

Co-operative Executive

Wednesday 19 January 2022 at 2.00 pm

To be held at the Town Hall,
Pinstone Street, Sheffield, S1 2HH

The Press and Public are Welcome to Attend

Membership

Councillor Terry Fox	(Leader of the Council)
Councillor Julie Grocutt	(Deputy Leader and Executive Member for Community Engagement and Governance)
Councillor Mazher Iqbal	(Executive Member for City Futures: Development, Culture and Regeneration)
Councillor Jayne Dunn	(Executive Member for Education, Children and Families)
Councillor Cate McDonald	(Executive Member for Finance and Resources)
Councillor George Lindars- Hammond	(Executive Member for Health and Social Care)
Councillor Paul Wood	(Executive Member for Housing, Roads and Waste Management)
Councillor Douglas Johnson	(Executive Member for Climate Change, Environment and Transport)
Councillor Paul Turpin	(Executive Member for Inclusive Economy, Jobs and Skills)
Councillor Alison Teal	(Executive Member for Sustainable Neighbourhoods, Wellbeing, Parks and Leisure)

PUBLIC ACCESS TO THE MEETING

The Co-operative Executive discusses and takes decisions on the most significant issues facing the City Council. These include issues about the direction of the Council, its policies and strategies, as well as city-wide decisions and those which affect more than one Council service. Meetings are chaired by the Leader of the Council, Councillor Terry Fox.

A copy of the agenda and reports is available on the Council's website at www.sheffield.gov.uk. You may not be allowed to see some reports because they contain confidential information. These items are usually marked * on the agenda. Members of the public have the right to ask questions or submit petitions to Co-operative Executive meetings and recording is allowed under the direction of the Chair. Please see the [website](#) or contact Democratic Services for further information regarding public questions and petitions and details of the Council's protocol on audio/visual recording and photography at council meetings.

Co-operative Executive meetings are normally open to the public but sometimes the Co-operative Executive may have to discuss an item in private. If this happens, you will be asked to leave. Any private items are normally left until last. Please see the Council's website for details of how to access the remote meeting.

Co-operative Executive decisions are effective six working days after the meeting has taken place, unless called-in for scrutiny by the relevant Scrutiny Committee or referred to the City Council meeting, in which case the matter is normally resolved within the monthly cycle of meetings.

PLEASE NOTE: Meetings of the Co-operative Executive have to be held as physical meetings. If you would like to attend the meeting, you must register to attend by emailing committee@sheffield.gov.uk at least 2 clear days in advance of the date of the meeting. This is necessary to facilitate the management of attendance at the meeting to maintain social distancing. In order to ensure safe access and to protect all attendees, you will be required to wear a face covering (unless you have an exemption) at all times when moving about within the venue. As we are now operating under the Government's 'Plan B' guidelines, questions/petitions submitted will be read to the meeting by an officer to reduce the numbers of people in the room.

It is also recommended that you undertake a Covid-19 Rapid Lateral Flow Test within two days of the meeting. You can order tests online to be delivered to your home address, or you can collect tests from a local pharmacy. Further details of these tests and how to obtain them can be accessed here - Order coronavirus (COVID-19) rapid lateral flow tests - GOV.UK (www.gov.uk). We are unable to guarantee entrance to observers, as priority will be given to registered speakers. Alternatively, you can observe the meeting remotely by clicking on the 'view the webcast' link provided on the meeting page of the website.

If you require any further information please contact Abby Brownsword on 0114 273 5033 or email abby.brownsword@sheffield.gov.uk.

**CO-OPERATIVE EXECUTIVE AGENDA
19 JANUARY 2022**

Order of Business

- 1. Welcome and Housekeeping Arrangements**
- 2. Apologies for Absence**
- 3. Exclusion of Public and Press**
To identify items where resolutions may be moved to exclude the press and public
- 4. Declarations of Interest** (Pages 5 - 8)
Members to declare any interests they have in the business to be considered at the meeting
- 5. Minutes of Previous Meeting** (Pages 9 - 22)
To approve the minutes of the meeting of the Cabinet held on
- 6. Public Questions and Petitions**
To receive any questions or petitions from members of the public
- 7. Items Called-In For Scrutiny**
The Director of Legal and Governance will inform the Cabinet of any items called in for scrutiny since the last meeting of the Cabinet
- 8. Retirement of Staff** (Pages 23 - 26)
Report of the Executive Director, Resources.
- 9. Agreement of Proposed COVID Memorial Activity in Sheffield** (Pages 27 - 36)
Report of the Executive Director, Resources
- 10. Parkwood Options Appraisal** (Pages 37 - 50)
Report of the Executive Director, Place.
- 11. Housing Revenue Account (HRA) Business Plan and HRA Budget 2022/23** (Pages 51 - 104)
Report of the Executive Director, Place
- 12. Howden House PFI Contract - Refinance** (Pages 105 - 114)
Report of the Executive Director, Place.
- 13. Pathways Programme Extensions** (Pages 115 -

Report of the Executive Director, People Services

14. Month 8 Capital Approvals 2021/22

(Pages 127 -
194)

Report of the Executive Director, Resources

15. Appointment of the Independent Chair of the Local Inquiry into the Street Trees Dispute

Report of the Executive Director, Resources

16. Sheffield (Local) Plan Spatial Options

Report of the Executive Director, Place

17. Gleadless Valley Masterplan

Report of the Executive Director, Place

NOTE: The next meeting of Co-operative Executive will be held on Wednesday 16 February 2022 at 2.00 pm

ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

If you are present at a meeting of the Council, of its executive or any committee of the executive, or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, and you have a **Disclosable Pecuniary Interest (DPI)** relating to any business that will be considered at the meeting, you must not:

- participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business, or
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

You **must**:

- leave the room (in accordance with the Members' Code of Conduct)
- make a verbal declaration of the existence and nature of any DPI at any meeting at which you are present at which an item of business which affects or relates to the subject matter of that interest is under consideration, at or before the consideration of the item of business or as soon as the interest becomes apparent.
- declare it to the meeting and notify the Council's Monitoring Officer within 28 days, if the DPI is not already registered.

If you have any of the following pecuniary interests, they are your **disclosable pecuniary interests** under the new national rules. You have a pecuniary interest if you, or your spouse or civil partner, have a pecuniary interest.

- Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner undertakes.
- Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period* in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

*The relevant period is the 12 months ending on the day when you tell the Monitoring Officer about your disclosable pecuniary interests.

- Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority –
 - under which goods or services are to be provided or works are to be executed; and
 - which has not been fully discharged.

- Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.
- Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.
- Any tenancy where (to your knowledge) –
 - the landlord is your council or authority; and
 - the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.
- Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -
 - (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
 - (b) either -
 - the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
 - if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

If you attend a meeting at which any item of business is to be considered and you are aware that you have a **personal interest** in the matter which does not amount to a DPI, you must make verbal declaration of the existence and nature of that interest at or before the consideration of the item of business or as soon as the interest becomes apparent. You should leave the room if your continued presence is incompatible with the 7 Principles of Public Life (selflessness; integrity; objectivity; accountability; openness; honesty; and leadership).

You have a personal interest where –

- a decision in relation to that business might reasonably be regarded as affecting the well-being or financial standing (including interests in land and easements over land) of you or a member of your family or a person or an organisation with whom you have a close association to a greater extent than it would affect the majority of the Council Tax payers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Authority's administrative area, or
- it relates to or is likely to affect any of the interests that are defined as DPIs but are in respect of a member of your family (other than a partner) or a person with whom you have a close association.

Guidance on declarations of interest, incorporating regulations published by the Government in relation to Disclosable Pecuniary Interests, has been circulated to you previously.

You should identify any potential interest you may have relating to business to be considered at the meeting. This will help you and anyone that you ask for advice to fully consider all the circumstances before deciding what action you should take.

In certain circumstances the Council may grant a **dispensation** to permit a Member to take part in the business of the Authority even if the member has a Disclosable Pecuniary Interest relating to that business.

To obtain a dispensation, you must write to the Monitoring Officer at least 48 hours before the meeting in question, explaining why a dispensation is sought and desirable, and specifying the period of time for which it is sought. The Monitoring Officer may consult with the Independent Person or the Council's Audit and Standards Committee in relation to a request for dispensation.

Further advice can be obtained from Gillian Duckworth, Director of Legal and Governance on 0114 2734018 or email gillian.duckworth@sheffield.gov.uk.

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Co-operative Executive

Meeting held 17 November 2021

PRESENT: Councillors Terry Fox (Chair), Julie Grocutt (Deputy Chair), Jayne Dunn, Cate McDonald, George Lindars-Hammond, Paul Wood, Douglas Johnson and Paul Turpin

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Mazher Iqbal and Alison Teal.

2. EXCLUSION OF PUBLIC AND PRESS

2.1 It was reported that the appendix to the following report was not available to the public and press because it contained exempt information described in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended), relating to the financial or business affairs of any particular person. Accordingly, if the content of the appendix was to be discussed, the public and press would be excluded from the meeting:-

<u>Item No.</u>	<u>Title</u>	<u>Excluded Appendix</u>
12	Leisure and Entertainment Facility and Services Review	Appendix 1

3. DECLARATIONS OF INTEREST

3.1 Councillor Paul Wood declared a personal interest in Agenda Item No. 11 – Gambling Act 2005 – Statement of Principles (Policy) Approval Report as he had business involvement with the casinos in the city. Councillor Wood took no part in the discussion or voting thereon.

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of meetings of the Co-Operative Executive held on 20th October and 26th October 2021 were approved as a correct record.

5. PUBLIC QUESTIONS AND PETITIONS

5.1 Nigel Slack was in attendance and asked the following questions:

‘Question One: ‘The briefing attached to this question outlines my comments and concerns about the recent Land and Property Plan passed by the Labour Party

members at the last Co-operative Executive Committee Meeting on the 20th of October 2021, whilst the Green Party Members abstained. The questions below are also embedded in the comments document but are reiterated here for clarity.

1A Have Exec members had the chance to see and debate the final 'plan' and to approve the document signed off by the Co-operative Executive Member for Finance and Resources?

1B Who will be the Corporate Landlord in the executive model?

1C The plan suggests it is “Inspired by successes delivered through our previous plan “Assets for our Communities...”. What examples are there to illustrate this?

1D There is not a single mention of the City's history & heritage assets at all in this plan. A dangerous and damning omission that undervalues the visitor economy potential for the city in helping “improve lives and create a place which works for Sheffield’s people. “Will this be addressed in the sub-policies and in which policy area will it fall?

1E How will Property Services engage with City residents to make them part of the decision-making process?

1F In modernising the estate will repurposing and refurbishing be at the top of the priorities since, from an environmental point of view, these are generally better options than demolition and new build?

1G In modernising our city what evidence has been gathered that 'major developments' are still the right solution to the market for workspaces and retail?

1h In tackling the climate emergency to what outside organisations is Sheffield listening and from what outside sources might investment or other funding be available?

1I Will the city adopt a 'make the developer pay' approach?

1J In 'our framework' will council reflect the changing work profile, likely to remain even after the pandemic and reverse the damaging centralisation of services for a more 'neighbourhood' approach for service engagement for the public?

1K In unlocking money, what work has been done to identify and what are the surplus estate assets proposed for disposal in 2022/23 financial year?

1L In managing our estate Council commit to “Be transparent in the decisions we take – we recognise the importance of good standards of governance in public authorities and the need for robust processes to guide decision making we will be transparent in the decisions we take to ensure we can legitimately withstand challenge.” What will this look like?

1M In the clear approach to asset management, there are so many questions but to highlight just 3:

“Gather, record and maintain information about the estate to provide sufficient information to make decisions “Is this really not available? How have decisions been made in the past without such information?

“Only hold the minimum estate required for service delivery. Reducing inefficient, underutilised and unfit property through timely demolition (where appropriate) and disposal thereby avoiding ongoing associated costs “Businesses of all sizes have recognised the danger of being too lean, emergency impacts like the pandemic and the climate emergency need quick responses and that is not possible without a bit of fat in the system. Will Council ensure property decisions are made with this in mind?

“Ensure any lettings for community use are based on sound business cases, meet needs of the community and city and are viable and sustainable “What support will be offered to community and social enterprises to ensure a level playing field against corporate interests?

1N In what success looks like, clarity is needed about the 'range of sources' Council will use to build the evidence base. Is there any clarity available?

1O “...we will develop measurable targets ...” How did Council measure success up to now? (Experience suggests that beyond monetary value they did not).

1P What is the timeline for these further policy documents?

Question Two: The vote on the Land & Property Plan was a not a unanimous vote but this is not reflected in the minutes. Why not?

Will Council undertake to ensure future votes are recorded votes and published transparently. The minutes as they stand do not reflect the actuality of the vote and could mislead the public.

Question Three: When will details of the “...significant engagement...” on the sub-policies be available and what form will this take?

Question Four: I was disquieted by the Executive Member for Finance & Resources comments at the last meeting which attempted to suggest that my words in the question that day were somehow intemperate or insulting. I spoke to my experience of Property Services processes and decision making over the last few years and the failings of that department (exemplified by the extraordinary failure to maintain vital Council assets to the tune of £200M+) and the extraordinary disarray around certain decisions on the disposal of heritage properties. I invite the member to apologise for the remarks.’

Councillor Cate McDonald responded to Mr Slack’s questions regarding the Corporate Asset Management Plan. Councillor McDonald noted that elements of Mr Slack’s questions had not been shared and said written responses would be provided for these at a later date.

Councillor McDonald stated that the Corporate Asset Management Plan provided a high-level overview of what the Council would use its estate for, and the

principles for decision making. She said that the Plan would be owned and managed by the Council and would not be a plan for Property Services nor would it provide a detailed plan of the Council's estate. Councillor McDonald stated that detailed information of the Council's estate was held on Asset Management and GIS Systems and added that the corporate accounts set out the value of the Council's assets. She said that the plan would be underpinned by a detailed suite of policies, and these procedures would set out how decisions would be made about the Council's estate. She stated that these policies would be brought forward over the coming 12 months.

Councillor McDonald said that decisions were not made by officers within Property Services but were instead taken in line with the Council's constitution and the Leader's Scheme of Delegation. She stated that all decisions around disposals were undertaken through the Council's disposal policy. Councillor McDonald stated that the Council was committed to inclusive decision making and would work with Local Area Committees to consider how to encourage local people to input into Council decisions.

Councillor McDonald stated that the Council recognised the importance of heritage assets in its care and the contribution these had to the city. She stated that it was not the focus of this plan to provide a detailed overview of the heritage assets owned by the Council, and she added that information on these assets was considered within the decision-making process.

Councillor Douglas Johnson responded to the Climate Change element of Mr Slack's questions. He stated that the Council had been speaking with many different external organisations in order to draw ideas into the 10-Point Plan. He stated that Climate Change was not a department specific issue and added that he hoped each department within the Council would continue to increase their consideration of the Climate Change crisis in their day-to-day work. Regarding developers, Councillor Johnson stated that the role of developers would be addressed in the 10-Point Plan. Councillor Johnson stated he would provide further written responses following the meeting.

6. ITEMS CALLED-IN FOR SCRUTINY

- 6.1 It was noted that there had been no items called-in for scrutiny since the last meeting of the Co-Operative Executive.

7. SCHOOL KITCHEN EQUIPMENT, SERVICE AND MAINTENANCE CONTRACT RE-TENDER

- 7.1 The report sought approval to procure a new School Kitchen Equipment Service & Maintenance Contract from 4th April 2022 for 3 years plus 4 months, to 31st July 2025 with an option to extend for two further periods of 12 months each. The council will enter into the new contract to support the School Catering Contract and those schools that participate in it. All costs are charged back to schools as part of a traded subscription service.

7.2 **RESOLVED:** That Co-operative Executive:-

1. Approves the procurement for re-tendering the School Kitchen Equipment Service & Maintenance Contracts from 4th April 2022 to 31st July 2025 as outlined in this report with an option to extend for two further periods of 12 months each;
2. Approves the award of the contracts to the most economically advantageous tenderers; and
3. Delegates authority to the Executive Director of People Services in consultation with Co-operative Executive Member for Education, Children and Families, the Director of Finance and Commercial Services and the Director of Legal and Governance, to take all other necessary steps not covered by existing delegations to achieve the outcomes outlined in the report.

7.3 **Reasons for Decision**

- 7.3.1 By procuring and managing Kitchen Equipment Service and Maintenance directly with the specialist commercial kitchen industry, the council has better control, operationally and financially. Although the premises are managed by the schools, and in the case of academies, owned in entirety, schools understand the need to keep the two elements of catering and equipment safety running in close harmony. It makes for safer premises and a safer catering service, while ever the school opts to participate in the School Catering Contract. This arrangement has always worked well in the past and in consulting with schools, this element of the offer was a major consideration when electing to join the School Catering Contract
- 7.3.2 With this contractual arrangement, schools can then focus on teaching and learning and not become involved in kitchen premises issues. The on-site catering teams have instant access to specialist and accredited kitchen maintenance contractors, and repairs, maintenance and replacements are managed smoothly. This keeps all school kitchens in operation during term time providing hot lunches for thousands of pupils every day, as well as swift action when problems occur.
- 7.3.3 As a direct result of letting this contract, other SCC corporate buildings, community buildings and other non-school sites can have their kitchen premises serviced by agreement.

7.4 **Alternatives Considered and Rejected**

- 7.4.1 Including Kitchen Equipment contracts in the School Catering Contract obligations During the first School Catering Contract with the private sector (2001 to 2006), it was decided to make kitchen maintenance part of the obligations of the catering supplier. It was a poor decision as it led to repairs being delayed or postponed and replacement equipment put on hold for lengthy periods. This element of the work was an area where funds could be saved, whereas covering labour and food costs were essential, so repair to and replacement of equipment was often curtailed. It is

also not the area of skill for education catering suppliers and the work was subcontracted out by the catering contractor at the outset of the contract. The council had little or no control over decisions made and therefore were at risk if site safety became compromised through accidents with equipment or lack of a robust servicing regime. When the contract ended, and an inventory was carried out, extra funds were needed to bring sites back up to a proper operating level, ready for the next education catering supplier.

- 7.4.2 **To Not Provide the Kitchen Equipment element for schools The Do Nothing Option**
Part of the offer to Headteachers when catering was outsourced was that they had a full 'buy back' option available to them as they did not wish to deal with equipment issues or kitchen safety, alongside managing a food service. It also makes the catering operation very difficult to manage if an essential part of that function is dependant on a decision by a Headteacher to spend resources on repairing or replacing equipment. Site safety would in many cases be compromised and some services temporarily halted while decisions to release funds for essential maintenance were confirmed. The caterer would then not be able to fulfil their contractual duties. Schools would have to make their own arrangements for kitchen maintenance and the council would have to navigate through many different arrangements with individual school staff to ensure safety was not compromised. Headteachers agreed to sign up for a catering offer that has a 'whole kitchen' approach, with all the responsibility for the service managed by skilled and knowledgeable contractors, overseen by the council's School Food Team. To not do this would mean informing Heads that they would need to find a solution themselves by April 2022 which would create a problem for schools not used to managing this element of the service.

7.5 Any Interest Declared or Dispensation Granted

None

7.6 Reason for Exemption if Public/Press Excluded During Consideration

None

7.7 Respective Director Responsible for Implementation

Executive Director, People Services

7.8 Relevant Scrutiny and Policy Development Committee If Decision Called In

Children, Young People and Family Support Scrutiny and Policy Development Committee

8. SECONDARY MAINSTREAM SCHOOL EXPANSIONS

- 8.1 The report outlined the pressures on secondary school places in the city, particularly in the southwest of the city, between now and the turn of the decade. The report also explained the capital funding available whilst recognising the LAs current financial position in relation to this. The purpose of the report was to seek

Co-operative Executive approval for the use of Basic Need funding alongside corporate financial support to address the pressures on school places to deliver permanent and temporary secondary provision. This would include the potential expansion of two secondary schools in southwest of the city and temporary expansions in specific parts of the city

8.2 **RESOLVED:** That Co-operative Executive:-

1. Approve the use of up to £1.5 million corporate resource to support the development of secondary school places;
2. Delegate authority to the Chief Property Officer in consultation with the Director of Legal and Governance to proceed in the sale of caretaker properties to reimburse the corporate investment and the preparation of all necessary legal documentation; and
3. Notes that allocation of future Basic Need funding, to support the development of permanent and temporary secondary provision in the city, will be approved via the Capital Approvals Process.

8.3 **Reasons for Decision**

8.3.1 The preferred option is to:

- I. Approve the use of up to £1.5 million corporate resource to support the development of secondary school places
- II. Delegate authority to the Chief Property Officer in consultation with the Director of Legal and Governance to proceed in the sale of caretaker properties to reimburse the corporate investment and the preparation of all necessary legal documentation.
- III. Notes that allocation of future Basic Need funding, to support the development of permanent and temporary secondary provision in the city, will be approved via the Capital Approvals Process.

8.3.2 This option has been chosen because it helps ensure that the LAs statutory duties relating to mainstream and SEND place are met, improve outcomes for pupils in the southwest of the city and also the potential to recoup funds through the sale of caretaker properties across the city.

8.3.3 The intended outcomes are:

- Development of permanent and temporary secondary provision in the city by utilising future Basic Need funding to meet statutory duties
- Supporting the SEND strategy across the city
- Reimburse the corporate investment through the sale of caretaker properties

8.4 **Alternatives Considered and Rejected**

8.4.1 Do nothing - This option has been ruled out as the LA would be in breach of its statutory duties under the Education Act to ensure sufficient school places, promote parental choice, diversity and fair access.

8.4.2 SW schools offer places above current admission numbers - This will involve negotiating with SW schools to accommodate the shortfall of places. Schools may be provided with Growth Funding as they have agreed to offer above current admission numbers on a temporary basis to provide a flexible solution that meets the Year 7 demand in the short term. This may reduce the threat of overcapacity in later years towards end of the decade also. However, SW schools will not be able to absorb the increasing demand over the next decade within existing accommodation as they are already near full capacity due to compounding effect of offering places above PAN the past few years. Health & Safety concerns around overall building capacity – corridor space etc have also been highlighted to the LA. There is a high risk that the LA will be unable to fulfil its statutory duties if the required places are not offered by the SW schools.

8.4.3 City wide allocation - This would involve allocating pupils who are unable to obtain a place at a local school to travel outside of their local area/catchment to access a place in other parts of the city where places are available. This would keep a tight system as city moves into a surplus in future years and reduces need to invest substantial capital funding. However, this could have a disproportionate impact on families. SW schools will have a less balanced socio-economic intake as children from deprived inner-city areas in the SW may miss out on admission to SW schools. This risks significant appeals from parents and puts pressure on schools outside of SW. If parents are successful on appeal, SW schools risk unplanned numbers through this process and have a further compounding effect on the overall capacity of the school. This would also have a greater level of impact on transport, impact on environment, cost for LA to transport these pupils out of area and cost to parents.

8.5 **Any Interest Declared or Dispensation Granted**

None

8.6 **Reason for Exemption if Public/Press Excluded During Consideration**

None

8.7 **Respective Director Responsible for Implementation**

Executive Director, People Services

8.8 **Relevant Scrutiny and Policy Development Committee If Decision Called In**

Children's Scrutiny and Policy Development Committee

9. **MONTH 6 CAPITAL APPROVALS 2021/22**

9.1 This report provides details of proposed changes to the Capital Programme as brought forward in Month 6 2021/22.

9.2 **RESOLVED:** That Co-operative Executive:-

1. Approve the proposed additions and variations to the Capital Programme listed in Appendix 1, including the procurement strategies and delegate authority to the Director of Finance and Commercial Services or nominated Officer, as appropriate, to award the necessary contracts; and
2. Note the receipt of advance funding in relation to the Stocksbridge Towns Fund at Appendix 2.

9.3 Reasons for Decision

- 9.3.1 The proposed changes to the Capital programme will improve the services to the people of Sheffield.
- 9.3.2 To formally record changes to the Capital Programme and gain Member approval for changes in line with Financial Regulations and to reset the capital programme in line with latest information.
- 9.3.3 Obtain the relevant delegations to allow projects to proceed.

9.4 Alternatives Considered and Rejected

- 9.4.1 A number of alternative courses of action are considered as part of the process undertaken by Officers before decisions are recommended to Members. The recommendations made to Members represent what Officers believe to be the best options available to the Council, in line with Council priorities, given the constraints on funding and the use to which funding is put within the Revenue Budget and the Capital Programme.

9.5 Any Interest Declared or Dispensation Granted

None

9.6 Reason for Exemption if Public/Press Excluded During Consideration

None

9.7 Respective Director Responsible for Implementation

Executive Director, Resources

9.8 Relevant Scrutiny and Policy Development Committee If Decision Called In

Overview and Scrutiny Management Committee

10. GAMBLING ACT 2005 - STATEMENT OF PRINCIPLES (POLICY) APPROVAL REPORT

- 10.1 The report set out the details of the revised Statement of Principles (Policy) to be

published under the Gambling Act 2005 and details of the consultation process that had been undertaken. The report also sought approval on the final version of the Statement of Principles (policy) and for it to be referred to Full Council.

10.2 **RESOLVED:** That Co-operative Executive:-

Approve the Statement of Principles (Policy) for referral to Full Council on the 1st December 2021.

10.3 **Reasons for Decision**

10.3.1 To ensure compliance with the Council's statutory requirements set out in the 2005 Act and associated regulations and guidance to have the policy approved by Full Council and published in time for the Statement of Principles to be in effect in January 2022.

10.4 **Alternatives Considered and Rejected**

10.4.1 No further alternative options were considered.

10.5 **Any Interest Declared or Dispensation Granted**

Councillor Paul Wood declared a personal interest in Agenda Item No. 11 – Gambling Act 2005 – Statement of Principles (Policy) Approval Report as he had business involvement with the casinos in the city. Councillor Wood took no part in the discussion or voting thereon.

10.6 **Reason for Exemption if Public/Press Excluded During Consideration**

None

10.7 **Respective Director Responsible for Implementation**

Interim Executive Director, Place

10.8 **Relevant Scrutiny and Policy Development Committee If Decision Called In**

Overview and Scrutiny Management Committee

NOTE: This is subject to approval at Full Council at its meeting to be held on 1 December 2021 and is not subject to call-in.

11. LEISURE AND ENTERTAINMENT FACILITY AND SERVICES REVIEW

11.1 To agree a programme of investment for Leisure and Entertainment services and agree the preferred management option for the future operation of facilities.

11.2 **RESOLVED:** That Co-operative Executive:-

1. Note the ending in 2024 of the arrangements with Sheffield City Trust around the Major Sporting Facilities (Arena, Ponds Forge and Hillsborough Leisure Centre);
2. Approve the investment in our Leisure and Entertainment facilities to deliver a balanced and sustainable portfolio of facilities which support the needs of our communities alongside elite sport and events (Investment in the facilities);
3. Note this gives an opportunity for the Council to review how leisure and entertainment services are delivered in Sheffield and approve the strategy of a Council commissioned (but market driven) approach to appointing an external partner, as outlined in this report (Who runs the facilities);
4. Delegate authority to the Director of Culture in consultation with the Leader of the Council, the Director of Finance and Commercial Services and the Director of Legal and Governance to approve procurement strategies to deliver the strategy and to award any associated contracts;
5. Note phased delivery of this strategy will be approved via the Council's capital programme;
6. Note the programme of public consultation to inform the investment in facilities at a local level;
7. Note work will begin to address backlog maintenance issues at the following facilities:
 - a. Ponds Forge International Sports Centre
 - b. English Institute of Sport Sheffield (EISS)
 - c. Ice Sheffield
 - d. Heeley Pool and Gym
 - e. Beauchief, Birley and Tinsley Golf Courses
 - f. Sheffield Arena
 - g. Sheffield City Hall;
8. Note that backlog maintenance will also be addressed at Upperthorpe Healthy Living Centre which is currently run by Zest;
9. Note work will be undertaken on creating a lifecycle maintenance investment fund for Leisure and Entertainment facilities; and
10. Note the implications in (the closed) Appendix 1 and that further work will be done to inform how that can be progressed.

11.3 **Reasons for Decision**

- 11.3.1 The council recognises that leisure provision will be critical post Covid-19, with many people requiring rehabilitation after suffering long-COVID, or diminished mental health caused by lockdown. The health and wellbeing of residents is a

priority, and it is clear the services delivered by leisure play a vital role both now and in the future. It is therefore critical that a long-term management and investment strategy is put in place to secure the future of the leisure and entertainment portfolio.

- 11.3.2 It is expected that investment into new and improved facilities will help to attract and retain increased participation and usage of venues. Improved facilities will better meet customer expectations of a modern and welcoming leisure and entertainment offer. This will help to reduce barriers to participation and encourage more people to be more active, more often.
- 11.3.3 Investment in Leisure will improve financial viability and long-term sustainability of the service and ensure that facilities are modern and accessible. New facilities will also help to deliver against the Council's commitment to the climate emergency by improving the environmental sustainability of facilities.
- 11.3.4 Investment in new facilities will also improve equality of access ensuring that facilities are designed to be fully accessible and inclusive.
- 11.3.5 There is a clear financial link between the amount of money the Council can invest and the operating model selected. The greater the income the operator generates, the more money the Council can safely invest. It is therefore critical that the Council selects the management option that provides the greatest level of income, and that the decision on the future management option is taken alongside the decision to invest.
- 11.3.6 The Leisure Review has shown that the external partner model is the most financially advantageous and returns the highest level of income. This is because an external partner is likely to benefit from existing regional management structures which means that central overhead cost such as senior management, central administration, HR and payroll attributed to the delivery of services will be lower. In addition, a specialist external partner is likely to be able to deliver economies of scale on procurement supplies and services and have stronger marketing expertise to generate sales and therefore increase income.
- 11.3.7 The external partner model also provides the greatest financial certainty as the least financial risk as a management fee would be set as part of the contract procurement and financial risk can be transferred to the external partner.

11.4 **Alternatives Considered and Rejected**

- 11.4.1 Alternative Management Model - The Council has reviewed three possible options for the future management of facilities, as described in 1.3. This included in house, a Local Authority Trading Company (LATC) and appointment of an external partner. The in house and LATC options were not selected as they are more expensive and present a greater level of financial uncertainty and risk to the Council. They would not allow for the level of investment needed for the Council to offer significantly improved leisure facilities.
- 11.4.2 Do Nothing - Doing nothing is not an option. The current arrangement with

Sheffield City Trust come to an end in 2024 and the facilities themselves require significant investment just to remain open and functioning. Without investment facilities will continue to decline and eventually close.

