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Report of: *Executive Director of Place*

Report to: *Corporative Executive*

Date of Decision: *19th January 2022*

Subject: *Consultation on the draft Masterplan for Gleadless Valley*

Is this a Key Decision? If Yes, reason Key Decision:-	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- Expenditure and/or savings over £500,000	<input type="checkbox"/>	
- Affects 2 or more Wards	<input type="checkbox"/>	
Which Executive Member Portfolio does this relate to? Cllr Paul Wood		
Which Scrutiny and Policy Development Committee does this relate to? <i>(Insert name of Committee)</i>		
Has an Equality Impact Assessment (EIA) been undertaken?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If YES, what EIA reference number has it been given? 52		
Does the report contain confidential or exempt information?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:		
Appendix in the closed part of the report being the entirety of "draft Masterplan" document. Exempt pursuant to paragraphs 2 and 6 of Schedule 12A Local Government Act 1972		

Purpose of Report

1. To provide update information on the Gleadless Valley regeneration proposals including presentation of the draft Masterplan for inspection.
2. To seek authority to consult the community on the draft proposals as set out in the Masterplan.

The masterplan work has now reached a stage where, following co-production with members and the community, the proposals for

regenerating the estate can be shared with all residents and stakeholders in order to take their informed views and opinions into a formal consultation process.

3. To explain that the proposals have been costed and the principles / projects have been agreed by the Gleadless Valley Member Steering Group and the Engagement Forum.
4. To summarise the Masterplan proposals which in summary includes:
 - a. A plan and a programme of improvements to deliver the agreed vision for Gleadless Valley that will stimulate the regeneration of this area.
 - b. How the area will see improvements across the main workstream areas including:
 - i. An additional 138 homes of high quality that will contribute to reductions in CO2 emissions
 - ii. Greater choice of types of homes, more homes with secure gardens, more supported housing for older people
 - iii. Well maintained maisonette blocks with higher thermal performance, secure and upgraded communal areas and modern waste facilities
 - iv. Green spaces that further enhance the parkland setting and build on the great work that stakeholders and residents have already done to promote biodiversity and protect ecology
 - v. Additional play facilities for all age groups and better distributed across the valley
 - vi. Green space and landscape improvements that both provide better connectivity across the valley, provide focal points, private gardens where desired and, community garden areas
 - vii. A range of initiatives to maximise training and employment opportunities through the delivery of the physical housing and public realm projects
 - viii. Improvements to the local centres
 - ix. Parking improvements and traffic calming in areas residents have identified as a concern
5. To explain how and when the consultation on the Masterplan will be undertaken and that a further report on the Masterplan will be brought forward in March 2022 addressing consultation feedback.
6. To give assurance that consultation plans have taken into consideration the implications of Covid 19 and that should there be a further national lockdown how the plans for consultation may be impacted.
7. To explain that consideration of the feedback from the community on the proposals will enable the Council to make further decisions and any appropriate modifications on the regeneration Masterplan and the resources required to be committed to delivering the final plan.

Recommendations:**It is recommended that the Co-operative Executive notes and approves:**

1. The draft Masterplan proposals as summarised in sections 6,7,8, and 9 and appended in its entirety in the closed part of the report.
2. That the Masterplan proposals be shared with the residents of Gleadless Valley for the purposes of consultation as set out in that document.
3. That the period of consultation with residents commences on 24th January 2022 and will continue until the expiry of 6 (six) weeks.
4. That the Council shall commit to the “Timeline” set out in the Masterplan as to consideration of the feedback from consultation and completion thereafter of the final form of the regeneration Masterplan for launching later in 2022.
5. That a further report on the responses from the consultation and proposed final form of the regeneration Masterplan be brought back to the Co-operative Executive in March 2022. The Council will then consider:
 - a. the consultation feedback received,
 - b. the proposed content of the Masterplan (modified as appropriate following consideration of consultation feedback) and
 - c. the associated policy and cost implications for the Council.

Background Papers:

(Insert details of any background papers used in the compilation of the report.)

Draft Masterplan (in its entirety) Closed part of the report.

Lead Officer to complete:-		
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: Karen Jones
		Legal: Stephen Tonge
		Equalities: Louise Nunn
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	EMT member who approved submission:	<i>Mick Crofts</i>
3	Executive Member consulted:	<i>Cllr Paul Wood</i>

4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.
Lead Officer Name: <i>Janet Sharpe</i>	Job Title: <i>Director of Housing</i>
Date: <i>13th January 2022</i>	

Consultation on Gleadless Valley Master Plan

1. Purpose of Report

1.1 The masterplan work has now reached a stage where the proposals for regenerating the Gleadless Valley estate have been appraised and the principles and projects have been accepted by the Gleadless Valley Member Steering Group, subject to consultation with the Gleadless Valley community. They now need to be shared with all residents and local stakeholders for a full and proper consultation.

