

**Committee Name and Date of Committee Meeting**

Improving Places Select Commission - 06 February 2024

**Report Title**

IPSC Rotherham Markets & Library Redevelopment Update

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

No

**Strategic Director Approving Submission of the Report**

Paul Woodcock, Strategic Director of Regeneration and Environment

**Report Author(s)**

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**Ward(s) Affected**

Borough-Wide or Boston Castle

Boston Castle

**Report Summary**

This report provides an update on the response to the recommendations from the Improving Places Select Commission spotlight review of Rotherham Markets carried out during 2022. The review examined the recovery and regeneration of the markets in Rotherham Town Centre.

The initial summary of findings and recommendations from the review were presented to Cabinet on the 19 December 2022 and subsequently to 13 February 2023 Cabinet detailing the response to the recommendations.

**Recommendations**

1. That the progress of the Rotherham Markets & Library redevelopment is noted and the update to the Scrutiny Review Recommendations – Markets: Engagement and Recovery provided in Appendix 1, is considered.

**List of Appendices Included**

- Appendix 1 Update on IPSC Recommendations
- Appendix 2 Initial Equality Screening Assessment Markets and Library (Part A)
- Appendix 3 Equality Analysis Form Markets and Library (Part B)
- Appendix 4 Carbon Impact Assessment - Markets and Library\_ref CIA 220

**Background Papers**

Rotherham Markets & Library Redevelopment: [Cabinet Report 18 December 2023](#)

Rotherham Markets & Library Redevelopment: [Cabinet Report 07 August 2023](#)

Rotherham Markets & Library Redevelopment: [Scrutiny Board 02 August 2023](#)

Rotherham Markets & Library Redevelopment: [Cabinet Report 13 February 2023, Cabinet response to the Scrutiny Review Recommendations – Markets: Engagement and Recovery](#)

[19 December 2022 Cabinet - Scrutiny Review Recommendations – Markets: Engagement and Recovery](#)

[12 October 2022 – Overview and Management Scrutiny Board - Scrutiny Review Recommendations – Markets: Engagement and Recovery](#)

[07 June 2022 Scrutiny Review Recommendations - Markets: Engagement and Recovery](#)

**Consideration by any other Council Committee, Scrutiny or Advisory Panel**

No

**Council Approval Required**

No

**Exempt from the Press and Public**

No

## **IPSC Rotherham Markets & Library Redevelopment Update**

### **1. Background**

- 1.1 This report provides an update on the response to the recommendations from the Improving Places Select Commission (IPSC) Spotlight Review of Rotherham Markets agreed by the Improving Places Select Commission on 7 June 2022. The Spotlight Review examined the recovery and regeneration of the markets in Rotherham Town Centre, post pandemic.
- 1.2 At the time of the review Members undertook a site visit to tour the Markets Complex before a discussion with officers and other stakeholders regarding the current situation facing the Markets and the proposals for their redevelopment.
- 1.3 During the site visit and discussions IPSC Members identified the Market rules and regulations as an area they wished to review in greater detail. A subsequent meeting was held on 19 July 2022 to consider opportunities to update and simplify the rules and regulations.
- 1.4 The Cabinet Report prepared in December 2022 accepted the recommendations from the Improving Places Select Commission spotlight review of Rotherham Markets carried out during 2022. A further report presented to Cabinet in February 2023 outlined the response to these recommendations.
- 1.5 On 07 August 2023 a Cabinet report detailed the proposed redevelopment of the Rotherham Markets Complex and new Library, including an update on progress to date, a summary of the proposals, delivery programme, and sequencing. The report also sought authority to award an enabling works contract. Enabling works on site commenced in September 2023.
- 1.6 On 18 December 2023 Cabinet approved a further report providing an update on progress and proposals for the redevelopment of the Rotherham Markets complex. The report also outlined and sought approval to proceed to the next phase of development and delivery of the project.

### **2. Key Issues**

- 2.1 Appendix 1 sets out the Improving Places Select Commission's recommendations and an update on the response initially provided in February 2023.
- 2.2 The recommendations from the IPSC are:
  - a) That face-to-face consultations and clear communication be prioritised in all interactions with vendors and traders.
  - b) That the service consult case studies and resources available in the libraries of NABMA and NMTF to inform the redevelopment of Rotherham markets.
  - c) That the service re-evaluates the support offer for new vendors, in consultation with the NABMA and NMTF, with a view to encouraging

more new vendors to continue trading beyond the six-month introductory period.