11.5 Any Interest Declared or Dispensation Granted

None

11.6 Reason for Exemption if Public/Press Excluded During Consideration

None

11.7 Respective Director Responsible for Implementation

Interim Executive Director, Place

11.8 Relevant Scrutiny and Policy Development Committee If Decision Called In

Overview and Scrutiny Management Committee

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Author/Lead Officer of Report:
Abby Brownsword/Principal Committee Secretary

Tel: 27 35033

Report of: *Executive Director, Resources*

Report to: *Co-operative Executive*

Date of Decision: *19 January 2022*

Subject: *Staff Retirements*

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 Cabinet Member Portfolio does this relate to? <i>N/A</i>		
Which Scrutiny and Policy Development Committee does this relate to? <i>N/A</i>		
Has an Equality Impact Assessment (EIA) been undertaken?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If YES, what EIA reference number has it been given? <i>(Insert reference number)</i>		
Does the report contain confidential or exempt information?	Yes <input type="checkbox"/>	No <input checked="" 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:-		

Purpose of Report:

To report the retirement of the following staff from the Council's Service and to convey the Council's thanks for their work.

Recommendations:

To recommend that Cabinet:-

- (a) place on record its appreciation of the valuable services rendered to the City Council by the members of staff in the Portfolios stated;
- (b) extend to them its best wishes for the future and a long and happy retirement; and
- (c) direct that an appropriate extract of the resolution now made, under the Common Seal of the Council, be forwarded to those staff with over 20 years' service.

Background Papers: None

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

1. PROPOSAL

- 1.1 To report the retirement of the following staff from the Council's Service and to convey the Council's thanks for their work:-

<u>Name</u>	<u>Post</u>	<u>Years' Service</u>
<u>People Portfolio</u>		
Melanie Ainsworth	Care Manager Level 3	38
Katarina Bajin-Stone	Senior Fieldwork Manager	37
Lynn Barlow	Library and Information Assistant	41
Karen Baugh	Care Manager Level 2	35
Allan Booth	Technical and Programme Works Team Leader	44
Caroline Chettleburgh	Head of Hearing Impaired and Vision Support Services	30
Patricia Clark	Library and Information Assistant	38
Lesley Fletcher	Support Worker, Assessor Team	20
Eileen Hallam	Support Worker, City Wide Care Alarms	43
Cath Thompson	Consultation Officer, Targeted Intervention and Learning	39
Catherine Vickers	Portage Home Visitor	20
<u>Place Portfolio</u>		
Tarn Alflat	Income Specialist	35
John Baldwin	Bereavement Officer	34
Mark Bayliss	Park Attendant and Gardener	44
David Clark	Senior Building Surveyor	40
Chris Gorner	Senior Building Services Engineer	43
Lorraine Greeves	Neighbourhood Manager	35

<u>Name</u>	<u>Post</u>	<u>Years' Service</u>
Andrea Howson	Administrative Officer, Building Control and Planning	43
Andrew Naylor	Service Manager Heating, Mechanical and Electrical	40
Ann Parkes	Passenger Assistant	36
Dennis Wyatt	Engineer	41



Author/Lead Officer of Report: Paul Taylor.
Head of Customer Services

Tel: 07733 301054

Report of: Eugene Walker, Executive Director of Resources
Report to: Co-operative Executive
Date of Decision: 19th January 2022
Subject: Agreement to proposed COVID Memorial Activity in Sheffield

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? Sustainable Neighbourhoods, Wellbeing, Parks and Leisure		
Which Scrutiny and Policy Development Committee does this relate to? Overview and Scrutiny Management Committee		
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? <i>(awaiting confirmation)</i>		
Does the report contain confidential or exempt information?	Yes <input type="checkbox"/>	No <input checked="" 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:-		

Purpose of Report

This report is reporting to Co-operative Executive members on proposed COVID Memorial activity in Sheffield during 2022 and seeks agreement from Co-operative Executive for these proposals. Members are also invited to provide any further thoughts and guidance.

Recommendations:

That the Co-operative Executive:

1. Approves proposals for COVID memorial activity described in the report and confirm agreement to use some public health underspend towards the COVID Memorial Activity.
2. Delegates authority to the Executive Director for Place who in consultation with the Executive Director for Resources will be responsible for ensuring the delivery of the COVID Memorial Activity including the award of contracts following mini competition.
3. To the extent not already delegated to them by the Leader's Scheme of Delegation, delegate authority to the Executive Director of Place, in consultation with the Director of Legal and Governance and Director of Finance and Commercial Services to prepare and execute all required documentation and take steps to implement these recommendations.

Background Papers:

None

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: Liz Gough
	Legal: Marcia McFarlane Equalities: Bev Law
<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: Eugene Walker, Executive Director of Resources
3	Executive Member consulted: Cllr Alison Teal , Executive Member for Sustainable Neighbourhoods Wellbeing Parks and Leisure

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: Paul Taylor	Job Title: Head of Customer Services
	Date: 15 December 2021	

1. PROPOSAL

- 1.1 A multi-agency COVID Memorial Group has been in operation since March 2021, considering what could be suggested as appropriate memorialisation of the COVID pandemic period in Sheffield. The size of the group has grown, and it now includes four elected members and a member of the general public.
- 1.2 The group has been seeking to put in place memorial activity which covers a wide area of activity, and to which the input of all of Sheffield's communities and citizens can be welcomed. The group is also mindful of the disproportionate impact of the pandemic on certain communities and geographical areas of Sheffield and that this should be reflected in memorial activity. Timing of memorial activity has also been important to the group, given that the pandemic appears to have no tangible end point in sight.
- 1.3 The group has developed and refined three areas of memorial activity. These are:

A Memorial Archive. This will allow citizens of Sheffield to leave memories of loved ones lost during the pandemic, to celebrate the coming together of communities that has happened, or to leave any other memories related to the pandemic period.

A Memorial Trail. The group's vision is that a memorial trail will be created covering a number of geographical areas of Sheffield. This can be overseen by the Council's Local Area Committees, with each working with their geographical community to agree what their memorial should look like. Sheffield Teaching Hospitals NHS Trust have also indicated that they would like Northern General Hospital and Royal Hallamshire Hospital to form part of the trail; and it appears that the Hospital Charitable Trusts may be willing to be involved in helping to fund these. The trail will be such that it can be followed and will end up at any centralised memorial site. There is still some discussion as to whether the memorial sites should be assigned some sort of blank template to do something with (similar to the Bears of Sheffield model) or each site be given a free hand. The group is also considering how the points on the trail can be used for reflection and contemplation, possibly with QR codes that can be scanned into mobile devices.

A centralised memorial. There is agreement that there needs to be some sort of City Centre memorial at a site to be finalised. The nature and detail of this memorial is still to be agreed. The group envisages a good deal of discussion with Sheffield's communities and citizens as to what any site should look like, including the involvement of local media outlets. Once the general principles of the centralised memorial are agreed post-consultation then a tendering process will commence for the design and build.

1.4 There has been discussion of the plans at various points over the last ten months, including with Corporate Members Group which discussed the plans in late June and then again in early October.

1.5 A key consideration has been the funding of memorial activity. It was recommended that Public Health grant monies were used to fund the Covid memorial. These funds are ring-fenced for activities that improve health and wellbeing and reduce inequalities in health; it was agreed that some of this funding could be used if COVID memorial activity was seen as part of a larger programme of work, first sponsored by and committed to by the Health and Wellbeing Board in 2019, namely developing Sheffield as a 'Compassionate City'. A Compassionate City provides the foundation for better experiences of death, dying and bereavement. However, the potential scope and benefits lie well beyond these. The Compassionate Sheffield project aims to deliver the Community and Civic elements of a Public Health approach to death and dying. Compassionate Communities are networks of support comprising of family, friends, neighbours and community members. They are the foundation of what matters most to those undergoing experiences of death, dying, loss and care giving. There is general agreement that our proposed memorial activity will have public health benefits and will contribute to establishing Sheffield's status as a Compassionate City. Memorial activity needs to be part of the City's post-pandemic learning and needs to leave a legacy. Therefore, in early November 2021 the Co-operative Executive Member for Sustainable Neighbourhoods, Wellbeing, Parks and Leisure signed off the use of public health underspend for COVID Memorial Activity.

1.6 The projected costs of the proposed activities is £357,000 and this is the amount that has been signed off. There have been some developments with how this project will roll out since the original costings were drawn up. It is therefore now proposed that these monies are broadly split as follows:

Memorial Archive work	£25,000
Memorial Trail	£132,000
Centralised memorial	£200,000

1.7 In terms of the Memorial Archive, it was proposed that given the low value of this work, this element can be tendered out using a mini-competition process whereby three or more organisations are approached and asked to submit a tender. This process is currently under way and we anticipate that a successful bidder will be selected during January 2022 and work on the Archive will be fully under way by the end of that month.

1.8 Creation of the Memorial Trail will include close liaison with Local Area

Committee (LAC) Chairs. Decisions will need to be made around whether things move forward with the template idea or else LACs are given a free hand. If the decision is a template then this again may need a mini-competition to commission the template designer, and will mean less monies available to individual LACs. Another suggestion which has been made is that LACs could each look to commission a local artist to work with them on what their element of the memorial trail might look like. LACs may also decide to think about things like memorial tree planting. As has been noted STH Trust want Northern General Hospital and Royal Hallamshire Hospital to be part of the trail; we anticipate that this could either be in line with any template idea or else the hospitals are given a free hand. Early indications are that both the Teaching Hospitals Trust Charity and Childrens Hospital Trust Charity would be interested in helping to fund the hospital elements. If a decision is made to add reflection QR codes to the trail this will need to be costed up. Thought also needs to be given to what the order of the trail will be. Further thoughts around these areas are welcomed from Co-operative Executive members.

- 1.9 The City Centre memorial is a key aspect of memorialisation activity and will be of major importance to citizens. The COVID Memorial Group agree that this is an area where the involvement of communities and citizens can be very much encouraged. We envisage working with local media and also using social media to encourage people in the city to make recommendations, perhaps based on a range of possibilities generated by elected members and partners. Further discussions will be needed with elected members as to where in the City Centre any memorial could be sited. The proposed Pounds Park site was originally discussed but then discarded as the tone of the site seemed out of step with memorialisation activity. The Peace Gardens is a possibility, but there are of course a range of other possibilities. Once there is agreement as to broadly what any central memorial might look like and where it will be sited, the design can then be tendered out.
- 1.10 In terms of timescales, the vision of the Memorial Group is that all memorial activity should be complete by Autumn 2022. It has been suggested that this will enable communities and citizens to be involved in putting e.g. memorial trail ideas together during the Spring and Summer months. Timescales will of course be kept under review. As has been noted, work is already under way on tendering out the Memorial Archive element and once Co-operative Executive approval is given to this report work can start in earnest on the other two strands.
- 1.11 It has been suggested by the Memorial Group that once the Centralised Memorial is in place there should be some sort of COVID commemoration event to mark its launch. Any commemoration should also be linked in to the Compassionate Sheffield principles and what more can be done around helping to improve the death, dying and bereavement experiences of our citizens.
- 1.12 The Sheffield City Council Communications team are already in the loop

regarding memorial activity. We have agreed that this report will act as the trigger point for a communications campaign around planned memorial activity. The campaign will involve sharing the plans with citizens and identifying how people can become involved.

- 1.13 Thought needs to be given to the overall project management of this programme of activity. Up to now oversight and management of activity has been provided by the Head of Customer Services within the Resources portfolio. However, now that plans are becoming more concrete it feels more appropriate that management of the programme should sit within the Place portfolio. Outline discussions around this will shortly get under way.
- 1.14 In terms of keeping elected members informed on progress going forward, as has been noted four elected members are represented on the Memorial Group. However updates will continue to be provided to Corporate Members Group and Co-operative Executive as required. Co-operative Executive may elect to designate one member as a conduit between the group and progress on the ongoing activity.
- 1.15 At CMT on 10th January the suggestion was made that the opportunity for some form of public subscription could be enabled. This would enable citizens to make a contribution to the costs of the memorial and could enable plans to be scoped up and extended. This will be considered further.

2. HOW DOES THIS DECISION CONTRIBUTE?

- 2.1 This decision will help to put a line in the sand as to what Sheffield's memorial activity will look like, meaning that work on the various elements can get under way in earnest and there should be no significant drift from what has been agreed. It has been suggested that COVID memorial work can be aligned with Sheffield City Council's vision for the City Centre.
- 2.2 As has been noted these proposals must ensure appropriate involvement of all of Sheffield's communities and citizens in planning COVID memorial activity, and that the disproportionate impact of the pandemic on different communities and locations is reflected in that activity. This decision will help to ensure that this is the case.

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 As has been indicated above, the COVID Memorial Group has a wide and diverse membership. This includes Sheffield City Council Members and Officers, and representatives from Faithstar, South Yorkshire's Community Foundation, Flourish, the Sheffield Psychology Board, the

Sheffield Clinical Commissioning Group, Sheffield Cathedral, the Sheffield Church Burgesses, the Sheffield Star (Nancy Fielder) and Radio Sheffield (Katrina Bunker). In addition, there are two representatives from the Sheffield Humanist Community, and a member of the general public (someone whose mother died as a result of the pandemic and wrote to members asking about the City's memorial plans and who was subsequently invited to join the group).

3.2 In addition, the SCC Head of Customer Services has had two meetings with the Sheffield Faith Group (administered by Faithstar) and has met with the Sheffield Accountable Care Partnership Executive Group.

3.3 General enquiries from citizens about memorial activity have been routed to the SCC Head of Customer Services for response and any subsequent discussion.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality of Opportunity Implications

4.1.1 As noted above, the COVID pandemic has impacted disproportionately on certain communities and geographical areas of Sheffield. It is therefore important that any memorial activity planning is mindful and reflective of that impact. Some discussions have taken place involving representatives of community faith organisations, but further ongoing extensive consultation will be needed once the proposed activity is approved by Co-operative Executive. This will be discussed in detail with Equalities colleagues, who have already been brought up to speed with the outline proposals.

4.1.2 The tender specification for the Memorial Archive strand stresses the need for an inclusive approach to gathering memories. This includes being mindful of language or other communication difficulties and ensuring that this is not a bar to contribution. Potential bidders also need to be aware of cultural norms within certain communities when identifying ways to encourage contributions.

4.2 Financial and Commercial Implications

4.2.1 As has been noted agreement has been obtained to use Public Health underspend monies to finance memorial proposals. This is because the memorialisation work is closely allied to the Compassionate Sheffield initiative. Care will be taken to ensure that all proposed activity aligns to the Compassionate Sheffield principles.

4.2.2 In terms of Commercial implications care will be taken to ensure that all procurement rules are followed and complied with. This includes the use of tendering and mini-competition procedures as appropriate.

4.3 Legal Implications

- 4.3.1 The Secretary of State for Health and Social Care used powers under section 31 of the Local Government Act 2003 to provide the public health grant funding to the council. This funding must be used for public health functions specified in section 73B (2) of the National Health Service Act 2006; the proposed memorial activity is within those functions.
- 4.3.2 The Council must comply with all conditions for the Public Health funding set out in the funding agreement. The conditions include a requirement that expenditure is incurred between 1 April 2021 and 31 March 2022 but underspends can be carried over to the next financial year with all existing grant conditions continuing to apply. Breach of grant conditions can lead to reduction, suspension or withholding of grant payments or the Council may be required to repay the whole or part of the monies paid
- 4.3.3 The proposed service cost for each aspect of the Memorial Activity will be less than current thresholds for public contracts under the Public Contract Regulations 2015, so these regulations will not apply to contracts awarded under these proposals. The process for selecting service providers must comply with principles of transparency, fairness and equality, the Council should therefore use a mini competitive process to select a provider; this will be compliant with the requirements of the Council's Contract Standing Orders.
- 4.3.4 The Localism Act 2011 gives local authorities a "general power of competence" which enables them to do anything that an individual can do as long as the proposed action is not specifically prohibited by law; there are no specific statutory prohibitions preventing the Council from taking steps proposed in this report. The Council can use this power to undertake activities necessary to deliver the innovative working proposed in this report.
- 4.3.5 Legal advice has been and will continue to be taken in respect of all aspects of COVID memorialisation work

4.4 Other Implications

- 4.4.1 As noted, proposed COVID memorial activity is taking place under the auspices of the Public Health programme and specifically Compassionate Sheffield. Public Health colleagues will be fully involved and consulted with as the work rolls forward.

5. **ALTERNATIVE OPTIONS CONSIDERED**

- 5.1 The COVID Memorial Group mulled over a number of potential options for memorial activity, but the three strands as set out were established very early on. Once those principles were in place the group has

considered and continues to consider some of the detail. However no significant alternative approaches have been suggested or considered.

6. REASONS FOR RECOMMENDATIONS

6.1 There has been a degree of discussion over the last ten months regarding these proposals, including with elected members. However by taking the decision to agree these proposals Co-operative Executive will help to firmly put these proposals in place as Sheffield's commitment to memorialising the pandemic period, and the work on these proposals can then move forward in earnest. Outcomes from this decision include:

- Providing a start point for sharing the proposals with Sheffield citizens;
- Setting in motion a more concentrated round of involvement and consultation;
- Confirming the start of work on the Memorial Archive once mini-competition bids have been assessed;
- Enabling discussions with LAC Chairs and others to roll forward in respect of the Memorial trail;
- Enabling consultation around and the tendering process for a centralised memorial.



Executive Director/Director Non-Key Executive Decision Report

Author/Lead Officer of Report: Tammy Whitaker, Head of Regeneration and Property Services

Tel: 0114 205 6912

Report to: Mick Crofts Executive Director Place

Date of Decision: 15th December 2021

Subject: Parkwood Springs Options Report

Which Cabinet Member Portfolio does this relate to? **City Futures, Development, Culture and Regeneration and Cabinet Member for Finance**

Which Scrutiny and Policy Development Committee does this relate to?
Overview & Scrutiny Management Committee

Has an Equality Impact Assessment (EIA) been undertaken? Yes No

If YES, what EIA reference number has it been given? *(Insert reference number)*

Does the report contain confidential or exempt information? Yes No

If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-

"The (report/appendix) is not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended)."

Purpose of Report:

This report seeks to provide an update on the development of leisure use at Parkwood following the termination of the Agreement for Lease with Extreme

The Council has undertaken a project review and options appraisal for future development of the site to decide how best to proceed and this report seeks delegated authority to

1/ progress the preferred option as set out in this report, and

2/ identify and secure funding for upfront site assessment/investigation works and for the clearance of the site of debris and invasive vegetation, subject to

compliance with the Council's budget processes, financial regulations and Capital Approval processes

Recommendations:

It is recommended that:

That Cooperative Executive

- 1) Notes the progress made to date on delivery of development of the Parkwood site
- 2) Endorses the strategy outlined in this report for the delivery of development at Parkwood
- 3) Allocates £200,000 from established investment resources to develop the proposal and underwrite the cost of site clearance works and a detailed transport, and ecological assessment
- 4) Recommends that a suitable communications and engagement strategy is developed to manage the ongoing development of the Parkwood site as proposals progress
- 5) Recommends that discussions are held with Mayoral Combined Authority to explore the potential for external funding to undertake the site assessment/investigation/access surveys, undertake the site clearance works and the longer term implementation of access and development works to bring the site forward.

Background Papers:

Report to Cabinet 17th July 2019 Disposal of land at Parkwood Springs to enable development as an outdoor leisure destination

Report to Leader of Council 26th February 2021 Provision of Access Road and Car Park to Parkwood Springs

Report to Executive Management Team 1st June 2021

Executive Director/Director - Non-Key Executive Decision Report - Parkwood Springs Outdoor Leisure Destination 17th August 2021

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: Tim Hardie
		Legal: David Cutting and David Sellars
		Equalities: Anne Marie Johnson
Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.		
2	Lead Officer Name: Tammy Whitaker	Job Title: Head of Regeneration and Property Services
	Date: 15 th December 2021	

1.0 Purpose

- 1.1 This report seeks to provide an update on the development of leisure use at Parkwood following the decision to terminate the Agreement for Lease with Extreme.
- 1.2 The Council has undertaken a project review and options appraisal for future development of the site to decide how best to proceed and this report seeks delegated authority to:
 - 1) progress the preferred option as set out in this report, and
 - 2) identify and then secure funding for upfront site assessment/investigation works and to clear the site of debris and invasive vegetation subject to compliance with the Council's budget processes, financial regulations and Capital Approval processes

2.0 BACKGROUND

Site Description

- 2.1 The former Sheffield Ski Village is located at Parkwood Springs, 1.5 miles north of the city centre. The site is bordered by Council-owned land to the east and Viridor's former landfill site to the North.
- 2.2 Nearby established communities at Shirecliffe and Burngreave are only a short walk away, as are new and emerging neighbourhoods at Kelham Island and Neepsend.
- 2.3 The Council owns the freehold of the former Ski Village site and surrounding land and this is in a poor condition, overgrown with vegetation including areas of invasive species (japanese knotweed) with redundant remains from the former ski slope and facilities still present. The site is susceptible to tipping, arson, anti- social uses and part of the site has also in the past been occupied by travelling communities.
- 2.4 The adjacent Viridor owned land was previously operated as an open landfill site. This use has recently come to an end with Viridor capping the tip and undertaking extensive landscaping works. Viridor are currently working with the Council to open the site back up for public access.
- 2.5 Access to Parkwood via all modes of transport is poor. The existing access is through an industrial area and is further constrained by the Douglas Road railway bridge, which has both a height and width restriction and so larger vehicles including modern luxury coaches can't get through. Currently there is no easy access to the Parkwood site via public transport. This poor access and lack of sense of arrival currently makes development of the site for any use commercially challenging. Access to the site has always been identified as a major constraint.

- 2.6 In 2018, once commercial tipping came to an end, the Council produced a draft masterplan for the wider Parkwood Springs area. The masterplan sets out a long-term vision for a 'country park in the city', building on the views of local stakeholders and the community. It was always understood that delivery of this vision would require a phased approach to develop the funding and delivery mechanisms required to realise the local ambitions.
- 2.7 A key component of the masterplan has been the development of the former ski village site as a pay to play leisure destination. This ambition is based on a market assessment undertaken in 2015 that assessed the options for the site and identified the opportunity to develop a modern outdoor pay-to-play sport and leisure attraction, which could aspire to be a tourist destination of regional significance.

Brief History

- 2.8 In 2017 the Council led an open market competition for a development partner to bring the site back as an outdoor leisure destination, intended to be the jewel in the crown of the Outdoor City. As a result of this competition, Extreme Destinations Limited (Extreme) were selected by the Council to deliver a modern ski slope, mountain biking trails, a hub building and visitor accommodation on the site and an Agreement for Lease between the Council and Extreme was signed. Under the terms of the agreement Extreme had to progress the development design works and meet certain set conditions within specific timescales.
- 2.9 Whilst working up their development proposals for the site and to help with scheme viability Extreme agreed terms to sublet a part of the site to Skyline for a luge.
- 2.10 In addition, to help the delivery of the proposed scheme, the Council secured a £4.8m loan from Sheffield City Region Infrastructure Fund (SCRIF) to support the construction of an access road, car park and site infrastructure and then in July 2020 a grant of £6m of Get Britain Building Fund to help unlock the development.
- 2.11 Despite the Council extending the milestone dates in the Agreement for Lease several times to reflect the impact of the covid pandemic, Extreme failed to sufficiently progress the detailed design work for their scheme and in particular for the access road, which was essential to secure the £6m of grant funding.
- 2.12 This lack of performance put the funding/delivery of the road at risk and so the Council took the decision to step in and procure the design and construction of the access road and associated car park. The completed access road designs and costings showed that delivery in the location proposed by Extreme, whilst technically possible, was complex and that delivery would be challenging on the timescale required by the grant funding.

- 2.13 Given these issues the Council took the reluctant decision to pause work on the road design to avoid unnecessary financial exposure and risk to the Council. With agreement with the funders this £6m funding has been reallocated to other priority projects in Sheffield.
- 2.14 Without the grant funding the Extreme scheme was not viable and when added to their failure to meet any of the key milestones and progress the design work the Council took the decision not to further extend the timescales via an Executive Director/Director - Non-Key Executive Decision made on 17th August 2021. The agreement with Extreme was therefore ended.

Constraints on development

- 2.15 As set out earlier in this report there are several major constraints that need to be overcome to give greater commercial certainty for the site to be redeveloped. These being:

i) Access

- 2.16 The key to any development of Parkwood is to improve the accessibility to the site for all modes of transport (public, vehicular, bike and pedestrian) and to seek to achieve the use of more sustainable modes of transport that do not have adverse environmental impacts, as well as to reduce energy consumption. The current site access is poor and could not support a leisure development on the Parkwood site without significant investment.
- 2.17 The cost of providing a new access road to the site has been always a major burden on development viability. One access road option crossing the Viridor site, was proposed by Extreme. This has been worked up/costed but the cost of this is in excess of £6m and so is not financially viable on commercial terms.
- 2.18 A transport/traffic assessment is therefore required in order to undertake a comprehensive review of all the options available to gain access to the Parkwood site to enable its redevelopment with a leisure use, to set out the potential costs/impacts of each option, and to finally recommend an access strategy that will allow the Parkwood site to be successfully redeveloped.
- 2.19 The assessment will model a number of assumptions for visitor numbers and trips generated to assess the transport impacts and any required mitigations and will look at access to the site in the round to establish if there are any other potential access solutions. This would include among other options looking at access from Cookswood Road and Shirecliffe Road and also linkages through to the city centre, active travel and public transport routes.
- 2.20 This is a substantial piece of work, costing between £80,000 and £150,000 but is essential in order to bring redevelopment of site forward

as it will inform how access to the site will be gained. This should be viewed as a cost in bringing the site to the market. Once the report has been finalised, consideration can be given to the implications for the Council and the recommended way forward.

ii) Site preparation works

2.21 In addition to the access works there are substantial works required to make the site suitable for development and to deal with the legacy of past uses on the site.

2.22 These include:

1. Clearance of all the remains of the old ski village infrastructure from the site so that the site is clear and safe including:
 - remains of the old ski matting, and track;
 - the steel skeletons of the banking on the slope;
 - any lighting columns/ski lift columns and any associated cable runs/ducts etc;
 - the remains/foundations of the old buildings;
 - any fly tipped materials; and
 - remains of the ski jump bag
2. The safe disconnection of the historic water and electric supplies to the old ski village and capping of drains
3. Treatment of the invasive vegetation species including the fencing off areas of Japanese knotweed near to public footpaths/ rights of way.

2.23 Japanese knotweed is a fast-growing, vigorous, invasive and resilient weed whose rhizomes (underground stems) can cause extensive damage to paving, roads, building foundations and drains. The high cost of clearing Japanese Knotweed is due to its resilience, the fact that it can easily spread and that under the Environmental Protection Act 1990 it is designated as controlled waste.

Cost of works

2.24 It is difficult to quantify the costs of these works without further detailed investigative surveys, but a conservative estimate of £500k should be made with the assumption of a three year treatment programme for the invasive species.

3.0 PROPOSED WAY FORWARD

3.1 Following the termination of the Agreement for Lease with Extreme Officers have undertaken a project review and have considered a range of options:

Option 1 - Do Nothing/Incremental Development

- 3.2 The Council could choose to do nothing.
- 3.3 In this option the site of the former ski village would remain derelict and overgrown with the Council continuing to pick up all the associated holding/management costs including fly tipping, arson and anti- social uses.
- 3.4 In this scenario the vision for the wider Country Park could still be developed at the other end of the Parkwood site, but before anything meaningful could be achieved on the former ski village site the clearance of the site of debris and invasive vegetation would need to have taken place.
- 3.5 This would have to be a very long term phased approach as without economic outputs (jobs created or new business rates generated) it will be difficult to secure funding for these site clearance works which are the crucial first stage to achieving full public access.
- 3.6 This approach will mean that there will be limited benefits to the local community.

Option 2 - Remarket the Site

- 3.7 This option would remarket the site to find a new developer and operator. It would enable the Council to achieve the ambition as set out in the masterplan and bring the former ski village back into use as a major outdoor leisure destination venue, capitalising on national trends towards outdoor recreation and reinforcing Sheffield's position as the UK's Outdoor City.
- 3.8 In order to assess this option the Council has completed a soft market testing exercise to assess the feasibility of this as an option and to understand the current market appetite.
- 3.9 The key findings were as follows:
- Generally, the adventure multi-sport, destination and outdoor active entertainment market seems to be in a stable position, with significant growth shown by many of the parties engaged in the last ten years. Selected parties work globally (Venture-Xtreme, Parkour Generations and Go Ape) and operators such as Zip World have significant expansion plans in the UK and abroad
 - There was a cautious but genuine interest and appetite from the market and all involved appreciated the unique opportunity that Parkwood presents, notwithstanding some challenges that would need to be addressed (e.g. access and investment)

- The challenges in bringing forward the site (access, condition and investment) mean that public sector funding is required to de-risk the site
 - There was a strong message that the approach to developing Parkwood would require on-going Council support and involvement.
 - A more incremental approach may be required to development, starting with limited facilities to build interest over time.
- 3.10 The market testing suggested that a very different approach is required to a straight land deal. In this scenario it is likely that the Council would need to undertake a procurement exercise to secure a development partner and would likely be required to cover some costs of development and commit to risk sharing in addition to solving access issues and the clearance of the debris and invasive vegetation. This will require an on going commitment of resource from the Council and continued access to public funds

Option 3 - Continue to Pursue a Land Deal – Preferred Option

- 3.11 The soft market testing has established that it is unlikely that a straight remarketing of the site for disposal would result in securing a new developer at this moment in time.
- 3.12 However, Skyline Luge, an international operator, who develop and operate outdoor leisure destinations across the world including New Zealand, Canada, South Korea and Singapore were introduced as a potential partner for the Ski Village site by the Council to Extreme and had negotiated a lease agreement with Extreme to lease part of ski village site for delivery of a luge and zip line.
- 3.13 Over the last 2 years Skyline have developed detailed proposals for the Luge as part of the Extreme development. Despite the termination of the agreement with Extreme, Skyline remain committed to Parkwood as a destination for a Luge and have expressed an interest in taking on redevelopment of the site via a land transaction.
- 3.14 With this in mind they have prepared a high level proposal for a Gravity Park, developing their existing concept from experience of delivering other operations around the globe.
- 3.15 The Gravity Park would be the first in the world and would create a regional leisure destination providing a family orientated experience that fits with the City's aspirations to be an Outdoor City and promoting health and well-being for visitors and local communities. The Gravity Park proposal would include a luge and zip wire alongside a range of other activities and supporting infrastructure integrated with the wider country park and providing access for all people of all abilities and interests.

- 3.16 They are clear however that the access constraints and site condition must be solved for them to be able to enter into a lease for the site. This would require the Council to secure funding to address site clearance and secure access prior to any lease being completed. Skyline would however carry all development and operational risk and the Council would not be required to underwrite the commercial risk.
- 3.17 To maintain momentum it is recommended that the proposal from Skyline is further explored.

Conclusion

- 3.18 Whichever option is pursued it is clear that without some investment from the Council/public sector the Parkwood site is unlikely to be brought forward.
- 3.19 It is therefore recommended that:
- £200k is allocated to undertake site investigation work and site clearance, complete a transport assessment and ecological and environmental assessment. There are alternative funding streams which officers are investigating to meet these costs, which will be identified and agreed in consultation with the Cabinet Member for Finance before submission of the final report.
 - Officers explore opportunities with the South Yorkshire Mayoral Combined Authority (MCA) and other funding bodies to secure funding to address access and infrastructure constraints
 - That Officers further develop the proposals for the Gravity Park with Skyline
- 3.20 Other options remain a fall back position should this approach ultimately prove to be undeliverable.

