

Public Report with Exempt Appendices  
Delegated Officer Decision

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**Committee Name and Date of Committee Meeting**

Delegated Officer Decision – 24 June 2022

**Report Title**

Town Deal: Approval of 4 x Full Business Cases & Submission of Summary Documents to DLUHC

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

No, but it has been included on the Forward Plan

**Strategic Director Approving Submission of the Report**

Paul Woodcock, Strategic Director of Regeneration and Environment

**Report Author(s)**

Lorna Vertigan, Strategic Regeneration Manager  
Lorna.vertigan@rotherham.gov.uk

**Ward(s) Affected**

Boston Castle  
Name of Ward

**Report Summary**

This report seeks to progress the next stage of Rotherham's Town Deal through the approval of Full Business Cases and the subsequent submission of Summary Documents to the Department of Levelling Up, Housing & Communities.

**Recommendations**

1. That Full Business Cases for 4 Town Deal funded projects are approved following the report to Cabinet in May 2022 noting Full Business Cases will be approved by the Strategic Director of Regeneration & Environment in consultation with the Council's S151 Officer and Cabinet Member for Jobs and the Local Economy.
2. That the Assistant Director for Planning, Regeneration & Transport submits the Summary Documents to DLUHC by exercising the delegation "bidding for external funding and grant aid, special financial packages for economic development/regeneration for both revenue and capital schemes, and their subsequent implementation"

**List of Appendices Included**

- Appendix 1 *Full Business Case: 1*
- Appendix 2 *Full Business Case: 2*
- Appendix 3 *Full Business Case: 3*
- Appendix 4 *Full Business Case: 4*
- Appendix 5 *Project Summary Document*
- Appendix 6 *Carbon Impact Assessment*
- Appendix 7 *Equality Impact Assessment*

### **Background Papers**

[Cabinet Report May 2022 Town Deal & Levelling Up: Update & Implementation](#)

[Town Investment Plan January 2021](#)

[Town Deal Cabinet Report 19<sup>th</sup> October 2020](#)

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

Name of Committee – Click here to enter a date.

Name of Committee – Click here to enter a date.

### **Council Approval Required**

No

### **Exempt from the Press and Public**

An exemption is sought for Appendix 1-4 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 these items contain commercially sensitive information which could damage the Council's ability to deliver the Town Deal projects.

It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information because release of such information could jeopardise the Council's ability to achieve its aims for Town Deal.

## **Town Deal: Approval of 4 x Full Business Cases & Submission of Summary Documents to DLUHC**

### **1. Background**

- 1.1 The Town Deal is a £3.6bn programme seeking to 'unleash the economic potential of 100 places across the country. In January 2021 Rotherham submitted a Town Investment Plan seeking £35m for projects across Templeborough, Eastwood and the Town Centre.
- 1.2 Rotherham's Town Deal Heads of Terms were accepted on 29<sup>th</sup> June 2021 bringing £31.6m of investment into the town. This triggered a 12 month period to develop locally assured Full Business Cases ahead of the submission of Project Summary Documents to DLUHC by 30<sup>th</sup> June 2022.
- 1.3 On 16<sup>th</sup> May 2022 a report was presented to Cabinet outlining the assurance process for the implementation of projects. This report made the recommendation 'that Cabinet note the implementation of projects will be subject to the Council's assurance framework and with Full Business Cases approved by the Strategic Director of Regeneration & Environment in consultation with the Council's S151 Officer and Cabinet Member for Jobs and the Local Economy.
- 1.4 This report now seeks approval of 4 Full Business Cases and the subsequent submission of Summary Documents by 27<sup>th</sup> June 2022.

