

Report Audit Trail				
CONSULTATION <i>This is important as it shows that consultation has been undertaken in the preparation of the report and provides a quick reference point for specific comments, whilst the report will not be publishable if these areas have not been completed by the named persons below. You must liaise with and receive sign off from the relevant Cabinet Member(s).</i>				
Name/Position	Portfolio/Ward/ Directorate	Date Sent	Date Received	Comments in para:
Councillor Robert Taylor	Cabinet Member for Transport, Jobs and the Local Economy	Click here to enter a date.	Click here to enter a date.	
Andrew Bramidge	Assistant Chief Executive/ Strategic Director for Regeneration and Environment	Click here to enter a date.	Click here to enter a date.	
Chloe Parker, Finance	Finance and Customer Services	01/04/25	02/04/25	1.3, 6.1
Stuart Fletcher, Legal Services	Legal Services	01/04/25	09/04/25	7.1, 7.2
Rebecca Price, Human Resources	Assistant Chief Executive's Office	01/04/25	08/04/25	8.1
Karen Middlebrook, Procurement	Finance and Customer Services	01/04/25	02/04/25	6.2
Chloe Harrop, Equalities	Assistant Chief Executive's Office	01/04/25	02/04/25	
Other officers below		Click here to enter a date.	Click here to enter a date.	

REPORT APPROVAL TRACKING			
Equalities Your report will not be authorised for submission to Cabinet by your Strategic Director if you have not undertaken and included an initial equalities screening. All equalities analysis documents should be included as appendices	Initial Screening completed and included with report	YES	09/04/25
	Full Assessment completed and included with report	NO	
Carbon Impact Assessments Carbon Impact Assessments are to be appended to the associated cabinet reports. Carbon Impact Assessments should be sent to climate@rotherham.gov.uk for feedback prior to your report being sent to your Strategic Director for approval.	Carbon Impact Assessment completed and included with report.	YES	09/04/25
Background information MANDATORY: Insert headings for a few main public documents you have used or referenced to write this report. This is a legal requirement. For Cabinet reports, insert hyperlinks . Do not list private documents.	June 2023 Finance Update Dinnington Project: Capital Regeneration Grant – report to Cabinet August 2023 Dinnington Project Update – report to Cabinet July 2024 Dinnington Compulsory Purchase Order – report to Cabinet October 2024		
Appendices If appendices are essential to the understanding of the report, list titles here. Ensure that appendices have proper titles. List any appendices relevant to the decision being taken first with the Equality Analysis documents coming next and the Carbon Impact Assessment being listed as the last Appendix for all reports.	Appendix 1 Equality Impact Assessment Initial Screening Appendix 2 Carbon Impact Assessment		
Cabinet Member Approval You should retain an email confirming the Cabinet Member approval for your records. Strategic Directors should not authorise reports unless Cabinet Members have given sign off	YES/NO (delete as appropriate)	Click here to enter a date.	
Report Authorised by Strategic Director	YES/NO (delete as appropriate)	Click here to enter a date.	
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 – 17 April 2025

Report Title

Feasibility Fund Allocation: Dinnington Capital Regeneration Project

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

Andrew Bramidge, Strategic Director, Regeneration & Environment

Report Author(s)

Simon Powell, Regeneration Programme Manager
Simon.powell@rotherham.gov.uk

Ward(s) Affected

Dinnington

Report Summary

The South Yorkshire Mayoral Combined Authority (SYMCA) have allocated £3m revenue to Rotherham Metropolitan Borough Council as a 'Feasibility Fund'. A grant agreement has been signed to accept the funding and this report seeks to exercise the delegation to the Strategic Director for Regeneration & Environment in consultation with the Leader of the Council and Assistant Director Financial Services to allocate £200,000 of this fund to support the development and delivery of the Dinnington Capital Regeneration Project.

Recommendations

1. Allocate £200,000 of the Feasibility Fund to support the development and delivery of the Dinnington Capital Regeneration project as outlined in Section 2 of this report.

List of Appendices Included

Appendix 1 Equality Impact Assessment Initial Screening
Appendix 2 Carbon Impact Assessment

Background Papers

[June 2023 Finance Update](#)

[Dinnington Project: Capital Regeneration Grant – report to Cabinet August 2023](#)

[Dinnington Project Update – report to Cabinet July 2024](#)

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

No

Feasibility Fund Allocation: Dinnington Capital Regeneration Project

Fund Allocation: Dinnington Capital Regeneration Project

1. Background

- 1.1 The South Yorkshire Mayoral Combined Authority (SYMCA) have allocated £3m of revenue funding to the Council as a 'Feasibility Fund'. The aim of this grant is to facilitate the development and delivery of Rotherham's Place Based Investment Strategy (PBIS) by reducing capacity and capability constraints and contributing to the development and delivery of both capital and revenue projects. The PBIS was presented to Cabinet in February 2023.
- 1.2 In December 2022 the grant was accepted by the Council and the funding agreement signed. Further, in June 2023 Cabinet approved the allocation of the Feasibility Fund via officer delegation to the Strategic Director for Regeneration & Environment in consultation with the Leader of the Council and Assistant Director Financial Services.
- 1.3 To date £2.022m has been allocated toward resourcing, property management costs, consultation, marketing and communications, development of town centre projects, development of a feasibility study for a new Business Centre and support to develop an operational model and future vision for Rotherham Markets.

