces to initiate development of a spatial rethink of the park and development of a</p>						

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landscape masterplan to enable further consultation with Members, residents, schools and children and young plan to develop a full masterplan for the site in time for its 40th anniversary. The development of a new masterplan will contribute to the following areas of the Year Ahead Plan:

- Thriving Neighbourhoods
- Better Health & Wellbeing
- Hope and Confidence in Rotherham
- Equalities and Social Justice (cross cutting theme).

Ulley Country Park

RMBC must have an effective, good condition estate that is suitable for the services provided by the Council.

The creation of a new purpose-built centre on site would enable the following outcomes:

- A rewarding future for adults with learning disabilities as part of the catering function on site
- Secured rental income from Ulley Sailing Club and Newman School
- Continued provision of an active Sailing Club which has provided training facilities for Olympic athletes alongside family sailing setting aspirational targets for others starting out in the sport.
- Continued provision of facilities for Wickersley School & Sports College for students from across a number of schools within the Wickersley Academy Trust and beyond.
- Continued and increased opportunities for fundraising supported by the Friends of Ulley Country Park who have raised in excess of £80,000 for the site
- Retention of the prestigious Green Flag Award through sustained and increased community engagement

Financing Implications

Green Spaces does not hold any existing budgets for the work required.

The development and masterplans for these important countryside sites will include new opportunities for future income generation and increased secondary spend. The creation of a clear masterplan will also enable the service to bid for external funding to support the delivery of the ambitions set out in the masterplan

Risks

Failure to identify a budget and demolish the subject properties will: -

- Lead to the continued blight on the surrounding area
- No opportunities for redevelopment/increased housing numbers
- Require the backlog maintenance issues to be addressed which would result in an increased pressure.

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Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Proposed demolition of the commercial units at 86 -102 Wellgate Rotherham.	Capital Expenditure	0	0.200	0	0	0.200
Directorate	Capital Funding	0	0	0	0	0
Regeneration and Environment	Net (Corporate Resources)	0	0.200	0	0	0.200
<p>Like many towns, Rotherham is facing a significant and sustained challenge to its retail function. There is a consensus that the retail core of Rotherham Town Centre is too large and widely spaced. As a result, retail units such as those on Wellgate have suffered in recent years with many of the units persistently suffering from void periods or the ones that are occupied often having rent arrears. This has led to a lack of investment and the subject properties have fallen into a state of significant disrepair with no long-term future for commercial/retail use.</p> <p>The location of these properties is on one of the main arterial routes into the town centre and adjacent to the site known as 'Henley's Garage' which is currently under redevelopment to provide 54 new residential units by January 2022. As such this parade of units is considered a blight on the improving area and consideration has now been given to looking at alternative uses.</p>						
Outputs and Outcomes						
<p>It is considered that the demolition and redevelopment of the site for residential purposes would complement the ongoing development of Henley's and the wider town centre area. However, there is a substantial viability gap in bringing any scheme to the market in terms of the demolition costs and it is considered that the site would not be brought forward for development without intervention. The marketing of the site on a cleared basis, bridges the viability gap and would make the site a much more attractive proposition for development.</p> <p>The site is not currently identified within any current plans the Council have for residential redevelopment in the wider town centre area. Therefore, the units that would be brought forward, if funding was made available, would be additional to current pipeline schemes and would make a positive contribution to the 2,000 homes that the Council aims to see delivered within the town centre.</p> <p>Although a full development appraisal has yet to be undertaken, it is considered feasible that the site could support the development of a block of 20+ affordable apartments similar to those on the adjoining Henley's site.</p> <p>The anticipated programme for housing delivery, should demolition take place, is three years. This is consistent with the recent experience on the adjacent Henley's Garage site, where design work commenced in January 2019 and completion is expected in January 2022.</p>						

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Financial Implications

Undertaking redevelopment of this site will not only remove a parade of aging and obsolete properties that are no longer viable as part of the commercial portfolio and which pose a blight to other regeneration activities within the area; but will also assist the Council in meeting its ambitions to deliver 2000 new homes in the town centre.

Backlog maintenance for the units has been estimated at circa £603k based on the stock condition survey undertaken in 2017. In pursuing a timely demolition, these costs would be largely avoided. Furthermore, there is no current identified budget to address the identified backlog maintenance issues.

The bid for is for £200k, which based on previous estimates is considered adequate to cover the costs for both the demolition and any potential site abnormalities.

It should be noted that Asset Management have recently submitted a bid for 'One Public Estate' monies, via their 'Land Release Fund' Programme to fund the demolition of these properties. However, it is not certain funding will be made available to Rotherham Council for this purpose and no indication as to whether or not the bid has been successful is expected before February 2021.

Risks

Failure to identify a budget and demolish the subject properties will: -

- Lead to the continued blight on the surrounding area
- No opportunities for redevelopment/increased housing numbers
- Require the backlog maintenance issues to be addressed which would result in an increased pressure.

Five units in the parade have been long term voids and the four remaining properties were tenanted.

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Project	Capital Budget (£m)	20/21	21/22	22/23	23/24	Total
Strategic Acquisitions Fund	Capital Expenditure	0	1.000	0	0	0
Directorate	Capital Funding	0	0	0	0	0
Regeneration and Environment	Net (Corporate Resources)	0.000	1.000	0	0	1.000
<p>A programme to allow the Council to swiftly and positively react to strategic acquisitions and development opportunities as and when they may arise, as investments to support regeneration, housing and economic recovery following the impacts of Covid-19 Pandemic.</p> <p>There are a number of opportunities to acquire assets that may arise and the Council has the ability to consider a much longer term view of acquisitions, such as looking at long term capital appreciation or long term land assembly.</p>						
Outputs and Outcomes						
<p>The ability to carry out strategic acquisitions would be beneficial to the work required to build on the momentum that the implementation of the Masterplan is having on the regeneration of the town centre, for example, the recent acquisition of 11-13 High Street (Primark) by acquiring both occupied and vacant retail units, where there is strong acquisition case.</p> <p>Strategic acquisitions would facilitate regeneration across the Borough, with such acquisitions to be considered as and when they arise, dependent upon market conditions. This funding would be for an initial year, with further consideration to extend afterwards.</p>						
Financial Implications						
<p>Completed acquisitions could provide the opportunity to bring in additional revenue income depending on the scheme, though such acquisitions would be primarily for long term capital appreciation or site amalgamation/land assembly. Once the operational and maintenance costs have been factored in the income could be utilised to reduce budget pressures.</p> <p>New assets will bring with them operational and maintenance costs, and potential income streams, currently unknown.</p>						
Risks						
<p>The usual risks associated with acquisition, such as voids period, demand and market fluctuations. There is the long term risk that capital values and rental returns can fall as well as rise. These risks can be mitigated by utilising a sound financial methodology and testing through business cases and financial analysis.</p>						

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Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Corporate Decarbonisation	Capital Expenditure	0.100	0.900	0	0	1.000
Directorate	Capital Funding	0	0	0	0	0
Regeneration and Environment	Net (Corporate Resources)	0.100	0.900	0	0	1.000

The Council presently consumes 18 million kWh of electricity within its operational buildings and street lighting over which it has control over both consumption and the supplier (year to November 2019), at a cost of £2.8M PA. Consumption almost doubles to 35 million kWh if all sites are included that have access to the Council's purchasing framework, for example LA / Co-funded schools and Academies using the Facilities Management Service Agreement.