### **2. Key Issues**

- 2.1 4 Business Cases are now complete and the corresponding summary document prepared for submission. Projects include:
- 2.2 **3-7 Corporation Street**  
Town Deal & Levelling Up will facilitate the acquisition of these long derelict properties. Remediation will follow and plans are being developed to bring new residential and mixed use, flexible units complementing the leisure & cultural quarter.
- 2.3 **Templeborough**  
Town Deal facilitates the development of a new 'heart' of Templeborough situated at the gateway between Sheffield and Rotherham. Complementing the Magna Science Adventure Centre and a new tram/train stop 7 new managed workspace units will be delivered, set within new green space providing the 'lungs' of this industry dominated part of Rotherham.  
  
Supporting the surrounding businesses a meeting space focal point and two new food outlets will front Sheffield Road.
- 2.4 **Riverside Residential Quarter Acquisitions**  
Town Deal and Levelling Up will together facilitate the continued development of a new community, building on the success of the town centre

housing brought forward on Council-owned sites. Specifically, this project will focus on the acquisition of land owned by the private sector, the creation of a new Riverside Walk, bridge and general infrastructure around the area.

#### **2.5 30-33 Corporation Street**

Town Deal will contribute to the redevelopment of the former Lloyds and NatWest Bank building on Corporation St. These projects will be delivered by the private sector with Town Deal providing the necessary gap funding.

2.6 A further 3 Full Business Cases and Summary Documents will be completed in July and August 2022.

### **3. Options considered and recommended proposal**

3.1 It is recommended that the local assurance is done through existing Officer delegations as proposed in the May 2022 Cabinet report. The Business Case approach is recommended in line with Government best practice and requirements for these two funds

3.2 A do-nothing option would see Rotherham unable to deliver against its Town Deal and Levelling Up commitments.

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

4.1 Full Business Cases have been reviewed by the Town Deal Board, Council Officers and the Cabinet Member for Jobs & The Local Economy

4.2 The Town Deal Board will retain oversight of the implementation of the Town Deal projects. The Board will continue to meet monthly or as need

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

5.1 Town Deal Project Summary documents are to be returned to DLUHC by 27 June 2022.

5.2 A further 3 Full Business Cases and Summary Documents will be completed in July and August 2022

### **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 Rotherham's Town Deal funding equating to £31.6m of investment into the town is included in the Council's approved Capital Programme. An allocation of revenue specific development funding was provided by Government. The funding has been used in support of developing the business cases.

6.2 A financial appraisal of the 4 FBC's has been undertaken. The FBC's provide current cost estimates based on industry standard specifications, they include appropriate level risk assessments and contingency provisions that

will likely be amended post FBC submission according to the Council's and Government policy framework, however are now in readiness for submission.

6.3 Early consideration has been given to the procurement implications within the Full Business Cases, and where required will be supported by pre-procurement business cases.

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

7.1 The proposed schemes are legally viable and consistent with the requirements of the Town Deal funding.

7.2

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

8.1 There are no direct human resources implications arising from this report.

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

9.1 There are not considered to be any direct implications for Children & Young People and Vulnerable Adults.

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

10.1 Equality Impact Assessments have been carried out and are included with each Business Case.

## **11. Implications for CO2 Emissions and Climate Change**

11.1 CO2 emissions and impact on climate change will be a key fundamental consideration in the development of project designs and delivery. The full impact is conveyed on a project-by-project basis through an impact assessment attached to each Business Case.

## **12. Implications for Partners**

12.1. The Town Investment Plan was developed with the active engagement of partners. The proposals reflect a broad consensus among partners on priorities for investment.

12.2 Further consultation will continue post FBC completion

## **13. Risks and Mitigation**

13.1 Full risk registers have been developed and included in the Full Business Case

13.2 The rising costs of construction materials and contractor availability is emerging as a major risk to the delivery of the Town Deal. Costs are regularly being reviewed and additional sources of funding investigated.

**14. Accountable Officers**

Lorna Vertigan, Strategic Regeneration Manager  
Tim O'Connell, Head of RIDO

Approvals obtained on behalf of Statutory Officers: -

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

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