1.2 Feedback from the community on the draft Masterplan will then enable the Council to decide the final shape of the masterplan and what resources to commit to delivering the plan. The report further explains how the consultation on the masterplan will be undertaken.

2. Background to Masterplan

2.1 Gleadless Valley is a 1960's housing estate comprising approximately 4,600 homes, and when built, was almost entirely Council owned. Many properties have been sold through RTB and now around 2,464 are rented Council stock. The local Housing Association "Places for People" have a small development of social housing in the area.

2.2 The current type of homes on the Gleadless Valley estate is not meeting the needs or aspirations of residents. Around 30% of Council homes are 2 and 3 bedroomed maisonettes, 30% of homes are 1 bed flats and 40% of homes are 2, 3 and 4 bed Council houses. The houses are popular but there is increasing demand in the area for homes on the estate with private or community gardens. Feedback from the community has also indicated that some of the maisonettes are unpopular which is consistent with Council data showing a number of these blocks are of low demand for rehousing purposes and suffer from high turnover of tenancies when compared to other blocks of flats, maisonettes and houses in Gleadless Valley and the wider city. The area has also been impacted over the years through the Council allocation and lettings policy.

2.3 The estate was built in a unique "alpine" valley setting with significant areas of green space and woodland. When built it won many national awards for its design, layout and its architectural features. It has the most green/landscaped areas of any estate in the City. The topography provides good vistas but also makes the estate poorly connected. Large areas of green space are underused, is ill defined and often not overlooked leading to pockets of anti-social behaviour and/ or a concern for families overseeing children's play in the area.

2.4 Retail and hospitality provision in the area is limited and poor quality. The play facilities are limited in the south of the valley. The area has lower than City averages of educational attainment and higher than average levels of unemployment.

2.5 Gleadless Valley has had limited investment since the decent homes work programme. Some housing is outdated and in urgent need of improvement. Even without a masterplan the maisonettes will need a programme of external fabric improvement work to commence swiftly. Those works are currently held pending decisions on the regeneration masterplan.

2.6 These issues have been known for a number of years. Intensive housing and tenancy management programmes were initiated which focussed on the most unpopular properties for over a year but did not deliver the required sustained improvement in customer demand for the estate. A key focus of this masterplan has been the quality and type of homes available at Gleadless Valley. Some of the current stock no longer meet the needs of local people whose expectations of design, accessibility and safe environment have been expressed during previous engagement in this process.

2.7 In response to these issues in early 2017, the Council secured £515,000 from the Government's Estate Regeneration Programme to develop a masterplan for Gleadless Valley. A programme of activity commenced, working closely with the community, political leadership and other stakeholders to define what is needed to improve the area. The grant from Government has been fully utilised and any further work or postponement on the masterplan to reach the final approval stage will need to draw on Council resources.

3. How has a draft masterplan been developed?

3.1 The following governance structure was put in place to oversee and manage the delivery of the project:

- a. An Elected Member Steering Group - consisting of the Executive Member for Neighbourhoods and Community Safety, Executive Member for Culture Parks and Leisure, Executive Member for Transport and Development and local ward Councillors reporting into Council Leader. Since this was established political leadership in the Council has changed and so has the membership to reflect new roles.
- b. A Community Engagement Forum which consists of the Executive Member for Neighbourhoods and Community Safety and local councillors, plus three representatives from the Gleadless Valley Tenants and Residents Association and a representative from the Holy Cross Church in Gleadless Valley.

3.2 Elected members have changed over the years, and this has changed the membership of the Steering Group. The Steering Group has provided direction for developing the draft masterplan. This is summarised below:

- a. Proposals must be fully costed and funded from within existing budgets
- b. Social housing must be replaced by social housing to avoid the loss of much needed social housing in the area
- c. Affordable housing rent will be charged for all new build homes
- d. Rents (subject to normal annual increases) should not increase unless customers move into larger homes
- e. There should be no significant reduction in green space across the valley
- f. The number of homes needing replacement should be limited
- g. A commitment where feasible to build new and replacement homes before any regeneration of areas
- h. The option of shared ownership on a limited number of homes should be considered

Key stages of masterplan development and consultation with community

3.3 The development of the masterplan has been by “co-design” with members, residents and stakeholders working on Gleadless Valley. In summary:

- a. In October 2017 the first consultation exercise began to understand what residents living in and near the valley liked and didn't like about Gleadless Valley.
- b. In June 2018 URBED Ltd were procured and appointed by the Council to assist with this work and commissioned as master planning consultant to provide urban design advice and support for the masterplan.
- c. In 2018 residents and stakeholders were invited to participate in engagement for developing the possible content of the masterplan based on the feedback in 2017. This included questionnaires, speaking directly with the community, 1-2-1 resident meetings, visioning events, design for change workshops and options exhibitions.
- d. In 2018 “Design for Change” workshops, facilitated by URBED and Council officers, gave local people the chance to start developing ideas

and designing solutions for their neighbourhood, with the ideas developed and presented at exhibitions.

