

Public Document Pack

To all Members of the

CABINET

AGENDA

Notice is given that a Meeting of the Cabinet is to be held as follows:

VENUE Room 7a and b, Civic Office, Waterdale, Doncaster, DN1 3BU
DATE: Tuesday, 19th September, 2017
TIME: 10.00 am

ITEMS

1. Apologies for Absence.
2. To consider the extent, if any, to which the public and press are to be excluded from the meeting.
3. Public Questions and Statements.

(A period not exceeding 20 minutes for questions and statements from members of the public and Elected Members to the Mayor of Doncaster, Ros Jones. Questions/Statements should relate specifically to an item of business on the agenda and be limited to a maximum of 100 words. As stated within Executive Procedure Rule 3.3 each person will be allowed to submit one question/statement per meeting. A question may only be asked if notice has been given by delivering it in writing or by e-mail to the Governance Team no later than 5.00 p.m. on Thursday, 14th September, 2017. Each question or statement must give the name and address of the person submitting it. Questions/Statements should be sent to the Governance Team, Floor 2, Civic Office, Waterdale, Doncaster, DN1 3BU, or by email to Democratic.Services@doncaster.gov.uk).

4. Declarations of Interest, if any.

Jo Miller
Chief Executive

Issued on: Monday, 11 September 2017

Governance Officer for this meeting: Andrea Hedges
01302 736716

5. Decision Record Forms from the meeting held on 5th September, 2017 for noting (previously circulated)

A. Reports where the public and press may not be excluded

Rule 15 Urgent Decision

6. Active Travel Officer in Schools programme/Collaboration Agreement. 1 - 8

Key Decision

7. General Fund Capital Receipts Programme. 9 - 26
(Appendix 2 of the report is not for publication, as it contains exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act, 1972, as amended (Information relating to the financial or business affairs of any particular person, including the Authority holding that information)).

Non-Key Decision

8. Markets Development - Design Sign-Off 27 - 36

Cabinet Members

Chair

Ros Jones, Mayor of Doncaster

Vice-Chair

Councillor Glyn Jones, Deputy Mayor

Councillor Nigel Ball

Councillor Joe Blackham

Councillor Rachael Blake

Councillor Nuala Fennelly

Councillor Chris McGuinness

Councillor Bill Mordue

Councillor Jane Nightingale

Portfolio Holder for:

Housing and Equalities

Public Health, Leisure and Culture

Highways, Street Scene and Trading Services

Adult Social Care

Children, Young People and Schools

Communities, Voluntary Sector and the Environment

Business, Skills and Economic Development

Customer and Corporate Services

To the Chair and Members of the Cabinet

Active Travel Officer in Schools programme/Collaboration agreement

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Cllr Joe Blackham Cllr Nigel Ball	All wards	Urgent Rule 15 Decision

EXECUTIVE SUMMARY

1. The Council, in partnership with Sheffield City Region Authorities, has been successful in receiving funding from the Department for Transport to deliver the Sustainable Travel Access Fund (STAF) “Get Going, Keep Going Project”. As part of the STAF programme, the project of Active Travel Officers in Schools is to be delivered. The Active Travel Officers in Schools contract will run till July 2020 and has an allocation of £700,000.00
2. DMBC are leading on the procurement of this service on behalf of the Partner Authorities. The Partner Local Authorities have agreed Doncaster will enter into a contract with the suppliers. The Partner Local Authorities have agreed in principle, to enter in to a collaboration agreement. The Agreement sets out the terms on which the Partner Commissioners have agreed to collaborate so that the Services can be successfully delivered.

EXEMPT REPORT

3. Not exempt

REASON FOR URGENCY

4. The recommended decision in this report will need to be taken as an urgent “rule 15 decision”. The delivery of the project requires procurement to start in September in order to ensure funding can be utilised as to the profile within the STAF programme .

RECOMMENDATIONS

5. To endorse the Council entering into the Collaboration Agreement with the SCR Partner Authorities (Doncaster, Sheffield, Barnsley and Rotherham) to enable successful delivery of the Active Travel Officer in Schools project.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

6. The project will;
 - reduce the number of young people and adults travelling to school by car- with a shift to active travel modes
 - encourage cycling and active travel with young people and adults in the school community such as parents/carers, and all school staff
 - raise awareness of the benefits of active travel
 - create a culture of active travel within the project schools that can be sustained once the Project Officer has departed.
7. By the end of the contract in July 2020 the project will have engaged with 38 schools. The Council will have authority over which schools are engaged by the project and will ensure a fair geographical spread, schools in wards with high inactivity or obesity and schools with issues around parking.

