

## ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	<b>Meeting:</b>	<b>Cabinet</b>
2.	<b>Date:</b>	<b>5<sup>th</sup> February 2014</b>
3.	<b>Title:</b>	<b>Former Council Offices, Doncaster Gate, Rotherham Ward – Boston Castle</b>
4.	<b>Directorate:</b>	<b>Economic &amp; Development Services</b>

### 5. Summary

To provide and update on the demolition of the former Council Offices on Doncaster Gate

### 6. Recommendations

That:

- 1) Cabinet notes the lack of re-development proposals that retain a significant part of the existing buildings.
- 2) That demolition continues in line with the cabinet decision dated 16<sup>th</sup> October 2013.

## 7. Proposals and Details

### Background

Cabinet resolved to demolish of the freehold owned buildings contained within Doncaster Gate site on the 16<sup>th</sup> October 2013:-

**C103** (2) That the demolition of the property be approved.  
(3) That the use of capital receipts to fund the demolition be approved

On 18<sup>th</sup> December 2013 cabinet further resolved:-

**C148** (2) That any interested parties be allowed until 24th January, 2014 to bring forward to the Council any re-development proposals which retain all or a significant part of the building.

The Council was approached by a third party who visited site and attended two meetings with the Council. This third party, employed an architect and surveyors to advise them on the possibility of making the site work whilst maintaining some of the original buildings. Unfortunately, this third party informed the Council on Friday 31<sup>st</sup> January 2014 that they have decided not to make a bid for the site.

The Strategic Director for Environment and Development Services has held a number of meetings with the Civic Society in order to both keep them informed and to identify any opportunities to retain any part of the existing structure.

To date, the Council has not received any proposals to retain any significant part of the building.

It is proposed that a number of key stones will be recovered from the Doncaster Gate façade of the original hospital building and retained to create a memorial to the building, when the site is redeveloped.

The site has remained on the market and open to potential offers. All those whom expressed an interest during the previous marketing period have been given advance warning that the cleared site will be offered back to the market early spring 2014.

This has generated considerable interest in the site with developers re-registering their interest and requesting Tender Pack's when they become available. It is thought that this, along a full marketing campaign should generate sufficient interest to result in a redevelopment that will add to the regeneration of this edge of Town Centre site.

The substantial asbestos and soft strip works are now close to complete. Demolition is due to commence within 2 weeks and be completed in April 2014.

## **8. Finance**

The opportunity provided by a cleared site has generated considerable interest. It is thought that this, along a full marketing campaign should generate sufficient interest to result in a market rate capital receipt.

## **9. Risks and Uncertainties**

Previously interested parties whom had rejected the site due to the existing configuration have renewed their interest following notification of the demolition.

## **10. Policy and Performance Agenda Implications**

Development of the site will contribute towards the corporate and cross cutting policy agenda related to regeneration, in particular the priority for improving and promoting the image of Rotherham through developing under-used assets and creating balanced housing markets.

## **11. Background Papers and Consultation**

### **Contact Names:**

Paul Smith, Corporate Property Manager, Audit & Asset Management, ED ext 54061 [paul.smith@rotherham.gov.uk](mailto:paul.smith@rotherham.gov.uk)

Colin Earl, Director of Audit & Asset Management, ext 22033 [colin.earl@rotherham.gov.uk](mailto:colin.earl@rotherham.gov.uk)