- e. In 2019 architects and urban designers were procured and commissioned to draw up designs for housing and green space proposals. These commissions and proposals considered: the previous resident engagement feedback; previous building surveys; and housing and estate management feedback relating to anti- social behaviour, hard to let homes and levels of rent arrears. Proposals were then costed, and a financial / high level delivery plan was developed.
- f. During the period 2018 and 2021 there has been specific workstream focus groups with key stakeholders from Council teams including Parks, Countryside and Woodlands, Highways, Property Services, Capital Delivery Service, and key services and stakeholders working in Gleadless Valley, some examples include: the Gleadless Valley Tenants and Residents Association; the Friends of Gleadless Valley; and Gleadless Valley Wildlife Trust. These have invaluable and have particularly shaped the strategies for green and open spaces and employment and skills.
- g. The intention was to consult on the regeneration plans in 2020 and the masterplan moved to member approval. The impact of the pandemic meant there were delays and as a result the masterplan did not progress until the summer 2021. The proposed Masterplan continues to address inherent weaknesses on the estate identified during 2018 which persist and as such it is not considered that the information obtained to-date is anyway outdated. In any event, the consultation recommended in this report will no doubt capture and reveal any new opinions that may have developed in the meantime which may be germane to these plans.

3.4 Homes on the estate need investment and the communities in Gleadless Valley are still amongst the most deprived in Sheffield. This project was agreed by the Leader of the Council as a priority given the amount of time residents at Gleadless Valley have been waiting for improvements. It was identified as a priority in the Council's One Year Plan.

3.5 Extensive preparatory work has been undertaken and the Steering Group agreed during Autumn 2021 that the content of the draft Masterplan should now be shared with the community for consultation.

3.6 This will be a 2-way process to capture feedback information from the key workstreams, face to face customer engagement, resident events on the estate and online surveys into a feedback report that. This feedback will then be translated into series of revised proposals before any plans are formally agreed by the Council. The Masterplan proposals are summarised below in sections 6,7,8,and 9 of this report.

4.0 Feeding back on the proposed Masterplan

4.1 The Council's consultants and officers have developed the detailed draft Masterplan document. This will be available to the community once consultation commences. The full plan will be published online and be available in paper copies on request. It will also be available in a video format. There will be opportunities to give feedback on the Masterplan online, in person and at community events.

4.2 The draft Masterplan document that will be shared with the community is included in the exempt closed part of this report because Council officers believe that some of the information in the document is likely to reveal:

- a. identifiable properties which expose individual residents' identities being revealed, and
- b. by implication that the Council proposals will require service of necessary statutory notices.

The intention is for any such individuals to be personally contacted by letter and invited to an immediate one-to-one consultation on the Masterplan. This individual process will be executed simultaneous with the publication of the draft Masterplan to the community at large.

4.3 The draft Masterplan document is a self-contained consultation document prepared for the purposes of public consultation by the Council's professional consultants who are expert and experienced in such key regeneration engagement work.

4.4 The draft Masterplan will give readers sufficient background on those involved to produce the masterplan and the significant previous customer engagement activity undertaken with the community.