4.0 HOW DOES THE DECISION CONTRIBUTE

- 4.1 Better health and wellbeing – Participation in active sport and wider use of the Parkwood site for both commercial leisure development and a Country Park will help the Council to deliver its policies to: promote good health and help people achieve a greater level of wellbeing including improving mental and emotional wellbeing and reducing loneliness and isolation.
- 4.2 Thriving neighbourhoods and communities – The redevelopment of the ski village site will ensure redevelopment of this prominent derelict land, improving the image and perception of the City and more directly those adjoining neighbourhoods which suffer from the stigma of deprivation.
- 4.3 The proposals for redevelopment of the wider Country Park offer members of the community new positive activities in line with Council policies to: encourage people to have a good quality of life and feel proud

of where they live, with increased access to local amenities and facilities including high quality parks and green spaces

5.0 ENVIRONMENTAL SUSTAINABILITY

- 5.1 The transport assessment will seek to ensure that the route(s) it identifies to access the site allow and encourage the use of more sustainable modes of transport that do not have adverse environmental impacts, as well as reducing energy consumption.

6.0 HAS THERE BEEN ANY CONSULTATION

- 6.1 No specific public consultation on the proposal to deal with Skyline has taken place. However progress to date on the site concerning the Councils dealings with Extreme and their proposals for the site have been shared by officers with local Friends of Groups and local Community Groups.
- 6.2 Moving forward the Council is committed to undertaking further consultation with the local community as plans and proposals for Parkwood emerge

7.0 RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

Equality of Opportunity Implications

- 7.1 The development of leisure use on the Parkwood site will be of universal positive benefit for all local people regardless of age, sex, race, faith, disability, sexuality, etc. Local people will benefit from the creation of a number of new full and part time jobs. The socio economic and community cohesion impacts locally will be particularly positive
- 7.2 No negative equality impacts have been identified.
- 7.3 As the development continues to progress there will be further opportunities for stakeholders and the public to be engaged and to make comments through the statutory planning process

Financial and Commercial Implications

- 7.4 The Council has to date currently committed £470k of costs associated with the design and feasibility works for the access road.
- 7.5 Whilst these are abortive costs for the project in its current form, the information gathered will still be relevant when future options for the development of the site are brought forwards. It has been confirmed that these costs will be covered by funding from the South Yorkshire Mayoral Combined Authority.
- 7.6 The proposals in this report would require an additional financial commitment of £200k for further site investigation work, site clearance, the

transport assessment and an ecological and environmental assessment. This time, those costs would be covered by the Council rather than the South Yorkshire Mayoral Combined Authority.

- 7.7 A funding package still needs to be identified to achieve the ambition of the full redevelopment of the Parkwood site. It is unlikely the Council could fund such a scheme from its own resources, unless it is agreed that other strategic projects will not progress. However, carrying out the further investigative work highlighted in this report will be helpful in assessing the viability and costs of future options for Parkwood. This in turn will place the Council in a better position to bid for external funding, which will enable us to deliver the preferred option.

Legal Implications

- 7.8 Confirmation of continued compliance with legal requirements (including procurement law, vires and subsidy control /competition) will be undertaken as part of the decision making process in respect of the proposal in the future.

The Localism Act 2011 provides the Council with a “general power of competence” which enables it to do anything that an individual can do as long as the proposed action is not specifically prohibited. A purpose of the Act is to enable local authorities to work in innovative ways to develop services that meet local needs including environmental requirements. The proposals in this report can be delivered by the Council using its general power of competence.

Property Implications

- 7.9 There are no direct property implication arising from this report.

8.0 ALTERNATIVE OPTIONS CONSIDERED

- 8.1 The alternative options available are set out in earlier in this report in the Proposed Way Forward paras 3.1 to 3.17.

9.0 REASONS FOR RECOMMENDATIONS

- 9.1 As outlined in this Report, there is a still a very clear strategic and economic case to justify leisure development of the Parkwood site
- 9.2 The Executive Director Place believes that a leisure development at Parkwood is vitally important, not only for the regeneration of the City but also by creating jobs and business rates. It also fits with the City’s aspirations to be an Outdoor City and promotes health and well-being for visitors and for local communities.

- 9.3 The reasons for the recommendations are to provide a way forward for the delivery of the Parkwood development
- 9.4 For the above reasons it is proposed that the Cooperative Executive adopts the recommendations set out in this report.

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Author/Lead Officer of Report: Janet Sharpe,
Director of Housing

Tel: 0114 2735493

Report of: *Executive Director, Place*

Report to: *Co-operative Executive*

Date of Decision: *19 January 2022*

Subject: *Housing Revenue Account (HRA) Business Plan and HRA Budget 2022/23*

Is this a Key Decision? If Yes, reason Key Decision:-	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
- Expenditure and/or savings over £500,000		<input checked="" type="checkbox"/>		
- Affects 2 or more Wards		<input checked="" type="checkbox"/>		
Which Cabinet Member Portfolio does this relate to? Housing, Roads and Waste Management				
Which Scrutiny and Policy Development Committee does this relate to? Overview and Scrutiny Management Committee				
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? 985				
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Purpose of Report:

The report provides the 2022/23 update of the Housing Revenue Account (HRA) Business Plan. It includes proposals to:

- Deliver our stock increase programme to build and acquire more council homes to meet our target of 3,100 homes by 2028/29
- Deliver improvements to our tenants' homes to make sure they continue to be well maintained
- Deliver year on year targets to achieve the 'Better Repairs Project'
- Invest in fire safety measures to ensure our council homes comply with the emerging building safety legislative environment

- Deliver on plans to ensure all Sheffield City Council homes reach Energy Performance Certificate (EPC) level C by 2030
- By 2022, produce a roadmap showing further options for council housing's contribution to achieving Sheffield's ambition of net-zero by 2030
- Focus on the quality of our customer service offer – improving customer access, the management of complaints and implementing recommendations from the Race Equality Commission
- Deliver improvements to the frontline neighbourhood housing services our tenants receive
- Work closely with Council colleagues to support the development of Local Area Committees across the city
- Consult with tenants over plans to charge for enhanced services and introduce cost recovery for some repair and housing management activities
- Develop apprenticeship, employment, and training opportunities to create a workforce representative of housing communities across the city
- Invest in updating our information technology infrastructure to seamlessly integrate with the wider Council systems
- Develop more agile ways of working as we learn to adapt post COVID-19 and address any remaining backlogs caused by the pandemic

Recommendations:

It is recommended that Co-operative Executive recommends to the meeting of the City Council on 2 February 2022 that:

1. The HRA Business Plan report for 2022/23 is approved
2. The HRA Revenue Budget 2022/23 as set out in the financial appendix to this report is approved
3. Rents for council dwellings are increased by 4.1% from April 2022 in line with the Regulator of Social Housing's Rent Standard
4. Rents for temporary accommodation are increased by 4.1% for 2022/23
5. Garage rents for garage plots and garage sites are increased by 4.1% from April 2022
6. The community heating kWh unit charge is increased from 3.04 pence to 5.69 pence from April 2022. The standing charge is also increased from £4.80 to £4.90 per week from April 2022.
7. The sheltered housing charge is increased by 3.1% for 2022/23
8. The burglar alarm charge is increased by 3.1% for 2022/23
9. The furnished accommodation charge is increased by 3.1% for 2022/23

Background Papers:

Appendix – Sheffield City Council Housing Revenue Account Business Plan 2022-2023

Appendix - Sheffield City Council Housing Revenue Account Business Plan 2022-2023 Financial Appendix

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: Mick Crofts		
3	Cabinet Member consulted: Cllr Paul Wood		
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.		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Lead Officer Name: Janet Sharpe</td> <td style="width: 50%;">Job Title: Director of Housing</td> </tr> </table>		Lead Officer Name: Janet Sharpe	Job Title: Director of Housing
Lead Officer Name: Janet Sharpe	Job Title: Director of Housing		

Date: 10.01.22

1. PROPOSAL

1.1 Summary

- 1.1.1 This report provides the 2022/23 update of the Housing Revenue Account (HRA) Business Plan and a 2022/23 revenue budget for the HRA.
- 1.1.2 A separate report on the Capital Programme, which includes the Council's Housing Investment Programme 2022/23, will be considered by the Co-operative Executive in February 2022. This will include details of the Council's funded capital investment plan for council housing which complements the service and financial plans for the HRA in this report.

1.2 Background

- 1.2.1 The HRA is the financial account of the Council as landlord. It is ring-fenced in law for income and expenditure in respect of council housing and housing land and certain activities in connection with the provision of council housing only. Other council services are funded through council tax and central government support which benefits all citizens of Sheffield regardless of tenure.
- 1.2.2 The HRA Business Plan sets out how all aspects of council housing will be funded from income (predominately rents) that the local authority is able to generate in its capacity as landlord.
- 1.2.3 The HRA operates within a national political context; therefore, any changes within national housing policy can have a significant impact on the HRA Business Plan.
- 1.2.4 Each year the HRA Business Plan is reviewed and updated to set budgets and charges for the year ahead and to provide an updated 5-year plan and 30-year affordability profile.
- 1.2.5 The review of the HRA Business Plan is a dynamic process which reflects the Council's ambitions to be an excellent landlord. This is not just something that we undertake once a year but an ongoing dialogue with tenants to identify investment and service priorities that will improve the quality of homes and services provided. The final proposals as set out in this report, have been consulted on and supported through regulatory tenant governance as recommended in the new Social Housing White Paper.
- 1.2.6 The recommendations in this report are based on the best information available at the time of writing – December 2021.

1.3 Summary of Key Changes

1.3.1 • **Coronavirus (COVID-19) Pandemic**

Last year, following Government guidance, we adapted our ways of working to focus on the delivery of statutory and critical services to our customers. We have gradually reinstated our face-to-face activities over the past 12 months, re-opening some of our neighbourhood offices, providing home visits to tenants and undertaking repairs to tenants' homes. In 2022/23 we will use our learning from the pandemic and look at developing further future agile working, feeding this into a comprehensive review of our customer service offer.

The delivery of the existing projects on the housing investment programme has largely continued throughout the pandemic alongside council housing regulatory and compliance responsibilities. The pandemic did however slow down some projects. We understand that some of our tenants will still need extra support so we will continue to actively engage with our most vulnerable tenants and ensure they have additional support in place where required. We will continue to work in accordance with Government guidelines in 2022.

There have been some significant risks and delays as part of the management and maintenance of the council housing stock due to national COVID-19 restrictions. A key priority for 2022/23 is to resume services safely, increase front line service activity, tackling non-compliance, tenancy breaches and issues that are having a negative impact on council tenancies and neighbourhoods. We will look to take a more pro-active and multi-tenure approach to dealing with tenancy management issues within our neighbourhoods. This work will help to highlight responsibilities as part of our tenancy conditions, and we will explore potential cost recovery options as part of this.

1.3.2 • **Fire and Building Safety**

The Fire Safety Act 2021 received Royal Assent in April 2021 providing greater clarity over responsibility for fire safety in multi-occupation residential buildings. For all council owned flat and maisonette blocks, our focus is on reducing the risk of fire for the structure, external walls and doors that open into communal areas.

There will also be other changes in legislation with regards to high rise building safety management which may require us to look at how we manage tenancies in the future and, this may require future housing management policy changes. The Building Safety Bill that was launched in July 2021 is expected to come into force from April 2022 in phases to be confirmed.

The new legislative landscape places significant duties on us as a landlord. This not only considers the buildings but equally important the building occupants. The Bill provides the next steps in reforms to give residents more rights and decision making about their homes, powers and protections and sets out significant changes to the way residential

buildings should be constructed, managed on a day-to-day basis, and maintained in the future.

Some of the key requirements are:

- Improved understanding of who is living in homes classed as high-risk high rise
- Specific arrangements for regular engagement with the residents of high-risk residential buildings - this includes a named Building Safety Manager
- Changes to the management of tenancies and leasehold properties and a requirement to produce a Personal Emergency Evacuation Plan (PEEP)
- Provision of electronic copies of an evacuation plan for our buildings to the local Fire & Rescue Service
- Monthly checks on the operation of lifts intended for use by firefighters in our buildings
- Annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts of multi-occupied buildings
- Provision of fire safety instructions to our tenants and residents in multi-occupied buildings

Further detail is expected to be included in separate secondary legislation and will provide further clarity of how specific elements of the Bill will work. We continue to actively work with the Department of Levelling Up Housing & Communities (DLUHC) on building safety matters, commenting on draft guidance and toolkits. We are taking a pro-active approach to ensure we have the resources in place to comply with any further legislative requirements and we are bringing forward fire safety improvements to blocks and developing a resident engagement plan.

1.3.3 • **Welfare Reform**

At the beginning of the COVID-19 pandemic, we experienced a steep increase in the number of Universal Credit claims made by our tenants (which increased by more than 10%). Over the last 12 months this has levelled out, but there are still over 9,000 working age tenants still claiming Housing Benefits who will need to transition to Universal Credit. Experience shows that most new Universal Credit claimants accrue additional arrears in the first 3 months of their claim so we will continue to make support available for any tenant that needs it.

We continue to provide a tailored service to different customer groups, helping all those in need of support to manage their money and understand their commitment to paying rent and other charges. We promote Direct Debit as the preferred payment method for all tenants, including those claiming Universal Credit, as it increases the likelihood of receiving prompt payment of rent. Collaboration also takes place across the Council and with the Department of Work and Pensions (DWP),

Children's Services and Charities to ensure our tenants and their families have the level of support required.

Rent accounts and the issues faced by tenants tend to be more complex to manage than before the pandemic started. There have been several changes to how tenants have been protected by the Coronavirus Act 2020. Legal action is now being taken cautiously to recover rent arrears, although the increase in these numbers has been slow so this has created a significant backlog of cases, whilst also ensuring tenants are supported wherever possible to reduce the risk of losing their home and homelessness.

1.3.4 • **The Charter for Social Housing Residents (White Paper)**

The Government's [Social Housing White Paper – The Charter for Social Housing](#) - sets out reforms intended to make landlords more accountable for the services they deliver, changes to the complaints process and the introduction of a set of tenant satisfaction measures that all landlords will have to report against. It is also expected that Sheffield, like many other cities, will benefit from a comprehensive Government inspection regime on a regular basis which is likely to commence in 2023/24 or earlier if triggered by failures to deliver services against tenant priorities.

We have produced a new [Customer Engagement Strategy](#) and a new set of [Landlord Commitments](#) (formerly called Customer Promises) in anticipation of the new standards to be announced by the Regulator. The Engagement Strategy is a first step in addressing the 'customer voice' section of the White Paper. The Strategy was produced in consultation and engagement with our tenants to ensure we have incorporated their views and feedback on how we should be engaging and involving our tenants.

The Landlord Commitments will drive service improvements for our customers as well as significantly contributing to our compliance with the many regulatory responsibilities and requirements of the White Paper. Compliance with these regulatory requirements will be mandatory, and proactive regulation and monitoring by the Regulator of Social Housing is expected. Detailed work has taken place by Housing and Neighbourhoods Service to prepare for the new regulatory regime and engagement with the Housing Ombudsman and Government Regulator. Sheffield has been working at a national level for some time in preparation for the new arrangements.

The White Paper also included a policy measure to review the Decent Homes Standard, to consider whether this needs to be updated to ensure it is delivering what is needed for safety and decency now. We are expecting that a new Decent Homes Standard (including energy and environmental standards) is to be consulted on this year. It is not clear at this stage the level of investment that will be required to meet this standard and whether any funding will be provided to support its

introduction. Once the new standard has been confirmed, a detailed report will be brought back to the Executive Co-operative as this may necessitate reviewing the HRA Business Plan. Sheffield is actively working with the Department of Levelling Up Housing & Communities (DLUHC) on the new standard with official, alongside a small number of Local Authorities. We will be continuing to monitor developments in relation to the review and await the timetable for changes.

1.4 Local Context

1.4.1 The HRA Business Plan is set within a wider strategic context of the overall ambitions of Sheffield City Council and those of the Housing and Neighbourhoods Service.

1.4.2 [Sheffield City Council's One-Year Plan](#) was approved in July 2021 and is a roadmap to the City's recovery from the pandemic. The plan sets out several priorities for the Council to deliver on, that will make an immediate impact to help rebuild and recover. A number of these priorities relate directly to the Housing and Neighbourhoods Service. Our business plan priorities align with the One-Year Plan priorities and will support the delivery of these commitments to the residents of Sheffield. The Council are also developing a 3–5-year corporate plan which the HRA Business Plan will align to and ensure delivery of corporate priorities.

1.4.3 As well as the Sheffield One-Year Plan and the longer-term corporate plan that is to be developed, the HRA Business Plan will also help to support a range of other related strategies such as:

- The Housing Strategy
- Affordable Housing Strategy
- Council Housing Stock Increase Programme
- Homelessness Prevention Strategy
- Older People's Independent Living (OPIL) Housing Strategy
- New Homes Delivery Plan

1.4.4 The Council's Stock Increase Programme also includes plans specifically to increase the provision of specialist housing. This includes older people's independent living and housing for people with learning disabilities. As part of our existing plans, we will look at options of increasing this provision further and extending this to additional homes for care leavers. This will help to support other areas of the Council such as Children and Young People and Adult Social Care.

1.4.5 The HRA currently contributes to the cost of Council community buildings across the city. We have experienced a reduction in demand for these buildings, even prior to the pandemic, and a subsequent reduction in income. There may be opportunities as part of the Corporate Buildings Review to look at existing facilities in our communities and explore options of consolidating in fewer, better used sites.

- 1.4.6 In 2021, seven Local Area Committees (LACs) were set up to promote the involvement of local people in the democratic process and to bring decision making closer to local people. The LACs are a way for people to get involved in making a difference to their local communities. As the Council's housing services are delivered across the city, we will ensure the business plan priorities feed into the LACs priorities and plans. We will continue in 2022/23 to work closely with Council colleagues to support the development of the LACs across the city.
- 1.4.7 Supporting the local economy including providing improved employment and skills outcomes remains a key priority for the Council. We currently have around 100 apprentices within the Housing and Neighbourhoods Service, and we usually recruit around 20 new apprentices a year, with many becoming permanent members of staff. The COVID-19 pandemic did have an impact on the number of new apprentices that joined the service in 2020/21 – being less than we anticipated. Our plan in 2022/23 is to reaffirm our recruitment back up to 20 apprentices per year which is a key part of our succession planning for the service. The apprenticeship scheme also provides an opportunity to help us improve diversity within the workforce. We will continue to look at ways in which we can promote and encourage new apprentices from a range of backgrounds and communities. In addition to the apprenticeship scheme, we also offer several graduate roles each year within the service which is having a positive impact on the service and supporting strategic priorities.
- 1.4.8 The Repairs Service is also investing significantly in its apprentice programmes with approximately 90 apprentices in the Housing Repairs & Maintenance Service. Our aim is to increase this further by another 20 apprentices per year funded from the HRA. This positive action is supporting the Council's strategic priority to increasing apprenticeships across all service areas.

1.5 HRA Business Plan Priorities 2022/23

- 1.5.1 The key priorities for the HRA Business Plan 2022/23 are to:
- Deliver our stock increase programme to build and acquire more council homes to meet our target of 3,100 homes by 2028/29
 - Deliver improvements to our tenants' homes to make sure they continue to be well maintained
 - Deliver year on year targets to achieve the 'Better Repairs Project'
 - Invest in fire safety measures to ensure our council homes comply with the emerging building safety legislative environment
 - Deliver on plans to ensure all Sheffield City Council homes reach

Energy Performance Certificate (EPC) level C by 2030

- By 2022, produce a roadmap showing further options for council housing's contribution to achieving Sheffield's ambition of net-zero by 2030
- Focus on the quality of our customer service offer – improving customer access, the management of complaints and implementing recommendations from the Race Equality Commission
- Deliver improvements to the frontline neighbourhood housing services our tenants receive
- Work closely with Council colleagues to support the development of Local Area Committees across the city
- Consult with tenants over plans to charge for enhanced services and introduce cost recovery for some repair and management activities
- Develop apprenticeship, employment, and training opportunities to create a workforce representative of housing communities across the city
- Invest in updating our information technology infrastructure to seamlessly integrate with the wider Council systems
- Develop more agile ways of working as we learn to adapt post COVID-19 and address any remaining backlogs caused by the pandemic

1.5.2 The key priorities for the HRA Business Plan 2022/23 will continue to feed into the wider Council and Housing and Neighbourhoods vision.

1.5.3 Further details of the key themes can be found within the priorities page within the HRA Business Plan 2022/23 appendix report.

1.6 Investment Programme

1.6.1 The aim of the investment programme is to effectively use capital and planned expenditure on our housing stock to improve tenant's homes, encourage sustainability and to reduce future revenue repair costs.

1.6.2 The programme should deliver improvements that meet the government decent homes standard. We had expected a new standard to have been published by government in the last 12 months that would have influenced our investment plans but this has not happened. This means the 5-year investment programme will continue to prioritise work

that keeps people safe and will deliver improvements to people's homes (fire safety, electrical upgrades, kitchens, bathrooms, windows, doors, roofs, insulating homes etc.) to make sure they continue to be well maintained and we have sustainable neighbourhoods. Over £300m will be invested over the next 5 years to make these improvements.

- 1.6.3 Following consultation with the community at Gleadless Valley, we also aim to consult with residents and bring forward regeneration plans for the estate during 2022/23.
- 1.6.4 Information on our plans and progress so far for the specific elements within the investment programme can be found in the HRA Business Plan 2022/23 appendix report which accompanies this report.
- 1.6.5 The revised 5-year capital investment programme budget 2022/23 - 2026/27 and planned expenditure can be found in the financial appendix that accompanies this report.
- 1.6.6 Planning for investment in the housing stock beyond 2027 presents some challenges for the service and the HRA Business Plan. The legacy of the Decent Homes investment is starting to trigger demand for additional funding beyond the current budget envelope. This is in addition to increased liabilities to address fire safety work and improve energy efficiency of the stock. This will require additional income to be identified to meet demand and create challenges for the HRA Business Plan beyond 2027.

1.7 Stock Increase Programme

- 1.7.1 One of our key priorities in the business plan is to increase the number of council homes we can provide. Our current plans are to deliver 3,100 new homes by 2028/29.
- 1.7.2 At the time of writing this report, we have delivered 732 new homes (a mixture of homes purchased on the open market and new homes built or acquired off plan). A further 221 new homes are currently in construction and expect to be delivered by Summer 2022, with another 762 homes on 8 sites currently at the feasibility and design development stage - including new supported accommodation units.
- 1.7.3 Demand for council homes continues to be high. Last year we stated that as part of our stock increase plans, we will include a greater range of homes to help meet the significant shortfall of types of homes. Our first new Independent Living Housing scheme (Older Persons Independent Living with Care) is currently under construction in Parson Cross (Buchanan Green) and is due for completion in Spring 2022. We are also developing plans for new Older Persons Independent Living Schemes in the south and southeast of the city at Hemsworth and Newstead. Both schemes will improve the choice and type of homes available for older people within the city. 8 of our new learning disabilities accommodation units were completed in September 2021

and a further 8 units will be delivered as part of the Buchanan Green scheme in Spring 2022.

1.7.4 We are also exploring options to further increase the provision of specialist housing including homes specifically for care leavers, older people, and those with learning disabilities. Our aim is to maximise the resources available across the Council to deliver the best outcomes for this customer group. Further detailed work will start in 2022/23, working jointly with our Children and Young People and Adult Social Care portfolios to ensure our proposals meet the needs of these specific groups. As with our general needs stock increase programme, we will continue to identify the best ways to deliver any new provision through exploring a range of different delivery options to maximise the number of new council homes we are able to provide. Options include building on the Council's housing land (held for the purposes of Part II of the Housing Act 1985 and accounted for in the HRA), acquiring homes for sale, purchasing "off plan" from private sector developers and acquiring land for the purpose of building new Council homes.

1.7.5 In 2021 we looked further into developing a programme of Shared Ownership homes as an affordable housing option in Sheffield. A Cabinet Report was approved in March 2021 to say how Shared Ownership will be managed. It is intended that these homes will be delivered as part of the stock increase programme and using Homes England grant funding. The Government has announced a new Shared Ownership Model to be used from April 2021 and has recently consulted on its implementation. Following the outcome of the consultation, Homes England has issued new guidance which we will use to deliver the new Shared Ownership Model. Currently the working manual and procedures are being developed to deliver Shared Ownership homes in Sheffield and our first new Shared Ownership homes will become available in 2022/23.

1.8 Reducing Carbon Emissions by 2030

1.8.1 Tackling climate change and reducing our carbon emissions remains a high priority for the Council. The One-Year Plan features plans to help achieve the net zero ambition, to take immediate steps to reduce carbon emissions in Sheffield.

1.8.2 As part of last year's HRA Business Plan, we set a priority to develop plans to address climate change and contribute to achieving zero carbon emissions by 2030. Work has already started on developing these plans and the Council have been working in partnership with [ARUP](#) to produce a mitigation pathway. This includes areas where the Housing and Neighbourhood Service could help to contribute to achieving the 2030 ambition.

Some of the key categories of how housing could help are:

- Improving the fabric of homes
- Reducing energy consumption in homes

- Removing fossil fuels
- Providing advice to customers
- Generating renewable electricity
- Deliver zero carbon new build council homes

1.8.3 We are investing resources into this important activity, and we are presently carrying out a strategic review of the Council's housing stock in order to develop a 'roadmap to net zero'. This is anticipated to take six months to complete and will provide a baseline position, estimate the funding needed for the Council's own stock and inform future asset planning and capital investment to achieve net zero for our housing stock.

Initial work has indicated that investment will be required in our 130 district and community heating networks – many which are old and show signs of being obsolete. A further piece of work is needed to consider the challenge of reaching zero carbon emissions as the majority of these are gas and lower carbon alternatives need to be identified. It is likely that some will need to remain gas fired for some time with other energy efficiency measures to homes being needed.

As reported last year, the cost of upgrading our existing stock to achieve net zero will be very expensive. It will therefore be important that we make the best cost-effective decisions as part of our plans. We are in continual dialogue with other landlords who are also developing plans and to inform the development of a more sustainable supply chains and learn from one another.

1.8.4 Our 5-year investment programme has been developed to support bringing all homes below Energy Performance Certificate (EPC) level C up to that level. There are approximately 6,900 council homes that are below this level. This will predominantly be delivered by a fabric first approach of cavity, loft and wall insulation and improvements in heating. We have allocated £53m of the programme to improving energy efficiency and carbon reduction measures. We are also continuing to work with Government, submitting funding bids for green grants when they become available to reduce costs and this will enable us to do more, more quickly.

The current government funding landscape is targeted at homes below EPC level C. HRA funding is not currently available to achieve net zero by 2030 but our ambition remains and all funding options to help will be explored.

In 2021 the Council has secured approximately £3m of grant funding through the Green Homes Grant Local Authority Delivery scheme. This will enable the delivery of energy efficiency works to 265 private sector homes and 517 Council homes. The Council has applied for £2.5m grant through the Social Housing Decarbonisation Fund which would facilitate energy efficiency improvements to a further 600 Council

homes, an announcement on this is due in December 2021.

1.9 Repairs and Maintenance

1.9.1 The Repairs and Maintenance Service has continued to bring about transformational change whilst attempting to recover from the COVID-19 pandemic. This has been a challenging time, however several changes and improvements to repair processes will help to ensure we are able to deliver an efficient and reliable Repairs Service to our tenants.

1.9.2 Despite the challenges because of the pandemic, we have continued to prioritise emergency, urgent and routine repairs including damp and fire safety work and are making progress in these areas. Performance on repairing empty properties is improving but quicker turnaround of properties for re-letting is required if we are to reduce relet times and rental income. We continue to prioritise health and safety repairs to council homes and buildings to ensure that we maintain a strong compliance in this area. We are continuing to experience shortages with some materials are exploring alternative specifications and supply options to help mitigate this.

1.9.3 Over the next 12 months we will continue to modernise and invest in the repairs service that we provide to tenants. We introduced a new IT system in 2021 to enable service re-engineering to be smarter and more efficient, to reduce back-office administration and enhance the customer experience. This will improve the efficiency of the service we provide, both to customers and the teams we work with. We will also focus on our workforce, through recruitment, training, and the expansion of our apprenticeship programme.

1.9.4 There has been significant investment into the Repairs Service over the last few years as part of its transformation. This investment will enable year-on-year savings that will be built into the business plan in future years. However, we may need to review the Repair and Maintenance budget mid-year 2022/23 to ensure that we have the right resources in place. There are considerable challenges remaining from the Covid pandemic and significant inflationary pressures, both for staff and materials, which may make such a mid-year review necessary. This position will be reviewed following the 21/22 financial year-end.

1.10 Financial Plan

1.10.1 The financial plan is based on several key assumptions to help us mitigate risks or changes that may occur in the coming year. All assumptions are reviewed and refreshed each year to reflect the changing economic environment in which the business plan operates.

1.10.2 Over the next year we will need to explore options for increasing income into the business plan to fund service improvements. We aim to consult with tenants around introducing a range of service charges where these are permissible to help fund improvements. We will also look at some of

our current repair and management activities to consider removing subsidies and implementing full cost recovery. This will help ensure that the business plan remains sustainable in future years.

- 1.10.3 Our tenants have told us as part of the Landlord Commitments consultation, reducing anti-social behaviour and a better cleaning service in our communal blocks are areas they would like to see improved. We will look at ways we can make these improvements including further joint working with the Council's community safety services in our neighbourhoods and reviewing our current cleaning service. There would be an additional cost to the HRA for enhancing these services, but we will explore further options over the next year.
- 1.10.4 We will need to review future options for making further efficiencies and savings for the HRA to ensure a sustainable business plan over the next 30 years. In 2022/23 we will start to identify areas where these can be made across the service. This is likely to include reviewing some of the current services and policies, opportunities for better joint working that will help to improve neighbourhood services such as anti-social behaviour, cleaning, shared green spaces and potential charging options for other services the Council provides to tenants.
- 1.10.5 Borrowing must comply with the provisions of the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003, made under the Local Government Act 2003, which require the Council to have regard to the Chartered Institute of Public Finance and Accountancy's Prudential Code for Capital Finance in Local Authorities (Prudential Code) when determining how much money it can afford to borrow. The objectives of the Prudential Code are to ensure within a clear framework that the capital investment plans of local authorities are affordable, prudent, and sustainable and that decisions are taken in accordance with good professional practice.