2. Key Issues

- 2.1 In Spring 2023 Rotherham Council was awarded £11,049,547 through MHCLG's Capital Regeneration Projects funding 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.
- 2.2 Successful delivery of the project is dependent upon completing the acquisition of substantial land holdings. Whilst considerable progress has been made with assembling the required land and property, agreement has yet to be reached for the remaining plots required.
- 2.3 In October 2024 Cabinet approved the making of a CPO for the land required, with the Order made in January 2025. In February 2025 MHCLG confirmed the extension of the project's delivery window from March 2026 to March 2028 to reflect potential CPO timescales. Whilst this extension secures project funding, it is likely that the extended programme length will require additional contingency funds to make allowance for potential cost increases due to factors such as contractor availability and materials inflation, as experienced in delivery of previous capital regeneration projects that have been subject to delay.

3. Options considered and recommended proposal

- 3.1 The preferred option is to allocate £200,000 of the Feasibility Fund to support the development and delivery of the Dinnington Capital Regeneration project. This would enable works to progress, supported by a robust budget and contingency allowance.
- 3.2 The alternative options considered are:
- Do nothing – this option is not recommended as not increasing the budget to deliver the project through an extended programme timescale may offer insufficient contingency, thereby potentially jeopardising its deliverability and funding.

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 the project's development.
- 4.2 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.

5. Timetable and Accountability for Implementing this Decision

- 5.1 Planning permission for the scheme was achieved in September 2024.
- 5.2 Construction of the scheme is dependent on the acquisition of the remaining land. Whilst the Council will continue to endeavour to reach agreement with landowners on the acquisition of the outstanding interest required, Cabinet approved the making of a CPO in October 2024, with the order being made in January 2025.
- 5.3 The funding deadline for the grant has been extended by MHCLG to March 2027, with the additional £1m Council capital allocation then supporting subsequent works to complete the project to the end of its extended delivery window in March 2028.

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 Feasibility Fund has already been subject to previously agreed allocations:

Year	Agreed Use	Value £	Feasibility Fund Uncommitted £
2022/23	In year savings contribution towards regeneration costs	150,000	2,850,000
2023/24	In year savings contribution towards regeneration costs	200,000	2,650,000

2023/24	Resourcing, property management, consultation and marketing – Officer Decision March 2024	690,000	1,960,000
2024/25	Regeneration staffing costs – Officer Decision May 2024	144,000	1,816,000
2024/25	Business Centre Feasibility – Officer Decision May 2024	100,000	1,716,000
2024/25	Strategic Site Development – Officer Decision August 2024	600,000	1,116,000
2024/25	Rotherham Markets Vision – Officer Decision August 2024	38,000	1,078,000
2024/25	Regeneration Team resourcing and training - Officer Decision September 2024	100,000	978,000
2024/25	Appraisal of a performing arts centre in Rotherham town centre - Officer Decision February 2025	24,999	953,001
	TOTAL	2,046,999	

To date, £2,046,999 of the Feasibility Fund has been approved and allocated. If this allocation is approved, there will be £2,246,999 committed and £753,001 for future use.

- 6.2 There are no direct procurement implications arising from the recommendations detailed in this report.

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

- 7.1 The funding allocation as proposed in the body of the report is consistent with the terms of the funding agreement with SYMCA in respect of the Feasibility Fund, referred to above.
- 7.2 As set out in the report, the allocation of the Feasibility Fund has previously been delegated by Cabinet, to the Strategic Director for Regeneration & Environment in consultation with the Leader of the Council and Assistant Director Financial Services. As the funding allocation proposed is consistent with the funding agreement referred to and supports the policies and Council projects set out above, the recommended proposal is an appropriate and lawful way for the delegation to be exercised.

8. Human Resources Advice and Implications

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

9. Implications for Children and Young People and Vulnerable Adults

- 9.1 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 project 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 An initial Equality Screening Assessment was undertaken for the project at inception and the proposed 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.
- 10.2 Whilst the funding allocation proposed in the body of the report is not assessed as having a direct impact upon equalities and human rights, it will support the development and delivery of the wider project by making provision for a robust budget and contingency allowance.

11. Implications for CO2 Emissions and Climate Change

- 11.1 A Carbon Impact Assessment has been undertaken in relation to the proposed project.
- 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 Expenditure in line with forecast is a risk in relation to timebound funding pots. However, the Feasibility Fund has a flexible timeline and the MCA will consider justifiable slippage against initial forecasts.

14. Accountable Officers

Lorna Vertigan, Head of Regeneration

Simon Moss, Assistant Director Planning, Regeneration & Transport

Approvals obtained on behalf of Statutory Officers: -

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

Report Author: **Error! Reference source not found.**

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