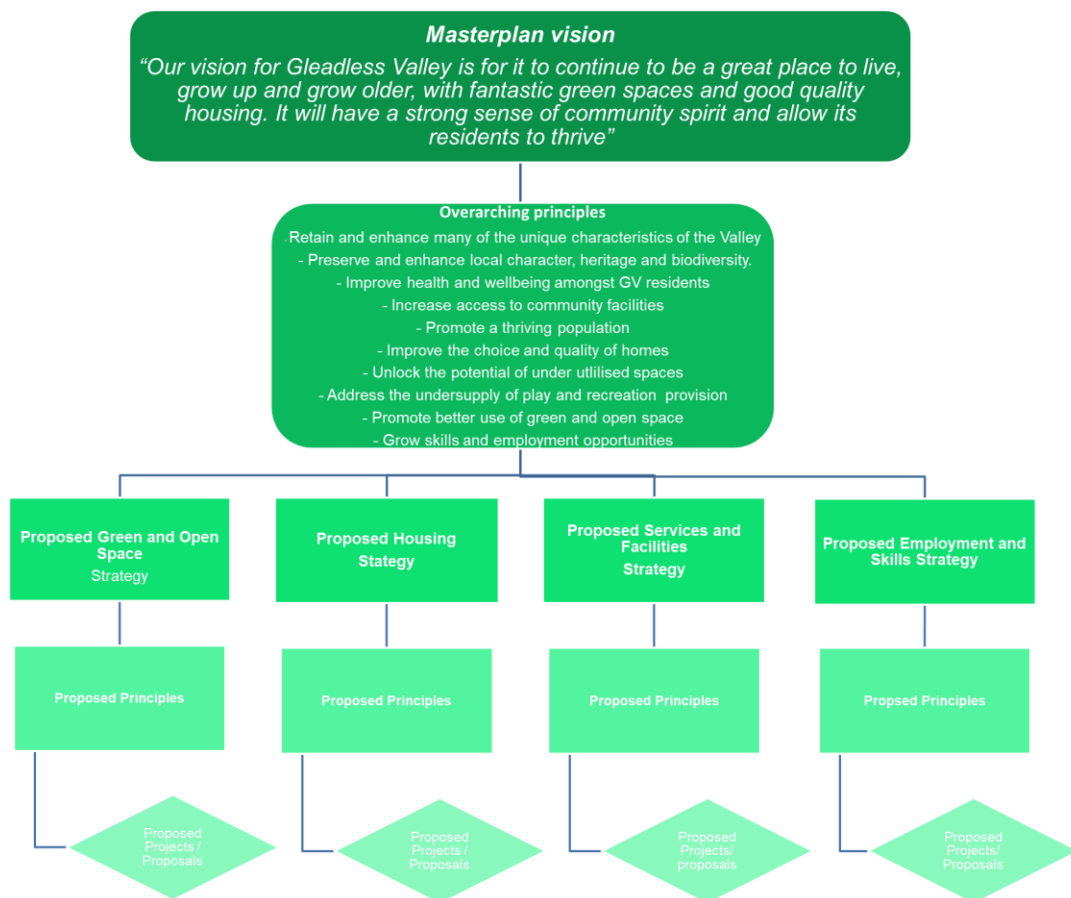
4.5 The draft Masterplan provides clear, detailed, and intelligible information supported by helpful and well set out maps, plans and specifications on all aspects of the regeneration proposed. It also includes indicative designs of various homes and site plans of green space improvements. The document has been constructed so it allows the reader to consider specifically "*what's happening in my area?*".

4.6 The draft Masterplan invites feedback from the community, explains the variety of ways this can be done and sets out the next steps timetable including absolute assurance that the Council will be taking into account the community's views and opinions when deliberating and deciding on the final regeneration Masterplan.

4.7 The draft Masterplan is summarised in sections 6, 7, 8 and 9 of this report and for reasons explained above is appended in the closed section of the report in its entirety.

5. What is the Masterplan Vision?

5.1 The overall vision for the masterplan and set of principles was developed in conjunction with the community and local stakeholders.



The four strategic themes above were developed from initial community feedback and from this these 12 key priorities were established and are represented in the draft Masterplan as set out below:



The draft Masterplan proposals for consultation focus upon and address these 12 priorities.

6. What are the proposals for Housing in the draft masterplan?

6.1 The housing strategy for Gleadless Valley intends to provide a greater choice of high-quality homes for all ages, household make up, provide an improved neighbourhood utilising the infrastructure and quality of green space and local infrastructure. There will be more homes with gardens and larger homes to address overcrowding issues as well as supported housing for older households. Overall, there will be **a net increase of 138 affordable and social housing** numbers on Gleadless Valley. The designs developed for the area will be sympathetic to the parkland character of the estate and also create sustainable and energy efficient homes, reduce repairs and maintenance costs.

6.2 The plan for housing includes new housing sites and some limited infill housing on underused green space between blocks. Most of the maisonettes will receive an external refurbishment package. Upgrades to the fabric and communal area improvements will strengthen the sustainability of the area.

6.3 A small number of maisonettes and flats will be remodelled or replaced which is described clearly in the draft Masterplan. Feedback consensus to date has identified a small number of less popular blocks and this is consistent with Council data on choice-based bidding trends, voids, rent loss, breach of tenancy conditions and anti-social behaviour (ASB) activity which is indicative of low community investment in place.

6.4 The draft Masterplan seeks to ensure that any affected residents who wish to remain in Gleadless Valley can do so. A range of new and (in the Councils and its consultants view) superior housing options will be available for such residents to take up that will avoid them having to be displaced.