There is an opportunity for the Council to pilot the development of its own renewables generating assets (e.g. Solar, PV and Wind Turbine) to meet this consumption on an investment basis, with the savings generated representing a financial return, whilst meeting Climate Emergency de-carbonisation objectives. The Council owns a number of land assets which may be suitable for locating renewables electricity generating plant. Alternatively, the investment case may still work if alternative sites, on or off the Borough have to be procured.

Outputs and Outcomes

A number of smaller scale projects have been carried out to generate Green Electricity with over 200kWp of output recently added to RMBC buildings saving £17,400 in year 1. It is estimated that a further 20MW is required to meet the demand of the operational estate and street lighting (2019 levels). To meet this demand, large scale projects of ground mounted solar PV and wind turbines would be considered, along with battery storage options to absorb peak output and supply energy when needed. There is an ongoing project to accurately profile the demand to inform how much battery storage capacity will be required once the baseload is satisfied and output needs to be optimised by time shifting the renewable output through battery storage.

This project is for a £1M / 1MW 'Proof of Concept' scheme to demonstrate the process and returns available and inform the decision to scale this up to c20MW.

Financial Implications

Seed funding for consultancy, pre-planning and full planning applications

Estimated cost ceiling for delivery including grid connection - £1M based on £1/MW capacity installed.

Current BEIS estimates for large scale Solar PV in 2020 is £45/MWh output which equates to £400,000 /MW capacity installed. For a smaller scheme like this, the final price is expected to fall between £0.4M and £1M with the cost of grid connection being a significant factor.

Potential annual electricity savings

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Risks
<p>Expenditure may be incurred at feasibility stage but result in no suitable sites being developed.</p> <p>Sites may be suitable but prove uneconomic due to electrical grid constraints. However, sites are being considered that may offer the opportunity to sell energy to adjacent high consumers through a private connection thus providing a fall-back opportunity of income generation for the Council.</p> <p>Energy prices may fall, reducing the financial impact of the project, however the carbon savings will be assured.</p> <p>Technical issues may reduce or halt output and hence returns. This can be mitigated by including management, service and maintenance commitments into the project delivery.</p>

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Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Manvers Footbridge	Capital Expenditure	0.025	0.350	0	0	0.375
Directorate	Capital Funding	0.025	0	0	0	0.025
Regeneration and Environment	Net (Corporate Resources)	0	0.350	0	0	0.350
<p>Manvers Way Footbridge is a cable-stayed steel bridge carrying a footpath across A633 Manvers Way, Wath-upon-Deerne. It was constructed in 1996 as part of the Manvers Colliery regeneration. It connects a sports field and the Wath residential area on the south side to the country park on the north side. The overall span is 35m and the bridge deck is supported by 8 high tensile steel cables connected to an A-frame pylon.</p> <p>A Principal Inspection of the bridge was carried out in March 2019 to determine the condition of the bridge. This included a paint survey by a specialist inspection company. The report concluded that the existing paint system over the entire bridge is in poor condition with substantial areas having failed completely. It was estimated at the time of this report that with the current condition of the paint material (with no repairs having taken place), that the paint system may last another 3-5 years.</p>						
Outputs and Outcomes						
<p>The works proposed are to remove the existing paint system depending on the degree of failure and to provide a new paint system over the entire structure including the pylon, steel deck elements, stay cables and metal parapets. In order to paint the deck elements it will be also be necessary to remove and reinstate the timber deck. The design has been funded by Transportation Infrastructure Services in 2020/21. The bridge will be returned to its original condition with a further 25 life expectancy of the protection system ensuring that the facility continues to be available for all users.</p>						
Financial Implications						
<p>The estimated capital expenditure required for the scheme is £375,000, with £350,000 being sought from capital resources in 2021/22.</p>						
Risks						
<p>If repairs are not carried out, then the structure will be exposed to the elements which eventually will cause the bridge to be at risk of closure or failure. Any such event could require significant urgent repairs to be implemented at short notice. A contingency has been built into the estimated capital expenditure required to allow for unexpected events.</p>						

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Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Steadfolds Lane Retaining Wall	Capital Expenditure	0.025	0.225	0	0	0.250
Directorate	Capital Funding	0.025	0	0	0	0.025
Regeneration and Environment	Net (Corporate Resources)	0	0.225	0	0	0.225
<p>Steadfolds Lane retaining wall is understood to have collapsed following heavy rain in November 2019 although it is not visible from the carriageway due to the set back and raised nature of the carriageway above natural ground levels. The section of wall at risk is on the northern side of the carriageway. It is approximately 17m long and the section requiring work extends approximately 5m into the field north of the road and comprises broken stone walling, hedgerow and previously retained material.</p> <p>The retained embankment at the site is considered to have been constructed between 1903 and 1929 when Steadfolds Lane was realigned and raised above the surrounding fields. The flow of water from the slip mass indicates the presence of groundwater within the embankment. As the site walkover survey was undertaken after a prolonged period of dry, hot weather, the presence of the water flow indicates that a consistent flow of water may be present within the embankment. Transportation Infrastructure Service has funded a geotechnical report and ground investigation in 2020/21.</p> <p>It is proposed to rebuild the retaining wall and construct a new culvert beneath the carriageway.</p>						
Outputs and Outcomes						
<p>Preservation of critical road infrastructure, avoiding the need to fund emergency and larger scale costs should a significant structural failure take place requiring emergency response if left unattended. Economic benefits derived from the avoidance of disruption to public highway and local travel needs for business, leisure and public travel demand.</p> <p>A new retaining wall and culvert ensuring Steadfolds Lane remains open to all traffic.</p>						
Financial Implications						
<p>The estimated capital expenditure required for the scheme is £250,000, of which £225,000 is sought from corporate resources with £25,000 scheme development work funded by LTP.</p>						
Risks						

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The damaged area will be exposed to the winter weather. This may cause the crest to move back towards the carriageway, although the verge width is currently sufficiently great to prevent damage to the carriageway in normal circumstances. However, continued ravelling may cause adjacent sections of the retaining wall to become unstable, potentially causing additional incidents and lengthening the total area at risk. Other areas of the retaining wall may also be at risk of failure where groundwater flows are present within the embankment. Any such failure event could require significant urgent repairs to be implemented at short notice in order to avoid closure. A contingency has been built into the estimated capital expenditure required to allow for unexpected events and the uncertainty at this stage of the proposed design solution.

