

**Committee Name and Date of Committee Meeting**

Cabinet – 21 June 2021

**Report Title**

Town Centre Masterplan Implementation Update

**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)**

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**Ward(s) Affected**

Boston Castle

**Report Summary**

This report provides an update on the delivery of the Town Centre Masterplan and in particular seeks Cabinet approval for the funding and implementation of phases 2, 3 and 4 of the public realm improvements contained in the Town Centre Masterplan.

**Recommendations**

1. Cabinet approves the implementation work of Town Centre public realm improvements on Effingham Street and Howard Street (Phase 2) and Upper Millgate and Forge Island Riverside Gardens (Phase 3) utilising secured grant funding as part of the Councils Future High Streets Fund bid.
2. Cabinet approves the design works for Market Square, Upper Howard Street, Drummond Street and Eastwood Lane (Phase 4) utilising secured grant funding as part of the Council Future High Street Fund bid as part of the overall Market Redevelopment Project.

## **List of Appendices Included**

Appendix 1: Initial Equality Screening Assessment.

Appendix 2: Public realm detail

Appendix 3: Finance (Exempt Item)

Appendix 4: Carbon Impact Assessment

## **Background Papers**

Phase Town Centre Masterplan Public Realm Improvements Phase 1 - December 2019

Forge Island Development Report - June 2018

Rotherham Town Centre Masterplan Report - July 2017

## **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.

Yes – Appendix 3

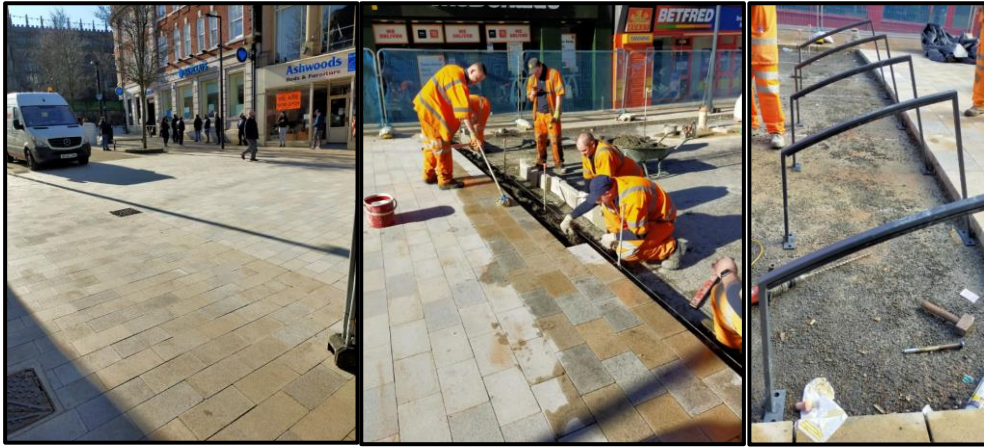
*An exemption is sought for this Appendix under paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act 1972 is requested, as this report contains sensitive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

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

## **Town Centre Masterplan Public Realm Improvements Phase 1**

### **1. Background**

- 1.1 At its meeting of 11<sup>th</sup> September 2017, Cabinet and Commissioners' Decision-Making Meeting resolved to approve the Town Centre Masterplan.
- 1.2 Significant progress has been made with several key projects included in the Town Centre Masterplan. The key site of Forge Island now has a development partner selected and planning permission was secured for the site in June 2020. A cinema operator has been secured for the site, with Arc Cinema signing up to a long lease early in 2021. The Council has delivered the first phase of flood works on the site and the second phase of works consisting of the canal barrier are due to commence in Summer 2021. Additional works have also commenced with the demolition of Riverside Precinct and Chantry Buildings due to complete in July 2021, opening up views of the Minster for the main island site and a key pedestrian link to the wider town centre.
- 1.3 The redevelopment of Rotherham Markets, including the relocation of the Central Library, has had concept designs prepared and funding has been secured via the Future High Street Fund, with works programmed to commence in 2022.
- 1.4 Good progress has also been made with one of the keys aims of the Town Centre Masterplan, reintroducing a resident population to the town centre. The Council is currently on site with three developments that form the area referred to as 'Riverside Residential' delivering high quality town centre living opportunities.
- 1.5 The Council is also on site with delivery of the 'Town Deal Accelerator' project. This includes the demolition of the former retail unit at 9-13 High Street which is nearing completion, alongside the delivery of a landscape led scheme to be followed by a residential led redevelopment in the future.
- 1.6 The masterplan also identified a package of public realm improvements, across key strategic areas, to help improve the function, aesthetics and linkages into and across the core of Rotherham town centre.
- 1.7 The Masterplan highlighted the critical importance of public realm enhancements to help encourage and improve movement and connectivity, particularly between Forge Island and the wider town centre, and to improve the physical environment and experience within the town centre.
- 1.8 Phase 1 of the scheme was approved in December 2019 which included the redevelopment of Bridgegate, Frederick Street and College Street which are currently either complete or are in progress.