BACKGROUND

8. The Council, in partnership with SCR Authorities, has received funding from DfT to deliver STAF, the Active Travel Officers in Schools projects forms part of the that programme.
9. The objective of the project is to promote active travels in schools with the aim of delivering a modal shift. Officers work will schools to deliver a planned programme of initiatives and activities to help deliver a culture of walking and cycling to and from school.
10. DMBC's Transportation team, in partnership with Sustrans, has been delivering the 'Bike It' project for a number of years. The Council has become aware that there are now other providers offering a similar service so have decided to go out to procurement to test the market and achieve best value for money. As part of this process the scope of the project has been extended to include all active travel modes for children and parents/ carers travelling to and from school.
11. To achieve economies of scale and ensure continuity of service across the SCR, the partner authorities wish to procure one provider to supply the service. The Partner Local Authorities of Doncaster, Sheffield, Rotherham and Barnsley have agreed to work together to procure and manage the service in a collaborative approach.
12. DMBC are leading on the procurement of this service on behalf of the Partner Authorities. The Partner Local Authorities have agreed Doncaster will enter into a contract with the suppliers. The Partner Local Authorities have agreed in principle, to enter in to a collaboration agreement. The Agreement sets out the terms on which the Partner Commissioners have agreed to collaborate so that the Services can be successfully delivered.
13. There are currently 42 Bike it schools in Doncaster. The overall percentage of pupils cycling regularly to school in Doncaster's Bike it schools, increased from 7% of pupils before Bike it to 16% after one year of engagement in the

project. Results in schools engaged for two and three years show that increases in cycling levels have been sustained with 39% of students in schools engaged for 2 years regularly cycle to school.

14. The Doncaster Growing Together (DGT) programme provides the focus on the key issues, the improvements required and the reform journey over the next four years for the Council and its partners. It provides a sense of shared strategic direction bringing clarity and purpose to councillors, staff, partners and our communities. Within the DGT programme there are a number of key programme areas; one of these is the 'Get Doncaster Moving' (GDM) programme which aims to improve physical activity rates across the borough through walking, cycling, dance, parks and sport. The encouragement and take up of active travel will support and contribute to the delivery of the outcomes contained within the GDM programme.

15. The project will seek to work with other sections ensuring that the delivery of the project compliments and supports other Doncaster initiatives on sustainable travel and public health.

OPTIONS CONSIDERED

Do Something

16. Enter into the Collaboration Agreement for the Commissioning of Active Travel Services

Do nothing

17. This option would abandon the work on the Collaboration Agreement which would put the funding and the project of the Active Travel Services at risk.

PROGRAMME

18. This report has been drafted to progress to Cabinet on the 19th September 2017 with a recommendation to support entering into the Collaboration Agreement for the Commissioning of Active Travel Services.

19. The Active Travel services could start to be delivered in October 2017 as the timeline below demonstrates;

30 th September 2017	Signing of Collaboration Agreement
October 2017	Contractor appointed
October 2017	Service starts

REASONS FOR RECOMMENDED OPTION

20. This report recommends entering into Collaboration Agreement for the Commissioning of Active Travel Services without the agreement there is a risk that the resources from the STAF will have to be returned to SCR.

21. Bike It, has been one of the most sustainable travel initiatives that has been delivered in Doncaster, by entering into the Collaboration Agreement it ensures delivering until July 2020 and a widened scope that could potentially

increase success.

22. By approaching delivery of the project in partnership with SCR authorities, we ensure economies of scale are enabled. It also allows for a consistent approach in delivery and of monitoring the outputs. This will subsequently provide strong evidence which can be used in potential future funding bids.

23. The Collaboration Agreement for the Commissioning of Active Travel Services provides the Council with security to successfully deliver the project.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

	Outcomes	Implications
	<p>All people in Doncaster benefit from a thriving and resilient economy.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Be a strong voice for our veterans</i> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	<p>A key aspect of employing local people is ensuring that employment sites are accessible by all modes of travel and not reliant on car journeys. By working with school children and parents/ carers the project has the potential to inspire people in Doncaster to use alternative to the private car.</p>
	<p>People live safe, healthy, active and independent lives.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	<p>Transport is an essential element in helping people to access education, work and leisure activities. By educating and promoting the use and benefits of active travel in school age children and parents/ carers it is envisaged this will improve activity and subsequently health.</p>
	<p>People in Doncaster benefit from a high quality built and natural environment.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	<p>Increasing the number of active travel trips to and from school will reduce the number of cars using the network therefore reducing congestion and improving air quality.</p>
	<p>All families thrive.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	<p>The project will deliver many activities that families will be engaged in around active travel.</p>

	Council services are modern and value for money.	
	Working with our partners we will provide strong leadership and governance.	

RISKS AND ASSUMPTIONS

24. The only risk associated with this service is that as it is a new contract we may not receive any tenders. However early discussions seem to indicate there are several interested parties in delivering the contact.