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Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
West Bawtry Road Embankment	Capital Expenditure	0.050	0.300	0	0	0.350
Directorate	Capital Funding	0.050	0	0	0	0.050
Regeneration and Environment	Net (Corporate Resources)	0	0.300	0	0	0.300
<p>The above site is located on the A631 West Bawtry Road, Rotherham, approximately 150m east of the A631 Rotherway Roundabout. The A631 West Bawtry Road is a dual carriageway located approximately 3km south of Rotherham town centre.</p> <p>A landslip failure occurred on the northern cutting slope following severe rain in November 2019 that caused the activation of the Council's emergency plan. A footpath / cycleway and the adjacent A631 eastbound carriageway are located at the toe of the slope, with Canklow Woods, an area of densely vegetated woodland, located at the crest. The cutting slope is vegetated with grass and some small shrubs.</p> <p>As an interim measure, two 'benches' were installed, approximately 1.0-1.2m high and 1.0m-1.5m wide and, a 0.5m-1.0m wide gap is present between the slope base and where the concrete barriers have been installed (at the inner edge of the footpath/cycleway).</p> <p>Highways have funded a geotechnical study and options report, and transportation infrastructure will fund site investigation in 2020/21 to develop options for a permanent repair likely to be a rockfill or retaining wall together with additional drainage, which would be registered as a highway structures asset.</p>						
Outputs and Outcomes						
<p>Preservation of critical road infrastructure, avoiding the need to fund emergency and larger scale costs should a significant structural failure take place requiring emergency response if left unattended. Economic benefits derived from the avoidance of disruption to public highway and local travel needs for business, leisure and public travel demand.</p> <p>A new retaining wall or similar structure ensuring that all users can continue to use this section on A631 West Bawtry Road.</p>						
Financial Implications						
<p>The estimated capital expenditure required for the scheme is £350,000, or which £300,000 is sought from corporate resources with the remainder from LTP.</p>						
Risks						
<p>If repairs are not carried out, then the embankment will be exposed to the elements which eventually will cause further collapse putting at risk the users of the footway/cycleway and possibly the carriageway of the A631. Any such event could require significant urgent repairs to be implemented at short notice in order to avoid closure. A contingency has been built into the estimated capital expenditure required to allow for unexpected events and the uncertainty at this stage of the proposed design solution.</p>						

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Project	Capital Budget (£m)	20/21	21/22	22/23	23/24	Total
Borough-Wide Tree Planting Programme	Capital Expenditure	0	0.150	0.200	0	0.350
Directorate	Capital Funding	0	0	0	0	0
Regeneration and Environment	Net (Corporate Resources)	0	0.150	0.200	0	0.350
<p>A two-year borough-wide tree planting programme to enable the Council to meet targets set out in the Climate Emergency Action Plan.</p> <p>Tree loss is expected to accelerate in the next few years owing to Ash Dieback disease which is expected to affect most Ash trees in Rotherham, with some removals already taking place this year. This expected tree loss has been identified in the Council's Corporate Risk Register. A Borough-Wide Tree Planting Programme would enable a strategic approach to delivering against the Council's Climate Emergency Action Plan, which has committed to increasing tree cover in Rotherham</p> <p>National Government has made a commitment in the 25-year Environment plan to plant 11 million trees across the country including 1 million trees in urban settings. This proposal will enable Rotherham to contribute towards the delivery of this target, whilst also improving biodiversity, tree cover and air pollution levels across the borough. Although the Council has recently secured funding from both the Green Recovery Challenge Fund and Trees for Cities this will only enable planting in a very small area of the borough. Additional investment in a targeted programme would enable the service to undertake proactive tree planting on a much larger scale with greater effects.</p>						
Outputs and Outcomes						
<p>Capital investment in a Borough-Wide Tree Planting Programme would secure:</p> <ul style="list-style-type: none"> • A minimum of 500 new trees across the borough • There are a number of match funding schemes in operation and, if successful, bids to these programmes could double this amount • A contribution to support the management and maintenance of trees for the first two years <p>Increasing the number of trees across the borough will have the following environmental benefits:</p> <ul style="list-style-type: none"> • The amount of carbon sequestered by trees. On average an individual tree over the course of its lifespan can sequester one tonne of carbon. • Trees help to cool the air of urban areas by reducing the urban heat island effect. • Trees help with flood alleviation as they intercept rainfall and improve soil conditions increasing water carrying capacity. • Trees provide shade to protect people from harmful ultra-violet rays. • Strategically planted trees slow vehicles on roads that has the knock-on effect of lower petrol use and exhaust fumes being produced. • Trees provide habitat for a myriad flora and fauna. 						

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This programme will also contribute to a number of other Council Priorities including:

- Rotherham Joint Health and Wellbeing Strategy - Developing high quality and well-connected built and green environments; Increasing the number of residents who feel safe in their community; Reducing crime and antisocial behaviour in the borough; Increasing opportunities for people in Rotherham to use outdoor space for improving their health and wellbeing
- Rotherham Core Strategy: Rotherham's network of Green Infrastructure assets, including the Strategic Green Infrastructure Corridors will be conserved, extended, enhanced, managed and maintained throughout the borough; The Council will conserve and enhance Rotherham's natural environment. Biodiversity and geodiversity resources will be protected and measures will be taken to enhance these resources in terms of nationally and locally prioritised sites, habitats and features and protected and priority species.

Planting of trees meets the Rotherham Council Year Ahead Plan's cross cutting strand of embedding climate impact into all other themes, by increasing carbon sequestration and thereby offsetting carbon emissions.

Financial Implications

Green Spaces does not currently have a tree planting budget and therefore, outside of grant funded projects, does not have a proactive tree planting programme which is resulting in a net loss of the Council's tree stock and the various benefits that are provided to our residents.

Risks

A net reduction in tree stock not only goes against the aspiration of central government to see an increase in tree cover in our towns and cities but it will also lead to an increase in other negative effects as a result of their loss. The presence of trees is strongly linked to:

- Improved physical and mental health of people living adjacent them.
- Reduced crime levels in residential neighbourhoods.
- Increased carbon storage in the bodies of the trees.
- Improved air quality from the removal of air pollutants by the trees.
- Reduced water run-off and flooding occurrence as a result of trees intercepting water and improving soil structure (increasing the level of water held in the land).
- Increased biodiversity from the trees themselves and the habitats they provide for various flora and fauna.
- Increased property values
- Stronger community cohesion.

