

• **REPORT AUDIT TRAIL**

CONSULTATION

Name/Position	Portfolio/Ward/ Directorate	Date Sent	Date Received	Comments in para:
Councillor Robert Taylor	Cabinet Member for Transport, Jobs and the Local Economy	20/12/24	15/01/25	
Judith Badger	Strategic Director for Finance and Customer Services	22/01/25	23/01/25	
Kevin Fisher	Assistant Director Property & Facilities Services (Property Officer)	21/01/25	21/01/25	
Simon Moss	Assistant Director, Planning, Regeneration & Transport	14/01/25	16/01/25	5.3
Jon Baggaley/Rob Mahon, Finance	Finance and Customer Services	20/12/24	08/01/25	6.2
Lesley Tattersall, Legal Services	Legal Services	20/12/24	08/01/25	7.1
Helen Rowe, Human Resources	Assistant Chief Executive's Office	20/12/24	23/12/24	8.1
Karen Middlebrook, Procurement	Finance and Customer Services	20/12/24	10/01/25	6.1

Simon Dennis, Equalities	Assistant Chief Executive's Office	20/12/24	20/12/24	Comments returned in response to EQIA produced for all property acquisition and Compulsory Purchase Order.
Tim Hartley	Strategic Asset Manager	20/12/24	Click here to enter a date.	

<u>REPORT APPROVAL TRACKING</u>			
Equalities	Initial Screening completed and included with report	YES	16/08/2024
	Full Assessment completed and included with report	YES	20/12/2024
Carbon Impact Assessments	Carbon Impact Assessment completed and included with report.	YES	08/01/2025 CIA387
Background information	Dinnington Project: Capital Regeneration Grant – August 2023 report to Cabinet Dinnington Project Update – July 2024 report to Cabinet		
Appendices	Appendix 1 Dinnington Land Map Appendix 2 Heads of Terms (exempt) Appendix 3 Equality Initial Screening Appendix 4 Equality Full Assessment Appendix 5 Carbon Impact Assessment		
Cabinet Member Approval	YES	15/01/25	
Report Authorised by Strategic Director	YES/NO (delete as appropriate)	23/01/25	
Report Authorised for publication by Chief Executive	YES/NO (delete as appropriate)	Click here to enter a date.	

Committee Name and Date of Committee Meeting

Delegated Officer Decision – [Click here to enter a date.](#)

Report Title

Acquisition of property interests at 40 Laughton Road, Dinnington

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

Judith Badger, Strategic Director of Finance and Customer Services

Report Author(s)

Lorna Vertigan, Head of Regeneration
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Ward(s) Affected

Dinnington

Report Summary

This report seeks to exercise the powers delegated at Cabinet in August 2023 (minute no. 39/4) to negotiate and agree the acquisition of property interests within the Dinnington Regeneration scheme. Specifically, this report refers to the headlease interests at plot numbers 14 & 15 as shown in Appendix 1.

Recommendations

1. Exercise the delegation to Assistant Director Property & Facilities Services acting as Property Officer (delegated by Assistant Director Planning, Regeneration & Transport) in consultation with the Council's S151 Officer and the Cabinet Member for Transport, Jobs and the Local Economy to acquire property interests in relation to plot numbers 14 & 15 as shown in Appendix 1.

List of Appendices Included

Appendix 1 Dinnington Land Map
Appendix 2 Heads of Terms (exempt)
Appendix 3 Equality Initial Screening
Appendix 4 Equality Full Assessment
Appendix 5 Carbon Impact Assessment

Background Papers

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 2 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 information relating to a business transaction.

It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information due to the personal and financial nature of the information contained within the Appendix.

