

Town Deal & Levelling Up Fund Project Summaries – April 2022

The following provides an overview of each of the projects funded through Town Deal and Levelling Up. This information reflects a point in time and will evolve and crystallise as Business Cases are completed.

Templeborough Business Zone – Town Deal

Templeborough Business Zone	
<p>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.</p> <p>Supporting the surrounding businesses a meeting space focal point and two new food outlets will front Sheffield Road.</p> <p>Pedestrian routes will be created linking the new tram/train stop to Sheffield Road, local business units and beyond.</p>	
Programme	
On Site	April 2023
Completion	July 2024
Outputs @ Design Freeze April 2022	
New or upgraded road infrastructure (m)	210
Delivery of new public spaces (Ha)	.35
Remediation and/or development of abandoned or dilapidated sites (Ha)	1.35
Increase in the amount of shared workspace or innovation facilities (sq m)	Approx. 1580
Major Risks	
<ul style="list-style-type: none"> • Construction price inflation – supply chain and material availability • Conflict between construction and magna operations • Agreeing commercial and legal terms • Successful letting and occupation of units 	

Eastwood/Parkgate – Town Deal

Eastwood/Parkgate	
<p>Town Deal will create an accessible pedestrian route between Eastwood and Parkgate. Currently there are two bridges crossing the railway line and the canal, both with stepped access. This is a popular route but difficult to navigate.</p> <p>Further work is being explored in relation to the route between Eldon Rd and the new bridge complimentary to planned work by Sheffield & Rotherham Wildlife Trust.</p>	
Programme tbc following meeting with Network Rail May '22	
Major Risks	
<ul style="list-style-type: none"> • Engagement with Network Rail • Difficult construction pushes programme past Town Deal end date. 	

Mainline Station – Town Deal

Mainline Station Acquisition	
Town Deal will facilitate the acquisition of a preferred site for a new mainline station	
Outputs	
Land acquired and de-risked for mainline and tram/train stations provision (ha)	4
New revived or upgraded train and tram lines and stations	1
Major Risks	
<ul style="list-style-type: none"> • Inability to reach agreement with owners within a reasonable time frame • Existing occupiers are displaced outside of the Borough 	

Riverside Residential Quarter - Town Deal and Levelling Up Fund

Guest & Chrimes	
<p>Guest & Chrimes is a dilapidated, listed building occupying a prominent position in the town centre. Town Deal will turn this eyesore into a new leisure and cultural venue focussed on live music.</p> <p>The proposed scheme retains the largest of the three ranges and the tower, whilst paying homage to the two smaller ranges through careful landscaping.</p>	
Programme	
On Site	May 2023
Completion	July 2024
Outputs @ Design Freeze April 2022	
Remediation and/or development of abandoned or dilapidated sites (Ha)	0.5
Delivery of new public spaces (Ha)	0.26
New, upgraded or protected community centres, sports or athletics facilities, museums, arts venues, theatres, libraries, film facilities, prominent landmarks or historical buildings, parks or gardens (number of venues)	1
Delivery of quality residential or commercial space in key locations (town centres, gateway areas, employment sites) (sq m)	1500
Number of sites cleared	1
Major Risks	
<ul style="list-style-type: none"> • Safety – working in and around unstable structures • Viability – cost of current design and potential worsening due to material and labour availability • Agreeing commercial and legal terms • Obtaining planning approval – including listed building consent 	

Riverside Acquisition & Connectivity	
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.	
Programme	
On Site	February 2023 (dependent on negotiated acquisitions).
Completion	March 2024
Outputs @ TIP Jan '21 & LUF submission June 21	
Land acquired/de-risked and planning approval secured for residential development (housing numbers)	37
Remediation and/or development of abandoned or dilapidated sites (ha)	4.7
Total length of pedestrian paths improved (km)	1.035 (<i>Riverside Walk, Sheffield Rd & Water Lane</i>)
Total length of new cycle ways (km)	0.901 (<i>Riverside Walk, Sheffield Rd & Water Lane</i>)
Total length of resurfaced/improved road (km)	0.102 (<i>Water Lane & Riverside Walk</i>)
Amount of new public realm created (m2)	5434 (<i>Don St bridge landing and Water Lane</i>)
Major Risks	
<ul style="list-style-type: none"> • Progress of acquisitions. Programme is dependent on negotiated agreements, not CPO. • Ground conditions and underground services – including culvert • Condition of the River wall and subsequent remedial works or adoption issues. 	