- d) In view of relevant expert advice in respect of sustaining a market during redevelopment works, that retaining traders through the redevelopment phase be considered top priority.
- e) That any redesign of markets spaces duly considers usability and aesthetics, consulting market research to optimise spaces for inclusiveness and accessibility, and to make the offer especially attractive to students and young people.
- f) That consideration be given to how the redesign and operation of the markets may best cater to the needs and interests of younger generations by strengthening links with Rotherham College, North Notts College and Dearne Valley College (RNN Group) student populations and extending opportunities to new entrepreneurs through the Young Traders Scheme.
- g) Recognising that the town centre markets represent a unique and distinct community of buyers and sellers with its own accompanying needs and character, that consideration be given to the ongoing management resource required to sustain the markets economy successfully over the long term.
- h) That consideration be given to design and development choices that would help the markets to incorporate cashless, up-to-date approaches to commerce that their potential customers expect.

### **3. Options considered and recommended proposal**

- 3.1 Option 1 – That the progress of the Rotherham Markets & Library redevelopment is noted and the update to the Scrutiny Review Recommendations – Markets: Engagement and Recovery provided in Appendix 1, is considered. (Recommended option).

### **4. Consultation on proposal**

- 4.1 Throughout the entire design period, extensive engagement has been undertaken on emerging proposals with a wide range of stakeholders as detailed further in the August 2023 Cabinet paper and associated Appendices.
- 4.2 Engagement with businesses operating within the Markets complex will continue through the redevelopment period. Acknowledging this challenging and disruptive period, the Council has already approved a rent concession (as agreed as in the March 2023 budget report) of 50% for impacted businesses that was implemented from August 2023.
- 4.3 The successful redevelopment and continued operation of Rotherham Markets is inextricably linked to implications for a number of key partners, most notably the RNN Group located adjacent to the site at Eastwood Lane. The Council are working closely with RNN and have already established links to be further developed between the Markets, the College and its students.

## **5. Timetable and Accountability for Implementing this Decision**

5.1 This report is an update and therefore no decisions are involved.

## **6. Financial and Procurement Advice and Implications**

6.1 There are no direct financial implications arising from the recommendations contained in this report.

6.2 As an update report, there are no direct procurement implications arising from the recommendations detailed.

## **7. Legal Advice and Implications**

7.1 There are no direct legal implications arising from the recommendation within this report.

## **8. Human Resources Advice and Implications**

8.1 If a review of the Management resource is required then this should be in line with RMBC policy and procedures.

## **9. Implications for Children and Young People and Vulnerable Adults**

9.1 There are no direct implications arising from this report.

## **10. Equalities and Human Rights Advice and Implications**

10.1 Equalities Screening Form (Part A) and Analysis (Part B) are included at Appendices 2 and 3 respectively.

10.2 The Market is intended to provide an inclusive, safe and welcoming environment for all users. It is recognised that the building structure and mechanical services are aging and in need of investment to provide services suitable for users.

10.3 Consultation has been carried out with stakeholders and information from those consultations has been and will continue to be used to inform the redevelopment designs and future operations.

## **11. Implications for CO<sub>2</sub> Emissions and Climate Change**

11.1 There are no direct implications arising from this report. Carbon Impact Assessment attached at Appendix 4.

## **12. Implications for Partners**

12.1 The successful redevelopment and continued operation of Rotherham Markets is inextricably linked to implications for a number of key partners, most notably the RNN Group located adjacent to the site at Eastwood Lane. The Council are working closely with RNN and have already established

links to be further developed between the Markets, the College and its students.

### **13. Risks and Mitigation**

**13.1** The future of the Markets is heavily linked with the successful redevelopment. **Mitigation** – the redevelopment is being led by RIDO and overseen by the Markets Board. Relevant issues raised by the IPSC will be fed into this process.

**13.2** Already difficult trading conditions are made more difficult/complicated by the impact of the redevelopment. **Mitigation** – A support package for traders, i.e. 50% rent concessions, was developed and rolled out in Summer 2023. The aim of the redeveloped Markets is to have a more attractive proposition for both customers and traders.

### **14. Accountable Officer(s)**

Paul Woodcock, Strategic Director, Regeneration & Environment

Simon Moss, Assistant Director, Planning Regeneration and Transport

Simeon Leach, Economic Strategy and Partnerships Manager

Tim O'Connell, Head of Economic Development

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