

## SHEFFIELD CITY COUNCIL

### INDIVIDUAL CABINET MEMBER DECISION RECORD

The following decision was taken on 19 December 2018 by the Cabinet Member for Transport and Development.

Date notified to all members: Thursday 20 November 2018

The end of the call-in period is 4:00 pm on Wednesday 2 January 2019

Unless called-in, the decision can be implemented from Thursday 3 January 2019

#### 1. **TITLE**

Housing Infrastructure Fund Forward Fund Bid Co-Development

#### 2. **DECISION TAKEN**

The Cabinet Member for Transport and Development:-

(i) approves the release of a further £712,000 of Revenue funding to complete Stages 2 & 3 of the HIF FF Business Case and SCC Outline Business Case production set out in the report;

(ii) approves the highway and flood works feasibility being carried out by Arup as a sub-contractor of Turner & Townsend in accordance with the existing Capital Delivery Partner contract; and

(iii) approves the highways surveys being carried out by Amey in accordance with Schedule 7 of the existing Highways PFI contract.

#### 3. **Reasons For Decision**

Without the HIF funding, it is estimated that significantly less units will be unlocked by 2025 compared to approximately 4,000 units enabled via HIF by 2025.

The HIF Funding will enable project completion and consequently the following:

- Give strategic coherence to a collection of brownfield sites, that will give the market confidence to invest in the construction and purchase of new homes
- Viable Council housing development in the Housing Zone
- Disposal of remediated land to SME housing developers
- Encouragement of further utilities installations and upgrades due to increased residential customer base.
- New and existing residents to access amenities, leisure, healthcare and education through better transport links.

#### 4. **Alternatives Considered And Rejected**

The alternative option is a 'Do Minimum' option as follows:

- Road, public transport, flood, drainage and public realm investment takes place at

the scale and to the timetable enabled by the market.

- Site acquisition and land remediation is dependent on existing internal council funds limited to S106 and Capital Receipts which are insufficient to meet demands for the foreseeable future.

This would mean that no sites were enabled by the Council. The limited funds would only facilitate investment with private landowners on a limited number of sites to off-set the abnormal costs of development and/or to enhance the quality of outputs.

Without the HIF funding, it is estimated that significantly less units will be unlocked by 2025 compared to approximately 4,000 units enabled via HIF by 2025.

5. **Any Interest Declared or Dispensation Granted**

None

6. **Respective Director Responsible for Implementation**

Executive Director, Place

7. **Relevant Scrutiny Committee If Decision Called In**

Economic and Environmental Wellbeing Scrutiny Committee