6.5 Furthermore the Council has firm plans through its stock increase programme to build 426 new homes in the local area over the next 5 years. This will also go towards mitigating the impact of these regeneration proposals to avoid any (unwanted) displacement from Gleadless Valley.

6.6 The draft Masterplan regeneration proposals will (if required) be augmented by a restricted and targeted Local Lettings Policy giving necessary “Rehousing priority” award to affected households wanting to remain in Gleadless Valley which may include options to move into new, existing, or remodelled homes on the estate. These residents would also receive statutory home loss and disturbance payments (subject to eligibility) and support from a dedicated project team.

6.7 There are currently a small number of leasehold properties within scope of the proposals. The majority of these are affected by the proposed refurbishment of the blocks and in accordance with their lease the Council would seek (through the required statutory consultation processes) to recover from leaseholders their proportion of the costs of eligible works.

6.8 Leaseholders may be eligible for mandatory / discretionary loans provided by the Council as a deferred debt if they find themselves unable to pay in full the service charge bills. The bills can be paid in instalments and the “loan” will be secured by a charge on the property.

6.9 Several leaseholders are affected by the replacement housing proposals, and the Council would look to purchase the affected property by negotiation with the owners. Owner occupiers and sub-let tenants would also receive statutory home-loss and disturbance payments and landlords would receive compensation at 7.5% of the properties market value.

6.9 It is important to note that if the Council considers the responses to the proposed consultation and thereafter decide not to approve any final masterplan the following housing investment in Gleadless Valley will continue or be required:

- a. New build housing at Gaunt Road and Hemsworth subject to planning permission will continue and should be complete in 2023/24.
- b. Fire Safety improvements to the 6 tower blocks.
- c. Investment in the external fabric of all the maisonette blocks will be needed to protect the fabric of the building and ensure homes meet required energy efficiency standards for social housing.
- d. Across the Valley we will also continue to invest in replacement kitchens, bathrooms, roofs, heating, windows and doors based on life cycle replacement information collected from stock condition surveys.

6.10 Below is a brief summary of the draft Masterplan proposals:

Table 1 Summary of Housing Proposals

Proposal	Details
Housing Growth schemes – new homes on land already allocated to housing (already at planning stage)	Older Persons Independent Living Scheme, 80 apartments at Hemsworth
	New build houses at Gaunt Road
Infill housing (New build housing on space in between and around existing homes)	Across a number of sites 109 new build houses and apartments
Housing Renewal	Replacement of 10 blocks of maisonettes and replacement with 88 new houses and apartments
Remodelling (Remodelling of existing blocks to create different sizes/types of homes)	Remodelling of 52 ground floor maisonettes into 36 3-bed town houses and 16 2 bed maisonettes
	Remodelling of 1 bed flats in 4 bed town houses
Refurbishment (51 blocks) (External refurbishment of existing blocks and communal areas)	51 blocks, 624 homes

7. What are the proposals for Green and Open Spaces in the draft masterplan?

7.1 Green spaces, a parkland feel, and ancient woodlands are integral to the Gleadless Valley estate. In partnership with the community, a Valley-wide strategy has been developed to guide investment in green and open spaces, covering a wide range of objectives such as tackling tenancy breaches and inappropriate behaviour, the promotion of biodiversity and increasing opportunities for recreation and play. Projects range from pocket parks to an ambition to achieve Green Flag status for its naturalistic green spaces.

Table 2 Summary of key projects – green and open spaces

Proposal	Approach	Details
Public realm	Newfield Green	New public realm area including improved crossing provision and paths and cycle lanes
	Spotswood	Improvements to paths and green space including pocket park with benches
	Blackstock Road	Landscaping, path upgrades and seating areas to improve the look and feel of Blackstock Road
	Spring Close	Improved landscaping and connectivity to Gleadless Road
	Mawfa	Landscaping, traffic calming and new seating area at Mawfa “Village Green”
Play and recreation	Newfield Green	Upgrades to young children's play provision
	Leighton Road	Upgrades to teen play provision
	Spotswood	New play equipment on pocket park
	Hemsworth	Improvements to pitch and new play equipment on open space
Gardens	Infill housing	All new houses to include private gardens
	Maisonettes	Landscaping upgrades and planting in communal gardens
	Remodelling	Ground floor town houses to include private gardens
Natural green space	Woodland Management Plan	Plan to improve quality and use of Wooded areas
	Wildflower/natural areas	Some maintenance regimes to be adapted to support more natural open spaces
	Ecological protection	Green corridors, protection of ecological assets and promotion of biodiversity
	Tree planting	New tree planting will enhance existing neighbourhoods and off set new development
	Locally led projects	Local groups such as GVWT will be supported to continue their green space projects

8. What are the proposals for Services and Facilities in the draft masterplan?

8.1 Key to the Masterplan is to grow and sustain a services and facilities offer that promotes equality and boosts health and wellbeing outcomes for local people. Over time the sustainability of the three local centres built in the 1950’s has varied; therefore, it is proposed that investment will be focussed on creating

a greater balance of provision throughout the Valley. The current offer is limited in choice and value and requires travel for healthy food on a budget. It is important that the run-down shopping precincts are not left behind as part of this regeneration and this work will inform the Council's city-wide plans for its district centres.