LEGAL IMPLICATIONS

25. Any contracts entered into using this funding must be procured in accordance with Contract Procedure Rules and EU Procurement Regulations as appropriate.

26. Any external funding received must be used strictly in accordance with the requirements of the external funder.

FINANCIAL IMPLICATIONS

27. Funding is allocated as a as part of the STAF. If the recommendation is not approved then there would be an impact on delivery which may require funding allocated to the project from STAF is removed and allocated to other projects. As this formed part of a submission to DfT to secure STAF there is an expectation that this would be delivered within the grant period

28. Whilst there is no direct cost to the Council associated with the service, the Council will provide the Active Travel Officer with office space and recorded as match funding.

29. Monthly monitoring will be carried out as part of the South Yorkshire Transport Delivery Group (SYTDG) to ensure that spend is on track. Where there is concern that projects will underspend then the funds may be reallocated to other projects. Claims will be managed by SYTDG and each Local Authority will make their claims direct.

30. Internally there is a process currently in place through corporate quarterly reports which will be used to update actual spend with the profile spend. Any variations will be explained as part of the reporting process.

31. Any underspend is likely to be challenged by SYTDG and there is no guarantee that funds will remain with the relevant Local Authority allocation.

32. Whilst this is collaboration between the four South Yorkshire Local Authorities for procurement, each Local Authority will be responsible for

claims submitted to SYTDG for their respective Active Travel Officer.

HUMAN RESOURCES IMPLICATIONS

33. There will be officer time involved in the procurement of the service provider and on-going claims for expenditure.
34. TUPE of the current Bike-It officer will be a requirement of the procurement exercise.

PUBLIC HEALTH IMPLICATIONS

35. Developing active travel amongst school children will provide a daily exercise routine which will help to address the challenges currently being faced with childhood obesity. This approach will also remove some of the dependency on travelling by car and can help to develop attitudes towards healthy lifestyles.
36. By increasing the number of children walking and cycling to school will help to reduce volumes of traffic outside schools which will benefit those that are already walking to school with the reduction of traffic and associated vehicle emissions.

EQUALITY IMPLICATIONS

37. The Bike It scheme works with 12 schools each year. The selection of the schools that were taken onto the programme were based on the interest shown in cycling and demonstrating the enthusiasm to promote cycling and meet the requirements on becoming a Bike It School. Widening the scope so that Walking becomes an integral part of the programme will ensure that the scheme is more inclusive, particularly with those schools that have concerns about cycling to and from school.
38. Walking can also be something that can be combined with other travel modes. Park and Stride schemes or five minute walking zones can therefore encourage participation from the whole school.

CONSULTATION

N/A

Procurement	x	Crime & Disorder	
Human Resources		Human Rights & Equalities	
Buildings, Land and Occupiers		Environment & Sustainability	x
ICT		Capital Programme	

BACKGROUND PAPERS

Collaboration Agreement for the Commissioning of the Active Travel Services

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Peter Dale
Director of Regeneration & Environment

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19 September 2017

TO THE CHAIR AND MEMBERS OF THE CABINET

GENERAL FUND CAPITAL RECEIPTS PROGRAMME

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Cllr J Blackham	All	Yes

EXECUTIVE SUMMARY

- 1 This report sets out the Council's intention to implement a four year programme of asset disposals on sites across the borough. The release of assets for disposal will encourage new development, creating jobs and growth in the local economy and is essential in providing vital capital funding to enable the delivery of the Councils Capital Programme.
- 2 Cabinet are asked to consider the asset disposal programme proposals in this paper and confirm support for a four year managed programme to support the Councils Capital Programme.
- 3 A list of assets proposed for disposal requiring approval by Cabinet is contained within Appendix 1 to this report.

EXEMPT REPORT

- 4 This report is not exempt however, Appendix 2 to the report is not for publication as it contains details of third party commercial interests, which are exempt under Paragraph 3 of Part 1 of Schedule 12 (a) of the Local Government Act 1972 (as amended), (information relating to the financial or business affairs of any particular person (including the authority holding that information)).

RECOMMENDATIONS

- 5 Cabinet agree to a managed four year programme of property asset disposals to enable the delivery of the Councils Capital Programme.
- 6 The Assets and Property Team to action the disposal of the property assets contained within this report as part of a managed four year disposal programme.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

- 7 The sale of Council property assets will generate new property developments for the borough, both commercial and housing. New developments will generate growth in the local economy and create and support local jobs through development and associated local infrastructure. Future Council revenues will be supported from new development by the creation of additional Business Rates and Council Tax from sites as they are developed.

- 8 The Council will further benefit financially from capital receipts released from the sale of property assets which will directly enable the delivery of the Councils Capital Programme for the next four years.

