Rotherham Metropolitan Borough Council

Select report type
Overview and Scrutiny Management Board

Committee Name and Date of Committee Meeting
Overview and Scrutiny Management Board – 10 November 2026

Report Title
Community Facilities Programme Update

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

Executive Director Approving Submission of the Report
Judith Badger, Executive Director of Corporate Services

Report Author(s)
Kevin Miller
kevin.miller@rotherham.gov.uk

Ward(s) Affected
Borough-Wide

Report Summary

This report provides the requested update on the Community Facilities Programme, setting out completed improvements, remaining works and the funding position.

Works are complete at Oaklea Retreat, The Meeting Place, Artworks, Clifton Learning Partnership and United Multicultural Centre. Works at Shiloh Centre are due to be completed by the end of the financial year. The Black Hut replacement is currently estimated for completion in early summer 2027, subject to procurement and confirmation of the delivery programme.

Recommendations

That the Overview and Scrutiny Management Board consider and comment on progress in delivering the Community Facilities Programme, including completed works, the inclusion of Shiloh Centre and United Multicultural Centre, and the remaining works and funding position set out in this report.

List of Appendices Included

None

Background Papers

Previous Cabinet report and Overview and Scrutiny Management Board pre-decision consideration of the Community Facilities Programme.

Consideration by any other Council Committee, Scrutiny or Advisory Panel
No

Council Approval Required
No

Exempt from the Press and Public
No

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1. Background

1.1 The Overview and Scrutiny Management Board requested a further update 12 months after its pre-decision consideration of the Community Facilities Programme. This report sets out progress in delivering the works, the remaining programme and the funding position.

1.2 The Council currently owns several community facilities across the Borough that are either operated by Council teams or operated by the Third Sector. These facilities support a range of community activities which include, but are not limited to, youth clubs, healthy eating clubs, community meetings, sports and recreation activities for various groups, centres for adults with learning disabilities and autism, “Friends” groups and local history groups.

1.3 The programme focuses on essential repairs, building improvements and compliance works to improve condition, extend asset life and support continued community use. Alongside the building works, the programme includes a review of leases, management arrangements, the governance arrangements and legal status of the organisations operating the facilities and intended outcomes to ensure these remain appropriate to the occupation and delivery model.

2. Key Issues

2.1 The original programme covered Oaklea Retreat, The Meeting Place, Artworks, Clifton Learning Partnership and Black Hut. As part of this work, two further buildings have been included: Shiloh Centre and United Multicultural Centre. The works at these buildings respond to roof failures, water ingress and associated repair requirements.

2.2 Improvement works are complete at five of the seven buildings. The completed works address the identified maintenance requirements and include building fabric repairs, window and door replacements, roofing works and electrical improvements.

2.3 Positive feedback has been received from several community groups and elected members about the improvements delivered through the programme. While this is encouraging, it is too early to fully assess the wider benefits and sustained impact of the investment. These will be monitored over the coming months through engagement with the groups, including feedback on how the improved facilities are supporting continued community use and activities.

2.4 The position at each building is set out below.

Oaklea Retreat – Completed works comprise internal and external decoration, replacement windows and doors, ironmongery upgrades, drainage improvements and boundary wall repairs.

The Meeting Place – Window replacements, fascia repairs, electrical upgrades and associated building works are complete.

Artworks – Window replacements, fire alarm and lighting upgrades, and roofing works are complete.

Clifton Learning Partnership – Repointing repairs and electrical improvement works are complete.

United Multicultural Centre – A significant water leak resulted in closure for several weeks. Repairs to several roof areas and rewiring to address identified non-compliance and water ingress are complete.

Shiloh Centre – Failure of the main building's flat roof caused substantial water ingress and affected service delivery. A survey identified the need for roof replacement and minor internal repairs to restore normal operation. Completion is due by the end of the financial year.

2.5 **Black Hut** – The building remains unoccupied. Progress has been slower because of the building's complexity, consideration of future use and the need for further investigations before the scope is finalised. Ecological investigations to date have not found anything that will impact on works; further surveys, including commissioned bat surveys, are required to identify any constraints before future capital investment decisions.

2.5.1 Following consultation with the Community Group, Elected Members and other stakeholders, the preferred approach is to demolish the existing Black Hut and replace it with a modern modular facility. Designs have been shared and agreed. Demolition is planned before the end of March 2027, followed by installation of the modular facility and associated car park and groundworks. Proposals and budget cost estimates have been provided and approved for progression. A Procurement Sourcing Strategy is to be prepared for approval to tender for the rebuild, alongside development of the tender design. A definitive programme will be confirmed following procurement of the modular units and groundworks. Completion is currently estimated for summer 2027.