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Project	Capital Budget (£m)	20/21	21/22	22/23	23/24	Total
Maintenance and Repair - Parks & Green Spaces	Capital Expenditure	0	0.100	0.100	0	0.200
Directorate	Capital Funding	0	0	0	0	0
Regeneration and Environment	Net (Corporate Resources)	0	0.100	0.100	0	0.200
<p>A programme of proactive maintenance and repair across parks and green spaces is required to address the effects of anti-social behaviour, vandalism, wear and tear, improving the quality of our spaces and increasing local pride.</p> <p>Across the service maintenance and repair budgets are stretched and there are parks that have become worn through general wear and tear, weather damage or anti-social behaviour. Throughout the year the service also receives a high volume of Member and MP Casework from residents raising specific issues which could range from antisocial behaviour to off-road bikes. In each case a solution is found but brings an additional pressure to the revenue budgets as these enquiries cannot be predicted at the start of the year and can range in cost from £500 up to £5,000 for new gates, fencing, boulders and tree management. As there is no allocated budget to support this work the service has on occasion been unable to provide a solution to these issues.</p> <p>Green Spaces manages three Country Parks, 12 urban parks and 45 woodlands alongside smaller community pocket parks, the Council's tree stock and a range of play equipment. Throughout the National lockdown the service has been maintained and parks and green spaces have seen a huge rise in visitors which the service hopes to maintain. Whilst it is encouraging to see more resident being outdoors and active in line with the Cultural Strategy goals, it does bring increased pressure to the service in terms of managing the general maintenance and repair of sites.</p>						
Outputs and Outcomes						
<p>Capital investment over two years will allow the service a budget to undertake a programme of general maintenance and repair across its portfolio including:</p> <ul style="list-style-type: none"> • Replacement of worn fencing • Replacement of rusted gates • Proactive management of trees and hedges • Replacement of pavements • Repair of damage across sites caused by weather, wear and tear and antisocial behaviour <p>In addition to the programme of proactive maintenance this investment will also create an opportunity for the service to respond to reactive casework from Members and MP to support enquiries and issues raised by residents. These requests are in the majority for physical improvements to prevent or discourage anti-social behaviour affecting residents in a specific ward. The service would like to be able to respond more favourably to more of these requests as relatively small investments can significantly improve the quality of life for residents.</p> <p>The investment meets a number of the Year Ahead Plan themes but especially meets the theme Hope and Confidence in Rotherham with the focus on local people feeling more connected to their community and that people trust the Council to deliver on its commitments as well as developing a positive environment.</p>						

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Financial Implications
Green Spaces does not have specific budgets for casework requests, and maintenance and repair budgets only allow for the very minimum of works to be undertaken to make sites safe rather than to proactively care for these sites. The financial implication of this is a pressure on Revenue budgets each year in the region of £30,000 across the service. Capital investment would allow the service to not only reduce this pressure over the following two years but to also proactive maintain sites which is likely to reduce the volume of requests from casework, further reducing the likelihood of a pressure on budgets.
Risks
Not investing in casework support could have the following risks: <ul style="list-style-type: none">• Reduced physical and mental health of people living adjacent to affected green spaces.• Increased crime levels in residential neighbourhoods.• Reduced property values• Weaker community cohesion.• Reputational damage to the Council• Loss of confidence from investors and funding bodies• Loss of accreditation e.g., Green Flag Award

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Project	Capital Budget (£m)	20/21	21/22	22/23	23/24	Total
Play Equipment Replacement Programme	Capital Expenditure	0	0.050	0.050	0	0.100
Directorate	Capital Funding	0	0	0	0	0
Regeneration and Environment	Net (Corporate Resources)	0	0.050	0.050	0	0.100
<p>The Green Spaces service manages 35 play areas across the borough which incorporate everything from Multi-Use Games Areas (MUGAs), traditional play equipment such swings, roundabouts and slides, infant cycle courses, large scale bespoke adventure playgrounds and outdoor gym equipment. The service revenue budgets are very limited and allow for general repair where there is a health and safety concern. With visitor numbers to parks and green spaces continuing to rise the play equipment across the borough is seeing high volumes of use and in some cases is starting to become worn. Currently the budget does not allow for replacement equipment which has often been delivered through S106 contributions. Where this has not been possible and play equipment has become unfit for use, it has to be removed.</p> <p>The Council's Green Spaces Strategy highlights the need for every child to live within 400m (5 minutes' walk) of a good quality equipped play area. Play is important for the mental and physical development of children and the service would like to replace rather than remove equipment to encourage play and exercise across the borough.</p>						
Outputs and Outcomes						
<p>There are 35 play areas across Green Spaces of which 30 have not benefitted from external funding for five years or more. These sites have become worn and as such are under-used and attract greater levels of vandalism and anti-social behaviour. A two-year programme of replacement could replace the equipment in all of these areas with the current staff resources in the team. The programme would include:</p> <ul style="list-style-type: none"> • A minimum of thirteen play areas improved per year for two years (sites listed below) • Investment in modern play equipment ranging from small play areas in pocket parks to infant cycle course and adventure play areas • Appropriate safety testing and accreditation <p>Investment in play sites across the borough would contribute to the following areas of the Year Ahead Plan:</p> <ul style="list-style-type: none"> • Thriving Neighbourhoods • Better Health & Wellbeing • Hope and Confidence in Rotherham • Equalities and Social Justice (cross cutting theme). 						

Capital Investment Proposals

Financing Implications

Green Spaces has an annual play maintenance revenue budget of £50,000 which over the last ten years has significantly reduced from £140,000 in 2011 due to budget pressures and the need for the Council to make savings. This budget allows priority works to keep equipment safe or to remove unsafe equipment, but not to renew damaged or worn equipment. Whilst funding through developer contributions (S106) is commonly sought, this funding is not always focussed where it is needed due the geographical limitations of this form of funding and as such there are a number of play areas with limited opportunity for repair and replacement.

As parks and green spaces continue to see a rise in visitor numbers, we expect play areas to see increased usage and therefore increased wear and tear which the budget would not be able to sustain. We also propose an increase in the revenue budget to ensure planned, preventative maintenance is carried out effectively.