BACKGROUND

- 9 The Council has an agreed 4 year Capital Programme to deliver a range of schemes to support service delivery and strengthen local communities within the borough. This programme relies for its funding on the release of capital receipts from the sale/disposal of property assets held by the Council.
- 10 The Council has an historic portfolio of property assets that are not held for service delivery. These assets are made up of both land and buildings in locations across the borough and are capable of development for a range of uses.
- 11 The Council's Capital Programme is funded from the disposal of assets. This report notes the creation of a programme of planned property disposals that aligns with the ambitions of the Capital Programme in terms of timescales and projected receipts from property sales.
- 12 Without a series of disposals of Council property assets to generate capital receipts the Capital Programme cannot be delivered and additional benefits to the Council of Council Tax And Business Rates revenues will not be generated
- 13 A schedule of assets recommended for disposal is attached in Appendix 1 to this report. This schedule also gives the property assets current use, a brief description and an expectation of its future development opportunities The schedule of sites recommended for sale by this report is not exhaustive and is limited to assets requiring Cabinet approval under the Council's scheme of delegation, ie all transactions in land with values of over £1m. Other, lower value assets are identified and approved for disposal under the delegated powers of the Property Officer and with the agreement of Councillor Blackham as Cabinet Portfolio Holder.
- 14 Other property assets will be identified for sale during the lifetime of the 4 year programme. These assets will be brought forward for approval for sale within the existing scheme of delegation. It should also be noted that this report deals with assets not previously or recently approved for disposal. Other Council land and property assets have previously received approval for disposal and the assets listed in the appendices to this report are to supplement the existing asset disposals to deliver the Capital Programme. Larger sites within the programme will be considered for phased disposal to ensure that capital receipt is maximised, that development is sustainable and of the highest possible quality and that due consideration is given for sites to be able to support local infrastructure where development in a local area creates a demand, for example, school places.
- 15 It is important to note that prior to marketing for sale all assets will be subject to a consultation exercise in common with all sales of Council property. Each asset review considers legal and planning restrictions on a possible sale and consultation takes place with ward members. The programme will be managed to create opportunities for flexibility in the delivery of assets to the market for

sale dependant on a range of factors, including but not limited to

- Whether phasing of parts of a site is appropriate (large sites)
- The potential for obtaining planning permission before marketing
- Bringing sites to the market earlier in the programme to account for 'lag' in larger more complex asset disposals.
- Bringing assets to the market in an ordered manner, accounting for local supply and other potentially competing sales to avoid market over supply.

- 16 The method of sale of property assets will be agreed between the Council's Property Manager and the Director of Regeneration and Environment to balance speed and certainty of receipt with best consideration and the nature of the property asset and its development potential/type of development. During the life of the disposals programme there will be a need to add or bring forward the timetable of disposal for some sites to allow for the delay of site sales elsewhere in the programme. Without this flexibility the Capital Programme activities are placed at risk.

OPTIONS CONSIDERED

- 17 The options considered are:

- Do nothing;
- Deliver a managed programme of disposals of Council property assets over a 4 year period

- 18 **Do Nothing:** Not having a managed programme of asset disposals will result in being unable to fund Capital Programme activities.

- 19 **Deliver a managed programme of disposals of Council property assets over a 4 year period:** (Recommended option). A planned approach will increase certainty in decision making in the Capital Programme. Without asset disposals to support its activities the Capital Programme cannot be delivered.

REASONS FOR RECOMMENDED OPTION

- 20 Without the sale of property assets for development, the Councils agreed Capital Programme ambitions cannot be delivered, resulting in the delay or non-delivery of a range of projects requiring capital investment and thus negatively impacting on the Councils Key Outcomes.
- 21 The additional Council Tax and Business Rates revenues generated from the development of sites as they are disposed of supports the future of essential Council services.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

22

	Outcomes	Implications
	<p>All people in Doncaster benefit from a thriving and resilient economy.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Be a strong voice for our veterans</i> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	<p>Releasing assets to support the development of new property in Doncaster will show a firm commitment to the economic growth and regeneration of the Borough.</p> <p>The receipts from assets sales will directly support the Councils Capital Programme</p> <p>The generation of new Council Tax and Business Rates revenues helps protect vital Council service into the future.</p>
	<p>People live safe, healthy, active and independent lives.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	<p>Through the generation of long term sustainable revenues from new Business Rates and Council Tax new development will help reduce pressure on budgets and support future service delivery.</p> <p>The disposal of larger sites within the proposed programme creates a positive opportunity for development to support local infrastructure (e.g. schools) to ease local pressures and support local communities.</p>
	<p>People in Doncaster benefit from a high quality built and natural environment.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	<p>Releasing assets to support the development of new property in Doncaster will show a firm commitment to the economic growth and regeneration of the Borough, supporting and improving the built environment in local communities.</p>
	<p>All families thrive.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	<p>Through the generation of long term sustainable revenues from new Business Rates and Council Tax new development will help</p>

		reduce pressure on budgets and support future service delivery.
	Council services are modern and value for money.	The managed disposal of property assets shows a proactive stance for the Council to generate both receipts and future revenues and create new opportunities for development in the current and future environment.
	Working with our partners we will provide strong leadership and governance.	In common with our partners we continue to provide better value and quality solutions in the use of Council owned property assets. We will work with the Team Doncaster Partnership, Health Assets Partnership and the Sheffield City Regions Joint Assets Board to dispose of assets in a coordinated and managed way.