1.11 Financial Assumptions

- 1.11.1 Rents for council dwellings are to be increased by 4.1% from April 2022 in line with the Regulator of Social Housing's Rent Standard. This is the maximum amount rent levels can be increased under current Government policy in 2022/23 and is equivalent to an average increase of £3.27 per week. Rents for temporary accommodation will also increase by 4.1% in 2022/23. The average rents per house size in Sheffield are set out within the financial appendix that accompanies this report.
- 1.11.2 The Council continues to have a small but increasing number of properties that are let at an Affordable Rent (up to 80% of market rent). These are predominately new build properties and properties acquired as part of the stock increase programme. The annual rent increase applies to all social housing rents so properties let at an Affordable Rent will also see an increase in rent for 2022/23.

- 1.11.3 Arrears increased considerably at the start of the pandemic, but much of this was recovered in the second half of 2020/21. Additional Hardship Fund has been made available to help those affected most financially and has undoubtedly helped to protect the HRA and support customers to sustain their tenancy and ultimately stay in their home. This is alongside other support mechanisms in place such as providing money management and budgeting advice. As part of reviewing our support mechanisms, we will develop a more holistic and joint approach to supporting tenants with hardship and debt.
- 1.11.4 The process of making all council housing rents equitable over time by letting vacant properties at the target rent level will continue. Currently the average rent is £0.69 less than 'target' compared with a difference of £0.72 last year.
- 1.11.5 Garage rents for garage plots and garage sites will be increased by 4.1% from April 2022 in line with dwelling rent increases.
- 1.11.6 The burglar alarm charge is increased by 3.1% from April 2022.
- 1.11.7 The sheltered housing service charge is increased by 3.1% from April 2022.
- 1.11.8 The furnished accommodation charge is increased by 3.1% from April 2022.

1.12 Community Heating Charges

- 1.12.1 The community heating scheme operated by the Council, supplies heating and heating/hot water to almost 6,000 homes. The system provides heat and hot water to groups of properties from central boiler houses rather than using individual property boilers.
- 1.12.2 The community heating kWh unit charge is to increase from 3.04 pence to 5.69 pence from April 2022. The standing charge will also increase from £4.80 to £4.90 per week from April 2022.
- 1.12.3 The increase to the community heating charge is based on a mid-point estimation of the likely total charge from suppliers and the forecast usage over the next 12 months. This is unlikely to create a level of reserve to mitigate further increases in the price of gas. This remains a risk to the business plan in future years. The energy market is seeing significant turbulence and increases in prices. This unprecedented situation will mean it is necessary to undertake a mid-term review of the district heating account and prices.
- 1.12.4 The Council's heat metering scheme which began in 2014 has proven to be successful and popular with customers. Smart meters and controls have brought benefits for customers on what they are using. The system also provides us with comprehensive data about how each home is using their heating and gives us the ability to support and advise

tenants who might be worrying about switching on their heating. This is enabling us to support individuals more and intervene earlier where required.

1.12.5 As indicated in section 1.8.3 the district and community heating networks require investment and a strategic review of district heating is needed to ensure that investment that is needed is both efficient, cost effective and contributes towards the council's carbon ambitions as well as supporting our customers to heat their homes cost effectively in a very uncertain energy market.

1.12.6 A full breakdown of all community heating service charges is set out in the financial appendix.

1.13 HRA Budget 2022/23

1.13.1 The recommended budget for 2022/23 is set out in the financial appendix that accompanies this report.

1.14 Forecast Outturn 2021/22

1.14.1 Revenue budget monitoring reports have been presented during the year to the Co-operative Executive. The latest position is shown in the financial appendix.

2. HOW DOES THIS DECISION CONTRIBUTE ?

2.1 The proposals in this report are aimed at maximising financial resources to deliver outcomes to council tenants in the context of a self-financing funding regime, developments in national policy, the current economic climate and reductions in government funding. They will contribute towards the Sheffield One-Year Plan priorities: -

- High quality, safe homes for all our citizens
- Neighbourhoods that are clean, green, safe and thriving
- Set out our Pathway to Net Zero and take immediate steps to reduce carbon emissions in Sheffield

2.2 The HRA Business Plan 2022/23 will continue to contribute to the delivery of wider housing strategies and policies such as the Housing Strategy 2013-2023, the New Homes Delivery Plan 2018-2023, the Homelessness Prevention Strategy 2017-22 and the Older People's Independent Living Housing Strategy 2017-22.

2.3 The Council must ensure that as a self-financing entity council housing in Sheffield has a sustainable future. The purpose of the HRA Business Plan report for 2022/23 is to ensure the cost of council housing - including investment in homes, services to tenants, the servicing of debt and overheads - can continue to be met by the income raised in the HRA.

2.4 The foundation of the HRA Business Plan is ensuring council homes are occupied because letting homes generates the rental income which funds all aspects of council housing.

3. HAS THERE BEEN ANY CONSULTATION?

3.1 Consultation on business plan activities takes place throughout the year as part of our formal tenant governance activities. This helps us to understand what tenants think about the delivery of current services, but also to identify their priorities and shape future service needs.

3.2 Tenants have been kept informed of developments in relation to the HRA Business Plan and key service updates via several communications. This has included the Housing and Neighbourhoods Advisory Panel (HANAP), Housing and Neighbourhoods Partnership Group (HNPG), online meetings, our monthly news e-bulletin - Your Home, Your Neighbourhood and via the Housing and Neighbourhoods Service Facebook page.

3.3 Extensive consultation has taken place throughout the year with our tenants and leaseholders which has helped us to produce our new [Engagement Strategy](#) and [Landlord Commitments](#). The feedback we have received from telephone and online surveys, online workshops / forums and Task and Finish groups has helped in the development of this work, ensuring we are capturing what matters most to our tenants and leaseholders. In 2022/23 we will continue to explore new and different ways we can engage with our tenants and leaseholders to help ensure we are capturing all views and feedback from a wide range of customers which help to reflect the views of our tenant profile.

3.4 Our Housing and Neighbourhoods Partnership Group (HNPG) and Housing and Neighbourhoods Advisory Panel (HANAP) have continued to meet throughout 2021 with meetings held digitally via online meeting platforms. These meetings have been used to provide updates and information on HRA and the Council's housing related projects and specific housing service updates such as repairs. We will continue to provide opportunities for all tenants and leaseholders to get involved with any consultation in 2022/23 and will look at possibilities of providing face to face consultation opportunities. This will be dependent on developments around COVID-19 and will continue to follow the latest guidance around this.

3.5 A further special HANAP meeting is taking place in January 2022 to consider the proposals within this Co-operative Executive report. This report will also be discussed with tenant representatives at the Housing and Neighbourhood Partnership meeting on 12 January 2022. Any relevant comments and views expressed will be offered verbally by the Director of Housing to the Co-operative Executive meeting.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality of Opportunity Implications

4.1.1 A full Equalities Impact Assessment (EIA) has been completed for these business plan proposals. Issues raised will be addressed through regular monitoring against actions in the EIA.

4.1.2 Any in year proposed change in policy or service provision will require an individual EIA.

4.2 Financial and Commercial Implications

4.2.1 The 2022/23 budget follows the principles set out in the original self-financing HRA Business Plan produced in 2012 and allows for a continuation of services to tenants, revenue repairs to properties and financial support for the Council Housing Investment Programme by means of a contribution from revenue.

4.2.2 Any annual revenue surpluses on the account will continue to support the 30-year business plan.

4.2.3 The Council Housing Capital Programme including the stock increase programme will require the HRA to support further borrowing as allowed under the current Government guidelines. The debt strategy for the HRA will continue to be reviewed and developed in accordance with the Council's treasury management policy.

4.2.4 Further details on the Council Housing Capital Programme will be set out in the report to the Co-operative Executive in February 2022.

4.2.5 The financial appendix that accompanies this report details the initial 5-year projections for the HRA income and expenditure account. These are based on current assumptions and will be reviewed during 2022/23 in the light of any known changes.

4.3 Legal Implications

4.3.1 The duty to keep a Housing Revenue Account and prevent a debit balance on it and restrictions as to what may be credited or debited to the account ("the ringfence") are governed by Part VI of the Local Government and Housing Act 1989 (the 1989 Act). This formerly included provision for annual HRA subsidy paid by central Government to local housing authorities, as determined by the Secretary of State. HRA subsidy was abolished by the Localism Act 2011, which provided for the Secretary of State to determine the calculation of a settlement payment to or from each local housing authority. This settlement and its implications for the self-financing HRA continue to inform the HRA Business Plan.

4.3.2 The HRA provisions in the 1989 Act include the duty in January or February each year to formulate proposals relating to HRA income and expenditure. Those proposals are contained in this report.

4.3.3 By section 24 of the Housing Act 1985 (the 1985 Act) the Council has a broad discretion in setting such reasonable rents and other charges as it may determine and must from time-to-time review rents and make such changes as circumstances may require. Such circumstances will of course include other statutory requirements such as those described in this report. The duty to review rents and make changes is itself subject to the requirements for notice of a variation set out in Section 103 of the 1985 Act. The notice must specify the variation and the date on which it takes effect which must be at least four weeks after the date of service. To implement the rent variation recommended in this report notice of the variation must be sent to all tenants within the first week of March at the latest.

4.3.4 In February 2019 the Government published a policy statement on rents for social housing from 1 April 2020 onwards and, pursuant to powers under section 197 of the Housing and Regeneration Act 2008, issued the Direction on the Rent Standard 2019. This required the Regulator of Social Housing to set a new rent standard, consistent with the Rent Policy Statement, with effect from 1 April 2020. The Direction applies to the Regulator in relation to the rents of all registered providers of social housing, including local authorities, and revokes and replaces a 2014 Direction which applied only to the rents of private registered providers. The requirement that the Council's rent increases be in accordance with government rent policy is not itself new but with effect from 1 April 2020 this is secured through a regulatory standard.

4.4 **Risk Management**

4.4.1 The risk management plan is the basis of the Council's risk management strategy for the HRA Business Plan.

4.4.2 Since 2012 the HRA has operated on a 'self-financing' basis with local authorities funding council housing from the income generated from rents and other charges. Although 'self-financing' has provided the Council with more flexibility, it has also brought additional risk. Risks are collated and monitored via a risk register and are primarily concerned with threats to income and expenditure that would compromise the viability of the HRA Business Plan. These risks are reviewed and regularly updated.

4.4.3 The key risks to the HRA Business Plan are:

- Welfare Reform & Universal Credit

Welfare Reform and the transition to Universal Credit continues to be an issue for the HRA Business Plan. We have increased our Hardship Fund for 2022/23 to help mitigate increasing arrears and to continue to help and support those tenants in financial difficulty. This has helped to reduce arrears and sustain tenancies. We recognise that many households who have been managing welfare reform changes in the

short-term may be unable to sustain payment patterns as the squeeze continues. This may require us to revise our future income projections as our experience with Universal Credit develops.

- Fire Risk on Council Tower Blocks and Other High-Risk Buildings

The Review of Building Regulation and Fire Safety brings several operational and financial risks. The full cost impact assessment has not been possible because secondary legislation is going to be published over several years. However, budget provision has been made for the next 5 years which based on the best information we have, should enable investment in all buildings over 18 metres (high-rise) and any high-rise residential buildings. In the future, some degree of re-prioritisation of the 30-year business plan may be needed.

The Fire Safety Act 2021 and subsequent legislation means there are further fire safety measures that we need to implement and the support of customers will be imperative. The costs of preparing for and managing these changes have been included in the business plan. There continues to be a risk around the market capacity/capability to respond to the scale of need nationally which could lead to the possible inflation of costs. This will have an impact on our repairs and capital budgets. We will continue to monitor any further developments in 2022/23 when further legislation has been published.

- Interest Rate Risk

The HRA's loan portfolio is made up of both fixed and variable loans, some of which will be exposed to interest rate changes. Although this is a risk to the business plan, part of the role of treasury management is to manage the HRA's exposure to interest rate fluctuation and the risk this brings. However, it is also important to retain a degree of flexibility to take advantage of borrowing at low interest levels should opportunities arise.

- Inflation Rate Risk

The HRA Business Plan assumes an ongoing inflation rate which has been factored into the 30-year plan. The assumed inflation rate of 3% is assumed for both revenue and capital. If the assumed inflation rate was to change then this will have an impact upon the forecasted income into the HRA over the 30 years; if the assumed inflation rate was to be exceeded, then this may have a negative impact upon revenue expenditure and the capital programme costs. We are already beginning to see some significant increases in contractor and materials costs as part of capital and responsive repair programmes. We will continue to monitor the long-term direction of construction cost inflation, working with colleagues across the Council and will adjust the business plan accordingly.

- Repairs and Maintenance

The delivery of the Repairs and Maintenance service brings several inherent risks including fluctuations in the number of vacant properties, increased turnover due to welfare reforms, on-going stock deterioration rates, changes in government guidance and regulations and the transformation of the in-house service. COVID-19 protection measures have influenced several aspects of the repairs and maintenance service including a backlog of non-urgent repairs, and gas safety inspections. An action plan is in place to tackle these impacts but the risk to the business plan remains. A further review of backlog repairs will be undertaken at the 21/22 year-end and additional budget readjustments may be required at that point dependent on how COVID-19 progresses.

4.4.4 Following an assessment of the current risks to the HRA in the coming 5 years it is proposed for 2022/23 for a reserve level of £5.6m. Due to the ongoing impacts of the COVID-19 outbreak, it is proposed that the reserve level is monitored throughout the year with the flexibility to change this within the year if required.

4.4.5 The main viability test for the business plan is its capacity to repay debt over the life of the plan. Having this capacity provides cover for any changes in interest rates.

4.5.6 The long-term viability of the plan is dependent on the delivery of additional savings that will be required in the coming years.

5. ALTERNATIVE OPTIONS CONSIDERED

5.1 Sheffield City Council has a statutory duty to produce an annual balanced HRA budget, which is evidenced by the business plan update, therefore no alternative option was considered to producing this report.

6. REASONS FOR RECOMMENDATIONS

6.1 To optimise the number of good quality affordable council homes in the city;

6.2 To maximise the financial resources to deliver key outcomes for tenants and the city in the context of a self-financing funding regime;

6.3 To ensure that tenants' homes continue to be well maintained and to optimise investment in estates; and

6.4 To assure the long-term sustainability of council housing in Sheffield.

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January 2022

Housing Revenue Account (HRA)

Business Plan 2022/23



Introduction

Welcome to Sheffield City Council's Housing Revenue Account (HRA) Business Plan 2022/23. The HRA Business Plan sets out our income and expenditure plans for delivering council housing services in Sheffield.

It covers our key council housing priorities for the coming years, showing how we intend to develop our services to tenants.

Income into the HRA mainly comes from tenant rents, with other income received from Right to Buy receipts and government grant. HRA income is used to provide services to council housing tenants such as the capital investment programme, tenant services and repairs and maintenance.

Each year we work out a detailed financial plan for the next 5 years, along with a broad approach to balancing the Housing Revenue Account over the next 30-years - our long-term planning horizon.

This year's plan summary provides an update on our key priorities for council housing and how we aim to deliver and achieve these. The HRA Business Plan also helps to support Sheffield City Council's One-Year Plan and other wider Council strategies and plans.



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Key Developments

National Policy Context

The HRA operates within a political environment therefore changes in national housing policy can have a big impact on our HRA Business Plan.

Potential national policy impacts are considered each year when we set out our plans. Here is what we have looked at this year:

Coronavirus (COVID-19) Pandemic

As a result of the COVID-19 pandemic we had to adapt our ways of working, focusing on the delivery of our statutory and critical services to our customers.

We have gradually reinstated our face-to-face activities over the past 12 months, re-opening some of our neighbourhood offices, providing home visits to tenants and undertaking repairs to tenants' homes.

We understand that some of our tenants will still need extra support so we will continue to actively engage with our most vulnerable tenants and ensure they have additional support in place where required.

In this ongoing situation, we will continue to work in accordance with Government guidelines in 2022.



Fire and Building Safety

Since the tragic events of the Grenfell fire in 2017, the Government has announced several measures to improve fire and building safety, especially for high-rise tower blocks and buildings of multiple occupancy.



Over the last few years, we have been working with the Government, other authorities, partners, and our tenants to ensure we are putting in place all the necessary fire safety measures required.

It is a priority for us to ensure our tenants are safe in their homes and we will continue to take a proactive approach to ensure we are implementing all the necessary improvements to our council homes.

Welfare Reform

Supporting our tenants with the transition to Universal Credit, continues to be a key priority. The COVID-19 pandemic resulted in an increase in the number of Universal Credit claims made by our tenants.



We have provided a tailored service to different customer groups, helping all those in need of support to manage their money and understand their commitment to paying rent.

We promote Direct Debit as the preferred payment method for all tenants, including those claiming Universal Credit, as it increases the likelihood of receiving prompt payment of rent.

We continue to work with our partners to ensure our tenants and their families have the level of support required.

The Charter for Social Housing Residents (White Paper)

The Government's Social Housing White Paper – The Charter for Social Housing - sets out reforms intended to make landlords more accountable for the services they deliver, changes to the complaints process and the introduction of a set of tenant satisfaction measures that landlords will have to report against.

We have produced a new Customer Engagement Strategy and a new set of Landlord Commitments (formerly called Customer Promises) in anticipation of the new standards to be announced by the Regulator. The Engagement Strategy is a first step in addressing the 'customer voice' section of the White Paper.

The Strategy was produced in consultation and engagement with our tenants to ensure we have incorporated their views and feedback on how we should be engaging and involving our tenants.

The Landlord Commitments will drive service improvements for our customers as well as significantly contributing to our compliance with the requirements of the White Paper.

A review of the Decent Homes Standard (including energy and environmental standards) is also expected because of the White Paper. We will continue to monitor developments in relation to this and ensure we feed into any consultation as part of the review.



Local Policy Context

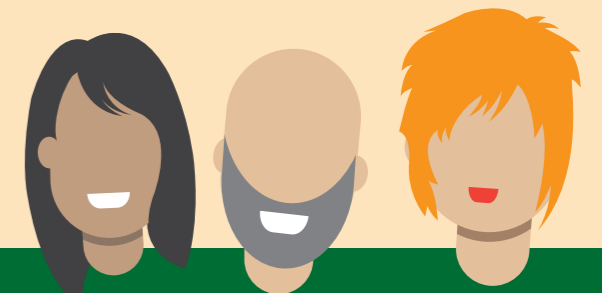
The HRA Business Plan is also set within a wider strategic context of the overall ambitions of Sheffield City Council and those of the Housing and Neighbourhoods Service.

Sheffield City Council's One-Year Plan was approved in July 2021 and is a roadmap to the City's recovery from the pandemic. The plan sets out priorities for the Council to

deliver on, that will make an immediate impact to help rebuild and recover. A number of these priorities relate directly to the Housing and Neighbourhoods Service; therefore, it is important that the business plan priorities align with the One-Year Plan priorities. The Council are also developing a longer-term corporate plan which the HRA Business Plan will continue to feed into and support.

In 2021, seven Local Area Committees (LACs) were set up to promote the involvement

of local people in the democratic process and to bring decision making closer to local people. The LACs are a way for people to get involved in making a difference to their local communities. As council housing services are delivered across the city, we will ensure the business plan priorities are fed into the LACs as they start to establish their local priorities and plans.

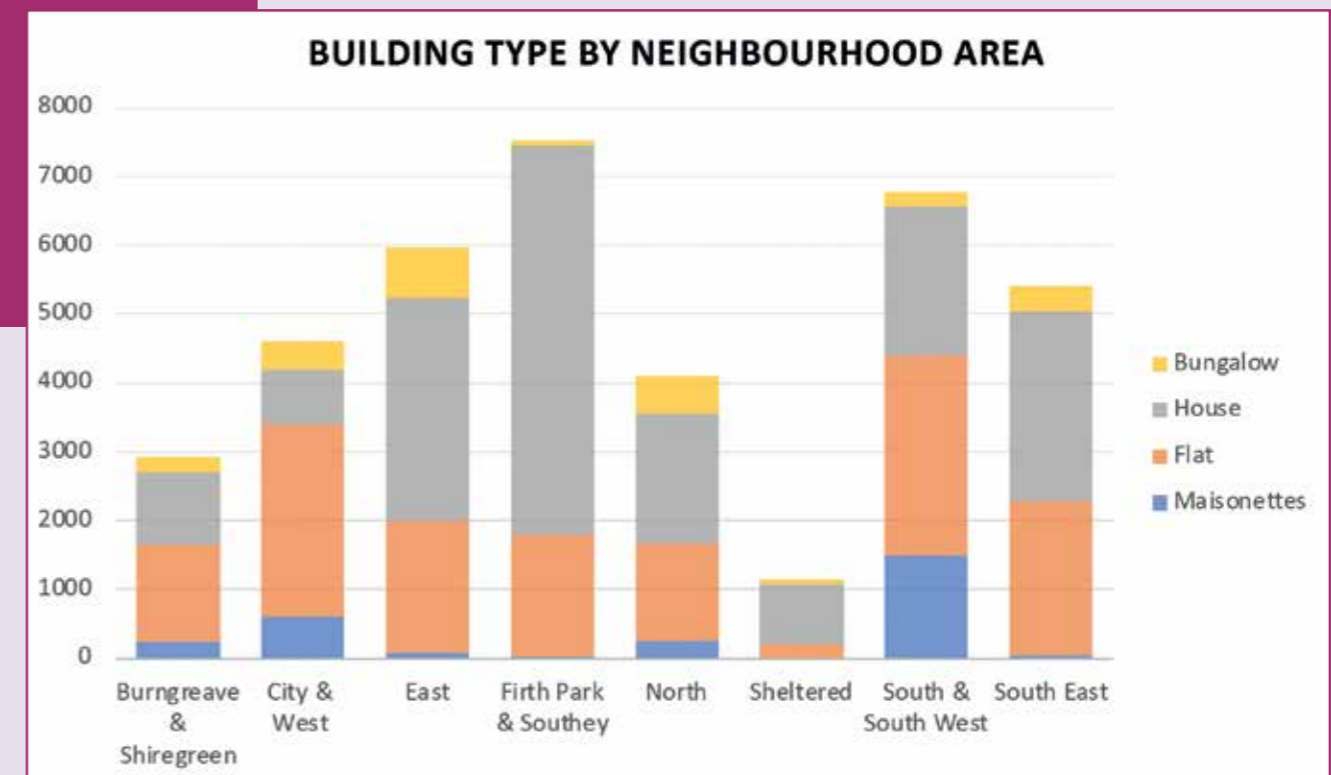


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Our Housing Profile

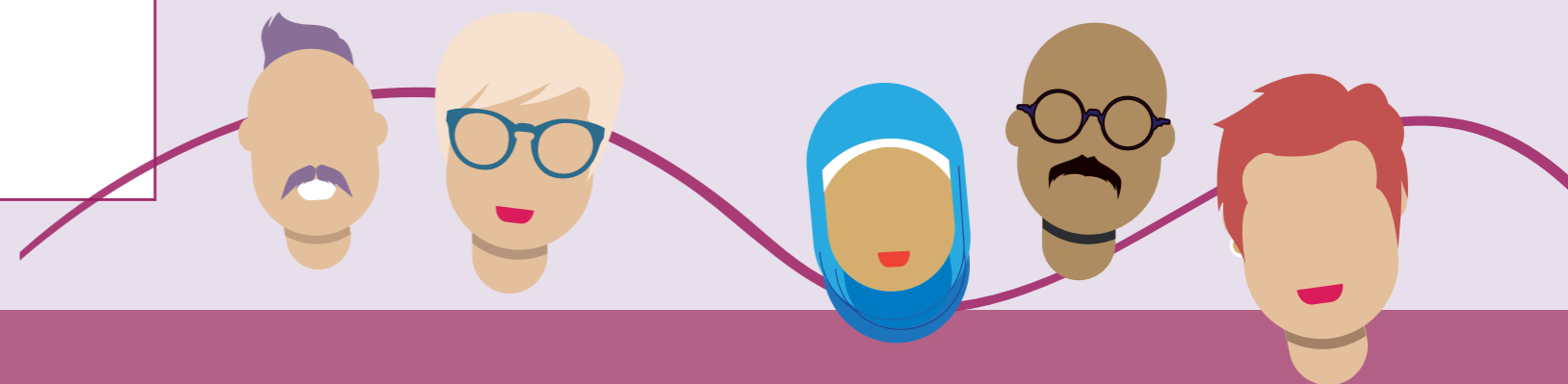
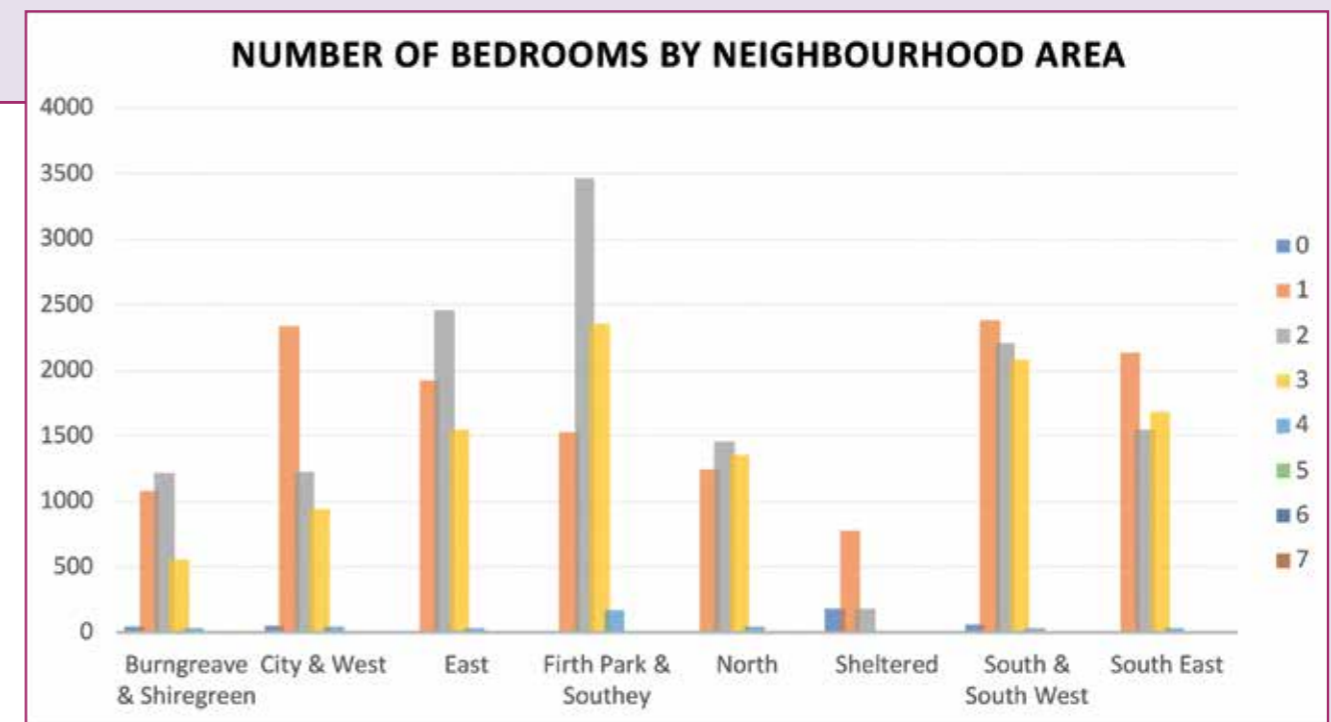
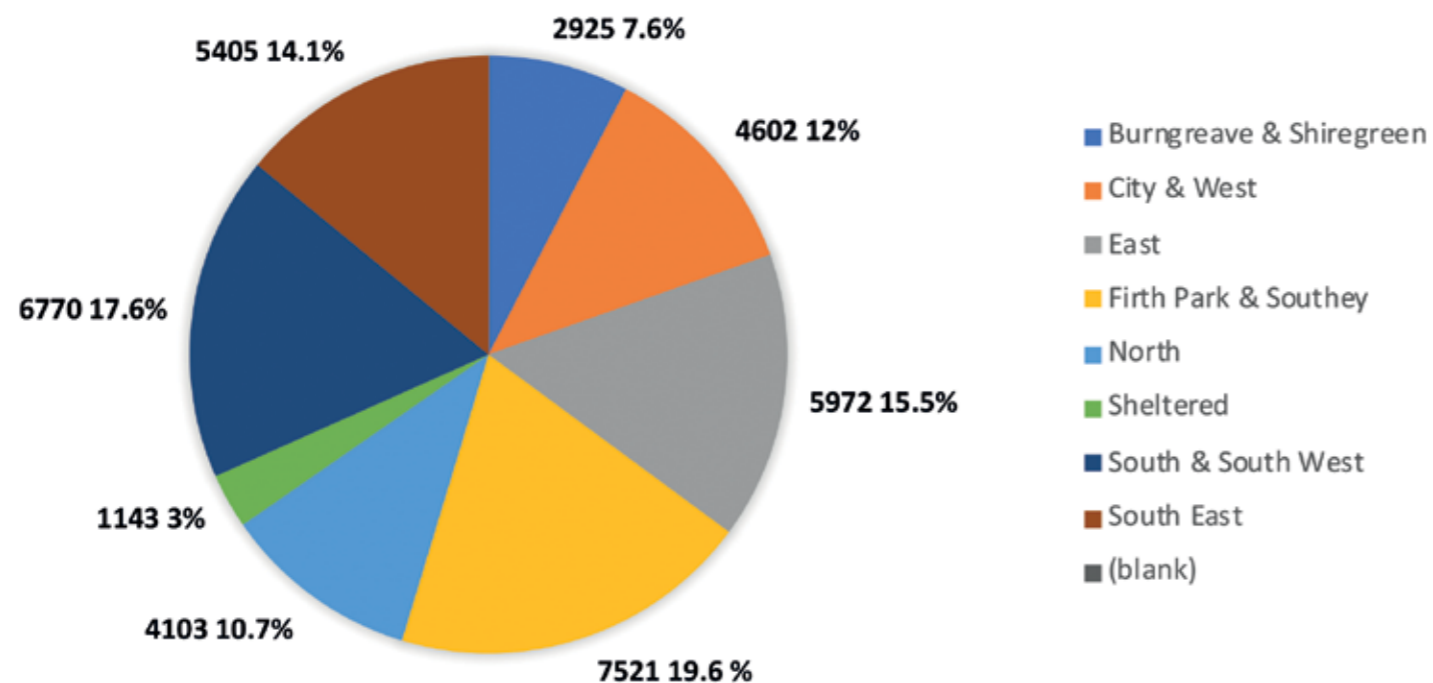


Houses	Flats	Maisonettes	Bungalows	Total	Leaseholders
18,449	14,624	2,741	2,627	38,441	2,703



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COUNCIL HOUSING STOCK BY NEIGHBOURHOOD AREA



HRA Business Plan Priorities 2022/23

Deliver our stock increase programme to build and acquire more council homes to meet our target of 3,100 homes by 2028/29

The HRA Business Plan includes a commitment to increase the number of council homes. Over the years this number has increased, with our current ambitions being to deliver 3,100 council homes by 2028/29.



As of September 2021, we had delivered 732 new homes (a mixture of homes purchased on the open market and new homes built or acquired off plan). A further 221 new homes are currently in construction and expect to be delivered by summer 2022. Our first new Independent Living Housing scheme (Older Persons Independent Living with Care) is currently under construction in Parson Cross (Buchanan Green) and is due for completion in Spring 2022.