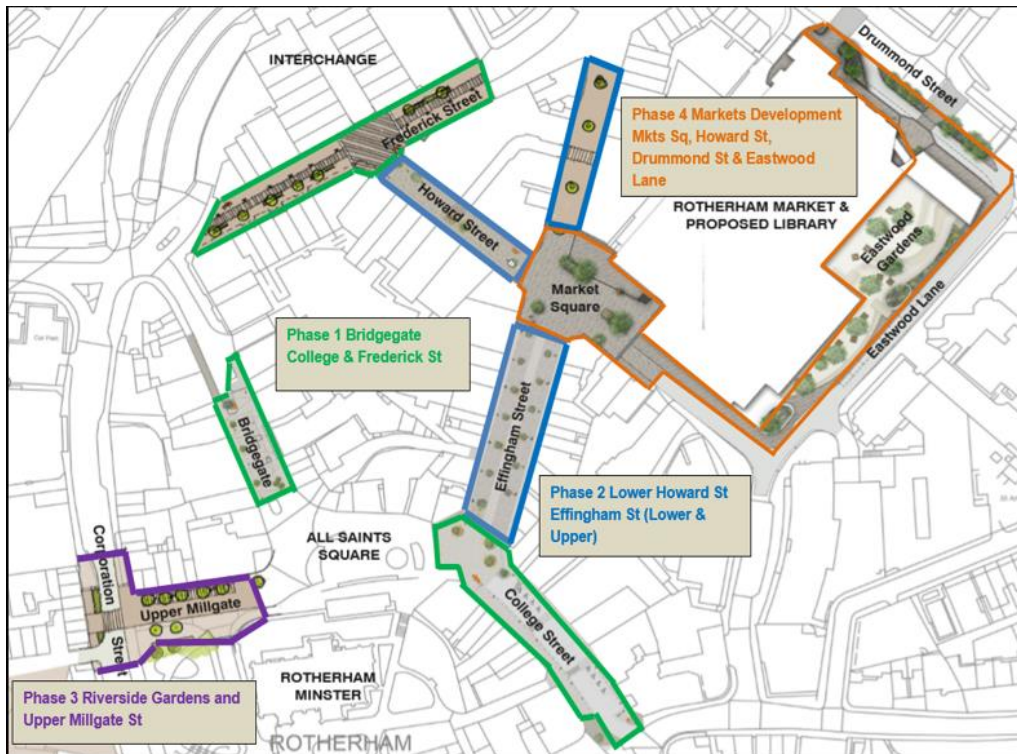
*In progress pictures of Bridgegate*

- 1.9 On the 1<sup>st</sup> April 2021, the Council was informed by the Secretary of State that the revised proposal, submitted in January, for £12.6m from the Future High Street Fund had been awarded. These funds are part of a programme worth £29.9m that will deliver Riverside Gardens Forge Island (Phase 3) Rotherham Markets, Library & Community Hub (Phase 4), the relocation of Grimm & Co as well as Public Realm improvements.