Acquisition of property interests at 40 Laughton Road, Dinnington

1. Background

- 1.1 In Spring 2023 Rotherham Council was awarded £11,049,547 to deliver the Dinnington Principal Areas of Growth project, which will see the regeneration of the Laughton Road area. Further, in July 2024 Cabinet resolved to implement the scheme adding an additional £1m Council capital into the scheme delivery.
- 1.2 In August 2023 Cabinet agreed to authorise the Assistant Director for Planning, Regeneration and Transport (Property Officer at the time) to negotiate and agree the acquisition of property interests to deliver the scheme, in consultation with the Cabinet Member for Waste, Jobs and the Local Economy and the Council's S151 Officer.
- 1.3 This report relates to the acquisition by the Council of the headlease interests related to plots 14 & 15 as shown in Appendix 1.

2. Key Issues

- 2.1 The Dinnington scheme comprises:
 - Demolition of:
 - 36-44 Laughton Road, Dinnington
 - The former indoor market building 34, Laughton Road, Dinnington
 - The structures associated with the operation of the open market, off Constable Lane, Dinnington
 - Number 32 Laughton Road, Dinnington
 - Construction of a block of 6 retail/commercial units and a secure storage unit for the market stalls at the southern end of the site and a separate commercial/community building with associated parking and servicing areas.
 - Refurbishment of 6 existing retail units 46-56 Laughton Road.
 - Construction of a new Town Square that will accommodate the open market.
 - Associated public realm improvements to improve pedestrian links between the High Street (Laughton Road) and the bus interchange and public car parks on Constable Lane.
- 2.2 The property to which this report refers is within the block identified for demolition and it is therefore essential the Council acquires all interest to enable the demolition to be undertaken.
- 2.3 The development site is partly in private sector ownership and the Council has made significant steps to acquire all property within the site boundary (as shown at Appendix 1) and is in the process of bringing forward a Compulsory Purchase Order.
- 2.4 It is always the Council's objective to acquire property by negotiation, and with its appointed agents Gateley Hamer has now agreed Heads of Terms (Appendix 2) for the acquisition of headlease interests for plots 14 & 15 as shown in Appendix 1. The terms agreed are within the valuation advice

provided by Gateley Hamer and within the budget reported to Cabinet in July 2024.

3. Options considered and recommended proposal

3.1 Option 1: Do nothing.

A 'do nothing' option would result in the continued fragmented ownership of the site and prevent the demolition of the block from being undertaken, thus preventing the development of the proposed comprehensive scheme that was approved by Cabinet in August 2023 and has secured the central government 'Levelling-Up' investment from the previous Government's Department of Levelling Up and Communities (DLUHC).

This option is not recommended.

3.2 Option 2: Purchase the headlease according to the Heads of Terms at Appendix 2.

While the Council is willing to pursue its Compulsory Purchase Powers acquisition by negotiation should always be the preferred route for the Council. Terms have been agreed in line with the Council's appointed agent's recommendation and within the budget approved at Cabinet.

This option is recommended.

4. Consultation on proposal

4.1 There has been extensive consultation and engagement with the general public both prior to funding being allocated and during scheme development. In late 2023 and 2024 over 230 members of the public attended four in-person engagement events and from the feedback received, respondents were generally very supportive of the plans and felt it would be a benefit to the community

Other feedback included:

- Need some provision for young people
- Access to public toilets
- Need a banking hub
- Would be good to see a community facility included
- Pack away market welcome
- Great to have a pocket park for summer

4.2 Gateley Hamer, the Council's appointed surveyors have been in negotiation with all landowners since funding was approved in August 2023 and on the Council's behalf made offers to secure the land within the site boundary.

5. Timetable and Accountability for Implementing this Decision

5.1 Matters are currently with Legal representatives of both parties and progress of this will be managed by the Council's Legal and Regeneration teams.

5.2 Construction of the scheme is dependent upon the acquisition of the remaining land.

5.3 The funding deadline for the grant is currently March 2026, however the Council has been invited to profile spend up to March 2028 in the latest return to Government, indicating a likely extension to encompass the full extent of any Compulsory Purchase Order timeline.

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 As the recommendations detailed in this report are property transactions, these fall outside the scope of procurement legislation and therefore there are no direct procurement implications.