It is not just the number of new homes we are looking at but also the types of housing that is needed and in what areas of the city. The demand for council housing is high and so it's more important than ever that we try to increase the number of new homes that we have and in the right places.

Deliver improvements to our tenants' homes to make sure they continue to be well maintained

A key investment priority is making sure our existing homes continue to be well maintained and improvements made. It is important for us that our tenants feel safe and comfortable in their homes.



Our 5-year investment plan sets out planned improvement and upgrade works that we will make to our homes.

This includes making improvements to roofs,

kitchens, bathrooms, windows and doors, electrical upgrades, heating replacement and energy efficiency improvements to our homes. Ensuring our existing homes are in a good condition will make our neighbourhoods more attractive and places where people want to live.

Deliver year on year targets to achieve the 'Better Repairs Project'

We have been working hard to improve our repairs and maintenance service and to work through backlogs created because of the COVID-19 pandemic.



This has been a challenging time; however, we are making changes and improvements to our repair processes that will help to ensure we are able to deliver an efficient and reliable repairs service to our tenants.

Our 'Better Repairs Project' will enable us to implement a 'new ways of working' structure which will help to make improvements and empower staff, enabling us to hit our targets and deliver a service that meets the needs of our tenants.

Over the next 12 months we will continue to modernise and invest in the repairs service that we provide to tenants. We introduced a new IT system in 2021 to enable better and smarter working, to reduce back-office administration and enhance the customer experience. This will improve the efficiency of the service we provide, both to customers and the teams we work with.

Invest in fire safety measures to ensure our council homes comply with the emerging building safety legislative environment

Investment in fire safety remains a key priority and work will continue in 2022/23 to ensure that our council homes, especially our high-rise tower blocks and flat blocks are safe.



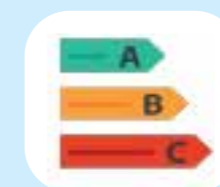
We are addressing outcomes from Government legislation as part of the Fire Safety Act 2021 and Building Safety Bill and putting plans in place to ensure we are complying with the latest regulations and investing where additional fire provision is required.

The Building Safety Bill that was launched in July 2021 is expected to come into force from April 2022. It places significant duties on us as a landlord, and not only considers the buildings but equally important the building occupants. The Bill provides residents with more rights and decision making about their homes.

We are taking a pro-active approach to ensure we have the resources in place to comply with any further legislative requirements and we are bringing forward fire safety improvements to blocks and developing a resident engagement plan.

Deliver on plans to ensure all Sheffield City Council homes reach Energy Performance Certificate (EPC) level C by 2030

Our 5-year investment programme has been developed to support bringing all homes below Energy Performance Certificate (EPC) level C up to that level. There are approximately 6,900 council homes that are currently below this level.



This will mainly be provided through improvements to the structure of underperforming homes including cavity, loft and wall insulation and improvements to heating. We have been successful already in securing grant funding which will enable us to deliver energy efficiency works to 517 of our council homes. We will continue to explore further funding opportunities in 2022/23 to help us make these improvements.

By 2022, produce a roadmap showing further options for council housing's contribution to achieving Sheffield's ambition of net-zero by 2030

Reducing carbon emissions and tackling climate change is a global priority and is high on the Government's agenda. A key aspect in Sheffield's One-Year Plan focuses on climate change and reducing carbon emissions in the city.



In 2021, we have been working with partners to start to develop a 'roadmap to net zero'. The roadmap will also help us to estimate the funding needed to improve our council stock. The cost of upgrading our existing stock will be expensive. It will therefore be important that we make the best cost-effective decisions as part of our plans. We are working with other landlords who are also developing plans so we can share ideas and learn from one another. We will continue to work with Government and partners in 2022 and maximise any opportunities to making our council homes greener.

Focus on the quality of our customer service offer – improving customer access, the management of complaints and implementing recommendations from the Race Equality Commission

Improving how our customers can contact and access us is more important than ever following the COVID-19 pandemic. We want to be able to provide a good quality customer service offer that ensures our customers can access and contact us in their preferred way and receive a quality service.



We also want to review how we manage and respond to complaints to improve this process to make it easier for our customers to make a complaint if they need to. We know there are improvements to be made and we are looking at the best ways of doing this.

Ensuring all our tenants have the same level of access to our Housing and Neighbourhood services is of vital importance. In 2021 we contributed and submitted evidence as part of the Race Equality Commission. We await the Commission's final report that is expected to be published in 2022, in readiness to make changes and implement recommendations.

Deliver improvements to the frontline neighbourhood housing services our tenants receive

We understand all our tenants have different needs and requirements, with some tenants needing more support than others.



We will therefore provide a more tailored approach to ensure that our most vulnerable tenants have access to the support they need.

We will develop better partnership working with other Council services in our neighbourhoods and estates to ensure we can tackle tenancy and estate related issues better and more efficiently. We want our estates and neighbourhoods to be places our tenants feel comfortable and want to live.

Work closely with Council colleagues to support the development of Local Area Committees across the city

In 2021, seven Local Area Committees (LACs) were set up to promote the involvement of local people in the democratic process and to bring decision making closer to local people. The LACs are a way for people to get involved in making a difference to their local communities.



As council housing services are delivered across the city, we will ensure the business plan priorities feed into the LACs priorities and plans. We will continue in 2022/23 to work closely with Council colleagues to support the development of the LACs across the city.

Consult with tenants over plans to charge for enhanced services and introduce cost recovery for some repair and management activities

Over the next year we will need to explore options for increasing income into the business plan to fund service improvements. We aim to consult with tenants around introducing a range of service charges where these are permissible to help fund improvements.



We will also look at some of our current repair and management activities to consider removing subsidies and implementing full cost recovery. This will help ensure that the business plan remains sustainable in future years.

Develop apprenticeship, employment and training opportunities to create a workforce representative of council housing communities

Supporting the local economy including providing improved employment and skills outcomes remains a key priority for the Council. We currently have around 100 apprentices



within the Housing and Neighbourhoods Service, and we usually recruit around 20 new apprentices a year, with many becoming permanent members of staff.

The apprenticeship scheme also provides an opportunity to help us improve diversity within the workforce. We will continue to look at ways in which we can promote and encourage new apprentices from a range of backgrounds and communities.

Invest in updating our information technology infrastructure to seamlessly integrate with the wider Council systems

We currently use lots of different systems which enable our staff to do their jobs.



A review of these systems is currently taking place and is looking at how our computer systems and working practices can be made more efficient and, as a result, improve the services that are delivered to our tenants.

Due to the age and number of systems used it can take time for our staff to find information that they need to deliver their service. There is sometimes duplication (doing the same task more than once in more than one system). We now have an opportunity to bring in a modern housing management system that will be easier for both our customers and our staff to use.

Develop different ways of working as we learn to adapt post COVID-19 and address any remaining backlogs caused by the pandemic

A key priority for 2022/23 is to resume services safely, increase front line service activity, tackling non-compliance, tenancy breaches and issues that are having a negative impact on council tenancies and estates.



We will look to take a more pro-active and multi-tenure approach to dealing with tenancy management issues within our neighbourhoods. This work will help to highlight responsibilities as part of our tenancy conditions, and we will explore potential cost recovery options as part of this.



This document can be supplied in alternative formats,
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Housing Revenue Account Business Plan 2022-23 Financial Appendix



Appendices

- | | |
|-------------------|--|
| Appendix A | HRA Revenue Assumptions |
| Appendix B | HRA Revenue & Capital Budgets |
| Appendix C | 5 Year Capital Investment Programme |
| Appendix D | Citywide Rents and Charges |

Appendix A – HRA Revenue Assumptions

The detailed financial model behind the HRA Business Plan includes several assumptions we have used to understand what resources will be available for council housing over the next 5 years in the context of the next 30 years. These baseline assumptions are listed below:

Revenue Assumptions	Assumption
Opening number of homes in 2022/23	38,700
Estimated number of additional homes by 2051/52	2,396
Estimated number of RTBs 2022/23 to 2051/52	8,700
Estimated number of homes by 2051/52	32,396
Average rent in 2022/23 (50-week rent)	£79.75
Consumer Prices Index (CPI) of inflation September 2021	3.1%
Void rate	1.5%
HRA risk-based reserve 2022/23	£5.6m

Appendix B – HRA Revenue & Capital Budgets

Revenue Account		
	2021/22	2021/22
	Outturn	Budget
INCOME (in £millions)		
Net income dwellings	143.6	145.0
Other income	6.1	6.1
Total	149.7	151.1
EXPENDITURE (in £millions)		
Repairs and Maintenance	46.4	43.1
Tenant Services	51.5	49.8
Interest on Borrowing	13.1	13.1
Contribution to Capital Programme	38.7	45.1
Total	149.7	151.1

Year 1	Year 2	Year 3	Year 4	Year 5	Years 1-5
2022/23	2023/24	2024/25	2025/26	2026/27	2022-27
Budget	Forecast	Forecast	Forecast	Forecast	Total
152.6	158.1	163.9	169.8	176.0	820.4
6.2	6.4	6.6	6.8	7.0	33.0
158.8	164.5	170.5	176.6	183.0	853.4
41.4	42.6	43.9	45.3	46.7	219.9
54.6	56.2	56.3	57.1	58.6	282.8
13.6	16.3	18.7	20.7	21.8	91.1
49.2	49.4	51.6	53.5	55.9	259.6
158.8	164.5	170.5	176.6	183.0	853.4

Revenue Reserve		5.6
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5.6	5.6	5.6	5.6	5.6	
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Capital Account	Estimated	Year1	Year 2	Year 3	Year 4	Year 5	Years 1-5
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2022-27
	Outturn	Budget	Forecast	Forecast	Forecast	Forecast	Total
EXPENDITURE (in £millions)							
Mainline Capital Programme	25.1	53.6	56.1	64.5	73.1	63.3	310.5
Stock Increase Programme	37.7	112.6	89.0	73.5	40.7	24.1	339.9
Total	62.8	166.2	145.1	138.0	113.8	87.4	650.5

Appendix C – 5 Year Capital Programme Investment

HRA Programme	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Years 1-5
	Outturn	Year 1	Year 2	Year 3	Year 4	Year 5	Total
EXPENDITURE (in £millions)							
Health & Safety Essential Work	6.2	14.8	8.5	17.7	21.0	18.2	80.2
Adaptations & Access	3.7	3.0	3.2	3.2	3.5	3.1	16.0
Garages & Outhouses	0.0	0.0	0.1	0.3	0.3	0.3	0.9
Heating, Energy & Carbon Reduction	4.6	13.6	13.8	10.8	10.8	10.8	42.7
Waste Management & Estate Environmentals	0.1	0.9	2.2	3.1	3.1	2.7	12.0
Enveloping & External Work	5.5	8.7	9.6	12.0	15.6	5.7	51.6
Communal Area Investment	0.0	0.5	5.5	5.0	7.0	7.0	25.0
Internal Works	1.1	3.1	3.3	3.7	3.5	5.9	19.5
Other Essential Work	0.8	0.7	1.2	1.3	1.3	1.5	6.0
Regeneration	0.4	0.5	3.5	3.5	3.9	5.0	16.4
Capital Management Fee	2.8	3.0	3.1	3.1	3.2	3.3	15.7
IT Upgrade	0.0	4.9	1.9	0.9	0.0	0.0	7.6
Core Investment Programme	25.1	53.6	56.1	64.5	73.1	63.3	310.5
Stock Increase Programme	37.7	112.6	89.0	73.5	40.7	24.1	339.9
HRA Total Programme	62.8	166.2	145.1	138.0	113.8	87.4	650.5

Appendix D – Citywide Rents and Charges

Citywide average weekly rent by bed-size

Bed size	Average weekly rent (50 weeks)		Increase	
	2021/22	2022/23		
Bedsit	£59.63	£62.08	£2.55	4.1%
1 bed	£67.60	£70.37	£2.86	4.1%
2 bed	£77.50	£80.68	£3.31	4.1%
3 bed	£86.67	£90.22	£3.70	4.1%
4 bed	£98.35	£102.38	£4.20	4.1%
5 bed	£105.25	£109.56	£4.49	4.1%
6 bed	£114.06	£118.74	£4.89	4.1%
Total (all bedroom's average)	£76.61	£79.75	£3.27	4.1%

Note: The above rents are for illustrative purposes only as they are based on city wide averages. Actual individual property rents will vary from these figures. Both years' averages are calculated using current stock numbers to enable comparison.

Proposed Community Heating Charges from April 2022

1. Metered Heat

Metered Heat	Charge		Current charges	Proposed charges from April 2022
Standard price	Unit charge	Pence per kwh	3.04 pence	5.69 pence
	Standing charge	£ per week	£4.80	£4.90
	*Unmetered hot water charge	£ per week	£0.63	£0.69

*only for dwellings where hot water cannot be measured through the meter

2. Unmetered Heat

Bed size	Full heating		Partial heating	
	Current prices £/week	Prices April 2022 £/week	Current prices £/week	Prices April 2022 £/week
Heating & hot water				
Bedsit	£11.38	£11.38	£10.52	£10.52
1 Bed	£11.82	£11.82	£10.82	£10.82
2 Bed	£14.66	£14.66	£13.62	£13.62
3/4 Bed	£15.78	£15.78	£14.66	£14.66
Heating only				
Bedsit	£8.38	£8.38	£7.76	£7.76
1 Bed	£8.58	n/a	n/a	n/a
2 Bed	£10.82	£10.82	£10.03	£10.03

* An additional surcharge is applied for the small number of properties that do not allow access to install, repair or check the equipment. This increased from £5 to £7 per week in 2019/20 to reflect the increasing additional cost incurred by the Council in managing these properties. Customers can avoid this charge by allowing access

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Sheffield City Council

Social Housing Asset Value Data 2020/21

Published in accordance with the Local Government Transparency Code 2015

The data in the table below is as at 31 March 2021

Dwellings values are reported on the basis of both their existing use value – social housing (EUV-SH) and their market (or vacant possession) value

The difference between the vacant possession value of dwellings and the EUV-SH value represents the economic cost to government of providing council housing at less than open market rents

Publication of this information is not intended to suggest that tenancies should end to realise the market value of properties

Some postal sectors and intervening valuation bands in the table below have been merged so that the data is not disclosive of individual properties

Postal Sector/s	Valuation Band Range	Intervening Bands	Total number social housing dwellings	Dwellings value				% occupied dwellings	% vacant dwellings
				EUV-SH Values		Market Values			
				Total	Average	Total	Average		
S1 2	£100,000 - £299,999	£120,000 - £139,999	48	2,464,542	51,345	6,011,078	125,231	100.0%	0.0%
	£100,000 - £299,999 Total		48	2,464,542	51,345	6,011,078	125,231	100.0%	0.0%
S1 2 Total			48	2,464,542	51,345	6,011,078	125,231	100.0%	0.0%
S2 1	<£50,000 - £99,999	£60,000 - £69,999	200	5,433,162	27,166	13,251,614	66,258	96.5%	3.5%
		£80,000 - £89,999	11	400,338	36,394	976,435	88,767	100.0%	0.0%
		£90,000 - £99,999	81	3,158,773	38,997	7,704,323	95,115	100.0%	0.0%
	<£50,000 - £99,999 Total		292	8,992,272	30,795	21,932,372	75,111	97.6%	2.4%
	£100,000 - £299,999	£100,000 - £119,999	144	6,201,777	43,068	15,126,285	105,044	97.9%	2.1%
£100,000 - £299,999 Total			144	6,201,777	43,068	15,126,285	105,044	97.9%	2.1%
S2 1 Total			436	15,194,050	34,849	37,058,657	84,997	97.7%	2.3%
S2 2	<£50,000 - £99,999	<£50,000 - £89,999	254	8,738,700	34,404	21,313,902	83,913	91.3%	8.7%
		<£50,000 - £99,999 Total	254	8,738,700	34,404	21,313,902	83,913	91.3%	8.7%
	£100,000 - £299,999	£100,000 - £119,999	1,215	53,542,385	44,068	130,591,184	107,482	97.6%	2.4%
		£120,000 - £139,999	15	741,571	49,438	1,808,709	120,581	93.3%	6.7%
£100,000 - £299,999 Total			1,230	54,283,956	44,133	132,399,893	107,642	97.6%	2.4%
S2 2 Total			1,484	63,022,656	42,468	153,713,795	103,581	96.5%	3.5%
S2 3	<£50,000 - £99,999	<£50,000 - £69,999	14	359,002	25,643	875,615	62,544	100.0%	0.0%
		£70,000 - £79,999	354	10,579,654	29,886	25,804,033	72,893	97.2%	2.8%
		£80,000 - £89,999	33	1,142,752	34,629	2,787,200	84,461	100.0%	0.0%
		£90,000 - £99,999	204	7,908,990	38,770	19,290,220	94,560	99.5%	0.5%
	<£50,000 - £99,999 Total		605	19,990,398	33,042	48,757,068	80,590	98.2%	1.8%
	£100,000 - £299,999	£100,000 - £139,999	422	18,812,541	44,579	45,884,248	108,730	98.3%	1.7%
		£140,000 - £179,999	67	4,113,444	61,395	10,032,790	149,743	100.0%	0.0%
£100,000 - £299,999 Total			489	22,925,985	46,883	55,917,037	114,350	98.6%	1.4%

S2 3 Total			1,094	42,916,383	39,229	104,674,105	95,680	98.4%	1.6%
S2 4	<£50,000 - £99,999	£70,000 - £79,999	12	362,516	30,210	884,185	73,682	100.0%	0.0%
		£80,000 - £89,999	39	1,350,942	34,640	3,294,979	84,487	97.4%	2.6%
		£90,000 - £99,999	13	484,349	37,258	1,181,339	90,872	100.0%	0.0%
	<£50,000 - £99,999 Total		64	2,197,806	34,341	5,360,503	83,758	98.4%	1.6%
	£100,000 - £299,999	£100,000 - £119,999	28	1,228,998	43,893	2,997,557	107,056	96.4%	3.6%
		£140,000 - £159,999	11	719,979	65,453	1,756,045	159,640	100.0%	0.0%
		£160,000 - £179,999	68	4,584,199	67,415	11,180,973	164,426	98.5%	1.5%
£100,000 - £299,999 Total		107	6,533,176	61,058	15,934,575	148,921	98.1%	1.9%	
S2 4 Total			171	8,730,982	51,058	21,295,078	124,533	98.2%	1.8%
S2 5	<£50,000 - £99,999	£70,000 - £79,999	31	977,969	31,547	2,385,290	76,945	100.0%	0.0%
		£80,000 - £89,999	99	3,434,850	34,695	8,377,683	84,623	92.9%	7.1%
		£90,000 - £99,999	25	947,554	37,902	2,311,107	92,444	100.0%	0.0%
	<£50,000 - £99,999 Total		155	5,360,373	34,583	13,074,080	84,349	95.5%	4.5%
	£100,000 - £299,999	£100,000 - £119,999	20	831,872	41,594	2,028,955	101,448	95.0%	5.0%
		£120,000 - £159,999	16	885,661	55,354	2,160,150	135,009	100.0%	0.0%
	£100,000 - £299,999 Total		36	1,717,533	47,709	4,189,105	116,364	97.2%	2.8%
S2 5 Total			191	7,077,906	37,057	17,263,185	90,383	95.8%	4.2%
S3 7	<£50,000 - £99,999	<£50,000 - £69,999	90	2,197,920	24,421	5,360,781	59,564	95.6%	4.4%
		£70,000 - £79,999	112	3,376,261	30,145	8,234,784	73,525	97.3%	2.7%
		£80,000 - £89,999	377	13,065,848	34,657	31,867,922	84,530	97.9%	2.1%
		£90,000 - £99,999	123	4,826,024	39,236	11,770,790	95,697	92.7%	7.3%
	<£50,000 - £99,999 Total		702	23,466,053	33,427	57,234,276	81,530	96.6%	3.4%
	£100,000 - £299,999	£100,000 - £119,999	177	7,914,557	44,715	19,303,797	109,061	98.9%	1.1%
		£120,000 - £159,999	290	14,788,097	50,993	36,068,529	124,374	97.9%	2.1%
£100,000 - £299,999 Total		467	22,702,654	48,614	55,372,326	118,570	98.3%	1.7%	
S3 7 Total			1,169	46,168,707	39,494	112,606,602	96,327	97.3%	2.7%
S3 8	<£50,000 - £99,999	£90,000 - £99,999	36	1,468,742	40,798	3,582,298	99,508	100.0%	0.0%
	<£50,000 - £99,999 Total		36	1,468,742	40,798	3,582,298	99,508	100.0%	0.0%
S3 8 Total			36	1,468,742	40,798	3,582,298	99,508	100.0%	0.0%
S3 9	<£50,000 - £99,999	<£50,000	155	3,014,491	19,448	7,352,417	47,435	98.1%	1.9%
		£50,000 - £59,999	367	8,118,615	22,122	19,801,500	53,955	96.7%	3.3%
		£60,000 - £69,999	23	651,695	28,335	1,589,500	69,109	95.7%	4.3%
		£70,000 - £79,999	64	1,924,335	30,068	4,693,500	73,336	93.8%	6.3%
		£80,000 - £99,999	10	359,292	35,929	876,321	87,632	100.0%	0.0%
	<£50,000 - £99,999 Total		619	14,068,427	22,728	34,313,238	55,433	96.8%	3.2%

	£100,000 - £299,999	£100,000 - £179,999	16	950,380	59,399	2,318,000	144,875	100.0%	0.0%
	£100,000 - £299,999 Total		16	950,380	59,399	2,318,000	144,875	100.0%	0.0%
S3 9 Total			635	15,018,807	23,652	36,631,238	57,687	96.9%	3.1%
S4 8	<£50,000 - £99,999	£50,000 - £59,999	230	5,095,070	22,152	12,427,000	54,030	96.1%	3.9%
		£70,000 - £79,999	19	612,335	32,228	1,493,500	78,605	100.0%	0.0%
		£80,000 - £99,999	64	2,141,635	33,463	5,223,500	81,617	98.4%	1.6%
	<£50,000 - £99,999 Total		313	7,849,040	25,077	19,144,000	61,163	96.8%	3.2%
S4 8 Total			313	7,849,040	25,077	19,144,000	61,163	96.8%	3.2%
S5 0 and S5 6	<£50,000 - £99,999	£50,000 - £59,999	166	3,879,420	23,370	9,462,000	57,000	94.0%	6.0%
		£60,000 - £89,999	24	715,151	29,798	1,744,271	72,678	95.8%	4.2%
		£90,000 - £99,999	919	35,725,630	38,874	87,135,682	94,816	98.4%	1.6%
	<£50,000 - £99,999 Total		1,109	40,320,201	36,357	98,341,954	88,676	97.7%	2.3%
	£100,000 - £299,999	£100,000 - £119,999	165	6,983,052	42,322	17,031,835	103,223	98.8%	1.2%
	£100,000 - £299,999 Total		165	6,983,052	42,322	17,031,835	103,223	98.8%	1.2%
S5 0 and S5 6 Total			1,274	47,303,253	37,130	115,373,788	90,560	97.8%	2.2%
S5 7	<£50,000 - £99,999	<£50,000	28	519,470	18,553	1,267,000	45,250	92.9%	7.1%
		£50,000 - £59,999	680	15,516,040	22,818	37,844,000	55,653	95.6%	4.4%
		£60,000 - £69,999	220	5,690,720	25,867	13,879,805	63,090	96.8%	3.2%
		£70,000 - £79,999	175	5,586,667	31,924	13,626,018	77,863	97.1%	2.9%
		£80,000 - £89,999	792	26,826,436	33,872	65,430,332	82,614	98.2%	1.8%
		£90,000 - £99,999	372	14,370,526	38,630	35,050,062	94,221	98.9%	1.1%
	<£50,000 - £99,999 Total		2,267	68,509,859	30,220	167,097,217	73,709	97.3%	2.7%
	£100,000 - £299,999	£100,000 - £159,999	231	10,117,430	43,798	24,676,660	106,825	98.3%	1.7%
	£100,000 - £299,999 Total		231	10,117,430	43,798	24,676,660	106,825	98.3%	1.7%
S5 7 Total			2,498	78,627,289	31,476	191,773,877	76,771	97.4%	2.6%
S5 8	<£50,000 - £99,999	£50,000 - £59,999	444	10,087,435	22,719	24,603,500	55,413	92.8%	7.2%
		£60,000 - £69,999	26	664,610	25,562	1,621,000	62,346	100.0%	0.0%
		£70,000 - £79,999	177	5,660,113	31,978	13,805,154	77,995	98.3%	1.7%
		£80,000 - £89,999	1,065	36,785,450	34,540	89,720,609	84,245	98.9%	1.1%
		£90,000 - £99,999	372	14,082,762	37,857	34,348,199	92,334	98.1%	1.9%
	<£50,000 - £99,999 Total		2,084	67,280,369	32,284	164,098,462	78,742	97.4%	2.6%
	£100,000 - £299,999	£100,000 - £119,999	735	32,121,190	43,702	78,344,365	106,591	98.9%	1.1%
		£120,000 - £139,999	69	3,418,555	49,544	8,337,938	120,840	98.6%	1.4%
		£140,000 - £199,999	18	1,104,186	61,344	2,693,137	149,619	94.4%	5.6%
	£100,000 - £299,999 Total		822	36,643,931	44,579	89,375,441	108,729	98.8%	1.2%
S5 8 Total			2,906	103,924,300	35,762	253,473,903	87,224	97.8%	2.2%
S5 9	<£50,000 - £99,999	£50,000 - £59,999	288	6,731,585	23,374	16,418,501	57,009	97.2%	2.8%

		£60,000 - £69,999	47	1,252,550	26,650	3,055,000	65,000	95.7%	4.3%
		£70,000 - £79,999	47	1,522,742	32,399	3,714,005	79,021	91.5%	8.5%
		£80,000 - £89,999	112	3,946,402	35,236	9,625,371	85,941	97.3%	2.7%
		£90,000 - £99,999	335	12,914,709	38,551	31,499,290	94,028	99.1%	0.9%
	<£50,000 - £99,999 Total		829	26,367,989	31,807	64,312,167	77,578	97.6%	2.4%
	£100,000 - £299,999	£100,000 - £119,999	674	30,303,324	44,960	73,910,545	109,660	98.7%	1.3%
		£120,000 - £139,999	104	5,203,310	50,032	12,691,000	122,029	99.0%	1.0%
		£160,000 - £179,999	82	5,668,953	69,134	13,826,713	168,618	97.6%	2.4%
		£180,000 - £259,999	10	866,911	86,691	2,114,416	211,442	100.0%	0.0%
	£100,000 - £299,999 Total		870	42,042,497	48,325	102,542,675	117,865	98.6%	1.4%
S5 9 Total			1,699	68,410,485	40,265	166,854,842	98,208	98.1%	1.9%
S6 1	<£50,000 - £99,999	£50,000 - £59,999	14	319,915	22,851	780,281	55,734	100.0%	0.0%
		£60,000 - £69,999	91	2,421,553	26,610	5,906,227	64,904	95.6%	4.4%
		£70,000 - £79,999	55	1,614,794	29,360	3,938,521	71,609	94.5%	5.5%
		£80,000 - £89,999	149	5,023,566	33,715	12,252,601	82,232	96.0%	4.0%
		£90,000 - £99,999	228	9,013,810	39,534	21,984,903	96,425	97.4%	2.6%
	<£50,000 - £99,999 Total		537	18,393,638	34,253	44,862,532	83,543	96.5%	3.5%
	£100,000 - £299,999	£100,000 - £179,999	390	16,496,598	42,299	40,235,604	103,168	99.0%	1.0%
	£100,000 - £299,999 Total		390	16,496,598	42,299	40,235,604	103,168	99.0%	1.0%
S6 1 Total			927	34,890,236	37,638	85,098,137	91,800	97.5%	2.5%
S6 2	<£50,000 - £99,999	£50,000 - £89,999	24	547,068	22,794	1,334,312	55,596	100.0%	0.0%
		£90,000 - £99,999	40	1,569,438	39,236	3,827,899	95,697	100.0%	0.0%
	<£50,000 - £99,999 Total		64	2,116,506	33,070	5,162,210	80,660	100.0%	0.0%
	£100,000 - £299,999	£100,000 - £139,999	293	13,221,939	45,126	32,248,632	110,064	96.9%	3.1%
		£140,000 - £159,999	121	7,648,776	63,213	18,655,551	154,178	99.2%	0.8%
		£160,000 - £179,999	29	1,961,501	67,638	4,784,148	164,971	96.6%	3.4%
	£100,000 - £299,999 Total		443	22,832,216	51,540	55,688,331	125,707	97.5%	2.5%
S6 2 Total			507	24,948,722	49,209	60,850,542	120,021	97.8%	2.2%
S6 3	<£50,000 - £99,999	£50,000 - £59,999	30	650,544	21,685	1,586,694	52,890	100.0%	0.0%
		£70,000 - £79,999	300	9,001,129	30,004	21,953,973	73,180	96.0%	4.0%
		£80,000 - £89,999	18	634,983	35,277	1,548,738	86,041	100.0%	0.0%
		£90,000 - £99,999	73	2,794,630	38,283	6,816,172	93,372	98.6%	1.4%
	<£50,000 - £99,999 Total		421	13,081,287	31,072	31,905,577	75,785	96.9%	3.1%
	£100,000 - £299,999	£100,000 - £119,999	79	3,499,611	44,299	8,535,637	108,046	96.2%	3.8%
		£120,000 - £139,999	267	14,317,499	53,624	34,920,730	130,789	97.8%	2.2%
		£140,000 - £179,999	90	5,624,856	62,498	13,719,161	152,435	100.0%	0.0%
	£100,000 - £299,999 Total		436	23,441,966	53,766	57,175,527	131,137	97.9%	2.1%
S6 3 Total			857	36,523,253	42,618	89,081,104	103,945	97.4%	2.6%