8.2 Gaunt Local Centre stands out as in need of regeneration to address particular security, structural and socio-economic challenges. To help address this, the Council has embarked on a programme of strategic land assembly to assume greater control of the site, and subsequently grow the regeneration opportunities. In 2021 the John O'Gaunt public house closed, this is adjacent to the retail centre and so was acquired by the Council at end of 2021.

8.3 The majority of the site is designated for shopping in adopted planning policy and therefore retail uses need to figure in future plans. Within the masterplan the site is also identified as an employment and skills opportunity. An option appraisal is currently being commissioned to help identify the most effective way to regenerate the Gaunt Shops site, provide growth and contribute towards affordability, accessibility, and health benefits.

Table 3 summarises the proposals for service improvements across the valley.

Table 3 Summary of key projects – services and facilities

Proposal	Area/ approach	Details
Local centres	Newfield Green	Improvements to shop frontages and public realm
	Gaunt and Herdings	Improvement/ regeneration of the local centre
Transport and Highways	Bankwood	Traffic calming and additional parking to improve safety
	Newfield Green	Improvements to crossings and paths including cycle provision
	Blackstock Road	Provision of formal parking spaces
	Constable	Parking improvements
	Various locations	New and remodelled homes to include formal parking
Community facilities	Hemsworth	New high quality community space to be included in the OPIL scheme
	Existing assets	Management of existing facilities will maximise benefits for local people
	Public realm	Investment in the public realm will encourage people to meet outside in safe spaces
Partnership working	Community growing	Sustainable community-led food productive growing projects
	Community gardens	Community led communal and public garden projects
	Community groups and services	Shared spaces and joined up working to boost community development

9. What are the proposals for Employment and Skills in the draft masterplan?

9.1 Gleadless Valley has lower than average levels of educational attainment, lower general levels of skills and productivity and, higher than average levels of unemployment and economic inactivity.

9.2 Key to the holistic regeneration of the area is an aspiration to boost employment and training opportunities and an employment and skills strategy is being finalised to support this. The strategy will contain a range of initiatives including maximising training and employment opportunities through the delivery of the physical housing and public realm projects. Improving the local centres is also key in order to drive footfall and sustain and attract local employers.

Proposal	Approach	Details
New Employment and Skills Strategy - OS	Gleadless Valley	Pilot for the area
Apprenticeships and Training	Gleadless Valley	Targets for local employment linked to Gleadless Valley investment
Employment and Workspaces	Retail Centres	Creating new opportunities as part of any redevelopment
Nursery Space	Newfield Green	Address childcare gaps, encourage local employers
Community Enterprises	Gleadless Valley	Take forward community commission ideas for food production
Career Fairs / Support Hub for local business	Gleadless Valley	Community based support service e.g., World of Work / support with job applications

10. How does the draft masterplan contribute to reducing emissions?

10.1 Gleadless Valley has benefitted like other parts of the Council's housing stock from decent homes investment and improvements in heating installations and so typically most homes are already at EPC level C or level D. The Council must bring all social housing up to EPC C by 2030, this is identified as a priority in the Council's 2022/23 Housing Revenue Account Business Plan. The activities and projects proposed under the masterplan provide further opportunities to reduce fuel poverty and reduce carbon emissions in Gleadless Valley.

10.2 If after considering the consultation feedback the Council's Executive Cooperative approve the masterplan, we will undertake a baseline assessment of Gleadless Valley's carbon footprint, and this will enable us to track the improvements over the life of the masterplan.

10.3 The housing plans set out in section 3 will see all new homes achieving net zero standards in future. This is where the emissions produced by a home balance those taken out of the atmosphere. Such standards help hence address the climate change emergency. For existing homes, we will insulate homes to a high standard.

10.4 Whilst the current funding envelope does not currently provide scope to achieve net zero for existing homes, we will use all opportunities to access external funding from the Government green grants programmes to exceed the government minimum standard of EPC C on existing homes.

10.5 We will explore other financial models to bring forward additional external finance for green projects on Gleadless Valley as part of the Council's road-map work to improve all housing in the city.