Risks

Not investing in replacement equipment carries the following risks:

- Reduction in the numbers of play areas across the borough leading to decreased physical activity among children and young people
- Health and safety risks as equipment erodes due to higher volumes of use
- Reduced property values
- Weaker community cohesion
- Reputational damage to the Council through an inability to deliver on the Green Spaces Strategy commitments to play and the Cultural Strategy goals of getting more people, more active, outdoors and creative, more often
- Loss of confidence from investors and funding bodies
- Loss of accreditation e.g., Green Flag Award

Capital Investment Proposals

Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Waterloo Kiln Preservation	Capital Expenditure	0	0.035	0	0	0.035
Directorate	Capital Funding	0	0	0	0	0
Regeneration & Environment	Net (Corporate Resources)	0	0.035	0	0	0.035
<p>Remedial work is required imminently to the external structure of the Kiln to remove self-set saplings and moss which are causing damage to both the external and internal structure.</p> <p>A new management plan is required for the site to give detailed breakdown of the work to repair the structure with current costs. A report was commissioned in 2010 but this is now outdated and only includes Waterloo Kiln and not the surrounding site.</p> <p>Rotherham Council has been working closely with Historic England, to develop the site by setting up a community management model, recruiting volunteers and developing long term interpretation for the site. Although the Kiln is not at risk it is likely that Historic England will move its status from vulnerable to Heritage At Risk in 2021. It urgently requires some immediate external remedial work and a long-term management plan on further improvement works required for the structure and surrounding site. Historic England have raised concerns that the condition of the structure has deteriorated and is currently on a watching brief due to both its regional, national and international significance and the work required. They have agreed to fund 50% of a development plan for the site.</p> <p>The Waterloo Kiln dates from 1815 and is named after Britain's famous victory at the Battle of Waterloo, on Sunday 30th June 1815. As a rare survival of the Rockingham Works, and the only bottle kiln surviving in Yorkshire, it is of both regional, national and international significance. During the second half of the eighteenth century the pottery produced fine earthenware, developing the fine, translucent porcelain known as Rockingham between 1826 and 1842.</p> <p>The monument survives as a series of standing, buried and earthwork remains which are managed by RMBC.</p> <ul style="list-style-type: none"> - Waterloo kiln (used for firing or glazing) which is a Grade II* Listed Building - A series of ponds, which provided the large quantities of water required by the pottery, survive surrounded and contained by clay and earthen embankments. 						
Outputs and Outcomes						
<p>The remedial works to the kiln will include structural works to reduce the likelihood of the kiln being added to the Heritage at Risk Register comprised of:</p> <ul style="list-style-type: none"> • Principal Design/Project Management • Condition/Structural Survey • Ecological Survey • Investigation Work • Structural Inspection • Archaeological grounds assessment with Scheduled Monument Consent 						

Capital Investment Proposals

The management plan will include:

- External repairs to the structure to repair cracks and remove self-seeded saplings
- Works to the opening to replace the door and improve the brickwork.
- Works to the floor which could enable the structure to be used for future events and engagement as at Catcliffe Cone

The investment in the above will:

- Provide immediate repair to the external structure of the internationally significant Grade II* listed Kiln.
- Provide a detailed management plan that can be used to apply for future funding to repair the structure.
- Improve RMBC reputation with regards to restoration of the borough's historic sites and setting example to other owners of historic properties in the borough
- Provide opportunity to improve relationships with local communities around site with the possibility of developing future projects around community development
Significantly increase engagement and programming across all heritage sites and builds on the capital investment given to Keppel's Column.
- Open up opportunity to develop further partnerships and future projects around site with Wentworth Woodhouse

This project would contribute to the Thriving Neighbourhoods and Hope & Confidence themes of the Year Ahead Plan.

Financial Implications

Additional funders have been researched, however due to the location of the site regular engagement numbers on site are too low for alternative income streams to undertake these initial works. However, funding has been secured from Historic England to match fund the cost of the Management Plan.

The costs are as follows:

- Remedial work to remove the saplings and moss £10,700 (including scaffolding and labour and materials to remove saplings)
- Management plan £13,500 which includes surveys (Full cost is £27K but 50% of this is funded by Historic England). This cost is based on previous reports completed for other sites
- RMBC management fees £5,655
- Contingency £3,700

Total capital request is £33,555

Risks

Capital Investment Proposals

Risks associated with not investing are:

- Continued risk to reputation of RMBC with regard to maintenance of the building and to local resident's properties
- Loss of funding from Historic England and future funding for other historic sites
- Further loss of reputation of Culture Sport & Tourism around Heritage Sites Maintenance which could impact on heritage audience engagement
- Legal implications of further structural damage/collapse of the historic building adjacent to private land

Capital Investment Proposals

Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Street Lighting Concrete column replacements – Main routes and primary distributor roads.	Capital Expenditure	0	0.740	0	0	0.740
Directorate	Capital Funding	0	0	0	0	0
Regeneration & Environment	Net (Corporate Resources)	0	0.740	0	0	0.740

There are approximately 37,000 street lighting columns across the Borough and around 8,000 of these columns are on main routes and primary distributor roads.

The columns on these routes are a mixture of steel columns and concrete columns. The steel columns were installed within the last 35 years, however the concrete columns would have been installed prior to the installation of steel units, i.e. more than 35 years ago. The indicative life span of concrete columns is approximately 30-35 years, so the majority, if not all, of the remaining concrete columns are approaching or have exceeded their life span.

An independent inspection of the concrete columns on main routes was carried out in 2019 and a small number were advised to be replaced immediately. These works were carried out immediately. The report also advised the Council to repair / replace a further 507 units within the next 1-2 years and to carry out a further inspection on 2,073 units 3 years after first inspection.

This proposal is therefore to replace the above 507 units in 2021/22 at a cost of £740,000.

Outputs and Outcomes

Benefits

- Mitigate the risk of failing units on the main traffic routes.
- Increase the life span of the street lighting asset.
Reduce the need for future visual and structural inspection of these units.

Financial Implications

The estimated cost to replace the concrete columns on main routes and primary distributor roads is approximately £738,900 and the breakdown of these costs is shown in the Table 1 below.

Table 1	Number	Cost Per Item	Overall Cost
Replacement of 8m Units on Primary distributor roads	216	£1,400	£302,400

Capital Investment Proposals

Replacement of 10m units on Primary routes.	291	£1,500	£436,500	
Total			£738,900	

Risks

- There is a risk that the concrete columns could deteriorate to an extent that they become unsafe and become a danger to users of the highway.
- There is a risk that replacement costs will rise making any future programmes more expensive.