Leisure & Cultural Quarter – Town Deal and Levelling Up Fund

Corporation St Phase 1	
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.	
Outputs (@ TIP submission Jan 21) (combined with 3-7 Corporation St below)	
Remediation and/or development of abandoned or dilapidated sites (Ha)	.22
Delivery of quality residential or commercial space in key locations (town centres, gateway areas, employment sites) (number of houses)	45
Increase in the amount (and diversity) of high quality, affordable commercial floor space (sq m)	1000
Major Risks	
<ul style="list-style-type: none"> • Reliance on private sector to deliver project • Viability – cost of current design and potential worsening due to material and labour availability • Planning approval within conservation area 	

3-7 Corporation St	
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.	
Programme	
On Site	Feb 2024
Completion	April 2025
Outputs @ LUF submission June '21	
Number of dilapidated buildings improved	2
Number of new residential units	17
Remediation and/or development of abandoned or dilapidated sites (Ha)	.22 (with Corp St ph1 above)
Major Risks	
<ul style="list-style-type: none"> • Site purchase – likely to be via CPO route and is critical to the programme • Programme and achieving funding deadlines – driven by CPO requirements • Development of a viable development partner delivery route 	

Infrastructure	
Levelling Up delivers infrastructure improvements to the pedestrian and vehicle network around the Leisure & Cultural Quarter. Including improvements to Domine Lane, Market St, Riverside Walk North & Main St to Bridge St pathway improvements	
Programme	
On Site	February 2023
Completion	March 2024
Outputs @ LUF submission Jun 21	
Total length of pedestrian paths improved	2.565 (Domine Lane, Market St, Riverside Walk North & Main St to Bridge St pathway improvements)
Total length of new cycle ways	0.475 (Riverside Walk North & Main St to Bridge)
Total length of resurfaced/improved road	2.44 (Market St, Domine Land and along Corporation St)
Amount of new public realm created	2.735 (Total includes all connectivity improvements plus public realm replacing demolished buildings)
Major Risks	
<ul style="list-style-type: none"> • Construction price inflation – supply chain and material availability • Potential conflict between construction and town centre operations • Potential conflict between construction and the adjacent Forge Island development that will be underway at the same time • Achieving the funding deadlines 	

Leisure & Cultural Quarter Acquisitions	
Levelling Up facilitates the acquisition of properties on Corporation St.	
Major Risks	
<ul style="list-style-type: none"> • Inability to reach agreement with owners within a reasonable time frame • Ongoing maintenance liability/inability to find meanwhile use 	

Leisure Economy – Levelling Up Fund

Thrybergh Country Park	
Thrybergh Country Park- the LUF will go towards upgrading visitor facilities including parking, public realm, paths and play facilities as well as providing new high-quality café offer which aims to attract more visitors to the park.	
Programme	
On Site	Site clearance and preparation Jan 23 Construction March 23
Completion	March 24
Outputs @ Design Freeze April 2022	
Amount of new hospitality space created	366m2
Amount of public realm improved	3500 m2
Major Risks	
<ul style="list-style-type: none"> • Budget – committed outputs may not be achieved due to increased costs • Environmental – additional surveys required which could impact plans/viability • Programme – any further slippage in design stages could impact on delivery due to ecological/construction restrictions 	

Rother Valley Country Park	
The LUF will facilitate a new high-quality lake side café with event space, public realm upgrades, improved parking provision and wayfinding to improve visitor experience and increase dwell time. The investment will expand potential to host year-round events at the park and strength its destination status.	
Programme	
On Site	Site clearance and preparation Jan 23 Construction March 23
Completion	March 24
Outputs @ Design Freeze April 2022	
Amount of new hospitality space created	805m2
Amount of public realm improved	8000m2
Major Risks	
<ul style="list-style-type: none"> • Budget – committed outputs may not be achieved due to increased costs • Environmental – additional surveys required which could impact plans/viability • Programme – any further slippage in design stages could impact on delivery due to ecological/construction restrictions 	