RISKS AND ASSUMPTIONS

- 23 A failure to secure the disposal of the assets noted in this report will prevent the delivery of the Council's Capital Programme.
- 24 The Council's Capital Programme ambitions are directly reliant on the ability to generate receipts from the sale of property assets. To meet these ambitions a four year disposal programme has been devised to match the life of the Capital Programme.
- 25 Rigidity in a 'fixed' disposal programme which does not allow for changes in market conditions and issues relating to the disposal of individual assets.
- 26 The programme of disposal 'events' is not fixed and thus allows the flexibility to move disposals within the programme to allow for the risk of delay in the disposal of assets elsewhere.
- 27 Failure to dispose of assets in accordance with the timescales set out in the programme plan and thus achieving sales receipts.
- 28 In the initial years of the programme there will be a 'front loading' of disposals to address initial expectations on programme shortfall and to ensure a steady flow of receipts in future years It should be noted as an inherent risk that the nature of property disposal where development is an outcome is that the pre development planning and due diligence stage by a developer is very much dependant on the particular circumstances of the individual asset - for example site conditions. The programme will be managed to mix the type and size of sites for disposal to mitigate risks associated with dependence on single large asset disposals so as to create a steady flow of transactions through the

programme period.

LEGAL IMPLICATIONS

- 29 The Council has statutory power under S123 of the Local Government Act 1972 to dispose of non-housing/non-HRA land without the Secretary of State's consent for the best consideration reasonably obtainable²⁹It is presumed that the disposals will be for full market value but if any of the disposals are for less than the best consideration reasonably available then the Secretary of State's consent will be required for the disposal
- 30 Individual disposals will require future approvals under the Council's Financial Procedure Rules the Council's Property Officer has authority to dispose of land at market value without Cabinet approval where the price being received is less than £1 Million. Disposals with prices over £1million will require Cabinet approval.
- 31 If any of the land is currently used for the purposes of public recreation and therefore classed as open space for the purposes of s.123 of the Local Government Act 1972 then before it can be sold or leased the Council would be obliged by s.123 to place notification of the proposed disposal in two consecutive editions of a local newspaper and to consider any objections or comments received within 21 days of the date of first publication of the notification.

FINANCIAL IMPLICATIONS

- 32 There are numerous capital schemes which are to be funded fully or partially by capital receipts. To be able to plan appropriately it is essential the Council has a disposal scheme in place in order to sell assets to generate the required capital receipts. The assets included within the appendices of this report are additional to the assets that have been approved for disposal already. Even though they are yet to be approved a risk adjusted amount of the proposed sales values are included within the estimated capital receipts total for the next four years
- 33 Following discussions for quarter one monitoring it has become apparent that a significant shortfall is expected in the capital receipts that were budgeted for and what is now achievable in year.
- 34 During capital budget setting it was projected that in 2017/18 the sales of assets would generate £10.989m of capital receipts which along with a carry forward amount would create a total of £12.2m receipts available for use. This has now been revised down to £6.4m with £5.5m in sales now being projected. This has caused a £6.3m shortfall between the capital receipts required and what are expected to be available.
- 35 It is essential that the assets contained within the report are approved for sale as their totals are already included within the capital receipt estimates and if not approved would cause the shortfall position to worsen.
- 36 Due to the shortfall it will become necessary to either finance the current capital schemes through borrowing or postpone the start of or cancel them. If

borrowing is used this would cause an extra pressure on the revenue budget due to the interest costs incurred. For each £1m borrowed around £67k normally needs to be added to the Council's revenue budget to repay borrowing and interest (based on borrowing through Public Works Loan Board for 25 years). This would need to be funded through the identification of additional budget savings

HUMAN RESOURCES IMPLICATIONS

37 There are no HR implications associated with this report.

TECHNOLOGY IMPLICATIONS

38 There are no anticipated technology implications in relation to the proposed disposal of assets contained within appendix 1 of this report. Where other property assets are identified for sale during the lifetime of the 4 year programme, ICT must continue to be consulted to consider any arising technology implications.