	<£50,000 - £99,999 Total		1,341	36,830,666	27,465	89,830,893	66,988	96.1%	3.9%
	£100,000 - £299,999	£100,000 - £119,999	167	7,622,579	45,644	18,591,656	111,327	98.8%	1.2%
		£120,000 - £139,999	254	12,964,298	51,041	31,620,239	124,489	98.4%	1.6%
		£140,000 - £159,999	36	2,229,992	61,944	5,439,005	151,083	94.4%	5.6%
		£160,000 - £179,999	33	2,218,472	67,226	5,410,908	163,967	93.9%	6.1%
		£180,000 - £199,999	80	6,260,393	78,255	15,269,251	190,866	98.8%	1.3%
		£200,000 - £219,999	113	9,594,581	84,908	23,401,418	207,092	95.6%	4.4%
	£100,000 - £299,999 Total		683	40,890,316	59,869	99,732,477	146,021	97.7%	2.3%
S8 7 Total			2,024	77,720,982	38,400	189,563,370	93,658	96.6%	3.4%
S8 8	<£50,000 - £99,999	<£50,000 - £59,999	557	12,914,992	23,187	31,499,980	56,553	94.6%	5.4%
		£60,000 - £69,999	331	8,764,470	26,479	21,376,756	64,582	95.5%	4.5%
		£70,000 - £79,999	316	9,672,873	30,610	23,592,374	74,659	94.9%	5.1%
		£80,000 - £89,999	97	3,333,293	34,364	8,129,982	83,814	99.0%	1.0%
		£90,000 - £99,999	27	1,029,858	38,143	2,511,850	93,031	100.0%	0.0%
	<£50,000 - £99,999 Total		1,328	35,715,486	26,894	87,110,942	65,596	95.3%	4.7%
	£100,000 - £299,999	£100,000 - £119,999	83	4,043,415	48,716	9,861,987	118,819	100.0%	0.0%
		£120,000 - £139,999	134	6,652,937	49,649	16,226,675	121,095	96.3%	3.7%
		£140,000 - £159,999	13	850,884	65,453	2,075,326	159,640	100.0%	0.0%
		£160,000 - £219,999	14	1,137,976	81,284	2,775,551	198,254	92.9%	7.1%
	£100,000 - £299,999 Total		244	12,685,211	51,989	30,939,539	126,801	97.5%	2.5%
S8 8 Total			1,572	48,400,697	30,789	118,050,480	75,096	95.7%	4.3%
S8 9	<£50,000 - £99,999	<£50,000 - £79,999	91	2,626,529	28,863	6,406,169	70,397	90.1%	9.9%
		£80,000 - £89,999	16	554,232	34,640	1,351,786	84,487	100.0%	0.0%
	<£50,000 - £99,999 Total		107	3,180,762	29,727	7,757,955	72,504	91.6%	8.4%
	£100,000 - £299,999	£100,000 - £119,999	24	1,074,463	44,769	2,620,641	109,193	95.8%	4.2%
		£140,000 - £199,999	72	4,405,211	61,183	10,744,418	149,228	100.0%	0.0%
	£100,000 - £299,999 Total		96	5,479,674	57,080	13,365,058	139,219	99.0%	1.0%
S8 9 Total			203	8,660,435	42,662	21,123,013	104,054	95.1%	4.9%
S9 1	<£50,000 - £99,999	<£50,000	24	487,908	20,330	1,190,020	49,584	87.5%	12.5%
		£50,000 - £59,999	224	5,239,103	23,389	12,778,299	57,046	96.4%	3.6%
		£60,000 - £69,999	86	2,302,978	26,779	5,617,020	65,314	98.8%	1.2%
		£90,000 - £99,999	30	1,151,434	38,381	2,808,375	93,612	100.0%	0.0%
	<£50,000 - £99,999 Total		364	9,181,423	25,224	22,393,714	61,521	96.7%	3.3%
	£100,000 - £299,999	£100,000 - £119,999	60	2,709,882	45,165	6,609,469	110,158	98.3%	1.7%
	£100,000 - £299,999 Total		60	2,709,882	45,165	6,609,469	110,158	98.3%	1.7%
S9 1 Total			424	11,891,305	28,046	29,003,183	68,404	96.9%	3.1%
S9 3	<£50,000 - £99,999	£60,000 - £79,999	43	1,275,920	29,673	3,112,000	72,372	93.0%	7.0%
		£80,000 - £89,999	18	601,470	33,415	1,467,000	81,500	100.0%	0.0%

		£90,000 - £99,999	19	744,150	39,166	1,815,000	95,526	94.7%	5.3%
	<£50,000 - £99,999 Total		80	2,621,540	32,769	6,394,000	79,925	95.0%	5.0%
	£100,000 - £299,999	£100,000 - £119,999	35	1,567,585	44,788	3,823,379	109,239	100.0%	0.0%
	£100,000 - £299,999 Total		35	1,567,585	44,788	3,823,379	109,239	100.0%	0.0%
S9 3 Total			115	4,189,125	36,427	10,217,379	88,847	96.5%	3.5%
S9 4	<£50,000 - £99,999	<£50,000 - £69,999	168	4,298,850	25,588	10,485,000	62,411	95.2%	4.8%
		£70,000 - £99,999	67	2,113,565	31,546	5,155,036	76,941	98.5%	1.5%
	<£50,000 - £99,999 Total		235	6,412,415	27,287	15,640,036	66,553	96.2%	3.8%
	£100,000 - £299,999	£100,000 - £119,999	134	6,106,985	45,575	14,895,084	111,157	98.5%	1.5%
		£120,000 - £139,999	87	4,579,700	52,640	11,170,000	128,391	97.7%	2.3%
	£100,000 - £299,999 Total		221	10,686,685	48,356	26,065,084	117,942	98.2%	1.8%
S9 4 Total			456	17,099,099	37,498	41,705,120	91,459	97.1%	2.9%
S9 5	<£50,000 - £99,999	£50,000 - £59,999	239	5,282,030	22,101	12,883,000	53,904	96.2%	3.8%
		£60,000 - £69,999	273	7,327,110	26,839	17,871,000	65,462	97.1%	2.9%
		£70,000 - £79,999	110	3,331,660	30,288	8,126,000	73,873	91.8%	8.2%
		£80,000 - £89,999	64	2,162,135	33,783	5,273,500	82,398	96.9%	3.1%
		£90,000 - £99,999	46	1,778,580	38,665	4,338,000	94,304	97.8%	2.2%
	<£50,000 - £99,999 Total		732	19,881,515	27,161	48,491,500	66,245	96.0%	4.0%
	£100,000 - £299,999	£100,000 - £159,999	89	4,658,044	52,338	11,361,084	127,653	100.0%	0.0%
	£100,000 - £299,999 Total		89	4,658,044	52,338	11,361,084	127,653	100.0%	0.0%
S9 5 Total			821	24,539,559	29,890	59,852,584	72,902	96.5%	3.5%
S10 2	£100,000 - £299,999	£140,000 - £159,999	41	2,642,079	64,441	6,444,095	157,173	95.1%	4.9%
		£160,000 - £179,999	19	1,307,038	68,791	3,187,897	167,784	94.7%	5.3%
		£220,000 - £259,999	18	1,725,179	95,843	4,207,754	233,764	100.0%	0.0%
	£100,000 - £299,999 Total		78	5,674,296	72,747	13,839,747	177,433	96.2%	3.8%
S10 2 Total			78	5,674,296	72,747	13,839,747	177,433	96.2%	3.8%
S10 4	£100,000 - £299,999	£140,000 - £159,999	107	6,675,770	62,390	16,282,366	152,172	99.1%	0.9%
		£160,000 - £179,999	109	7,367,263	67,590	17,968,935	164,853	99.1%	0.9%
		£220,000 - £239,999	16	1,510,367	94,398	3,683,822	230,239	100.0%	0.0%
	£100,000 - £299,999 Total		232	15,553,400	67,041	37,935,122	163,513	99.1%	0.9%
S10 4 Total			232	15,553,400	67,041	37,935,122	163,513	99.1%	0.9%
S10 5	£100,000 - £299,999	£140,000 - £239,999	53	3,335,880	62,941	8,136,294	153,515	98.1%	1.9%
	£100,000 - £299,999 Total		53	3,335,880	62,941	8,136,294	153,515	98.1%	1.9%
S10 5 Total			53	3,335,880	62,941	8,136,294	153,515	98.1%	1.9%
S11 7	£100,000 - £299,999	£160,000 - £179,999	23	1,575,357	68,494	3,842,334	167,058	100.0%	0.0%

	£100,000 - £299,999 Total		23	1,575,357	68,494	3,842,334	167,058	100.0%	0.0%
S11 7 Total			23	1,575,357	68,494	3,842,334	167,058	100.0%	0.0%
S11 8	<£50,000 - £99,999	<£50,000 - £89,999	168	6,017,308	35,817	14,676,360	87,359	97.6%	2.4%
		£90,000 - £99,999	420	15,943,456	37,961	38,886,478	92,587	96.7%	3.3%
	<£50,000 - £99,999 Total		588	21,960,764	37,348	53,562,839	91,093	96.9%	3.1%
	£100,000 - £299,999	£100,000 - £119,999	99	4,062,340	41,034	9,908,147	100,082	100.0%	0.0%
	£100,000 - £299,999 Total		99	4,062,340	41,034	9,908,147	100,082	100.0%	0.0%
S11 8 Total			687	26,023,104	37,879	63,470,986	92,389	97.4%	2.6%
S11 9	<£50,000 - £99,999	<£50,000 - £79,999	25	650,825	26,033	1,587,378	63,495	100.0%	0.0%
	<£50,000 - £99,999 Total		25	650,825	26,033	1,587,378	63,495	100.0%	0.0%
S11 9 Total			25	650,825	26,033	1,587,378	63,495	100.0%	0.0%
S12 2	<£50,000 - £99,999	<£50,000	45	906,267	20,139	2,210,407	49,120	82.2%	17.8%
		£60,000 - £69,999	58	1,573,213	27,124	3,837,105	66,157	96.6%	3.4%
		£70,000 - £79,999	127	3,864,220	30,427	9,424,928	74,212	98.4%	1.6%
		£80,000 - £89,999	13	454,392	34,953	1,108,273	85,252	100.0%	0.0%
		£90,000 - £99,999	75	2,822,769	37,637	6,884,801	91,797	96.0%	4.0%
	<£50,000 - £99,999 Total		318	9,620,861	30,254	23,465,514	73,791	95.3%	4.7%
	£100,000 - £299,999	£100,000 - £119,999	34	1,560,778	45,905	3,806,775	111,964	94.1%	5.9%
		£120,000 - £139,999	100	5,487,623	54,876	13,384,447	133,844	100.0%	0.0%
£140,000 - £179,999		155	9,285,233	59,905	22,646,911	146,109	95.5%	4.5%	
£100,000 - £299,999 Total		289	16,333,634	56,518	39,838,133	137,848	96.9%	3.1%	
S12 2 Total			607	25,954,495	42,759	63,303,646	104,289	96.0%	4.0%
S12 3	<£50,000 - £99,999	<£50,000	17	342,367	20,139	835,042	49,120	82.4%	17.6%
		£60,000 - £69,999	18	498,623	27,701	1,216,153	67,564	72.2%	27.8%
		£70,000 - £89,999	193	5,906,235	30,602	14,405,450	74,640	97.4%	2.6%
		£90,000 - £99,999	12	449,262	37,439	1,095,762	91,313	91.7%	8.3%
	<£50,000 - £99,999 Total		240	7,196,487	29,985	17,552,408	73,135	94.2%	5.8%
	£100,000 - £299,999	£120,000 - £139,999	132	7,182,032	54,409	17,517,152	132,706	100.0%	0.0%
£140,000 - £159,999		268	16,111,771	60,119	39,297,003	146,631	99.3%	0.7%	
£100,000 - £299,999 Total		400	23,293,804	58,235	56,814,155	142,035	99.5%	0.5%	
S12 3 Total			640	30,490,291	47,641	74,366,563	116,198	97.5%	2.5%
S12 4	<£50,000 - £99,999	<£50,000 - £69,999	31	759,338	24,495	1,852,043	59,743	87.1%	12.9%
		£70,000 - £79,999	486	14,804,873	30,463	36,109,446	74,299	95.5%	4.5%
		£80,000 - £99,999	62	2,108,037	34,001	5,141,553	82,928	98.4%	1.6%
	<£50,000 - £99,999 Total		579	17,672,247	30,522	43,103,042	74,444	95.3%	4.7%
	£100,000 - £299,999	£100,000 - £119,999	11	530,921	48,266	1,294,930	117,721	100.0%	0.0%

		£120,000 - £139,999	370	20,062,913	54,224	48,933,934	132,254	97.0%	3.0%
		£140,000 - £159,999	389	23,070,888	59,308	56,270,460	144,654	97.9%	2.1%
		£160,000 - £179,999	15	1,027,686	68,512	2,506,551	167,103	66.7%	33.3%
	£100,000 - £299,999 Total		785	44,692,408	56,933	109,005,874	138,861	96.9%	3.1%
S12 4 Total			1,364	62,364,656	45,722	152,108,916	111,517	96.3%	3.7%
S13 7	<£50,000 - £99,999	£60,000 - £69,999	28	734,971	26,249	1,792,612	64,022	82.1%	17.9%
		£70,000 - £79,999	553	17,367,510	31,406	42,359,780	76,600	96.0%	4.0%
		£80,000 - £89,999	565	19,028,601	33,679	46,411,222	82,144	97.7%	2.3%
		£90,000 - £99,999	57	2,133,996	37,439	5,204,868	91,313	96.5%	3.5%
	<£50,000 - £99,999 Total		1,203	39,265,078	32,639	95,768,483	79,608	96.5%	3.5%
	£100,000 - £299,999	£100,000 - £119,999	79	3,727,690	47,186	9,091,928	115,088	98.7%	1.3%
		£120,000 - £139,999	119	6,432,013	54,051	15,687,837	131,831	97.5%	2.5%
		£140,000 - £179,999	77	4,625,097	60,066	11,280,725	146,503	97.4%	2.6%
	£100,000 - £299,999 Total		275	14,784,801	53,763	36,060,490	131,129	97.8%	2.2%
S13 7 Total			1,478	54,049,879	36,570	131,828,972	89,194	96.8%	3.2%
S13 8	<£50,000 - £99,999	£60,000 - £69,999	46	1,281,330	27,855	3,125,195	67,939	95.7%	4.3%
		£70,000 - £79,999	348	11,109,095	31,923	27,095,354	77,860	94.5%	5.5%
		£80,000 - £89,999	125	4,321,827	34,575	10,541,042	84,328	95.2%	4.8%
		£90,000 - £99,999	14	531,358	37,954	1,295,995	92,571	100.0%	0.0%
	<£50,000 - £99,999 Total		533	17,243,610	32,352	42,057,586	78,907	94.9%	5.1%
	£100,000 - £299,999	£100,000 - £119,999	30	1,341,182	44,706	3,271,175	109,039	96.7%	3.3%
		£120,000 - £139,999	301	15,893,916	52,804	38,765,648	128,790	99.3%	0.7%
		£140,000 - £159,999	15	903,814	60,254	2,204,424	146,962	100.0%	0.0%
	£100,000 - £299,999 Total		346	18,138,912	52,425	44,241,248	127,865	99.1%	0.9%
S13 8 Total			879	35,382,522	40,253	86,298,834	98,178	96.6%	3.4%
S13 9	<£50,000 - £99,999	£70,000 - £79,999	56	1,676,080	29,930	4,088,000	73,000	98.2%	1.8%
		£80,000 - £89,999	14	512,242	36,589	1,249,372	89,241	92.9%	7.1%
		£90,000 - £99,999	14	520,373	37,170	1,269,203	90,657	100.0%	0.0%
	<£50,000 - £99,999 Total		84	2,708,695	32,246	6,606,574	78,650	97.6%	2.4%
	£100,000 - £299,999	£100,000 - £139,999	112	6,076,926	54,258	14,821,771	132,337	98.2%	1.8%
		£140,000 - £159,999	54	3,143,749	58,218	7,667,681	141,994	98.1%	1.9%
	£100,000 - £299,999 Total		166	9,220,675	55,546	22,489,452	135,479	98.2%	1.8%
S13 9 Total			250	11,929,371	47,717	29,096,026	116,384	98.0%	2.0%
S14 1	<£50,000 - £99,999	<£50,000	337	6,481,645	19,233	15,808,890	46,911	94.4%	5.6%
		£50,000 - £59,999	827	18,497,141	22,367	45,114,979	54,553	94.8%	5.2%
		£60,000 - £69,999	425	11,078,244	26,066	27,020,107	63,577	94.6%	5.4%
		£70,000 - £79,999	65	1,916,567	29,486	4,674,553	71,916	95.4%	4.6%
		£80,000 - £89,999	65	2,214,633	34,071	5,401,543	83,101	96.9%	3.1%
		£90,000 - £99,999	233	8,966,766	38,484	21,870,161	93,863	97.0%	3.0%

	<£50,000 - £99,999 Total		1,952	49,154,995	25,182	119,890,233	61,419	95.0%	5.0%
	£100,000 - £299,999	£100,000 - £119,999	539	23,296,600	43,222	56,820,977	105,419	98.7%	1.3%
		£120,000 - £139,999	41	2,114,317	51,569	5,156,870	125,777	100.0%	0.0%
		£140,000 - £159,999	15	916,764	61,118	2,236,009	149,067	93.3%	6.7%
	£100,000 - £299,999 Total		595	26,327,681	44,248	64,213,856	107,922	98.7%	1.3%
S14 1 Total			2,547	75,482,676	29,636	184,104,088	72,283	95.9%	4.1%
S17 4	<£50,000 - £99,999	£60,000 - £89,999	31	1,063,638	34,311	2,594,239	83,685	100.0%	0.0%
	<£50,000 - £99,999 Total		31	1,063,638	34,311	2,594,239	83,685	100.0%	0.0%
	£100,000 - £299,999	£100,000 - £119,999	160	7,323,071	45,769	17,861,149	111,632	96.3%	3.8%
		£120,000 - £159,999	39	2,094,637	53,709	5,108,872	130,997	97.4%	2.6%
		£160,000 - £179,999	35	2,457,983	70,228	5,995,080	171,288	100.0%	0.0%
		£180,000 - £199,999	30	2,375,906	79,197	5,794,893	193,163	100.0%	0.0%
		£200,000 - £219,999	19	1,568,578	82,557	3,825,800	201,358	100.0%	0.0%
		£220,000 - £239,999	12	1,131,795	94,316	2,760,476	230,040	100.0%	0.0%
	£100,000 - £299,999 Total		295	16,951,971	57,464	41,346,270	140,157	97.6%	2.4%
S17 4 Total			326	18,015,609	55,263	43,940,509	134,787	97.9%	2.1%
S20 1	<£50,000 - £99,999	£70,000 - £79,999	127	3,912,051	30,804	9,541,588	75,131	99.2%	0.8%
		£80,000 - £99,999	22	777,587	35,345	1,896,554	86,207	100.0%	0.0%
	<£50,000 - £99,999 Total		149	4,689,638	31,474	11,438,142	76,766	99.3%	0.7%
	£100,000 - £299,999	£100,000 - £119,999	44	2,124,025	48,273	5,180,550	117,740	93.2%	6.8%
		£120,000 - £139,999	167	8,707,321	52,140	21,237,368	127,170	98.2%	1.8%
		£140,000 - £159,999	60	3,635,136	60,586	8,866,186	147,770	98.3%	1.7%
	£100,000 - £299,999 Total		271	14,466,482	53,382	35,284,104	130,200	97.4%	2.6%
S20 1 Total			420	19,156,121	45,610	46,722,245	111,243	98.1%	1.9%
S20 3 and S20 8	<£50,000 - £99,999	£50,000 - £59,999	156	3,453,840	22,140	8,424,000	54,000	93.6%	6.4%
		£60,000 - £69,999	169	4,157,400	24,600	10,140,000	60,000	93.5%	6.5%
		£70,000 - £99,999	70	2,042,215	29,175	4,981,013	71,157	98.6%	1.4%
	<£50,000 - £99,999 Total		395	9,653,455	24,439	23,545,013	59,608	94.4%	5.6%
	£100,000 - £299,999	£100,000 - £159,999	274	12,461,531	45,480	30,393,977	110,927	97.1%	2.9%
	£100,000 - £299,999 Total		274	12,461,531	45,480	30,393,977	110,927	97.1%	2.9%
S20 3 and S20 8 Total			669	22,114,986	33,057	53,938,990	80,626	95.5%	4.5%
S20 5	<£50,000 - £99,999	£60,000 - £79,999	31	799,500	25,790	1,950,000	62,903	100.0%	0.0%
	<£50,000 - £99,999 Total		31	799,500	25,790	1,950,000	62,903	100.0%	0.0%
	£100,000 - £299,999	£120,000 - £139,999	48	2,416,711	50,348	5,894,417	122,800	100.0%	0.0%
		£140,000 - £159,999	51	3,268,098	64,080	7,970,971	156,294	98.0%	2.0%
		£160,000 - £199,999	65	4,536,872	69,798	11,065,541	170,239	98.5%	1.5%
	£100,000 - £299,999 Total		164	10,221,681	62,327	24,930,929	152,018	98.8%	1.2%

S20 5 Total			195	11,021,181	56,519	26,880,929	137,851	99.0%	1.0%
S20 7	<£50,000 - £99,999	£60,000 - £69,999	125	3,075,000	24,600	7,500,000	60,000	96.8%	3.2%
		£70,000 - £99,999	13	384,498	29,577	937,800	72,138	100.0%	0.0%
	<£50,000 - £99,999 Total		138	3,459,498	25,069	8,437,800	61,143	97.1%	2.9%
	£100,000 - £299,999	£100,000 - £119,999	20	970,461	48,523	2,366,977	118,349	90.0%	10.0%
		£120,000 - £159,999	117	6,171,411	52,747	15,052,221	128,651	100.0%	0.0%
£100,000 - £299,999 Total		137	7,141,871	52,130	17,419,198	127,147	98.5%	1.5%	
S20 7 Total			275	10,601,369	38,550	25,856,998	94,025	97.8%	2.2%
S35 0	<£50,000 - £99,999	£50,000 - £59,999	63	1,431,198	22,717	3,490,726	55,408	87.3%	12.7%
		£60,000 - £69,999	20	515,014	25,751	1,256,133	62,807	95.0%	5.0%
		£70,000 - £79,999	12	357,799	29,817	872,682	72,723	100.0%	0.0%
		£80,000 - £89,999	26	935,158	35,968	2,280,872	87,726	100.0%	0.0%
		£90,000 - £99,999	13	485,198	37,323	1,183,409	91,031	100.0%	0.0%
	<£50,000 - £99,999 Total		134	3,724,367	27,794	9,083,821	67,790	93.3%	6.7%
	£100,000 - £299,999	£100,000 - £119,999	42	2,033,493	48,417	4,959,740	118,089	100.0%	0.0%
		£120,000 - £139,999	63	3,303,410	52,435	8,057,098	127,890	100.0%	0.0%
		£140,000 - £159,999	15	935,158	62,344	2,280,872	152,058	86.7%	13.3%
		£160,000 - £179,999	42	2,789,209	66,410	6,802,949	161,975	100.0%	0.0%
£180,000 - £219,999		39	3,135,036	80,386	7,646,429	196,062	100.0%	0.0%	
£100,000 - £299,999 Total		201	12,196,307	60,678	29,747,089	147,995	99.0%	1.0%	
S35 0 Total			335	15,920,673	47,524	38,830,911	115,913	96.7%	3.3%
S35 1 and S35 2	<£50,000 - £99,999	£50,000 - £59,999	30	731,862	24,395	1,785,030	59,501	90.0%	10.0%
		£60,000 - £89,999	20	615,307	30,765	1,500,748	75,037	95.0%	5.0%
		£90,000 - £99,999	31	1,233,324	39,785	3,008,107	97,036	100.0%	0.0%
	<£50,000 - £99,999 Total		81	2,580,493	31,858	6,293,885	77,702	95.1%	4.9%
	£100,000 - £299,999	£100,000 - £119,999	42	1,854,052	44,144	4,522,077	107,669	97.6%	2.4%
		£120,000 - £139,999	17	931,092	54,770	2,270,955	133,586	100.0%	0.0%
		£140,000 - £159,999	78	4,720,242	60,516	11,512,785	147,600	97.4%	2.6%
£160,000 - £179,999		101	6,762,951	66,960	16,495,003	163,317	98.0%	2.0%	
£100,000 - £299,999 Total		238	14,268,337	59,951	34,800,821	146,222	97.9%	2.1%	
S35 1 and S35 2 Total			319	16,848,829	52,818	41,094,706	128,824	97.2%	2.8%
S35 3	<£50,000 - £99,999	£50,000 - £69,999	49	1,197,379	24,436	2,920,436	59,601	81.6%	18.4%
		£70,000 - £79,999	80	2,385,330	29,817	5,817,877	72,723	97.5%	2.5%
		£80,000 - £89,999	29	1,020,241	35,181	2,488,392	85,807	96.6%	3.4%
		£90,000 - £99,999	64	2,490,628	38,916	6,074,701	94,917	96.9%	3.1%
		<£50,000 - £99,999 Total		222	7,093,577	31,953	17,301,407	77,934	93.7%
	£100,000 - £299,999	£100,000 - £119,999	85	3,924,669	46,173	9,572,363	112,616	97.6%	2.4%
£120,000 - £139,999		71	3,560,375	50,146	8,683,842	122,308	100.0%	0.0%	

	£100,000 - £299,999 Total		156	7,485,044	47,981	18,256,206	117,027	98.7%	1.3%
S35 3 Total			378	14,578,621	38,568	35,557,613	94,068	95.8%	4.2%
S35 4	<£50,000 - £99,999	£50,000 - £59,999	112	2,550,111	22,769	6,219,782	55,534	93.8%	6.3%
		£60,000 - £69,999	81	2,174,445	26,845	5,303,524	65,476	87.7%	12.3%
		£70,000 - £89,999	15	469,909	31,327	1,146,118	76,408	100.0%	0.0%
		£90,000 - £99,999	110	4,381,517	39,832	10,686,627	97,151	100.0%	0.0%
	<£50,000 - £99,999 Total		318	9,575,981	30,113	23,356,051	73,447	94.7%	5.3%
	£100,000 - £299,999	£100,000 - £119,999	279	12,340,787	44,232	30,099,479	107,883	97.8%	2.2%
		£120,000 - £139,999	36	1,897,648	52,712	4,628,409	128,567	100.0%	0.0%
£140,000 - £159,999		14	835,679	59,691	2,038,240	145,589	100.0%	0.0%	
£100,000 - £299,999 Total		329	15,074,113	45,818	36,766,128	111,751	98.2%	1.8%	
S35 4 Total		647	24,650,093	38,099	60,122,179	92,925	96.4%	3.6%	
S35 8	<£50,000 - £99,999	£50,000 - £99,999	20	561,095	28,055	1,368,523	68,426	95.0%	5.0%
		<£50,000 - £99,999 Total		20	561,095	28,055	1,368,523	68,426	95.0%
	£100,000 - £299,999	£140,000 - £159,999	23	1,453,154	63,181	3,544,277	154,099	95.7%	4.3%
		£160,000 - £179,999	62	4,287,715	69,157	10,457,842	168,675	93.5%	6.5%
	£100,000 - £299,999 Total		85	5,740,869	67,540	14,002,119	164,731	94.1%	5.9%
S35 8 Total		105	6,301,963	60,019	15,370,642	146,387	94.3%	5.7%	
S35 9	<£50,000 - £99,999	£50,000 - £69,999	19	473,550	24,924	1,155,000	60,789	94.7%	5.3%
		£80,000 - £89,999	16	563,805	35,238	1,375,135	85,946	100.0%	0.0%
		£90,000 - £99,999	55	2,105,811	38,287	5,136,125	93,384	96.4%	3.6%
	<£50,000 - £99,999 Total		90	3,143,166	34,924	7,666,259	85,181	96.7%	3.3%
	£100,000 - £299,999	£100,000 - £119,999	19	809,342	42,597	1,974,006	103,895	100.0%	0.0%
		£120,000 - £159,999	29	1,520,162	52,419	3,707,713	127,852	100.0%	0.0%
		£160,000 - £179,999	49	3,299,887	67,345	8,048,504	164,255	100.0%	0.0%
£100,000 - £299,999 Total		97	5,629,391	58,035	13,730,222	141,549	100.0%	0.0%	
S35 9 Total		187	8,772,557	46,912	21,396,481	114,420	98.4%	1.6%	
S36 1	<£50,000 - £99,999	£50,000 - £69,999	32	857,617	26,801	2,091,750	65,367	90.6%	9.4%
		£70,000 - £79,999	225	7,009,981	31,155	17,097,513	75,989	94.7%	5.3%
		£80,000 - £89,999	38	1,337,411	35,195	3,261,978	85,842	100.0%	0.0%
		£90,000 - £99,999	50	1,929,643	38,593	4,706,445	94,129	98.0%	2.0%
	<£50,000 - £99,999 Total		345	11,134,651	32,274	27,157,686	78,718	95.4%	4.6%
	£100,000 - £299,999 Total		172	7,681,303	44,659	18,734,886	108,924	96.5%	3.5%
S36 1 Total		517	18,815,955	36,394	45,892,572	88,767	95.7%	4.3%	
S36 2	<£50,000 - £99,999	£50,000 - £59,999	16	386,614	24,163	942,962	58,935	75.0%	25.0%

		£60,000 - £69,999	25	677,903	27,116	1,653,423	66,137	96.0%	4.0%
		£70,000 - £89,999	94	2,942,629	31,305	7,177,145	76,353	96.8%	3.2%
		£90,000 - £99,999	68	2,738,427	40,271	6,679,090	98,222	100.0%	0.0%
	<£50,000 - £99,999 Total		203	6,745,574	33,229	16,452,619	81,047	96.1%	3.9%
	£100,000 - £299,999	£100,000 - £119,999	87	3,757,978	43,195	9,165,801	105,354	95.4%	4.6%
	£100,000 - £299,999 Total		87	3,757,978	43,195	9,165,801	105,354	95.4%	4.6%
S36 2 Total			290	10,503,552	36,219	25,618,419	88,339	95.9%	4.1%
S61 2	<£50,000 - £99,999	£60,000 - £79,999	13	365,310	28,101	891,000	68,538	100.0%	0.0%
	<£50,000 - £99,999 Total		13	365,310	28,101	891,000	68,538	100.0%	0.0%
	£100,000 - £299,999	£100,000 - £179,999	11	613,409	55,764	1,496,120	136,011	100.0%	0.0%
	£100,000 - £299,999 Total		11	613,409	55,764	1,496,120	136,011	100.0%	0.0%
S61 2 Total			24	978,719	40,780	2,387,120	99,463	100.0%	0.0%
Sundry	<£50,000 - £99,999	<£50,000	19	307,899	16,205	750,972	39,525	84.2%	15.8%
		£50,000 - £59,999	452	9,589,802	21,216	23,389,760	51,747	94.9%	5.1%
		£60,000 - £69,999	193	5,245,577	27,179	12,794,091	66,291	96.9%	3.1%
		£70,000 - £79,999	83	2,505,225	30,183	6,110,306	73,618	97.6%	2.4%
		£80,000 - £89,999	188	6,672,665	35,493	16,274,792	86,568	97.9%	2.1%
		£90,000 - £99,999	177	6,723,484	37,986	16,398,742	92,648	98.3%	1.7%
	<£50,000 - £99,999 Total		1,112	31,044,652	27,918	75,718,664	68,092	96.3%	3.7%
	£100,000 - £299,999	£100,000 - £119,999	231	10,643,401	46,075	25,959,514	112,379	96.1%	3.9%
		£120,000 - £139,999	270	14,281,759	52,895	34,833,560	129,013	96.7%	3.3%
		£140,000 - £159,999	65	3,990,010	61,385	9,731,733	149,719	98.5%	1.5%
		£160,000 - £179,999	83	5,754,452	69,331	14,035,249	169,099	98.8%	1.2%
		£180,000 - £199,999	76	5,767,247	75,885	14,066,457	185,085	96.1%	3.9%
		£200,000 - £219,999	30	2,547,917	84,931	6,214,433	207,148	93.3%	6.7%
		£220,000 - £239,999	76	7,191,287	94,622	17,539,725	230,786	98.7%	1.3%
		£240,000 - £259,999	14	1,427,349	101,953	3,481,339	248,667	100.0%	0.0%
		£260,000 - £279,999	12	1,345,138	112,095	3,280,825	273,402	100.0%	0.0%
		£280,000 - £299,999	14	1,616,349	115,453	3,942,314	281,594	78.6%	21.4%
	£100,000 - £299,999 Total		871	54,564,911	62,646	133,085,148	152,796	96.7%	3.3%
	£300,000 - £499,999	£300,000 - £349,999	17	2,238,381	131,669	5,459,466	321,145	82.4%	17.6%
		£350,000 - £499,999	19	3,077,789	161,989	7,506,802	395,095	94.7%	5.3%
	£300,000 - £499,999 Total		36	5,316,170	147,671	12,966,268	360,174	88.9%	11.1%
Sundry Total			2,019	90,925,733	45,035	221,770,079	109,842	96.3%	3.7%
Grand Total			38,877	1,492,165,309	38,382	3,639,427,583	93,614	97.0%	3.0%

* Sundry dwellings are generally those located outside of main housing estates. For the purposes of the table above, the sundry category also includes any postal sectors where publication of valuation information would be disclosive of individual properties and this information could not be anonymised by merging intervening bands and/or merging the postal sector with other postal sectors in the same postal district. The table below shows the total number of sundry dwellings within each postal sector containing at least 10 sundry dwellings.