Capital Investment Proposals

Project	Capital Budget (£m)	20/21	21/22	22/23	23/24	Total
Handheld Equipment Grounds Maintenance Equipment	Capital Expenditure	0.075	0	0	0	0.075
Regeneration & Environment	Capital Funding	0	0	0	0	0
Overview	Net (Corporate Resources)	0.075	0	0	0	0.075
<p>The Grounds Maintenance Service currently operates handheld equipment powered by petrol engines. The life expectancy of this equipment is two to three years and these items have now completed their third year of operation.</p> <p>Equipment such as this vibrates and has high noise levels during operation. The items therefore have the potential to cause injury to staff using them for prolonged periods of time. This equipment is in a category of machines which have one of the highest prevalence of Hand Arm Vibration in users, which is reportable to the Health and Safety Executive should an employee be found to have the condition. Staff using this equipment require monitoring annually for the condition and, the older equipment becomes, the greater the risk of injury to staff.</p> <p>The level of exposure when operating this equipment means that the service must also adopt inefficient ways of working to minimise the amount of time that staff use the equipment, within the manufacturer's guidance.</p> <p>The programme will therefore look to replace these items of equipment with electric versions. These are becoming more reliable and robust as technology has been developed. They also have a much lower level of vibration and therefore do not expose staff to the risks of Hand Arm Vibration and noise.</p>						
Outputs and Outcomes						
Benefits						
<ul style="list-style-type: none"> • Management of staff wellbeing and safety. • Reduction of petrol fuelled equipment, reducing need to carry petrol and store it. • Ability to use equipment for longer periods of time. 						
Financial Implications						
<p>The replacement equipment is estimated to cost £75K.</p> <p>The unit costs of the devices are very similar to the existing devices, and the overall process will see a reduction in the revenue related costs associated with fuel and general maintenance.</p>						

Capital Investment Proposals

Risks
<p>If this equipment is not purchased operative exposure to vibration will continue at the current levels. Replacement will therefore mitigate the risk of injury to staff and show commitment to reducing exposure to our operatives, reducing any risk of intervention by the Health & Safety Executive.</p> <p>If the equipment is not purchased the service will be unable to maximise productivity due to reduced productive hours when operating these high risk items.</p>

Capital Investment Proposals

Project	Capital Budget (£m)	20/21	21/22	22/23	23/24	Total
The 6 major Flood Alleviation Schemes design/approvals work to pre-construction stage. Excludes Construction costs of £46.2m.	Capital Expenditure	0	1.750	2.200	1.850	5.800
Regeneration & Environment	Capital Funding	0	0	0	0	0
Overview	Net (Corporate Resources)	0	1.750	2.200	1.850	5.800
<p>This £5.8m capital scheme proposal will contribute to ultimately reduce the risk of flooding at a number of locations across the borough, through a number of Flood Alleviation Scheme (FAS) projects. Delivery of these projects can only be achieved through substantial capital investment, and this must be made up of a combination of both RMBC capital funding and external funding from partners.</p> <p>The June 2007 and November 2019 floods caused widespread disruption and impacts across many areas of the borough, with the November 2019 event resulting in:</p> <ul style="list-style-type: none"> • Flooding of 38 strategic roads (and many more local roads), rail and tram/train networks (including Rotherham Central and Parkgate stations) – this severely impacted the ability of residents, businesses, workers and emergency responders to travel across the borough • 151 residential properties suffered internal flooding or were unliveable – many more were flooded below floorboards • 277 businesses were directly impacted and 92 businesses were indirectly impacted with many more with accesses cut off • Various other impacts across the borough including pumps being successfully deployed to Catcliffe, evacuation of 80 individuals to a Reception Centre at Rotherham Town Hall, 30 schools being closed and 4250 sandbags being deployed <p>To reduce the risk of this occurring again, significant capital investment is required. Sheffield City Regional Mayoral Combined Authority (MCA) has been engaging with the UK Government since the November 2019 floods to seek to secure funding for £271m of FAS works across South Yorkshire, which is comprised of 27 individual projects. This request has been termed the “South Yorkshire Priority Flood Programme” by the MCA.</p> <p>This South Yorkshire wide programme includes 6 projects to be led by RMBC (with total costs in brackets):</p> <ul style="list-style-type: none"> • A: Rotherham to Kilnhurst FAS (£24m) • B: Parkgate & Rawmarsh FAS (£14m) • C: Whiston Brook FAS at Whiston (£4m) • D: Eel Mires Dike FAS at Laughton Common (£3m) • E: Catcliffe permanent pumping station (£5m) • F: Culvert renewal programme (£2m) 						

Capital Investment Proposals

If this £5.8 million investment is made by the Council, the schemes will require an estimated £46.2 million to see them through to completion. To date no funding from government for the above schemes has been confirmed.

The Council proposes to fund pre-construction design/approvals work to get projects to a “shovel ready” status and therefore support future funding allocations to complete the work. This will support the Council’s case for future funding, should it arise. External funding can be targeted from partners such as the Environment Agency (EA), Sheffield City Region Mayoral Combined Authority (MCA), Network Rail (NR) and Department for Transport (DfT).

The above projects were first reported on to the full Improving Places Select Committee (IPSC) on 6th February 2020, and a subsequent update was provided to the IPSC sub-group for flood alleviation on 30th November 2020.

Outputs and Outcomes

The over-arching outcome is to reduce the risk of widespread flooding across the borough, as experienced in both the June 2007 and November 2019 flood events. This would have the following community wide benefits:

- Reduced flood risk to people, property, businesses and infrastructure – resulting in a safer and more climate resilient borough
- Support to economic development and regeneration in the Town Centre and nearby employment areas – resulting in a more resilient local economy
- Improvements to the ecological and amenity value of the river corridor and nearby areas – resulting in an improved place for people to live and work

To achieve the above outcomes ultimately requires all of the 6 projects listed above to be developed to a ‘shovel ready’ status (and subsequently to full delivery). This initial work will deliver design development work and a number of external approvals to be obtained. It will facilitate construction of these complex projects on land that primarily owned by third parties and not RMBC.

Once ‘shovel ready’ status is achieved, it is more likely that external funding for ‘shovel ready’ schemes could be drawn upon to deliver construction works, and support the concept of “no community being left behind”.

Financial Implications

The financial implications are for £5.8m of RMBC capital funding for pre-construction funding only, spread over 3 years, as set out below:

Cost type	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Pre-construction design and approvals	£1.75m	£2.20m	£1.85m	£0m	£0m	£0m	£5.8m
Construction works (see notes below)	£3.0m	£3.6m	£0m	£14.3m	£18.9m	£6.4m	£46.2m