EQUALITY IMPLICATIONS

39 The Equality Act 2010 has been given due regard and this proposal will not have an impact on Equality.

CONSULTATION

40 Portfolio holder Councillor Blackham has been informed of the proposal and supports the proposal to bring forward sites for disposal

41 Ward members have been consulted on the assets included within the programme. All future asset disposals added to the programme, whether requiring approval at Cabinet or under delegated powers, will involve ward member consultation prior to a recommendation for sale.

BACKGROUND PAPERS

42 N/A

REPORT AUTHOR & CONTRIBUTORS

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General Fund Capital Receipts - Appendix 1 – Sites requiring Cabinet approval for disposal

PROPERTY / SITE ADDRESS	Area (size) & Ward	Current use/Description	Potential future use (subject to planning)	Impact on Councils Key Outcomes
Land at Marshgate	(various plots of different sizes) Town	Land - Commercial/Retail estate	Mixed commercial / residential development site	Employment & economic development and growth. New housing growth. New Business Rates.
Land at Marshland Road Moorends	(10.24 acres) Thorne & Moorends	Land – Former playing fields	Residential development	New housing growth. New Council Tax revenues.
Land at Cross Bank, Balby	(8.1 acres) Hexthorpe and Balby North	Land – vacant & unused. Next to residential and commercial areas	Mixed – residential / commercial development	Potential employment and/or new housing growth. New Council Tax and/or Business Rates revenues
Land at Rose Hill Cantley	(15.36 acres) Bessacarr	Land – vacant and unused	Residential development	New housing growth. New Council Tax revenues.
Former Wheatley school site leger way	(3.61 acres) Wheatley Hills/Intake	Land – former school site. Currently unused	Residential development	New housing growth. New Council Tax revenues.
Council House Car Park (2.7Acs)	(2.7 acres) Town	Car Park	Residential / commercial development	Potential employment and/or new housing growth. New Council Tax and/or Business Rates revenues

Former Wheatley playing field site leger way	(9.17 acres) Wheatley Hills/Intake	Land – former playing field. Currently unused	Residential development	New housing growth. New Council Tax revenues.
Land at Bentley Moor Lane	(109.8 acres) Adwick-le-Street and Carcroft	Land – currently in agricultural use.	Commercial development	Employment & economic development and growth. New Business Rates.
Former Wilby Carr playing field	(9.86 acres) Bessacarr	Land – former playing field. Currently unused	Residential development	New housing growth. New Council Tax revenues.
Scarborough House - site of the former (2.3Acs)	(2.3 acres) Town	Car park and grassed areas.	Commercial / Residential development	Potential employment and/or new housing growth. New Council Tax and/or Business Rates revenues
Former Abattoir, Chappell Drive, Doncaster	(3.96 acres) Town	Land – vacant – partial use as car park	Mixed use development	Potential employment and/or new housing growth. New Council Tax and/or Business Rates revenues
Land opposite Balby Carr	(31.8 acres) Balby South	Land – vacant and unused	Mixed use Commercial / residential development	Potential employment and/or new housing growth. New Council Tax and/or Business Rates revenues
Land off Warning Tongue Lane, Bessacarr	(11.8 acres) Finningley	Land – currently in use as agricultural land	Residential development	New housing growth. New Council Tax revenues.

Waterfront (3Acs)	(3 acres) Town	Land – vacant development land	Mixed use development	Potential employment and/or new housing growth. New Council Tax and/or Business Rates revenues
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End of Appendix 1

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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To the Chair and Members of the Cabinet

MARKETS DEVELOPMENT – DESIGN SIGN OFF

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Cllr Joe Blackham	Town Centre	Non-Key

1. EXECUTIVE SUMMARY

- 1.1 This report is to consider the final design for the redevelopment of the Wool Market. Following consideration at this meeting it is scheduled to be considered and recommended for approval at Cabinet on 19 September 2017.
- 1.2 The redevelopment of the Wool Market and Irish Middle Market is the subject of successful a bid to the Sheffield City Region Infrastructure Fund as part of the Enterprise Marketplace scheme. £3.189m of SCRIF funding was allocated, supplemented by £2.554m of Doncaster Council match funding which was already earmarked for Markets refurbishment projects.
- 1.3 The Full Business Case received full approval to progress to Funding Agreement by the SCR Infrastructure Executive Board on 18 November 2016, and by the Sheffield City Region (SCR) Combined Authority on 30 January 2017.
- 1.4 A report was subsequently presented to Cabinet on 11 April 2017 where approval to draw down this funding was given. It was at this meeting that it was agreed the final design be brought back to Cabinet for approval.

2. EXEMPT REPORT

- 2.1 Non exempt

3. RECOMMENDATIONS

- 3.1 It is recommended that the final layout designs for the redevelopment of the Wool Market and associated works are approved thereby allowing redevelopment to commence.

4. BACKGROUND

- 4.1 Following the appointment of Wilmot Dixon Constriction (WDC), the construction contractor on this project, an on-going series of design meetings have been taking place. With input from Quarterbridge, the Councils current

expert partner in market development and operation, a design brief was developed which gave rise to the initial layout concept.