Postal Sector/s	Total number social housing dwellings
S4 7	869
S10 1	297
S20 4	275
S17 3	143
S7 1	54
S4 8	28
S10 2	28
S2 4	22
S3 9	22
S8 0	21
S6 2	19
S6 3	19
S11 8	19
S5 6	17
S6 5	14
S9 4	14
S9 1	11
S8 9	10
S12 4	10
All Other Sectors	127
Grand Total	2,019



Author/Lead Officer of Report: Jayne Clarke,
Finance Business Partner

Tel: 0114 2039159

Report of: Executive Director, Place
Report to: Co-operative Executive
Date of Decision: 19th January 2021
Subject: Howden House PFI Contract– Refinance

Is this a Key Decision? If Yes, reason Key Decision:-

Yes No

- Expenditure and/or savings over £500,000
- Affects 2 or more Wards

Which Cabinet Member Portfolio does this relate to? Cllr Paul Wood, Executive Member for Housing, Roads and Waste Management
 Which Scrutiny and Policy Development Committee does this relate to?
 The Overview and Scrutiny Management Committee

Has an Equality Impact Assessment (EIA) been undertaken?

Yes No

If YES, what EIA reference number has it been given? *(Insert reference number)*

Does the report contain confidential or exempt information?

Yes No

Exemption applies to the appendix

*“The **appendix** is not for publication because it contains exempt information under Paragraph of Schedule 12A of the Local Government Act 1972 (as amended).”*

Purpose of Report:

The Howden House PFI contract (‘the Contract’) has been set a significant savings target in order to contribute to the Council achieving its challenging budget position and to deliver its workplace strategy.

This report seeks approval to the Council pursuing a contract Refinance to replace the current funder of the Howden House PFI contract with potential new funder, on more favourable terms and the introduction of an energy saving sharing mechanism in order to deliver a saving to the Council and to progress any necessary changes to the contract.

Recommendations:

It is recommended that the Co-Operative Executive:

1. Approve the continuation of the Refinance process and dialogue with the potential new funders in order to determine the optimal route in terms of maximising savings and mitigating risks and subsequently take forward the preferred option.
2. Approve the ongoing dialogue with the DLUHC throughout the refinance process and to submit a business case seeking DLUHC/HMT approval to complete the refinance.
3. Approve the funding of any abortive project costs of the Refinance from Place revenue budget.
4. Approve the variation of the Contract to allow the energy saving sharing mechanism.
5. Delegates authority to the Executive Director of Resources to:
 - i. monitor the progress made by Council officers in determining the optimal refinancing option and approve (if appropriate) the recommended option; and
 - ii. review and authorise the submission of a business case to the DLUHC/HMT; and
 - iii. complete the refinance of the Contract subject to the approval of commercially acceptable terms by the Director of Legal and Governance
6. Where no existing authority exists, delegates authority to the Executive Director of Resources, in consultation with the Director of Legal and Governance to take such steps to meet the aims and objectives of the report.

Background Papers:

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: <i>Tim Hardie</i>
	Legal: <i>Nadine Sime</i>
Equalities: <i>Louise Nunn</i>	
<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:	Michael Crofts
3	Cabinet Member consulted:	Cllr Paul Wood, Executive member for Housing, Roads and Waste Management
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: Jayne Clarke	Job Title: Finance Business Partner
	Date: 15 th December 2021	

1. PROPOSAL

- 1.1 The Howden House PFI contract ('the Contract') has been set a significant savings target in order to contribute to the Council achieving its challenging budget position and to deliver its workplace strategy.
- 1.2 Savings can be achieved through refinancing the bank debt owing to the more favourable interest rates being offered by the financial markets than those available when the Contract was last refinanced in 2014.
- 1.3 Following the successful conclusion of an exercise to test the appetite of the existing funder and a range of potential new funders, this report seeks approval for the refinance to be completed. It is estimated that the refinance will secure savings of circa £0.1m to per annum over the remaining 9 years of the Contract Term giving a total saving of circa £0.8m.
- 1.4 Savings can also be achieved by making an amendment to the way the calculation for energy (heating and electricity) is done. Currently the Council pays for a fixed amount of energy through the contract which results in an overpayment each year. The introduction of a mechanism to share the surplus will result in an estimated saving of £0.7m over the remaining contract term.

2. HOW DOES THIS DECISION CONTRIBUTE ?

- 2.1 There is no impact on the services received by the people of Sheffield.
- 2.2 The savings realised will contribute to the Council achieving its budget, thereby reducing the risk of additional budgetary pressures being placed on other services delivered to Sheffield people.
- 2.3 This will be an enabler to the Council's delivery of the One Year Plan and in particular the investment in Our Council and subsequent Corporate plans.

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 There has not been any consultation, as this is a financing opportunity which will not directly impact the people of Sheffield.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality of Opportunity Implications

- 4.1.1 As this proposal is purely related to financial restructuring of the Contract and has no material effect upon the services received by the people of Sheffield then there are no equality impacts. The proposal is equality neutral affecting all people the same regardless of age, race, faith, disability, gender, sexuality and so forth.

4.2 Financial and Commercial Implications

Background

- 4.2.1 Howden House is one of the earlier PFI contracts and so does not include a mechanism for the Authority to share in the gain created by a Refinancing in the way that later contracts do. The Contract was previously Refinanced and revised terms were agreed with a new funder. Those terms were reflected in a change to the contract with effect from September 2014 but no payment to the Council. However, a new Code of Conduct has been issued by HM Treasury. This is a voluntary code which suggests contractors should adopt a Refinance Gainshare mechanism which would give the contracting authority a 30% share.
- 4.2.2 The Council has therefore explored the potential of a further Refinance with the contract shareholder Equitix. Equitix have agreed to adopt the Code of Conduct and for the Council to receive a 30% share of any gain.
- 4.2.3 Civic accommodation PFI contracts such as Howden House represent the most stable investments and would generally attract a wide range of interest from prospective funders. However, the shorter remaining term of 9 years might put off some funders who would only be interested in longer term steady returns.
- 4.2.4 PFI projects have performed well during the pandemic compared to other more volatile commercial investments. Additionally, although the funding market stopped lending to new schemes in the initial stages of the C19 lockdown, it soon returned to more normal levels of activity and therefore funders are now keen to invest in new PFI projects.
- 4.2.5 These factors have created a perfect opportunity of well-established contracts with very competitive markets that should secure the best level of savings.

Refinance Process

- 4.2.6 Under the Contract the Refinance process is managed by Equitix and its advisors and the Council has an oversight and approval role.
- 4.2.7 The Council has appointed Financial Advisors, Local Partnerships and Legal Advisors, Bevan Brittan to carry out the necessary due diligence and provide market expertise.
- 4.2.8 The Council will incur direct costs to carry out the Refinance. Providing the Refinance is complete, those costs will be reimbursed by Equitix and set-off against the Refinance gain. However, if the transaction doesn't complete then it will have to bear those abortive costs.
- 4.2.9 As a result of a Refinance the level of debt will increase because it will include funding for any break costs associated with ending the current funding and the transaction cost of the Refinance. However, this debt will be at cheaper rates creating a reduction in cost overall (the Refinance Gain).
- 4.2.10 This increased debt will increase the compensation payable if the contract were Terminated in the early years following the Refinance.
- 4.2.11 The Refinancing will be subject to Department for Levelling Up, Housing and Communities (DLUHC) approval following submission of a Final Business Case (FBC) at the appropriate time. The FBC will need to demonstrate that the Refinance is on market terms and that it represents Value for Money taking into account the increase in termination Liabilities.

Progress To Date

- 4.2.12 Equitix have started the market engagement and have sought revised terms from several

funders. This includes a mix of existing and new funders and both banks and institutional lenders (Insurance/Pension Funds).

- 4.2.13 Publicly available evidence of ethical, sustainability and social responsibility policy commitment was a pre-requisite for inclusion within an original long list of potential lenders.
- 4.2.14 Responses were sought with terms that offered a reduced interest rate on the £12m borrowing and other changes to the structuring of the debt that would make the contract funding more efficient.
- 4.2.15 Whilst there were only a small number of responses they were from a good spectrum of the market and provided indicative terms that were considerably better than the current funder terms.
- 4.2.16 The indicative level of financial savings achievable from the responses mean that the Council could realise savings of circa **£0.1m pa**. This equates to a total saving of between **£0.8m** over the contract term. The Council has the option to take the saving as an annual reduction to the contract payment or as an upfront gain.
- 4.2.17 Its is expected that the Refinance can be completed before the end of the 2021/22 financial year.
- 4.2.18 The Council has engaged with DLUHC and will continue to do so through the Refinance process.
- 4.2.19 Given that this would be the second refinance of the contract with the resultant additional debt and termination costs and the shortening contract term, it is unlikely that a further Refinance would be possible and so it is imperative to ensure that the most competitive market terms are secured.

Next Steps

- 4.2.20 The key next step will be to determine the preferred funding model. The consideration will be based on the most competitive terms and acceptable termination liability.
- 4.2.21 The shortlisted funder will then go through their own due diligence process relying on Legal and Technical Advisors reports of the performance and risk of the contract. If they are happy with this process, they will then seek formal approval of the terms from their credit committees.
- 4.2.22 At the same time the Council will develop the FBC to submit to DLUHC for approval.
- 4.2.23 Once credit committee and DLUHC approval is received the Refinance can be executed.
- 4.2.24 The credit committee approval will be based on an interest rate margin which will be applied to the prevailing underlying base rate on the day that the Refinance is complete. Therefore, the exact cost of finance and relevant break costs can only be determined at that time. Interest rate movements will be monitored in the run-up to the Refinance and a range of acceptable rates determined to ensure the refinance remains viable.

4.2.25 Risks

Risks	Impact	Mitigation
Refinance fails to reach	Abortive transaction costs and budgeted	Proven strong market interest in PFI and civic accomodation most straightforward to invest

Financial Close	saving not achieved	in. Majority of fees are for final stages of transaction which wouldnt be incurred
Actual Bank Margin higher than assumed	Lower saving	Relatively prudent indicative margin for risk rating of contract but subject to final bank due diligence
Transaction costs higher than assumed	Marginally lower saving	Above savings based on very prudent cost assumptions. Competitive terms secured from SCC advisors. As transaction costs set-off against gain share will have minimal impact on SCC share.
Process takes longer than expected	Lower saving	Delay has more material impact through reduced debt saving but transaction already well progressed.
DLUHC reject Refi. Business Case	Abortive transaction costs and budgeted saving not achieved.	Concern will be increase in termination costs. Impact which will be quantified and modelled as proposed terms are firmed up.

Energy saving sharing proposal

4.2.26 Under the current terms of the contract the Council pays for a fixed volume of electricity and heating each year which is set and is not subject to change. The unit cost for each utility is amended each year to reflect the current cost of each utility and the Council makes payments to the Service Provider based on this calculation.

4.2.27 The result of this is as follows;

1. The Council is always exposed to the effects of price fluctuations in the market.
2. The risk for consumption usage is in theory shared for example where actual consumption does not exceed the fixed volume the Service Provider retains the surplus and in the event that the actual consumption exceeds the fixed volume the Service Provider would be liable for the additional cost.

4.2.28 The current situation is that the overall actual utility consumption is significantly lower than the fixed amount which is shown in the table below for the previous 4 years;

Year	% actual electric used vs fixed	% actual heat used vs fixed	% combined use vs fixed
2017/18	43	139	67
2018/19	44	122	64
2019/20	44	136	67
2020/21	35	161	67

As can be seen less than half the fixed electricity consumption is actually used on an annual basis. There is an over consumption of heat however the net effect is a significant underconsumption. Whilst Covid has had an effect on the 2020/21 consumption the analysis shows that this is a long-term issue rather than a one off.

The following table shows the effect this has had on the contract payment for energy over the past 4 years;

Year	Fixed cost of energy paid by SCC	Actual cost of energy	Variance (over payment)
2017/18	£413,574.87	£239,303.56	£174,271.31
2018/19	£413,023.09	£260,646.62	£152,376.47
2019/20	£408,719.03	£278,067.39	£130,651.64
2020/21	£395,522.64	£243,489.01	£152,033.63

4.2.29 The proposal is to introduce a mechanism to reconcile the difference between the fixed costs and the actual costs at the end of each financial year and to share the value of the variance on a 50 / 50 basis.

The proposal would introduce some additional risk to the Council, as in the event that overall consumption was in excess of the fixed amount the Council would be liable to pay 50% of the excess amount. This risk is assessed as being low on the basis of the consumption table presented in 4.2.28 and the fact that the building is well established, building use is set within strict parameters and it would take a significant change of use to reach the fixed consumption levels.

The following table shows the outcome of the proposal and saving the Council would have achieved based on the previous 4 years of data;

Year	Variance	SCC share 50%
2017/18	£174,271.31	£87,135.66
2018/19	£152,376.47	£76,188.24
2019/20	£130,651.64	£65,325.82
2020/21	£152,033.63	£76,016.82
		£304,666.53

The actual size of the saving is also affected by the cost of energy which as previously stated the Council is also exposed to, however based on the historic data the predicted saving would be circa £0.7m over the remaining term of the contract.

Proposals:

- 4.2.30 To continue with the Refinancing with potential new funders in order to determine the optimal route in terms of maximising savings and mitigating risks and subsequently take forward the preferred option; and
- 4.2.31 Continue the ongoing dialogue with the DLUHC throughout the refinance process and to submit a business case seeking DLUHC/HMT approval to complete the refinance.; and
- 4.2.32 Fund any abortive project costs from the Refinance from the Place revenue budget; should the refinance not be possible to complete; and
- 4.2.33 In order to progress the refinance within the time constraints described in this report, the Co-operative Executive is requested to delegate its authority for some of the process to the Executive Director of Resources, as detailed within the recommendations.

4.2.34 Proceed with the introduction of an energy saving sharing mechanism.

4.3 Legal Implications

4.3.1 In terms of the refinance the Howden House contract provides for a refinance and therefore the refinance itself carries no legal implications. The refinance has been explored due to Equitix agreeing to adopt the voluntary HM Treasury Code of Conduct referred to at 4.2.1 and 4.2.2 above. The Council will carry out the refinance in accordance with the Contract and its provisions. In respect of the introduction of an energy saving sharing mechanism, this can be achieved by varying the Contract to include this mechanism, the financial details of which are detailed above.

4.3.2 The Council has a general power under section 1 of the Localism Act 2011 to do things an individual may generally do (including vary a contract in accordance with its terms) provided, it is not prohibited by other legislation and the power is exercised in accordance with the limitations specified in the Act e.g. around charging for the provision of a service.

4.3.3 When it was procured this Contract was above the public procurement financial thresholds and consequently was procured under a regulated procurement procedure. If the Contract is changed to a material degree, it may be held that there is, in fact, a new contract, which should have been re-tendered in accordance with the Procurement Regulations and the resultant contract could be held ineffective.

4.3.4 The proposed changes are not considered to be material changes to the existing contract because there will be no variation to the services to be provided. Although Equitix will make additional profit as a result of the changes, this is a usual consequence of a standard PFI Contract where Refinance clauses and gainshare mechanisms exist and are commonly executed.

4.4 Other Implications

4.4.1 *n/a*

5. **ALTERNATIVE OPTIONS CONSIDERED**

5.1 Do Nothing

5.1.1 Under this option no further action would be taken now in relation to a Refinance or other contract changes and all activities would be stopped.

5.1.2 In this scenario the Council would have to bear the abortive transaction costs and would not generate the expected ongoing contract saving.

5.1.3 This would have the advantage of being able to carry out a Refinance in future years should the finance market be deemed to be more competitive.

5.1.4 However, there is no certainty that there would be an improvement on the current market conditions and the benefits of a refinance reduce with time as more of the debt is paid off at the current higher rates. This is particularly the case with a contract that only has 9 years remaining.

6. REASONS FOR RECOMMENDATIONS

- 6.1 The Howden House contract ('the Contract') has been set a significant savings target in order to contribute to the Council achieving its challenging budget position and delivery its workplace strategy.
- 6.2 The well-established nature of the contract makes it more attractive to the funding market and there are a limited number of competing relatively safe investments for funders in the current economic environment. These combine to give the Council a high chance of success in achieving a Refinance of the contract on the most favourable terms.
- 6.3 The Do-Nothing option will result in more pressure on achieving the Council's current and future budget and may result in more drastic cuts to front line services.
- 6.4 Failure to carry out the Refinance will result in more pressure on achieving the Council's current and future budget and may result in more drastic cuts to front line services. There is no evidence that deferring the Refinance will result in a more viable outcome in the future.



Author/Lead Officer of Report: Laura Hayfield,
Service Manager Employment and Skills

Tel: 07989152877

Report of: *Executive Director, People Services*

Report to: *Cooperative Executive*

Date of Decision: *19th January 2022*

Subject: *Pathways Extensions*

Is this a Key Decision? If Yes, reason Key Decision:-	Yes <input type="checkbox"/>	No <input 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? <i>People</i>		
Which Scrutiny and Policy Development Committee does this relate to?		
Has an Equality Impact Assessment (EIA) been undertaken?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If YES, what EIA reference number has it been given? <i>1024</i>		
Does the report contain confidential or exempt information?	Yes <input type="checkbox"/>	No <input checked="" 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:-		
<i>"The (report/appendix) is not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended)."</i>		

Purpose of Report:

To seek authority for Sheffield City Council to continue as the Accountable Body for the Ambition and Pathways to Success Projects and accept from the DWP additional grant allocations and extensions for the following projects: Ambition (£1.878m) and Pathways to Success (£1.714m) – ‘the Extensions’; and

In respect of Sheffield City Council’s participation in these projects as a delivery partner, the report seeks authority for the Council to procure and award contracts for employment services from the Voluntary and Community Sector.

Recommendations:

That the Council continues to act as the Accountable Body for the Ambition and Pathways to Success projects, accept the additional grant allocations and extensions for the following projects: Ambition (£1.878m) and Pathways to Success (£1.714m) - 'the Extensions'; and

In respect of the Council's participating in these projects as a delivery partner, the Council is authorised to procure and award contracts for employment support in Sheffield through open tender for contracts which in total will have a value of up to £1.636m.

Background Papers:

Pathways Cabinet Decisions 21 – 11 – 2018
 ESF PCR Outcome Notification Letter P2S
 ESF PCR Outcome Notification Letter Ambition
 Financial Annex Simplified P2S PCR
 Financial Annex Simplified Ambition PCR
 ESF Funding Agreement Variation P2S
 ESF Funding Agreement Variation Ambition

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: <i>Anna Beeby</i>
		Legal: <i>Marcia McFarlane</i>
		Equalities: <i>Bashir Khan</i>
<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>John Macilwraith</i>
3	Executive Member consulted:	<i>Paul Turpin</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>Laura Hayfield</i>	Job Title: <i>Service Manager – Employment and Skills</i>
Date: <i>(Insert date)</i>	

1. PROPOSAL

(Explain the proposal, current position and need for change, including any evidence considered, and indicate whether this is something the Council is legally required to do, or whether it is something it is choosing to do)

1.1 **Ambition project and the extension**

'Ambition' is a European Social Fund (ESF) funded project delivered in partnership with Barnsley, Doncaster, Rotherham and Sheffield councils and Doncaster Children's Services Trust. Sheffield is the lead partner and accountable body for the project.

The project supports young people aged 15 – 18 years who are not in employment education or training (NEET), or who are at risk of becoming so (this support is described by ESF as ESF Priority 1.2). The project also supports unemployed and economically inactive adults who have multiple and often complex barriers to participation (described by ESF as ESF Priority 1.4). They are supported to engage with, move closer to and enter the labour market.

Typical examples of barriers faced by both younger and adult participants include physical & mental health problems, or disabilities, low levels of confidence and self-esteem, fear of engaging/re-engaging with the labour market, a lack of work history and the stigma of criminal record and histories of substance misuse. Domestic issues, caring responsibilities and the lack of relevant role models frequently compound already difficult circumstances for participants.

The current funding agreement runs from October 2018 to March 2022, At the invitation of the Department for Work and Pensions, an application to extend the project to the end of December 2023 was submitted in May 2021.

Initial project value £5,946,717

Extension proposed from April 2022 to December 2023

Proposal is for an additional £1,877,918 ESF that will be matched by £1,261,287 from project partners, causing an overall increase of £3,139,205.65. The proposed allocation will be:

- £1,505,816 of the additional funding is for work with young people (ESF Priority 1.2)
- £1,633,389 of the additional funding is for work with adults (ESF Priority 1.4)

New overall project value of £9,085,922

Deliverables ESF Priority 1.2

The extension provides 964 additional places, with targets to engage and support 88 people with disabilities, 156 members of black or minority ethnic communities and 189 young people who lack basic skills.

Following negotiations with the DWP which have led to the broadening of the age range permitted under priority 1.2 to include those aged 19 to 24, new targets of 115 lone parents and 113 participants living in jobless households have been added for the period from April 2022.

For Sheffield, the extension provides an additional 352 places, with targets to engage and support 39 people with disabilities, 72 members of black or minority ethnic communities and 75 young people who lack basic skills. Ambition will also support 47 lone parents and 44 young people living in jobless households in Sheffield

Deliverables for Ambition

The extension provides an additional 737 places for vulnerable or excluded adults, with targets to engage and support 189 people with disabilities, 193 members of black or minority ethnic communities and 130 people aged over 50 years

In recognition of the gap in provision to support care leavers into employment created by the completion of the Apollo project, Sheffield City Council worked with the delivery partner from that project, Sheffield Futures, as a partner in this application for extension. As a new partner in the project, Sheffield Futures will support 90 young adult care leavers aged 18 to 24 years, including 27 with disabilities and 14 who are members of black and minority ethnic communities. By introducing Sheffield Futures as an additional partner (who provide their own match funding), the project is protecting and securing work to support young adults leaving care to make the transition to more independent living and participation in education, training and the employment market.

By December 2023, the Ambition project will have supported more than 4,800 individuals, including 1,840 in Sheffield. The Ambition project supports positive partnership working between local authorities with Sheffield City Council taking significant responsibility as the lead partner and accountable body.

The adult strand of the project was instrumental in enabling Rotherham MBC to re-establish delivery of direct support for residents facing barriers to employment. In Sheffield, the adult Ambition programme commissions provision from and supports a network of locality based voluntary and community sector organisations to deliver the project. Offers an entry level first step for people distant and potentially excluded from the labour market, helping to prepare for direct entry to the labour market, or progression to other strongly employer focussed programmes.

The project extension can support a critical transition period for organisations currently delivering employment related support through the Pathways programme to post-Covid funding and delivery arrangements

from 2024 onwards. The Ambition extension includes £335,500, to be used to commission employment programmes in the community via the Voluntary and Community Sector. This report seeks authority to commence the procurement of these services.

In Sheffield, 38% of participants in Priority 1.2 and 43% of participants in Priority 1.4 are from black or minority ethnic communities, 25% of adult participants have a disability and almost half (46%) of young people joining the project lack the basic skills required to succeed in education, training, or work.

1,312, young people are projected to leave from Priority 1.2 into education, training or employment (470 from Sheffield) with 250 gaining basic skills qualifications whilst with the project (92 from Sheffield)
The Ambition project is significantly more successful than Results targets set out in the funding agreement and is expected to exceed these.

81% of approved leavers from Priority 1.2 have left to a positive destination with 61% re-engaging with education or training as a result of their participation 67% of approved leavers from Priority 1.4 have left with an improved labour market situation; 47% have left to take up employment.

The precondition in this offer of extended funding have been completed; specifically, DWP have a revised match funding letter from Doncaster Children's Services Trust confirming that all match funding provided are clean and do not contain funds which include or have already been used to attract any European Union Funding.

Pathways to Success project and the extension

Pathways to Success is a partnership between Barnsley, Rotherham and Sheffield councils. Sheffield is the lead partner and accountable body for the project.

The project supports unemployed and economically inactive adults who have multiple and often complex barriers to participation to engage with, move closer to and enter the labour market. Typical examples of barriers faced include physical & mental health problems, or disabilities, low levels of confidence and self-esteem, fear of engaging/re-engaging with the labour market, a lack of work history, the stigma of criminal record and histories of substance misuse.

Current funding agreement funds January 2019 to March 2022,
Initial project value £5,722,111

Extension proposed from April 2022 to December 2023

Proposal is for additional £1,714,314 ESF matched by £1,145,785 from partner local authorities

Deliverables for Pathways to Success – Priority 1.4

The extension will offer opportunities for an additional 1,320 places, with targets to engage and support 350 people with disabilities, 390 members of black or minority ethnic communities and 244 people aged 50 or older. In Sheffield the extension provides an additional 860 places, with targets to engage and support 232 people with disabilities, 344 members of black or minority ethnic communities and 172 people aged 50 or older. New overall project value of £8,852,210.

By December 2023, Pathways to Success will have supported nearly 4,000 individuals (minimum 3,918), including over 2,500 in Sheffield.

Pathways to Success supports positive partnership working between local authorities in the region, with Sheffield taking significant responsibility as the lead partner and accountable body. The project was instrumental in enabling Rotherham MBC to re-establish delivery of direct support for residents facing barriers to employment.

In Sheffield, Pathways to Success commissions provision from and supports a network of locality based voluntary and community sector organisations to deliver the project. It offers an entry level first step for people who are distant and potentially excluded from the labour market, helping to prepare for direct entry to the labour market, or progression to other strongly employer focussed programmes. The project extension can support a critical transition period for organisations currently delivering employment related support through the Pathways programme to post-Covid funding and delivery arrangements from 2024 onwards. The Pathways to Success extension includes £1.3m to be used to commission employment programmes in the community via the Voluntary and Community Sector and this report seeks authority to commence the procurement of these services.

In Sheffield, 35% of all participants are from black or minority ethnic communities and 33% have a disability. Pathways to Success is significantly more successful than Results targets set out in the funding agreement. 72% of approved leavers have left with an improved labour market situation. 49% of approved leavers have left to take up employment.

The Council will comply with DWP's condition in the offer of extended funding to this project, specifically, the Council will supply updated organograms and HR letters as the project moves into the Reserve Funding phase and the revised structure takes place. Consequently, this information will be provided to DWP as the project moves into the extension period which is intended to commence at the beginning of April.

2. HOW DOES THIS DECISION CONTRIBUTE ?

(Explain how this proposal will contribute to the ambitions within the Corporate Plan and what it will mean for people who live, work, learn in or visit the City. For example, does it increase or reduce inequalities and is the

decision inclusive?; does it have an impact on climate change?; does it improve the customer experience?; is there an economic impact?)

This proposal contributes to the one year plan in the following ways:

- 2.1 It addresses the recognition of the difficulties faced in Communities and Neighbourhoods in improving the access to jobs, skills and education. It directly targets support for people with known disadvantage in the labour market and communities

It supports the Education, Health and Care ambition by providing access to jobs, proven to improve people's health and wellbeing and reduce inequality.

It is part of the solution to the actions for the economy, climate change and development in supporting people to start new businesses and helping SMEs to recruit local talent, connecting people to business needs
The project is South Yorkshire wide and so meets the action to work in partnership with the region

It supports people furthest from the labour market to get the skills and advice they need to get back into work. As well as young people with new apprenticeships, providing targeted support to those most at risk of being NEET.

It is vital to achieve the emerging economic requirements of the city currently experiencing staff shortages and carrying vacancies that they can't find people with the right skills to fill

3. HAS THERE BEEN ANY CONSULTATION?

(Refer to the Consultation Principles and Involvement Guide. Indicate whether the Council is required to consult on the proposal, and provide details of any consultation activities undertaken and their outcomes.)

- 3.1 The Council is not required to carry out a consultation process in respect of these proposals and a formal consultation process has not been carried out

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality of Opportunity Implications

- 4.1.1 Decisions need to take into account the requirements of the Public Sector Equality Duty contained in Section 149 of the Equality Act 2010. This is the duty to have due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- foster good relations between persons who share a relevant protected

characteristic and persons who do not share it

The Equality Act 2010 identifies the following groups as a protected characteristic: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

An Equality Impact Assessment has been carried out and highlights that these programmes will continue to address the recognition of the difficulties faced in Communities and Neighbourhoods in improving the access to jobs, skills and education.

It directly targets support for people with known disadvantage in the labour market and communities and support the Education, Health and Care ambition by providing access to jobs, proven to improve people's health and wellbeing and reduce inequality. It supports young people with new apprenticeships and providing targeted support to those most at risk of being NEET. The project is South Yorkshire wide and so meets the action to work in partnership with the region.

4.2 Financial and Commercial Implications

4.2.1 Pathways to Success

The budget for this South Yorkshire wide project/grant of which SCC is a part has undergone the following changes since its initial approval:

- The initial ESF Funding Agreement covered all SY authorities from January 2019 to March 2022 with a grant approval value of £5.120m (ESF grant) + £3.413m (match funding) giving a total project budget of £8.533m (see previous approval report).
- However, Doncaster later pulled out of the project and Rotherham reduced their role in it which led to a new revised financial profile of ESF grant (£4.236m) and match funding (£2.824m) giving a revised total budget of £7.060m which was approved by the DWP (as per the revised ESF/DWP Agreement 2019).
- Due to delays in contracting and later Covid, the project was significantly under spent and a Project Change Request (PCR) was finally approved by the funder (March 2021) with a new revised total budget of £5.722m
- A new extension is now proposed from April 2022 to December 2023 with proposals for additional ESF grant (£1.714m) and further match funding (£1.146m) from partner local authorities giving total additional funding of £2.860m
- **The new total revised budget for the project is now:
£5.722m+£2.860m = £8.582m (to be spent as per para 1.1)**

The new additional grant allocation is subject to confirmation via a finalised

Variation Agreement and the terms and conditions will remain the same as before with SCC still the Accountable Body and lead agent for the South Yorkshire Authorities. All parties will need to ensure that their match funding is clearly identified, available to use and evidenced.

