



## Assurance Summary

### Scheme Details

<b>Project Name</b>	Snail Yard – Town Deal Accelerator	<b>Type of funding</b>	Grant
<b>Grant Recipient</b>	Rotherham Metropolitan Borough Council	<b>Total Scheme Cost</b>	£450,000
<b>MCA Executive Board</b>	Housing & Infrastructure	<b>MCA Funding</b>	£350,000
<b>Programme name</b>	Gainshare	<b>% MCA Allocation</b>	78%

### Part A - Appraisal Summary

Strategic Case	
<i>Project rationale</i>	<p>The Snail Yard project forms part of the Council's ongoing transformational strategy for Rotherham Town Centre. 9-13 High Street, Rotherham was a large retail unit occupying a prominent location that had been vacant since 2017. The unit had been on the market for 3 years with no interest, its size been a major drawback with Rotherham Town Centre like many towns of its type no longer attracting large retailers, especially given the out-of-town shopping centres in close proximity, Meadowhall and Parkgate. Boarded up and attracting antisocial behaviour it was very much a sign of the failing high street which the Government is looking to reverse with its Future High Streets Fund Team and funding, FHSF, Towns Deal. The Council made its acquisition a priority and it was acquired in October 2020 and following asbestos removal and preparatory works the site was demolished, with completion in June 2021.</p> <p>Plans have been prepared for a landscape scheme to the front of the site that abuts High Street with planning permission secured in January 2021. This will deliver a high-quality public realm area within the pedestrianised town centre adjacent to several commercial and residential properties.</p> <p>Longer term plans for the site include a residential led redevelopment that may incorporate the landscape scheme or part of it. This is seen as a medium-term goal and is dependant on the market and or funding that the Council can secure.</p> <p>A number of economic benefits have been identified by the applicant, including values linked to crime reduction and indirect LVU for commercial properties.</p> <p>Provision of the public realm scheme is also a vital part of the Council's wider Town Centre Masterplan. Providing an attractive and accessible town centre will encourage more people to visit the area and specifically address current safety and perception issues associated with the site. Several private landlords had invested in properties on the High Street including apartment living above ground floor shop units before Primark vacated the unit. Confidence in the High Street began to fade as the unit sat unoccupied for several years, by removing what had become a large negative on the street and replacing with a pocket park it is hoped that confidence will return and future private investment in properties located adjacent to the site and along High Street will become more likely because of these improvements.</p> <p>MCA funds will be used for:</p> <ul style="list-style-type: none"> <li>• Technical design work on the proposed landscape scheme to allow final costing and ordering of materials.</li> <li>• Construction works to deliver proposed landscape scheme.</li> </ul>

Strategic fit	<p><i>Complete Annex 1 at the end of this form.</i></p> <p>The project provides strategic alignment to the SEP by improving the vibrancy of a town centre and transforming the look of the town centre by demolishing a large derelict and redundant building that is a blot on the landscape and is a haven for anti-social behaviour and replacing it with an urban park that is more aesthetically appealing to visitors.</p>
<b>Value for Money</b>	
<p>The applicant has provided an economic assessment with their submission of the business case that demonstrates the project would achieve a BCR of 2.9 and NPV of £843,180, indicating the project delivers acceptable value for money. However, at the next stage of business case development, the methodology, assumptions and sources of information used to calculate crime reduction and land value uplift benefits will need to be more fully understood to confirm the economic value of the project.</p>	
<b>Risk</b>	
<p>Top 5 risks as presented in the SBC:</p> <ol style="list-style-type: none"> <li>1. Funding not secured to finish the scheme to desired specification (Likelihood: Low / Impact: High)</li> <li>2. Increase in costs associated with the landscape works, materials etc. (Likelihood: Low / Impact: High)</li> <li>3. Ground conditions (Likelihood: Low / Impact: Med)</li> <li>4. Planning (Likelihood: Low / Impact: High)</li> <li>5. Delay in completion due to inclement weather (Likelihood: Low / Impact: Med)</li> </ol> <p>Risks appear largely manageable with appropriate mitigation measures in place.</p>	
<b>Delivery</b>	
<p>Project timescales have been relaxed since the previous submission. Three key milestones appear now complete (full design, planning permission, procurement), but should be confirmed. The project is currently scheduled to commence on site January 2022 with works complete April 2022, which is tight, given the project is only at SBC stage.</p>	
<b>Legal</b>	
<p>The business case does not provide a legal opinion; however, the applicant has stated:</p> <p>“The scheme does not amount to State Aid due to it failing questions 2, 3 and 4 of the State Aid self-assessment tool. The scheme does not confer a select advantage to an undertaking and will not affect trade between member states.”</p>	

## Annex 1 – Strategic Policy Fit

To what extent does the project meet the MCA's strategic objectives as set out in the of the MCA Corporate Plan 2021-22?

Outcome	Strategic Objective	R/A/G Rating	Comments
<b>Stronger</b> Achieve sustained good growth, underpinned by productivity gains that exceed the UK average	<b>Leading an economic transformation by:</b> 1. creating not just a bigger economy but a better one: higher-tech, higher skill, and higher-value - backing wealth and job creators	<b>R</b>	
	2. enabling businesses to survive, adapt and thrive and be more innovative and resilient as we come out of the pandemic and resulting economic downturn	<b>A</b>	
	3. stimulating local economies by investing in the infrastructure, transport and digital capabilities to create jobs and transform places	<b>G</b>	
<b>Greener</b> Drive forward environmental sustainability to achieve our net-zero carbon target by 2040	<b>Leading a green transformation by:</b> 4. decarbonising our economy, regenerating the natural environment and accelerating Net Zero Carbon transition	<b>R</b>	
	5. capitalising on technological and scientific capabilities to improve the resilience and quantum of clean energy supply, storage, distribution and usage	<b>R</b>	
	6. revolutionising transport, getting South Yorkshire moving by foot, bike, bus, tram and train	<b>R</b>	
<b>Fairer</b> Unlock prosperity by eliminating the wage gap and health inequalities between South Yorkshire and	<b>Leading a wellbeing and inclusion transformation by:</b> 7. raising quality of life, reducing inequality, and widening opportunity for South Yorkshire people	<b>R</b>	
	8. equipping people to contribute to and benefit from economic prosperity	<b>R</b>	
	9. supporting people to improve their skills, get back to work, remain in or progress in work, or set up in business and thereby accelerate social mobility	<b>R</b>	

the national average			
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**Part B - Recommendation and Conditions**

<b>Recommendation</b>	Progress to OBC
<b>Payment Basis</b>	
<b>Conditions of Award (including clawback clauses)</b>	