- 4.2 The layout was quickly tuned to optimize operational efficiency and viability, especial from a retail focus. All trading units in the new area have been considered in context of effective eye-lines, customer flow and synergies with the other facilities and spaces within the building.
- 4.3 The ability to have flexible spaces so the building can be used for a variety of functions has been built into the design and opportunities to “design out” anti-social behavior have also been taken by eliminating dead spaces and quiet corners where this would have been more likely to occur.
- 4.4 Since agreement on the outline design was reached, relatively little has changed in the general layout, and throughout the fine tuning design iterations, copies have been shown for information and comments to key stakeholders. For example, this includes the large market trader “engagement meetings” that took place in April and June, the Market Trader Federation meetings that generally take place monthly, informal cabinet and portfolio meetings.
- 4.5 The final proposed layout is as shown in Appendix A. Artist impressions of the Completed market (as already released to the media) are as per Appendix B, C and D.

Planning

- 4.6 Throughout the design process, planning considerations have been included and consultation has taken place with the Planning department and Historic England. Pre-application has been carried out and this has not resulted in any concerns. If approved at this meeting the full planning application is scheduled to be submitted immediately.

Finance

- 4.7 WDC through the course of their work have undertaken a series of surveys and reports to give assurance the feasibility design and costs were robust. Following a value engineering exercise the Feasibility Cost Plan totalled £3.318m, which was under the approved budget of £3.389m (SCRIF £3.189m and £200k within DMBC Capital Programme).
- 4.8 WDC have since completed and submitted the Stage 3 Design and Cost Plan. Other areas of expenditure have been identified which has potentially increased the overall project cost by £0.9m to £4.295m. The two main areas in which the increase can be attributed to are (a) Design & Construction and (b) Trader Decant & Relocation.

Additional Funding Sources:

- (a) A sum of £0.24m has already been set aside in the Service Transformation (revenue) Fund for the market trader decant and relocation costs and there is room within the STF to recommend it is increased to £0.31m should the full sum be required.

- (b) This leaves a potential maximum funding gap of £0.596m. A paper is being prepared for the Investment and Modernisation Fund (IMF) Board, making a case for borrowing up to the level identified should the full amount be needed with repayments being funded from the additional 94 fee earning car park spaces being generated.

5. OPTIONS CONSIDERED

- 5.1 Centering on the overall initial broad concept of a flexible retail, entertainment and dining environment the layout has not changed significantly throughout the design process. “Fine tuning” options such as altering the location of the toilet facilities, the floor finish, exposed ventilation ducting and type and location of access points have all been considered.

6. REASONS FOR RECOMMENDED OPTION

- 6.1 The final plan has been “value engineered” to represent the most cost effective and customer friendly retail space possible within the constraints of listed building status.

7. IMPACT ON THE COUNCIL’S KEY OUTCOMES

Outcomes	Implications
<p>All people in Doncaster benefit from a thriving and resilient economy.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Be a strong voice for our veterans</i> • <i>Mayoral Priority: Protecting Doncaster’s vital services</i> 	<p>The market has played an important part in the town centre economy but has been in decline. Regenerating it to meet existing and now customer needs will protect jobs. Reversing the decline will increase jobs and once again see the market performing a key role and being a seedbed for new businesses.</p>
<p>People live safe, healthy, active and independent lives.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	<p>Providing a key “anchor” in the Market will draw more people back to the area. The healthy and affordable fresh produce available on the market can benefit struggling families with their everyday food shopping. Providing this in a modern customer focused and attractive environment will allow more people to access this resource.</p>
<p>People in Doncaster benefit from a high quality built and natural environment.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Safeguarding our</i> 	<p>Bringing occupancy levels back up within the market will both safeguard existing and help create new jobs.</p> <p>Encouraging individuals and families to access healthy and affordable fresh food will help bring</p>

<p><i>Communities</i></p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Bringing down the cost of living</i> 	down their cost of living
<p>All families thrive.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	
<p>Council services are modern and value for money.</p>	<p>Re-modelling and re-visioning this part of the Markets offer presents a unique opportunity to modernise and deliver an improved customer experience and deliver VFM .</p>
<p>Working with our partners we will provide strong leadership and governance.</p>	

8. RISKS AND ASSUMPTIONS

8.1 The key risks of not approving the floor plan and design at this stage are:

- Delays and added costs as the Contractor cannot carry out ongoing preparatory works as per the construction plans.
- Further reports that are being prepared to finalise finding requirements may be delayed.
- Delays in effective trader engagement over future re-occupancy arrangements
- Delayed progress on plans to prepare trader packs and arrange pre-lets (due to begin from October 2017), and final reopening scheduled for December 2018.