6.2 The costs associated with this proposed acquisition, including fees will be funded from the approved capital budget for the scheme. Details of the costs are included in the exempt Appendix 2. The Council has received £11,049,547 grant funding from the Government's Levelling Up Programme. In addition, £1m of Council capital funding, through the Towns and Villages Fund, has been approved.

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

7.1 The proposed acquisition is in line with the existing Council authorities and with compulsory purchase legislation which requires acquiring authorities to attempt to acquire target properties by agreement rather than relying upon the compulsory purchase order.

8. Human Resources Advice and Implications

8.1 There are no direct Human Resources implications arising from the recommendations contained in the report.

9. Implications for Children and Young People and Vulnerable Adults

9.1 There are not considered to be any direct implications arising from the acquisition of this property however, a full equalities impact assessment has been completed and a summary of this is included at Appendix 6. The EQIA undertaken for the CPO identifies 1,206 people between the ages of 16 and 24 and 2,298 people under the age of 15, a total of 28% of the total population of Dinnington.

9.2 The scheme itself is considered to have an overall positive impact for young people by creating new and safer spaces with improved accessibility, surveillance and feelings of safety. Providing safer spaces for young people to socialise in what is currently an unsafe and intimidating space.

Additionally, the new scheme offers the potential for new businesses to provide opportunities for more social interaction and cohesion

10. Equalities and Human Rights Advice and Implications

- 10.1 A full equality impact assessment has been carried out in relation to the impact of acquisition of property and the resultant scheme and is included at Appendix 4. In summary in developing the scheme and the necessary acquisition of land the Council has made every endeavour to ensure those directly affected are able to contact the Council and its representatives with ease and that adequate information about the scheme and its impact is made available in friendly formats and accessibly, by offering translation services, numerous consultation events as well as 121 sessions providing named officer contact details and providing information in written and spoken form in person and via other means eg website, letter.
- 10.2 The acquisition of property and resultant scheme is thought to, overall, offer benefit to the wider community and on an individual basis to those with protected characteristics. The scheme itself creates a safer and more accessible environment with the potential to attract new operators capable of delivering more services to improve social cohesion.

11. Implications for CO2 Emissions and Climate Change

- 11.1 A Carbon Impact Assessment has been undertaken in relation to the resultant scheme and is attached at Appendix 5. The acquisition of the property in itself has no direct impact however the resultant scheme will, and this impact is summarised below.
- 11.2 In summary the impact of this project on emissions is likely to be high due to the various demolitions that are required, and the construction that will take place to complete the redevelopment. This process brings with it an increase in transport and energy emissions, as well as increased waste.
- 11.3 The buildings that are currently in-situ are highly inefficient and will be replaced by energy efficient buildings that are built for the future. The ground will be greened with a new landscaped town square that will provide social and environmental benefits, as well as health benefits by improving the general aesthetic of the town and creating a welcoming and safe town centre.
- 11.4 Impacts have been mitigated as much as possible through the design, and further mitigations will be put in place for the construction phase. The scheme encourages higher usage of public transport and active travel; it is hoped that by improving Dinnington town centre, the number of car journeys further afield will be reduced.

12. Implications for Partners

- 12.1 Dinnington St John's Council has worked closely with Rotherham Council since the initial development of bid proposals in 2022. Both Council's continue to work closely on the implementation of the scheme.

13. Risks and Mitigation

- 13.1 While terms are now agreed there will remain a risk of the deal falling away up to completion of the transaction. The Council and its agents are in dialogue with the owner and will endeavour to keep matters on track.
- 13.2 The funding deadline of March 2026 remains a risk to delivery. The Council has been invited to profile spend to March 2028 in the December 2024 return to Cabinet. All endeavours to progress the scheme at pace are being taken, and acquisition by negotiation will expediate the scheme.

Dialogue with MHCLG colleagues and where required Ministers will continue around the potential March 2028 deadline.

14. Accountable Officers

Simon Moss, Assistant Director Planning, Regeneration & Transport
Kevin Fisher, Assistant Director Property and Facilities Services

Approvals obtained on behalf of Statutory Officers: -

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

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This report is published on the Council's [website](#).