Capital Investment Proposals

Total	£4.75m	£5.8m	£1.85m	£14.3m	£18.9m	£6.4m	£52.0m
<ol style="list-style-type: none"> 1. Construction costs are included for illustrative purposes only – the year by year funding is subject to change depending on when funding from partners can be made available 2. £6m of funding has already been secured for advanced phases of the £24m RKFAS project – this is due to be constructed in 2021/22 and 2022/23 3. £0.6m is being discussed with Network Rail for advanced phases of the £14m Parkgate & Rawmarsh FAS – this is due to be constructed in 2022/23 4. Further external funding would be sought from partners to reduce the RMBC pre-construction burden upon RMBC – for example, requests would be made to the Yorkshire Regional Flood and Coastal Committee for “Local Levy” funding for part of the pre-construction costs 5. Further external funding would be sought from partners for the construction works, and achieving “shovel ready” status significantly improves the likelihood of this funding being made available, particularly when discussions are held with partners during the pre-construction development of a scheme 							
Risks							
<ol style="list-style-type: none"> 1. Continued flooding in the interim period before projects are completed, and the associated investigation and recovery process 2. Risk that shovel ready schemes still do not attract sufficient funding to take the works through to completion 3. Resource availability within the specialist external supply chain limits the progress of the schemes 4. Non acceptance of proposed construction works by third parties resulting in delays to the progress of the schemes 5. Changes to scheme extents and engineering requirements as a result of unforeseen circumstances (e.g. poor ground conditions, services, landowner requirements, environmental works etc) 6. Increased costs (pre-construction and/or construction) associated with the above 							

Capital Investment Proposals

Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Towns and Villages Improvement Fund	Capital Expenditure	0	1.000	3.000	0	4.000
Directorate	Capital Funding	0	1.000	3.000	0	4.000
Regeneration and Environment	Net (Corporate Resources)	0	1.000	3.000	0	4.000
<p>Outside of the main town centre, Rotherham has a number of villages and townships that have commercial centres. In many of these, the physical infrastructure has not received investment for a number of years. Attractive village and town centres are critical to the wellbeing of the communities who live near to them and use them regularly. They are also key to ensuring that the areas feel welcoming and provide a commercial offer, in order to support businesses and the economic development of communities.</p> <p>This significant capital fund proposes to invest in the physical improvement of a number of villages.</p>						
Outputs and Outcomes						
<p>The investment is proposed to deliver scalable public realm improvements in local villages and townships.</p> <p>This could include (but are not limited to):</p> <ul style="list-style-type: none"> • Improvement of shrub beds to make them easier to maintain, and to create more communal areas. • Improvements to pavements, both in terms of maintenance and layout, to improve the look and feel of village and town centres. • Provision or replacement of street furniture, such as benches, planters, railings to improve the feel of the place, and encourage enhanced use. • Replacement of street lighting columns or improvement to lighting to make places feel safe and secure. <p>The specific proposals for areas would be developed with local Elected Members as the scheme progressed, with initial expressions of interest being sought from Elected Members in localities with town/village centres.</p>						
Financial Implications						
<p>The scheme is scalable according to the available budget. The initial proposal seeks £4m over three years, with spend being 'backloaded' to years one and two, in order to allow time to develop proposals.</p>						
Risks						

Capital Investment Proposals

There is a risk that the number of identified town/village centres means that the funding may not deliver significant enough improvements. A robust prioritisation/bid process will be developed to mitigate that risk.

There is a risk that other agreed funding, such as litter bin replacement, will need to be delivered alongside these proposals to ensure consistency of design. This will be mitigated by ensuring that any proposals seek to engage across services, to bring together improvements.

Capital Investment Proposals

Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Pedestrian Crossings	Capital Expenditure	0	0.120	0	0	0.120
Directorate	Capital Funding	0	0	0	0	0
Regeneration and Environment	Net (Corporate Resources)	0	0.120	0	0	0.120
<p>This proposal is for a continuation of additional funding for pedestrian crossings as provided in recent years. The Council receives frequent requests for provision of additional pedestrian crossings. Requests are subject to a rigorous site assessment process to demonstrate feasibility based on user numbers by type of user eg young person, elderly, disability and so on along with the nature of the road, traffic and any local circumstances.</p>						
Outputs and Outcomes						
<p>Having a fund in place would provide certainty once schemes become viable and attain priority status thus saving time and resource as well as enabling swifter delivery of solutions for local benefit and improved safety.</p>						
Financial Implications						
<p>Pedestrian crossings vary in value depending on site conditions and design standards used (such as type and complexity of signals, number of crossing points, whether refuges are needed etc). This is considered to be the minimum funding requirement for the principle of a pre-approved budget to be effective.</p>						
Risks						
<p>No additional risks have been identified. Pedestrian crossing schemes are governed by a rigorous service procedure to determine scheme need and benefits. Other value for money risks are controlled via compliance with corporate procurement requirements.</p>						

Capital Investment Proposals

Project	Capital Budget (£m)	21/22	22/23	23/24	24/25	Total
Delivery of the Future High Street Fund	Capital Expenditure	5.133	9.763	12.772	2.317	29.985
Directorate	Capital Funding (FHSF Grant/Match profile)	(1.752)	(3.884)	(6.674)	(1.521)	(13.831)
	Existing Corporate Match	(2.381)	(4.724)	(4.098)	(0.796)	(11.999)
Regeneration and Environment	Net (Corporate Resources)	1.000	1.155	2.000	0.000	4.155

The Council submitted a Future High Streets Fund (FHSF) bid totalling £31,487,623 to deliver -

- Redevelopment of Markets (Library/Community Hub/Food Court/Public Realm)
- Creation of high-quality Riverside Gardens linking the Forge Island Redevelopment with the Town centre
- Safe and Smart Streets – public realm works in the town centre
- Grimm and Co redevelopment at Talbot Lane

The bid included £11,999,601 of Council capital from the Town Centre Investment Fund and £1,171,999 of grant from other sources to draw down £18,316,024 from the FHSF to deliver the programme

On 26 December 2020 the Council was notified of an in principle FHSF grant offer of £12,660,708.

The proposal is for the Council to achieve savings on the markets redevelopment by reducing the amount of office space in the scheme and provide additional capital of up to £4,155,000 to allow the programme to be delivered. There is a reasonable prospect of some additional match funding being forthcoming from other sources which would reduce the draw on RMBC funding, however at the current time that external funding cannot be guaranteed and therefore cannot be used to confirm delivery of the scheme with MHCLG.

The alternative is to remove and reduce further elements from the programme. This will reduce the outputs and outcomes and require recalculation of the benefit cost ratio. There is a significant risk with this approach that as a result the reduced programme will not deliver sufficient FHSF outputs to meet the Fund's value for money threshold and the whole programme is therefore at risk of not being funded.

NB the profile of the programme is subject to change. The original programme profile was predicated on full FHSF grant. A revised profile and timing will need to be agreed with MHCLG.