10.6 The projects that form part of the Green and Open Space Strategy also provide opportunities to improve the quality and biodiversity of green spaces in Gleadless Valley and contribute to carbon reduction.

11. Masterplan Cost and Funding

11.1 The draft proposals have been financially appraised and funding streams identified as summarised in the table below.

Gleadless Valley - Masterplan Cost and Funding - RIBA Stage 1 Nov 2021						
Type of Scheme	Total Cost	HRA Capital	Other Housing Capital Resources	Borrowing for Stock Increase	External Grant	Additional external grant funding to be bid for SIP
Infill	£ 26,898,960			£ 22,179,960	£ 4,719,000	
Housing Renewal	£ 24,990,330	£ 2,097,560	£ 1,081,999	£16,910,771		£ 4,900,000
Remodelling	£ 13,696,729	£ 13,133,729	£ 562,999			
Refurbishment	£ 20,413,190	£ 20,413,190				
Public Realm	£ 5,702,775	£ 5,388,881	£ 313,893			
TOTAL	£ 91,701,984	£ 41,033,360	£ 1,958,891	£ 39,090,731	£ 4,719,000	£ 4,900,000

Notes:

Costs account for inflation based on 2020/21 forecasts

No costs for employability and skills assumed

Relocation loans pot may be needed

no assumptions on shared ownership sales

All budgets and funding streams to support proposals will be reviewed on an annual basis by the Council

11.2 The Council has a separate agreed Stock Increase Programme that will provide 426 additional homes in the local area by 2028. Many of these will be built on Gleadless Valley and its immediate area to provide additional homes for those who may be re-located as part of the housing proposals. It is envisaged that Homes England grant funding can be secured to support the delivery of new infill housing on Gleadless Valley. The Stock Increase Programme is reviewed annually as part of the Council's review of its HRA Business Plan.

11.3 The revised 5-year housing investment plan is due to be approved as part of the Council wide Capital Programme report in February 2022, it has incorporated the provisions needed for Gleadless Valley, for the existing stock and regeneration activity, totalling almost £42m with the remainder of the funding required in future years.

11.4 Further funding needs to be identified to support the delivery of local centre improvements and some employment and skills initiatives. The Council does not own most of this provision and has limited resources to directly fund local centres but will enable and support this activity and seek funding from other sources.

11.5 Opportunities for grant funding may help reduce the burden on HRA resources, e.g. green homes grants, but no assumptions for income increases have been assumed at this stage but the Council will actively support groups working to deliver the ambitions of the masterplan to bid for other funding sources that can be considered.

11.6 The funding assumptions above have made allowances for an Gleadless Valley Regeneration delivery team to implement the plans and final proposals.

Key risks associated with the funding assumptions currently are:

- a. Construction inflation currently and over the 15-year period
- b. Detailed site surveys have not been undertaken, costs are based on RIBA stage 1
- c. Green standards for existing social homes are based on reaching EPC level C, higher levels will increase costs. Current government grant regime is only directed to homes to achieve EPC level C not higher.
- d. Homes England grant regime changes

12. Consultation and Communications Plan

12.1 This consultation on the draft Masterplan has been developed with the Gleadless Valley Engagement Forum to ensure that the consultation methods are inclusive, supportive and strive to ensure hard to reach groups are able to participate.

12.2 The masterplan consultation will take place over a 6-week period, commencing 24th January 2022 until 4th March 2022.

12.3 The various methods and levels of consultation include:

- a. Online consultation surveys
- b. Social media and .gov emails.
- c. Online videos of Masterplan proposals
- d. Pre-arranged 1-2-1 sessions with residents affected by the replacement housing proposals to gather their views
- e. Three consultation events in community (arrangements to be Covid 19 compliant)
- f. Consultation materials in community buildings alongside paper surveys
- g. Letters / post cards / posters / banners encouraging participation
- h. Project Team telephone enquiry point

13. Summary:

13.1 The proposed draft Masterplan will provide a plan and a series of improvements that if adopted will stimulate the regeneration of this area and deliver the agreed vision for Gleadless Valley. If the draft Masterplan was to be adopted by the community and Council in full it would provide:

- a. An additional net increase of 138 homes of high quality that will contribute to reductions in CO2 emissions
- b. Provide greater choice of types of homes, more homes with secure gardens, more supported housing for older people
- c. Well maintained maisonette blocks with higher thermal performance, secure and upgraded communal areas and modern waste facilities
- d. Green spaces that further enhance the parkland setting and build on the great work that stakeholders and residents have already done to promote biodiversity and protect ecology
- e. Additional play facilities for all age groups and better distributed across the valley
- f. Green space and landscape improvements that both provide better connectivity across the valley, provide focal points, private gardens where desired, and community garden areas
- g. A range of initiatives to maximise training and employment opportunities through the delivery of the physical housing and public realm projects
- h. Improve the local centres
- i. Parking improvements and traffic calming in areas residents have identified as a concern

14. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

Equality of Opportunity Implications

A full Equalities Impact Assessment (EIA) was completed in 2018 and this has been reviewed and updated taking into consideration the draft Masterplan proposals. There is no direct impact on tenants and residents living in the Gleadless Valley area that have a Protected Characteristic.