Magna	
As one of only two remaining Millennium Commissions, Trustees will utilise the funding opportunity to future proof Magna Science Adventure Centre for future generations. The modernisation project will create a suite of new exhibitions in the cavernous former steel works, which will focus on science, nature and natural materials. All framed around the creation of a 'vision of now, a vision of the future, a vision in which they have a role to play'.	
The ageing infrastructure will be refurbished to create a more accessible and user-friendly attraction for all.	
Programme	
On Site	Dec 22 – Jan 24
Completion	April 24

Outputs @ PMU Jan 22	
The number of full-time equivalent (FTE) jobs created as a direct result of the project	8
The number of full-time equivalent (FTE) jobs safeguarded as a direct result of the project	25
The number of full-time equivalent (FTE) jobs facilitated as a direct result of the project	60
Major Risks	
<ul style="list-style-type: none"> • Viability – cost of current design and potential worsening due to material and labour availability 	

Wentworth Woodhouse	
<p>As part of its £130m masterplan to bring new life to one of the country's finest and largest historic Houses, Wentworth Woodhouse Preservation Trust will transform its dilapidated Grade I Listed Riding School and Stables to create new hospitality space and visitor amenities.</p> <p>The project will bring the old stables into use through the creation of a centralised kitchen to service all parts of the site and the provision of a new high-quality café and venue. The new catering facilities will enhance event opportunities and facilitate the provision of skills training and development on site to support Rotherham's leisure and hospitality economy.</p>	
Programme	
On Site	Oct 22
Completion	Jan 24
Outputs @ PMU Jan 22	
The number of full-time equivalent (FTE) jobs created as a direct result of the project	5
The number of full-time equivalent (FTE) jobs safeguarded as a direct result of the project	30
Amount of public realm improved	968m2
Amount of new hospitality space created	833m2
Number of heritage buildings renovated/restored	1
Major Risks	
<ul style="list-style-type: none"> • Viability – cost of current design and potential worsening due to material and labour availability • Timeliness of planning approval • Lack of financial resource to match fund project 	

Maltby Academy
<p>Through the redevelopment of the former Maltby Grammar School, Maltby Learning Trust will bridge the gap between school and employment. The creation of interlinked training and apprenticeship facilities will aid the transition of young people from school to training to employment. And a dedicated incubator space will facilitate financially accessible start up</p>

opportunities with a particular aim to support the leisure and hospitality sectors. The Trust will also open up the facilities to support community based lifelong learning for adults.

Significant investment in the public realm will provide enhanced visual amenity and connectivity to the local area, for the benefit of residents, businesses, and visitors. The high-quality restoration of the grammar school will preserve and enhance an important heritage asset much revered by local residents.

Programme

On Site	Early 23
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Completion	Feb 24
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Outputs @ PMU Jan 22

Dilapidated buildings improved	6
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Amount of public realm improved	9
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Amount of new educational space created	3,111m2
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The number of full-time equivalent (FTE) jobs facilitated as a direct result of the project	4,786m2
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The number of full-time equivalent (FTE) jobs created as a direct result of the project	1,267m2
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Major Risks

- Viability – cost of current design and potential worsening due to material and labour availability
- Timeliness of planning approval
- Lack of financial resource to match fund project

Gullivers

Gulliver's Skills Village will provide a wide range of opportunities through a multi partnership approach for children, young people, and adults to gain the appropriate skills, experience, and knowledge to access the current and future opportunities. The innovative setting will give people the opportunity to experience real world work experiences.

The skills city will particularly help address a gap in the opportunities available for schools and young people to learn about and experience opportunities within this important and growing sector as well as supporting the development of employability skills transferable to any job role and adult life.

Programme

On Site	Summer 22
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Completion	Summer 23
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Outputs @ PMU Jan '22

The number of full-time equivalent (FTE) jobs facilitated/created/safeguarded as a direct result of the project	3
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Number of public amenities/facilities created	1
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Amount of education space created	2,400m2
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Major Risks
<ul style="list-style-type: none">• Viability – cost of current design and potential worsening due to material and labour availability• Timeliness of planning approval• Lack of financial resource to match fund project