## **2. Key Issues**

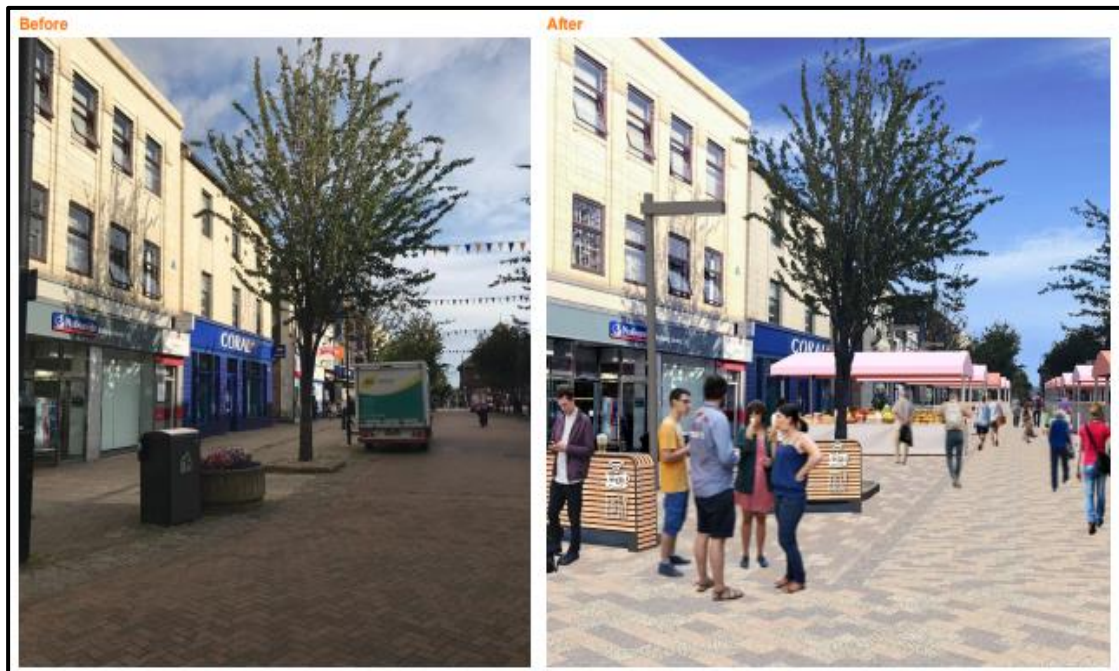
- 2.1 The locations proposed for improvement as part of the public realm Phase 2 scheme are detailed in Appendix 2. Phase 3 and 4 are identified in the map below, summarised as:

- Phase 2 - Howard Street (Frederick Street to Market Square), Effingham Street.
- Phase 3 – Forge Island Riverside Gardens and Upper Millgate.
- Phase 4 – The Markets Development, Market Square, Upper Howard Street, Drummond Street and Eastwood Lane.



- 2.2 Phase 2 will be designed and delivered by the Council’s in-house teams utilising a procurement compliant framework that has been prepared.
- 2.3 A separate Cabinet Report on the Markets and Library redevelopment including Phase 4 of the Public Realm will be prepared and presented later this calendar year.
- 2.4 Works proposed as part of the scheme include:
- Replacement and upgrade of old and tired surface materials.
  - Improvements and upgrade to lighting to help improve safety.
  - Improved layout of market stalls along Effingham Street to provide additional space for traders and space to expand the offer to other street markets including continental food markets.
  - Infrastructure works to provide new power supplies for market stalls and events.
  - Feature lighting to add interest to the street scene.
  - Upgrading of street furniture and landscaping.
  - The Forge Island Riverside Garden design will utilise the riverside location and the change in levels to create a fun landscape for play and interaction.
  - A connection back into Minster Gardens and All Saints Square would be achieved via a scheme of works at Upper Millgate.
  - Enhancing the markets development, by creating a new Market Square, and Eastwood Gardens.
  - Improvements around the new Library on Drummond Street.

## Effingham Street Concept Design



## Howard Street Concept Design



### 3. Options considered and recommended proposal

#### 3.1 Options considered are as follows:

**Option A** – do nothing. This would mean one of the key interventions of the Town Centre Masterplan would not be implemented and the works which have already commenced would not be completed to the full effect.

**Option B** – deliver elements of Phase 2 (Lower Howard Street & Effingham Street), 3 (Riverside Gardens & Upper Millgate) and 4 (Markets Redevelopment Public Realm). This would implement selected sections of public realm on an ad-hoc basis, which would not deliver all of the intended benefits of the works and would delay delivery.

**Option C** - implement Phases 2(Lower Howard Street & Effingham Street) and 3 (Riverside Gardens & Upper Millgate) and the design works for Phase 4 (Markets Redevelopment Public Realm) as outlined above and detailed in Appendix 2. This would deliver the remaining phases of public realm improvements and help achieve the benefits expected from the scheme as detailed in the adopted Masterplan. This is the recommended option.

- 3.2 It is therefore recommended that Option C is accepted and taken forward.
- 3.3 It is recommended that this project is added to the Council's approved Capital Programme, with funding taken from the approved Capital Programme Budget of the Town Centre Investment Fund and approved Grants. The estimated cost of this project is shown in the exempt Appendix 3.