3. Options considered and recommended proposal

3.1 This is a programme update for scrutiny. OSMB are asked to consider and comment on delivery progress, the remaining works and the funding position. No new capital allocation or approval of an alternative delivery option is sought through this report. The preferred approach to Black Hut is set out in section 2.3.

3.2 The Council has a duty to ensure that its buildings are safe and compliant, whether this is buildings owned by the Council, or those leased, even where the responsibility lies with the tenants. With the latter the Council should audit and inspect and ensure that there are adequate regimes in place to ensure safety and compliance. In all cases the structure of the building, would always fall to the Council to maintain and manage, ensuring the asset is fit for purpose and at a lettable/usable state.

4. Consultation on proposal

4.1 Consultation has taken place with Elected Members where a community facility is located.

4.2 Consultation has taken place with the community groups throughout the programme of works to assist in defining the final scope of works.

5. Timetable and Accountability for Implementing this Decision

5.1 Works at Oaklea Retreat, The Meeting Place, Artworks, Clifton Learning Partnership and United Multicultural Centre are complete. Shiloh Centre works are due to be completed by the end of the financial year. Black Hut demolition is planned before the end of March 2027, with completion of the replacement facility currently estimated for early summer 2027. The Black Hut programme remains subject to procurement and confirmation of the delivery timetable. The accountable officer is identified in section 14.

6. Financial and Procurement Advice and Implications

6.1 On 5th March 2025 Council approved a £600k capital budget investment as part of the Council's Budget and Council Tax Report 2025/26, to fund these works. In September 2025 the Government launched the Pride in Place Strategy (PiP). There are three associated funding streams:

- Phase 1 – Rotherham Town Centre and surrounding communities.
- Phase 2 – Maltby East
- Pride in Place Impact Fund (PiPIF)

In November 2025, delegation was given to the Executive Director for Regeneration & Environment in consultation with S151 Officer and Leader on how to allocate the PiPIF. This grant is the Council's responsibility, which differs to Phases 1 and 2, and £604k of PiPIF was allocated to the Community Facilities programme. This grant must be fully committed by 31st Mach 2027.

The total budget for this scheme is £1,212.4k.

6.2 As at September 2026, the following had been spent against allocations:

Project Name	Forecast (£)	Total Spend (£)
Clifton Learning Centre	29,000.00	23,975.76
Oaklea Retreat	111,000.00	87,535.30
The Meeting Place	96,000.00	64,958.11
UMCC	8400.00	8125.00
Artworks (Brook Hill)	30,000.00	38,534.34
Black Hut (surveys)	5,000.00	9,118.90
Black Hut (works)	833,000.00	0.00
Shiloh Centre	100,000.00	0.00
TOTAL	**1,212,400.00**	**232,246.41**

7. Legal Advice and Implications

7.1 The project as set out within the body of the report and recommendations is consistent with previously stated Council policies, priorities and budget setting, including the requirements as set out in the Pride in Place funding requirements.

8. Human Resources Advice and Implications

8.1 There are no Human Resources Implications arising from this report.

9. Implications for Children and Young People and Vulnerable Adults

9.1 The community facilities are often used by a wide range of young persons and vulnerable adults. The investment in these buildings will allow for activities to continue and will form part of our wider support to those groups.

10. Equalities and Human Rights Advice and Implications

10.1 The investment in community facilities is underpinned by the Council's commitment to advancing equality of opportunity, fostering good community relations, and eliminating discrimination. The programme targets buildings that serve diverse communities, including vulnerable groups such as adults with learning disabilities, young people, and minority groups. Improvements to accessibility (e.g. DDA-compliant entrances, pathways, and internal layouts) are embedded throughout the programme to ensure that all residents can access services and participate fully in community life.

11. Implications for CO_2 Emissions and Climate Change

11.1 The Community Facilities form part of the Council Portfolio of Buildings and therefore play a key role in reducing our carbon emissions to Net Zero. Work will be carried out to support the programme in identifying Energy Conservation (insulation, LED lighting, etc) to reduce energy usage and, in turn, reducing carbon.

11.2 In addition, funding streams will be identified, such as Public Sector Decarbonisation Scheme (PSDS), that will enhance the already approved funding. Where possible where more substantial measures, such as solar, can be provided, this will also be reviewed as part of the programme, and again funding.

12. Implications for Partners

12.1 There are no known implications for partners.

13. Risks and Mitigation

13.1 As part of the development of the delivery of works to Community Facilities a full risk matrix will be prepared for individual scheme/project.

14. Accountable Officer

Kevin Miller, Head of Facilities Management and Compliance

Report Author: Kevin Miller, Head of Facilities Management and Compliance
kevin.miller@rotherham.gov.uk

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