9. LEGAL IMPLICATIONS

9.1 Section 1 of the Localism Act 2011 provides the Council with the general power of competence, meaning that “a local authority has power to do anything that individuals generally may do.”

9.2 In addition the Council has the specific power to erect any building and construct or carry out works on land for the benefit or improvement of their area under S2 Local Authorities (Land) Act 1963.

9.3 The proposed works will require both planning consent and building regulation approval and these should be sought before commencing work.

10. FINANCIAL IMPLICATIONS

10.1 DMBC has secured £3.189m of Sheffield City Region Investment Fund (SCRIF) following approval by Sheffield City Region Combined authority and DMBC Cabinet to proceed to Funding Agreement. The SCRIF Urban Centre Enterprise Marketplace Phase 1 project is already included in the Council's capital programme. In addition there is £200k within the DMBC Capital

Programme. The remaining phase 1 element is being delivered via £2.554m of DMBC match funding.

10.2 Following a value engineering exercise the Feasibility Cost Plan totalled £3.318m, which was under the approved budget of £3.389m (SCRIF £3.189m and £200k within DMBC Capital Programme).

10.3 Stage 3 Design and Cost Plan has now been completed by Wilmott Dixon Construction and other areas of expenditure have been identified which could potentially result in an overall project shortfall of £906k (worst case scenario). The two main areas in which the increase can be attributed to are design and construction and Trader decant and relocation.

10.4 A report will be submitted to the Investment and Modernisation Fund to provide funding for the proposed scheme. WDC are also looking at options to reduce the cost of the work through value engineering. Work is currently being undertaken to agree the final shortfall figure and to establish how the shortfall will be funded.

11. HUMAN RESOURCES IMPLICATIONS

11.1 There are no immediate HR implications arising from this recommendation, however, any future changes that impact on the workforce will require HR engagement and would require separate approval.

12. ICT IMPLICATIONS

12.1 There are no specific ICT implications at this stage. However the service would need to consider necessary amendments to the Markets Management System (MACCS2) to reflect changes to the physical layout and usage of the Wool Market. The wider technology implications in relation to the delivery of the Enterprise Marketplace Scheme have been provided in a previous Cabinet Report.

13. EQUALITY IMPLICATIONS

13.1 There are no significant equality implications within this report and design. However, the provision of easy access and child friendly space has been considered throughout, especially when taking into account the new toilet facilities.

14. CONSULTATION

14.1 Consultation has taken place with key stakeholders from the project group, including the construction company and its sub-contractors and Quarterbridge, a Markets development specialist. Reference visits have also been undertaken to another local Authority where their market that has undergone similar redevelopment. Throughout the design process the Portfolio holder and cabinet have been kept informed of the outline plans and Traders have been engaged through the Market Trader Federation, special development meetings and 1-2-1 meetings.

15. BACKGROUND PAPERS

Cabinet report – 11 April 2017

EB report – 5 September

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NOTES
 The Drawings and other information by BBA have been prepared in relation to L&M Surveys information issued 15.05.17. Levels and Areas quoted, will be subject to further design development and change.

P14 Amended as per WDC comments - SCOTT and client request 07.07.17	GQ	JM	21.07.17
P13 Stage 3 Issue	HT	GQ	07.07.17
P12 Revised to suit new toilet layout as WDC instruction 03.07.17	HT	GQ	04.07.17
P11 Drawing Number changed Plan amended in line with L&M Surveys information 10.06.17	HT	GQ	21.06.17
P10 Plan revised in line with WDC comments - Food Kiosk layout amended, cold store and connected non food kiosk layout amended	JM	JW	16.06.17
P09 Plan revised in line with WDC comments	JM	JW	07.06.17
P08 Plan revised in line with WDC comments	JM	JW	07.06.17
P07 Issued for Kiosk Design Workshop - Stall types added, ramp, stairs & toilets revised, areas reconfigured	JW	JW	02.06.17
P06 External Space revised and note added	HT	JW	04.05.17
P05 Graphics Completed	HT	JW	26.04.17
P04 Service and Store Area revised	HT	JW	22.04.17
P03 Layout added for toilets, Plant area and entrance points	HT	JW	26.04.17
P02 Issued for Feasibility Report	HT	JW	21.04.17
P01 Draft Feasibility Issue	HT	JW	20.04.17

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Doncaster Enterprise Marketplace Phase 1
 Market Road
 Doncaster Council

Willmott Dixon Construction

PROPOSED GROUND FLOOR GA PLAN

bbs project ref 17-032 scale(s) 1:100 original paper size @A1

name: project originator volume level type role number

DWKMT - BBA - Z0 - 00 - DR - A - 2001

status: suitability description:
S2 SUITABLE FOR INFORMATION

revision: revision description:
P14 PRELIMINARY

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