Capital Investment Proposals

Outputs and Outcomes
<p>The programme objectives are</p> <p>Objective 1: Diversify and enhance the quality of the town centre,</p> <p>Objective 2: Significantly increase the town's appeal to residents, regular users and visitors (particularly families),</p> <p>Objective 3: Provide a more attractive investment proposition,</p> <p>Direct Outputs are: -</p> <ul style="list-style-type: none"> • 30,746 sq. ft. retail space renovated • 24,019 sq. ft. commercial space renovated • 12,396 sq. ft. commercial space delivered • 37017 sq. ft. public realm improved • 131,277 sq. ft. public realm created/improved • 146540 sq. ft. retail space impacted • 57307 sq. ft. vacant retail impacted • 11797 sq. ft. D1 space created
Financial Implications
<p>A Council investment of up to £4.155m over 3 years is expected to attract a Future High Street Fund Grant of £12.66m and additional public and private co-funding of over £1.17m.</p> <p>£11,999,601 is already committed from the Town Centre Investment fund.</p>

- 30,746 sq. ft. retail space renovated
- 24,019 sq. ft. commercial space renovated
- 12,396 sq. ft. commercial space delivered
- 37017 sq. ft. public realm improved
- 131,277 sq. ft. public realm created/improved
- 146540 sq. ft. retail space impacted
- 57307 sq. ft. vacant retail impacted
- 11797 sq. ft. D1 space created

Capital Investment Proposals

Risks

Development and construction risks – the FHSF programme has been developed to full business case stage with support for project development and costing from an experienced and qualified team, including project manager, architect, structural engineer, services engineer and landscape architect. The team has prepared the scheme concept, the programme and phasing strategy, the procurement plan and cost plan for successful delivery of the scheme. However, with a building such as Rotherham markets and a complex redevelopment of this nature there is an inherent risk that additional cost could be incurred.

Capital Investment Proposals

Project	Capital Budget (£m)	2020/21	21/22	22/23	23/24	Total
Relocation of the Reach Service	Capital Expenditure	0	0.800	0.800	0	1.600
Directorate	Capital Funding	0	0	0	0	0
Adult Care, Housing & Public Health	Net (Corporate Resources)	0	0.800	0.800	0	1.600

Reach Day Service is a specialist autism specific service offering a wide range of adult therapeutic activities across two sites; the Elliott Centre which caters for individuals with profound needs and behaviours that challenge, and Maple Avenue which is for the more able people who can access community facilities and link in to work experience and social networks.

The Elliott Centre, Badsley Moor Lane, Rotherham

The Council's current occupation of the Elliott Centre is by way of a periodic tenancy, the original lease agreement having expired a number of years ago. However, an agreement in principle has recently been reached the landlord (NHS Prop-Co) for a new 2-year tenancy. Under the terms of the proposed new tenancy the landlord will have the benefit of a 9-months break clause, which can be triggered for any reason. Therefore, should notice be served the Council would have to vacate within the 9-month period.

The Service have also identified a number of other prevailing issues with the Elliott Centre and determine that the location would not be suitable for continued long term occupation:

- The Centre forms part of the wider Badsley Moor Lane site that would be described as a 'Campus'. This term relates to situations where a number of learning disability services are being delivered, often on hospital or ex hospital grounds.
- Two large bordering plots of land are up for sale and re-development and this uncertainty around the premises is causing substantial anxiety amongst parents, carers and of the people who attend the service.
- The NHS bungalows immediately adjacent to the Centre are currently vacant and have been subject to vandalism and anti-social activities. Due to shared facilities with these empty properties, there continues to be recurrent operational issues with utility supplies leading to service disruption.

Maple Avenue, Maltby, Rotherham

Is a large two storey property, red brick construction under a pitched tiled roof, located within a predominantly residential area in Maltby. Whilst the location is easily accessible for the people of Maltby, the design and layout of the building are not ideal for service provision: -

- The building is accessed via steep steps, is domestic in proportion having narrow corridors on both floors which poses limits on who can use the building.
- The fire escape on the first floor consists of an external metal staircase.
- There are limited toilet facilities and no access to changing facilities on the ground floor.
- Poor ventilation throughout.

Capital Investment Proposals

- The garden is on different levels and is sloping.
- The building is in need of full refurbishment.
- No separate staff room to allow staff to take a break.
- Very limited parking facilities.

Outputs and Outcomes

Currently there are no other suitable alternative service providers within the local area for the majority of people using Reach. Should no alternative long term accommodation requirements be implemented there is a risk that services outside the borough would need to be considered, which would be hugely disruptive to service users and their families and have a significant financial impact on a budget that is already under pressure.

Reviewing the long term accommodation requirements for the Service, presents an opportunity to bring the two user groups and staff teams, from Elliott and Maple, together in the one building which will facilitate a better all-round service and lead to a reduction in service and building revenue running costs. It offers the opportunity to co-develop a new improved service in partnership with attendees and their families.

Creating a new site for this service presents opportunity for the development of a provision to support other people who require complex building-based services. The needs of future service users need to be considered along with some people who currently attend Addison therefore feeds into the My Front Door (MFD) programme

Financial Implications

By working with Asset Management; Adult Care, Housing & Public Health have devised a building specification for alternative premises that would meet the accommodation requirements for the two elements of the service, whilst also providing a degree of 'future-proofing' to ensure the new property continues to meet Service requirements long term.

Options for alternative premises are either (a) new build provision or (b) refurbishment of existing Council building. It should be noted that an extensive search of properties available on the open market has been undertaken but has not yielded any suitable options.

Please note that the information provided below is based on the specification provided by Adult Services and can only be considered 'broad brush' estimates at this stage, a detailed financial appraisal is yet to be undertaken.

Capital costs: -

- New build - Capital costs for a newly built facility are estimated at circa £2.1m. However, it should be noted that this relates to build costs only and does not factor in potential acquisition costs if there is a need to purchase a site or the foregoing of a potential capital receipt if a suitable Council site was identified.
- Refurbishment – Capital costs for a refurbishment are estimated at circa £1.5m based on the specified area required.

Capital Investment Proposals

It should be noted that £500k capital funding has previously been allocated for the relocation of the service to another building and to cover costs to upgrade facilities and make them compliant with this type of specialist service. However, it is not now deemed possible to refit another building to meet the needs of this service and nothing suitable has come on the market in the last 2 years. This is now considered insufficient to address the need for a new build provision but can be 'deducted' from the total capital requirements identified above. Therefore, the new capital ask is for £1.6m (£2.1m - £500k).

Risks

The proposed new tenancy of the Elliot Centre contains a break clause for the Council and landlord, which if triggered would mean that the Council would need to vacate the premises within 9-months.

The future of the wider Badsley Moor Lane site is uncertain, and several neighbouring properties have been sold or are vacant and falling into a state of disrepair. This combined with a large sell-off of bordering land is in turn causing anxiety amongst service users, their parents, and carers.

If suitable long-term accommodation cannot be identified there is a risk that services from outside the Borough would need to be considered, which would be hugely disruptive to service users and their families and place a significant financial burden on the Council.