#### 4. **Consultation on proposal**

- 4.1 Consultation has and will continue to take place with a wide range of stakeholders and groups to ensure all users and stakeholders feedback is incorporated within the final designs.
- 4.2 At the outset on the 9 January 2019, an initial stakeholder meeting took place on the plans for the Town Centre public realm improvements. This included representatives from the voluntary sector, a member of the Business Growth Board town centre sub-group that represents town centre businesses, Ward Members, the Cabinet Member for Jobs and the Local Economy and Council officers.
- 4.3 Further consultation has taken place with Rotherham Older Peoples forum, the Business Growth Board town centre sub group, senior officers within Children's and Young People's service and external parties including Rotherham Open Arts Renaissance (ROAR). Consideration of the proposed scheme has also been given by the Rotherham Voice and Influence Partnership group on 3 March 2019, which is chaired and run by young people.
- 4.4 As part of the consultation process, meetings have taken place with South Yorkshire Police and this dialogue will continue. Consideration is to be given to "Secure by Design" standards; the police initiative which supports the principles of "designing out crime". This includes the layout of communal spaces, the use of lighting, removal of street furniture (which may cause issues of anti-social behaviour) and advising on any design decisions which could increase the risk of crime. Bollards were introduced following meetings with the counter terrorism team
- 4.5 The public realm proposals were discussed with Members as part of the

Transforming Cities funding workshop led by the Transportation Unit on 14 March 2019.

- 4.6 Regular project meetings have and continue to take place with the Project Team which includes officers from Highways, Transportation, Drainage and Landscape design.
- 4.7 A Members information seminar took place as part of a wider Masterplan Project seminar on 2 October 2019. The event updated and informed Council Members on the progress of the Town Centre Masterplan and offered Members the opportunity to give feedback on the proposed scheme. This initial feedback was positive and the designs were well received. Several suggestions were made, including emphasising the need to incorporate trees and green space and ensuring that the proposals are welcoming and accessible to all.
- 4.8 On 9 October 2019, a meeting took place with a selection of young people from the Barnardo's Young Carers Council.
- 4.9 On 17 and 18 October 2019, businesses were visited by Council officers to discuss the plans and provide feedback.
- 4.10 A public information event took place on 29 October 2019 on the Tuesday street market, to inform town centre users of the developments which are proposed as part of the delivery of the adopted masterplan.
- Feedback received from the public and users of the town was positive, including:
- Higher seats are needed in some places for those less able to get up and down.
  - Trees should be retained where possible.
- 4.11 Consultation with a student focus group at Rotherham College took place on 6 November 2019.
- 4.12 As part of the promotion of the works which are to take place, a press release will be produced to bring the proposed public realm improvements to the attention of the public. This will also incorporate the work which the Rotherham Advertiser is doing in relation to the "Standing Up for Sitting Down" campaign. This is a national initiative to improve access to local high streets by improving the seating available to those who need it; this will include upgrading benches which will be more user-friendly.
- 4.13 On 3<sup>rd</sup> March 2020, an on street Public Information event took place to inform the public of the up and coming public realm schemes in the Town Centre, this also included the detailed concept designs for Bridgegate. The feedback from the public was generally positive in relation to the designs, with feedback on the town centre as whole.
- 4.14 On the 18th November 2020, an online public information event took place



(due to COVID restrictions), which looked for feedback and opinions from the public on the final designs of the public realm scheme on Frederick Street. Feedback was positive with general comments around the condition of the town centre and lack of businesses.

- 4.15 On the 2<sup>nd</sup> March 2021, an online public information event took place (due to COVID restrictions), which looked for feedback from the public on the final designs of the Public realm scheme on College Street. Feedback was positive with general comments around the condition of the town centre and lack of businesses.

## 5. **Timetable and Accountability for Implementing this Decision**

5.1	<b>Activity</b>	<b>Target Date</b>
	Procurement exercise for a materials framework.	Apr – Jun 2021
	Detailed designs of Phase 2 to RIBA Stage 4.	Jan 2022
	Phase 2* works commence on site.	Mar 2022
	Phase 2 complete.	Mar 2023
	Detailed designs of Phase 3 to RIBA 4.	Jan 2022
	Phase 3** works commence on site.	Jun 2022
	Phase 3 complete.	Mar 2023
	Detailed designs of Phase 4 to RIBA 4.	Jan 2022
	Phase 4*** works commence on site.	May 2022
	Phase 4 complete.	Feb 2024

\*Lower Howard Street & Effingham Street

\*\* Riverside Gardens & Upper Millgate

\*\*\*Markets Redevelopment Public Realm

- 5.2 Accountability for implementation of this decision lies with the Strategic Director, Regeneration and Environment.