Profiling information will be used for the area, to ensure that we reach out to any tenants that require extra support, this may include –

- Information in different languages.
- Interpreters
- More assistance for people with disabilities, including accessibility during the programme of works.
- Support for our vulnerable tenants including any with mental health issues.

Communication will be on-going to provide people in the area with

regular updates on the progression of the work. Issues raised will be addressed through regular monitoring against actions in the EIA. Any policy change or new project that arises following the Masterplan consultation will require an individual EIA.

Financial and Commercial Implications

To date £515,000 of external grant funding from the Estate Regeneration fund has been committed to developing the draft Gleadless Valley Masterplan.

Any further work needed to bring forward revisions to the Masterplan prior to approval will be funded from the Housing Investment Plan, Regeneration budget allocation.

The funding for the proposals in the Masterplan is included with the HRA Business Plan due to be approved on the 19th January, 2022 and the 30 year HRA Business Plan. This will be reviewed on an annual basis as part of the annual review of the Council's HRA Business Plan.

There are no commercial implications at this stage of the project.

Legal Implications

The Council is not being asked to consider or approve any final plan for regeneration in this report and any such decision will be considered under a future report.

The Council is simply being recommended to note and approve a consultation document, "the draft Masterplan", and that the document can be issued to the public for consultation.

The "draft Masterplan" is a self-contained consultation document prepared for the Council by its expert and experienced consultants. From a legal perspective it consists of detailed and intelligible information that should provide sound basis for this consultation process with the affected community. It also clearly explains the variety of ways residents can respond to the document to ensure their views and opinions are expressed and duly taken into account in any future plans and decisions.

The draft Masterplan consultation document is properly summarised in the report. The document itself has been exempted from public inspection at this point due to officer concerns that the information will reveal the identities of affected individual residents and the fact that by implication the Council will be obliged to serve statutory notices

consistent with any regeneration of this type are approved. Upon review of the document the officers' concerns are deemed valid and therefore exemptions under paragraphs 2 and 6 of Schedule 12A Local Government Act 1972 apply.

The Council is required by common law, statute and under the terms of its tenancy agreements to consult with its tenants in this matter.

Other Implications

None as this is an approval to consult with residents prior to any formal adoption of a Masterplan

15. ALTERNATIVE OPTIONS CONSIDERED

The alternative options that have been rejected are:

- 1. Further delaying any consultation with the community at this time due to the increase in COVID infections until it is perceived that COVID 19 infections have reduced to an acceptable level.*

Risk assessments have been undertaken relating to the activity of engagement and safeguards and a range of engagement options have been developed to address concerns. It is difficult to provide absolute certainty to the community as to when would be the right time given the nature of this public health risk. Delaying the consultation any further has a high risk of the community losing faith with the Council on this project as they have invested in this work and homes are in urgent need of improvement.

- 2. Abandon any plans to consult on the Masterplan.*

The masterplan has been in development for over 4 years and was funded by a grant bid in 2017 to Government. If the plan was not consulted upon Sheffield City Council may be at risk at central government requesting that the grant be repaid under the grant conditions. The grant was £515,000 and repaying the grant would impact on other council services. This has been rejected.

16. REASONS FOR RECOMMENDATIONS

16.1 The Council embarked on the masterplan work in 2017 following a grant bid to Government for Estate Regeneration Funding. A fundamental requirement of the grant bid and best practice in estate regeneration is that the communities affected should be engaged in the development and implementation of masterplans. The Council has promised it would consult on the masterplan.

16.2 The proposals for the masterplan have now reached an advanced stage and have been co-produced with members and community. These proposals need to be shared widely and feedback invited so that the Council can reflect on the feedback and how it wishes to take this forward in the masterplan.

16.3 The outcomes of the consultation will be:

- a. All residents and stakeholders on Gleadless Valley have an opportunity to provide feedback
- b. Feedback will be received by the council, analysed, and shared with Council Members
- c. Members will reflect on the feedback and determine how the feedback should be used to refine the final Masterplan
- d. A final Masterplan will be published and presented to the Corporate Executive

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