## 6. **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)**

- 6.1 The indicative costs of £6.9m for Phases 1-3 of the public realm works are contained within the exempt Appendix 3. This will deliver public realm works in Rotherham Town Centre on Frederick Street, Bridgegate, College Street, Effingham Street, Howard Street, Upper Millgate and Forge Island Riverside Gardens. The funding for the works can be contained within the already approved Capital budget for the Town Centre Investment Fund (TCIF) to deliver the Masterplan agreed for Phase 1 plus additional grant awarded to the Council specifically for public realm improvements. Appendix 3 details these funds. The design works for Phase 4, estimated at £225k, are funded from the Future High Street Fund allocation.

- 6.2 All works undertaken must be in compliance with the Public Contracts Regulations 2015 and the Council's own Financial and Procurement Procedure Rules. This includes planning effectively by working with the

procurement service to develop procurement business cases to consider and debate a range of issues and scenarios prior to the commencement of any tender and collectively agree on proposed solutions to be incorporated into the tender process or the resulting contractual agreement.

## **7. Legal Advice and Implications (to be written by Legal Officer on behalf of Assistant Director Legal Services)**

7.1 There are no direct legal implications arising from the recommendations within this report.

## **8. Human Resources Advice and Implications**

8.1 There are no direct HR implications arising from this report.

## **9. Implications for Children and Young People and Vulnerable Adults**

9.1 Initial engagement with CYPS took place with senior officers on 31<sup>st</sup> January 2019 where consideration was given to how young people could be positively involved.

9.2 Public realm was considered by the Rotherham Voice and Influence partnership group, which is chaired, and run by young people on 3 March 2019. Feedback received was positive and further discussions are to take place with the Voice and Influence Partnership who have identified a number of additional groups to engage with.

9.3 The Rotherham Voice of the Child Lifestyle Survey 2018 borough wide report has also been taken into consideration as part of the feedback from young people.

9.4 A meeting took place with a representative from Public Health in March 2019 to discuss the inclusion of reducing obesity promotion as part of the design and using the scheme to promote activity and exercise for users.

9.5 Consultation will continue to take place throughout the process. This will include further meetings with Barnardo's, a meeting with Rotherham Sight and Sound and a public information event.

## **10. Equalities and Human Rights Advice and Implications**

10.1 The Initial Equality Screening form has been completed.

Consideration of accessibility and the needs of all will be reviewed and implemented as part of the design process, to ensure it adheres to current regulations.

## **11. Implications for CO<sub>2</sub> Emissions and Climate Change**

11.1 It is envisaged that the impact of these works will be local in nature. The waste materials it is anticipated will be taken from site and recycled by the

Councils Highways Delivery Team as crushed aggregate. The contractors carrying out the works will be using heavy machinery, and the delivery/movement of materials will have an impact which is currently unknown. The power supply to the street market will be reviewed to remove the need for generators.

- 11.2 The public realm works are focused on improving the pedestrianised zones in the town centre and will encourage people to walk and cycle, with the inclusion of the cycle lane on Frederick Street and the link to the Riverside Walk. Dwell time will be encouraged in the improved and new green spaces, such as Riverside and Eastwood Gardens. New more efficient street lighting and catenary and LED feature lighting will add interest to the street scene.

Established trees in the town centre are to be protected and failed specimens will be replaced as part of these works.

## 12. Implications for Partners

- 12.1 The work in the town centre may cause temporary disruption within the specified project area(s). All business operators in the project area(s) will be consulted and notified of works within their vicinity in advance and will be kept informed of works and duration.

## 13. Risks and Mitigation

- 13.1 Funding not approved - All funding is either approved or imminent, Future High Street Fund has now had final sign off by MHCLG.
- 13.2 Defrayal of expenditure; Transforming Cities Fund and Building Back Fund must be deferred by 31st March 2022, Future High Street Fund must be deferred by 31st March 2024 - All grant funding will be frontloaded with the Councils contribution defrayed last.

## 14. Accountable Officers

James Green, Acting Investment and Economic Initiatives Manager, Investment & Economic Initiatives Team

Approvals obtained on behalf of Statutory Officers:-

	<b>Named Officer</b>	<b>Date</b>
Chief Executive	Sharon Kemp	07/06/21
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	03/06/21
Head of Legal Services (Monitoring Officer)	Stuart Fletcher	02/06/21

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