The Project / Grant Manager will need to read, understand and comply with all of the grant terms and conditions as per the Funding Agreement (which were previously summarised in the first approval report)

Ambition

The initial budget (see Table 1) for this South Yorkshire wide project/ grant of which SCC is a part has undergone the following changes since its initial approval in 2018.

Table 1: SY Ambition: Project Totals (Priorities 1.2 + 1.4)		
ESF Funding (60%) (£)	Match Funding (40%) (£)	Total Funding (£)
3,776,879	2,522,082	6,298,960

- The initial project budget was later revised as follows: ESF grant (£3.568m) with match funding (£2.379m) giving a revised total budget of £5.947m which was approved by the Funder.
- A new extension is now proposed from April 2022 to December 2023 with proposals for additional ESF grant (£1.878m) and further match funding (£1.261m) from partner local authorities giving total additional funding of £3.139m
- **The new total revised budget for the project is now: £5.947m+£3.139m=£9.086m (to be spent as per para 1.1)**

The new additional grant allocation is subject to confirmation via a finalised Variation Agreement and the terms and conditions will remain the same as before with SCC still the Accountable Body and lead agent for the South Yorkshire Authorities. All parties will need to ensure that their match funding is clearly identified, available to use and evidenced.

The Project / Grant Manager will need to read, understand and comply with all of the grant terms and conditions as per the Funding Agreement (which were previously summarised in the first approval report)

4.3 Legal Implications

4.3.1 The Localism Act 2011 gives local authorities a “general power of

competence” which enables them to do anything that an individual can do as long as the proposed action is not specifically prohibited by law; there are no specific statutory prohibitions that prevent the Council from doing taking steps proposed in this report. A purpose of the Act is to enable local authorities to work innovatively to develop services to meet local need.

The Council can use this general power of competence to continue as the Accountable body, accept funding on behalf of these projects and, procure and award contracts on behalf of the Council in order that the Council can deliver its part of the projects.

- 4.3.2 The Council must ensure pre-conditions in letters offering funding for these projects are satisfied within the stated timescales. All terms and conditions in the funding agreements and variation to funding agreements must be satisfied to avoid clawback or withdrawal of funding.

The Council must make certain the remaining precondition that, DWP receives updated organograms and HR letters as the project moves into the Reserve Funding phase and the revised structure, takes place for the scheduled April 2022 date.

- 4.3.4 This ESF funding was originally provided under the European Union’s Multiannual Financial Funding for 2014 – 2020 and according to Article 138 of the UK EU Withdrawal Agreement, this funding and its use must be compliant with State Aid Law.

- 4.3.5 Procurement and award of contracts for the Council must comply with the Council’s Contract Standing Order and Procurement Rules.

4.4 Other Implications

(Refer to the Executive decision making guidance and provide details of all relevant implications, e.g. HR, property, public health).

4.4.1

5. ALTERNATIVE OPTIONS CONSIDERED

(Outline any alternative options which were considered but rejected in the course of developing the proposal.)

- 5.1 The option to not apply for ‘the Extensions’ was considered before applying but rejected as the opportunity presents significant income generation from external sources to support our most vulnerable residents into employment.

6. REASONS FOR RECOMMENDATIONS

(Explain why this is the preferred option and outline the intended outcomes.)

- 6.1 The Programme will directly support vulnerable residents to find and sustain

employment.

The activities and outcomes of the Programme will directly contribute to the delivery of the One Year Plan:

- Communities and Neighbourhoods
- Education Health and Care
- Economy, climate change and development



Author/Lead Officer of Report:
Damian Watkinson,
Finance Manager

Tel: 0114 273 6831

Report of: *Eugene Walker*
Report to: *Co-operative Executive*
Date of Decision: *19th January 2022*
Subject: *Capital Approvals for Month 08 2021/22*

Is this a Key Decision? If Yes, reason Key Decision:-
Yes No
- Expenditure and/or savings over £500,000
- Affects 2 or more Wards

Which Executive Member Portfolio does this relate to? ***Finance and Resources***

Which Scrutiny and Policy Development Committee does this relate to?
Overview and Scrutiny Management Committee

Has an Equality Impact Assessment (EIA) been undertaken? Yes No

If YES, what EIA reference number has it been given? (*Insert reference number*)

Does the report contain confidential or exempt information? Yes No

If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-

Purpose of Report:

This report provides details of proposed changes to the Capital Programme as brought forward in Month 8 2021/22.

Recommendations:

- Approve the proposed additions and variations to the Capital Programme listed in Appendix 1 (with the exception of Townhall Square Animation item in Section A) and Appendix 2, including the procurement strategies and delegate authority to the Director of Finance and Commercial Services or nominated Officer, as appropriate, to award the necessary contracts.
- Delegates authority to the Executive Director of Resources in consultation with the Director of Legal and Governance to accept grant funding in respect of the Townhall Square Animation scheme and authorise inclusion of the related expenditure into the capital programme
- Approve the variations to the Housing Capital Programme as part of the annual programme refresh as detailed in Appendix 3
- Approve the acceptance of grants as detailed at Appendix 4
- Approve the making of grants to 3rd Parties as detailed at Appendix 5

Background Papers:

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: <i>Tim Hardie</i>
		Legal: <i>Nadine Sime</i>
		Equalities: No
<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>Eugene Walker</i>
3	Executive Member consulted:	<i>Cate McDonald</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>Damian Watkinson</i>	Job Title: <i>Finance Manager Business Partner Capital</i>
Date: 21/12/21	

MONTH 08 2021/22 CAPITAL APPROVALS

1. SUMMARY

- 1.1 A number of new schemes and variations to existing schemes have been submitted for approval in line with the Council's capital approval process during the Month 08 reporting cycle. This report requests the relevant approvals and delegations to allow these schemes to progress.
- 1.2 Below is a summary of the number and total value of schemes in each approval category:
- 8 additions of specific projects to the capital programme creating a net increase of £14.46m;
 - 12 variations creating a net reduction of £13.04m;
 - 1 variation to procurement route with no impact on budgets
 - 66 slippage and re-profiles of budgets with a value of £40.83m from 21/22 into future years with no impact on overall cost
 - Revisions to the Housing Capital Programme, to bring this in line with the annual HRA Business Plan review, including the addition of the 2026/27 indicative allocations creating a net increase of £167.2m
- 1.3 Further details of the schemes listed above can be found in Appendices 1, 2 and 3.
- 1.4 It has been well reported that there are significant issues over the availability and pricing volatility of labour and materials in the construction industry. This is set against activity in the construction industry being at some of the highest levels for several years. The following factors are all playing a role in creating the escalating challenge for industry:
- Rapidly rising freight costs, container availability and global transportation challenges
 - A shortage in global raw materials
 - A shortage of available haulier staff and capacity
 - Transitioning from CE to UKCA Health & Safety accreditation marking with insufficient product testing capacity
 - Establishment of new cross-border systems and processes
 - New EU related immigration rules
 - Ongoing impact of COVID on workforce

It is these factors that have been major contributors in level of slippage and budget reprofiling brought forward this month detailed at Appendix 2.

2. WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE

- 2.1 The proposed changes to the Capital programme will improve the recreational leisure facilities, schools, roads and homes used by the people of Sheffield, and improve the infrastructure of the city council to deliver those services.

3. BACKGROUND

This report is part of the monthly reporting procedure to Members on proposed changes to the Council's capital programme.

4. OUTCOME AND SUSTAINABILITY

- 4.1 By delivering these schemes the Council seeks to improve the quality of life for the people of Sheffield.

5. OTHER IMPLICATIONS

5.1 Finance Implications

The primary purpose of this report is to provide Members with information on the proposed changes to the City Council's Capital Programme further details on each scheme are included in Appendices 1, 2 and 3 in respect of schemes to be delivered and Appendix 4 in relation to grants to be accepted and Appendix 5 in relation to grants to be issued.

5.2 Procurement and Contract Award Implications

This report will commit the Council to a series of future contracts. The procurement strategy for each project is set out in Appendix 1. The award of the subsequent contracts will be delegated to the Director of Financial and Commercial Services.

5.3 Legal Implications

Any specific legal implications in this report are set out in Appendices 1,2 and 3 in respect of projects to be delivered, Appendix 4 in relation to grants to be accepted and Appendix 5 in relation to grants to be issued.

5.4 Human Resource Implications

There are no direct Human Resource implications for the Council.

5.5 Property Implications

Any specific property implications from the proposals in this report are set out in appendices 1,2 and 3.

6. ALTERNATIVE OPTIONS CONSIDERED

- 6.1 A number of alternative courses of action are considered as part of the process undertaken by Officers before decisions are recommended to Members. The recommendations made to Members represent what Officers believe to be the best options available to the Council, in line with Council priorities, given the constraints on funding and the use to which funding is put within the Revenue Budget and the Capital Programme.

7. REASONS FOR RECOMMENDATIONS

- 7.1 The proposed changes to the Capital programme will improve the services to the people of Sheffield
- 7.2 To formally record changes to the Capital Programme and gain Member approval for changes in line with Financial Regulations and to reset the capital programme in line with latest information.
- 7.3 Obtain the relevant delegations to allow projects to proceed.

Finance & Commercial Services | Commercial Business Development

December 2021

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	Scheme name / summary description	Value £'000
A	Economic growth	
	New additions	
Page 133	<p>Townhall Square Animation</p> <p>Why do we need the project?</p> <p>Sheffield’s historic high street is central to the city’s emotional identity and economic history. Fargate and High Street account for one tenth of city centre retail space, with 103 retail and leisure units but are unsustainable in their current form.</p> <p>Funding has been secured from Ministry of Housing, Communities & Local Government (MHCLG) to proceed a programme of proposed Future High Street Fund (FHSF) works, including improvement of the public realm of Fargate and the Highstreet to facilitate outdoor events, reduce crime, improve green transport connectivity, and support a resident community with improved services and waste management facilities.</p> <p>Whilst the ‘Future High Streets Fund’ project has been in development since well before the start of the pandemic, the scale of the challenge for city centres has increased massively with such as increased vacancy levels, reduced footfall/vibrancy, a heightened awareness of anti-social behaviour and an environment that has been impacted by multiple developments.</p> <p>How are we going to achieve it?</p> <p>It is proposed to provide immediate investment in a pop-up container installation including a digital screen/projection which can be located at the top of Fargate.</p> <p>This will provide temporary space for new businesses and events. The operation and management of the unit will be the subject of future decision and approvals. Once the FHSF works on Fargate commence the units will be dismantled and moved to other parts of the city to provide a focus to further regeneration schemes.</p> <p>What are the benefits?</p> <ul style="list-style-type: none"> • supporting people to adapt to the new economy by encouraging new and independent businesses in the High Street creating jobs and a reason to go into the City Centre; • supporting businesses to adapt, survive and thrive in the new environment encouraging new ventures, new ways of working; and • stimulating the local economy by rediscovering and reinvigorating the City Centre as a place to go, bringing people back into the city centre through the transformation of buildings and the animation of spaces. <p>When will the project be completed?</p>	+300

This project is to be delivered utilising Get Britain Building Funding and is subject to SCC receiving an acceptable offer of funding from the South Yorkshire Mayoral Combined Authority. A delegation will be requested to accept the funding and progress the scheme when the funding is made available.			
Funding Source	Get Britain Building Fund Via SYMCA	Amount	£300k
		Status	Bid submitted
		Approved	
Procurement	i. Direct award to a regional supplier following a request for quotes exercise with container park providers.		
Variations and reasons for change			
None			
Page 134	Transport		
	New additions		
	None		
Variations and reasons for change			
Fairleigh 20mph Zone		2021-22 +£86	
Scheme description		2022-23 +£3	
<p>On 8 March 2012, the City Council Cabinet Highways Committee approved the 'Sheffield 20mph Speed Limit Strategy', the long-term aim of which is to establish 20mph as the maximum speed in appropriate residential areas of Sheffield. Since then 18 'sign only' 20mph speed limit areas have been introduced across the city.</p> <p>Reducing the speed of traffic in residential areas will, in the long term, reduce the number and severity of accidents, reduce the fear of accidents, encourage sustainable modes of travel and contribute towards the creation of a more pleasant, cohesive environment.</p> <p>The current 20mph speed limit areas consist of a speed limit change but no physical measures to reduce vehicle speeds within the areas. Drivers are alerted to the speed limit by 20mph speed limit repeater signs. 20mph speed limit areas are identified by entry signs to the area together with smaller repeater signs throughout the area.</p> <p>What has changed?</p> <p>This project has previously been approved to undertake feasibility works for a proposed 20mpg scheme in the Fairleigh area of Sheffield 2. These works are now complete and the project is to commence to the full design stage. The budget has been increased by £89k to enable this.</p> <p>The full project cost including feasibility works is £104k and is fully funded from Local Transport Plan.</p>			

	Variation type: -		
	<ul style="list-style-type: none"> Budget increase 		
	Funding	Local Transport Plan	
	Procurement	i. Works will be procured through the Streets Ahead PFI used tendered rates contained within Schedule 7, Non-Core Works.	
Page 135	Cycle Crossing Portobello		+141
	Scheme description		
	<p>The Portobello cycle route links University of Sheffield and the western suburbs to the Heart of the City. One section of this was completed as part of the University of Sheffield Masterplan. This project is to provide two further sections of the route by delivering two new cycle crossings at the junctions of West Street / Holly Street and Mappin Street.</p> <p>What has changed?</p> <p>The project is largely complete however there has been an overspend on the original budget due to an increase in material costs. In addition to this, further works are required to construct a dropped kerb to serve a disabled parking bay. As a result, the project budget has been increased by £141k funded from Local Transport Plan.</p> <p>Variation type: -</p> <ul style="list-style-type: none"> Budget increase 		
Funding	Local Transport Plan		
	Procurement	N/A	
	Nether Edge & Crookes Active Travel Neighbourhood [ATN]		+51
	Scheme description		
	<p>The aim of this project is to provide two Active Travel Neighbourhoods [ATN's] in Nether Edge and Crookes that link to the emerging Nether Edge active travel route to the city centre, and compliment other work currently underway to provide high quality active travel options.</p> <p>The objective of the ATNs is to reduce through traffic movements, which in turn can create severance and safety concerns for those living in those neighbourhoods. Reducing through traffic will create a more pleasant, safer environment in which to travel on foot or by bicycle.</p> <p>The project has recently received approval to increase the budget to £94k to enable temporary measures to be implemented ahead of the main project works including the cost of the Experimental Traffic Regulation Order [ETRO].</p> <p>What has changed?</p>		

	<p>Internal design of the scheme has been completed and the budget is to be increased to £145k [Active Travel Funding] to enable the advance order for the materials required, such as planters, water filled blocks and relevant signage to be issued to AMEY.</p> <p>Variation type: -</p> <ul style="list-style-type: none"> Budget increase 		
	Funding	Local Transport Plan	
	Procurement	<p>i. Traffic and monitoring surveys by competitive quote.</p> <p>ii. Temporary measures procured through the Streets Ahead PFI used tendered rates contained within Schedule 7, Non-Core Works.</p> <p>iii. Professional services undertaken in-house by SCC's Design and Assurance and Transport Planning teams.</p>	
Page 136	<p>Transforming Cities [TCF] – Housing Zone North</p> <p>Scheme description</p> <p>Sheffield City Council has been awarded funding through the Transforming Cities Fund (TCF) to invest in schemes that promote active travel (cycling and walking) to enable people to access jobs, education etc. through greener and healthier forms of travel.</p> <p>This project aims to reduce bus journey times through Kelham Island by giving priority to buses in certain areas, while maintaining the access needed for businesses in the area and reduce congestion and delays to all vehicles, improving air quality.</p> <p>This will be achieved by junction changes; and access and directional changes on some of the roads. In parallel to this, quieter roads will have improved cycle paths and public realm improvements in key areas, aimed at encouraging active travel. Prioritisation at West Bar roundabout for cyclists is planned via a “Dutch style” roundabout</p> <p>What has changed?</p> <p>The stage 2 Transforming Cities funding agreement has been received and the budget has been increased by £1.287m to £1.476m to match the available funding.</p> <p>Variation type: -</p> <ul style="list-style-type: none"> Budget increase 		+471
	Funding	Transforming Cities Fund	
	Procurement	N/A	
C	Quality of life		

	New additions		
	None		
	Variations and reasons for change		
	None		
D	Green and open spaces		
	New additions		
Page 137	<p>Ellesmere Park Public Health Improvements FEASIBILITY</p> <p>Why do we need the project? The recreational offer at Ellesmere Park is currently very limited. Following the allocation of Public Health Funding there is an opportunity to significantly improve the existing facilities and deliver new facilities requested by the community through consultation.</p> <p>The main facilities of the site are a Basketball Court where community ownership of the space is starting to develop. Local Councillors are engaged with the Basketball Users and want to help them to ‘take back the court’ from ASB activity by providing a ‘fit for purpose’ Basketball Court where players can develop their game and engage with fellow community users. A high-quality court is seen as a way to engage young people in a purposeful activity.</p> <p>Behind the Basketball Court there is a neighbouring Playground which is hidden, in poor condition and no longer feels a safe place for local users to take their children to or allow their children to play there independently. There is a strong desire from the community and Friends of Ellesmere to see a Playground on a more suitable aspect of the site.</p> <p>How are we going to achieve it? The scope of the project includes:</p> <ul style="list-style-type: none"> • Basketball Court improvements; delivered through the wider P&C Tennis/MUGA Improvement Tender, which includes Hollinsend and Ecclesfield Park • New Playground; delivered by the Playgrounds Team • All-age Gym Equipment Area; delivered by the Playgrounds Team • Landscaping: delivered through community workdays led by Rangers and through existing contractors <p>What are the benefits? <i>Objectives</i></p>		+5

<p>The feasibility aims to resolve the unknown factor which is the condition of the Tarmac Pad. This area is known to have had housing on it until the late 1960s. In order to establish the suitability of the tarmac pad to become a children’s play area survey work is required to understand the ground conditions, and voids and contaminants which may limit its future use.</p> <p><i>Benefits</i> The surveys will allow the project to progress delivering the following benefits;</p> <ul style="list-style-type: none"> • Site quality improved – an increase in the Sheffield Standard score for the site • Increase in the Play Value of the playground • Increased site usage by local community and green space users <p>When will the project be completed? Feasibility by February 2022</p> <p>Costs 21/22 Surveys £5K</p>							
Funding Source	Public Health	Amount	£5K	Status	Public Health Allocation Available	Approved	Green & Open Spaces Programme Group 13.12.21
Procurement		i. Surveys by competitive quotes.					
<p>Skye Edge Landscape Improvements FEASIBILITY</p> <p>Why do we need the project? Skye Edge is in a poor state of repair. The site does not meet the minimum Sheffield Standard score and suffers from significant antisocial behaviour, e.g. persistent problems with 4 x 4 vehicles accessing the site, fly tipping and fire starting. Most of the paths have significant encroachment by the adjacent turf and have been patch repaired over many years.</p> <p>Increasing the use of Skye Edge by the local community has great potential for improving public health outcomes for members of the local community:</p> <p>How are we going to achieve it? Progress with a feasibility including further stakeholder engagement, identification of necessary survey work, development of preferred design options for the project and delivery of the work.</p> <p>What are the benefits? <i>Objectives</i></p>							+11

- A preliminary round of external consultation will be used to socialise the idea of a landscape improvement project, assess the prioritise and concerns of the local community regarding Skye Edge Fields, and gather information to inform further design e.g. key routes to prioritise through the Fields, information on antisocial behaviour etc.
- An initial survey and feasibility option assessment via the Capital Delivery Service/Service Level Agreement will cost the outline options proposed by project officers, in response to consultation.

Benefits

- Secure boundaries, preventing access by 4 x 4s, reducing instances of motorcycle use, and reducing opportunities for fly tipping and fire starting
- Create more attractive and welcoming entrances and boundaries and signage, creating a sense of place and a safer, cleaner greenspace
- Deliver a more valued and loved park with greater visitor numbers, all of which contribute to reducing instances of antisocial behaviour and improving public health

When will the project be completed?

Feasibility by April 2022

Costs 21/22

CDS Fees £9.3K

Surveys £2.0K

Total £11.3K

Funding

S106 1284 £11.3K (part of the £25.3K available in Q0093)

Funding Source	S106	Amount	£11.3K	Status	S106 Parks Programme (Q0093) already approved	Approved	Green & Open Spaces Programme Group 13.12.21
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Procurement	i. Professional services undertaken in-house via the Capital Delivery Service. ii. Ecology and trees surveys undertaken in-house via SCC's Ecology Team. iii. Remaining surveys by competitive quote(s).
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5 Parson Cross & Ellesmere Park 3G Pitch STAGE 1 FEASIBILITY	+17
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Why do we need the project?

Parson Cross Park has eight playing pitches, a large floodlit multi-use games area and a large pavilion, with fourteen changing rooms and showers. The current standard of the Multi Use Games Area is inadequate for all year use and the development of part of the multi-use games area with an artificial grass pitch will allow for greater provision and accessibility.

Ellesmere Park currently has a what used to be a bowling green that local children use as a small-sided football area. The grassy area is well used with grass wearing out near the makeshift goalmouths, however, is not fit for purpose with a lack of fencing, lighting or markings. The pitch is also situated near a well-used basketball court as well as a youth centre.

Cruyff Courts will facilitate initiatives to improve health and wellbeing of residents and strengthen community assets. Additionally, it will allow for more intervention and targeted projects aimed at community support to develop greater cohesion and health outcomes in the area.

Why address it now?

- Significant antisocial behaviour issues at Parson Cross and Ellesmere Park but more of a daily and night-time site presence in the park will both act as a deterrent
- The Johan Cruyff Foundation has chosen Parson Cross Park and Ellesmere Park as the location to benefit from a Cruyff Court
- Sheffield Wednesday Football Club Community Programme and Sheffield United Community Foundation have agreed that, once built, they will activate the park with a variety of community activities that will improve Health, Cohesion and Physical Activity levels

How are we going to achieve it?

Stage 1:

- Engage CDS for Project and Cost Management
- Carry out any surveys required

Stage 2 will:

- Assess constraints, procurement method and identify consultants and contractors
- Form a basis for a future outline scheme design to facilitate the production of works information and pricing documentation for the project, ready to be sent for tender action
- Develop designs, agree works and consult with contractors in line with Cruyff Foundation technical specifications
- Assess planning requirements for both facilities
- Test current floodlights at Parson Cross and agree any required potential replacements
- Discuss fencing options and final decision
- Assess maintenance and operation requirements of facilities and identify resources where required

What are the benefits?

- Promote greater levels of physical exercise and thus impact on the general health and wellbeing of the community
- Increase participation in sport across all age groups
- Increase participation within target groups such as girls and young women
- Meet increased demand for local sport as new housing development takes place

Page 141	<ul style="list-style-type: none"> Allow the community to develop their sporting ability Provide a safe and welcoming environment to take part in sport and physical activity <p>When will the project be completed? Stage 1 by end of January 2022</p> <p>Stage 1 Costs 21/22 Professional Fees £7.5K Design Services £7.5K Surveys £2.5K Total £17.5K</p> <p>Funding £17.5K Corporate Investment Fund; part of the £50K SCC match to the Local Football Facility Plan</p>							
	Funding Source	CIF	Amount	£17.5K	Status	Allocated to the Local Football Facility Plan on the CIF	Approved	Green & Open Spaces Programme Group 13.12.21
	Procurement		<ul style="list-style-type: none"> Professional services undertaken in-house via the Capital Delivery Service and/or by the Capital Delivery Partner. Surveys by competitive quotes. 					
Variations and reasons for change								
<p>S106 Parks Programme Block Allocation</p> <p>Scheme description Block allocation of S106 agreements approved to be used on various Parks schemes.</p> <p>What has changed? An Initial Business Case has come forward for landscape improvements at Skye Edge Fields, which has S106 funding approved in this allocation. This therefore needs drawing down to cover the costs of the feasibility. See separate entry above for Skye Edge Landscape Improvements.</p> <p>Variation type: Budget decrease</p>								-11

	<p>Budget Current 22/23 Budget £477.2K - £11.3K = £465.9K</p>	
	<p>Funding S106</p>	
	<p>Procurement N/A</p>	
<p>E</p>	<p>Housing growth</p>	
	<p>New additions</p>	
<p>Page 142</p>	<p>Corker Bottoms Council Housing Acquisitions</p> <p>Why do we need the project? The decision to increase the Council's Stock Increase Programme (SIP) target to 3,100 was taken in October 2019. This expanded programme consists of new build homes on existing Housing Revenue Account (HRA) land, the acquisition of properties (existing or new build), and an assumption that land in private ownership would need to be acquired to help deliver a balanced programme and enable much needed affordable housing to be delivered in areas where there is currently limited suitable land in Council ownership.</p> <p>How are we going to achieve it? Acquire all 47 x 2, 3 and 4 new houses on the Sheffield Housing Company Corker Bottoms site. The site is currently in development and, once acquired by SCC, the units will be added to its Stock Increase Programme. The units are expected to be available for general needs affordable rent.</p> <p>What are the benefits? <i>Objectives</i> Acquisition of 47 x 2, 3 and 4 new homes from Sheffield Housing Company on the Corker Bottoms development. The development, which is currently being built, contains the following housing: 15 x 2 bedroom (32%) 20 x 3 bedroom (43%) and 12 x 4 bedroom (25%) houses.</p> <p><i>Benefits</i></p> <ul style="list-style-type: none"> - Provision of much needed additional affordable housing for the residents of Sheffield. - In environmental terms, the site is sustainably located with easy access to services and public transport, thus helping to contribute towards the move to a low carbon economy. - The development will regenerate a vacant cleared site and will be resilient to climate change as it lies within a low-risk flood zone (Flood Zone 1). - The site is also indirectly linked to an offsite innovative water management scheme, designed to ease pressure on Sheffield's sewer system <p>Other Financial Impacts</p> <ul style="list-style-type: none"> - The investment will repay the HRA in 26 years - The average cost per unit at £177k is reflective of increasing costs being seen across the construction industry. Modelling of the pipeline of future acquisitions based on these revised market conditions indicates that the additional funding may need to be found to meet the overall 3100 new homes total due to the additional emerging pressure on the acquisitions element of the Stock Increase Programme. 	<p>+8,337</p>

Page 143	<p>When will the project be completed? Winter 2023/24</p> <p>Costs Contract Acquisition £7,603.0K Additional Elements £235.0K Contingency £190.1K Stamp Duty £228.1K Property/Legal Fees £76.0K Surveys £5.0K Total £8,337.2K</p> <p>Budget 21/22 £3,826.8K 22/23 £2,163.6K 23/24 £2,346.8K Total £8,337.2K</p>							
	Funding Source	Stock Increase Programme via Block Allocation	Amount	£8337.2K	Status	Funding available in the block allocation	Approved	Housing Growth Programme Group 15.12.21
	Procurement	N/A – direct purchase from Sheffield Housing Company						
Variations and reasons for change								
<p>New Build Council Housing Phase 18 - Bole Hill View General Needs Housing</p> <p>Scheme description The decision to increase the Council’s Stock Increase Programme (SIP) target to 3,100 was taken in October 2019. This expanded programme consists of new build homes on existing Housing Revenue Account (HRA) land, the acquisition of properties (existing or new build), and an assumption that land in private ownership would need to be acquired to help deliver a balanced programme and enable much needed affordable housing to be delivered in areas where there is currently limited suitable land in Council ownership.</p> <p>An opportunity was identified to consider the appropriation of the Bole Hill View site in Crookes from the Council’s General Fund, for the development of new housing, and deliver approximately 36nr additional units as part of the Stock Increase Programme:</p>								+5,390

- 33 x 1 bed 2-person Part M: Category 2 apartments
- 3 x 1 bed 2-person Part M: Category 3 apartments

The Bole Hill View site sits within the Urban West Housing Market Area. Across this area there is a need for general needs homes for social/affordable rent- specifically 1 bed flats and 2, 3, 4 bed houses.

What has changed?

The feasibility has now been completed and the project costed, which means progress with design and procurement for the site can be made. Project completion estimated as September 2023.

Benefits

- Addition of 36 homes to the existing SCC housing stock
- Deliver diverse, affordable homes for the growing population of Sheffield.
- Meet to expectations of the HRA Business Plan by building homes that will attract Council Tax contributions.
- Regenerate brownfield sites

Other Financial Impacts

- The investment will repay the HRA in 41 years
- The average cost per unit at £170k is reflective of increasing costs being seen across the construction industry. However, it is within the current tolerances of the funding model for the New Build element of the Stock Increase Programme

Variation type: Budget increase

Costs

Design Fees	£364K
Client Directs	£46K
Construction	£4,580K
Contingency	£400K
Total	£5,390K

Site Appropriation Costs £717K
Site currently held by the People Portfolio

Budget

Current 21/22 Budget	£60.1K -	£1.1K =	£59.0K
Current 22/23 Budget	£0.0K +	£2,888.5K =	£2,888.5K
Current 23/24 Budget	£0.0K +	£2,442.5K =	£2,442.5K
Total 21-24 Budget	£60.1K +	£5,329.9K =	£5,390.0K

Funding

70% HRA Borrowing + 30% HE Grant to be bid for, underwritten by RTB 1-4-1

	Site Appropriation Cost (balance sheet entry) RTB Capital Receipts	
	<p>Procurement</p> <ul style="list-style-type: none"> i. Professional services undertaken in-house via the Capital Delivery Service. ii. Principal Contractor by mini competition via the YORbuild framework. iii. Surveys by a mixture of in-house delivery (where possible) and competitive quotes. 	
Page 145	<p>Council Housing Stock Increase Programme Block Allocation</p> <p>Scheme description Block allocation of funding for Stock Increase schemes.</p> <p>What has changed?</p> <ol style="list-style-type: none"> 1. A Final Business Case has come forward to purchase units at Corker Bottoms, and therefore needs the funding drawing down from the allocation. See separate entry above for Corker Bottoms Acquisitions 2. An Outline Business Case has come forward to progress the Bole Hill View project, which will add 36 unit so the Council Housing Stock, and therefore needs the funding drawing down from the allocation. See separate entry above for New Build Council Housing Phase18 - Bole Hill View GN Housing. <p>Variation type: Budget decrease</p> <p>Budget Total 21-26 Budget £133,154.5K - £8,337.2K - £5,390.0K = £119,427.3K</p> <p>N.B. The allocation is being amended as part of the Housing Capital Programme Review, hence why only the current totals are included here.</p>	-13,727
	<p>Funding</p> <p>Various e.g. HRA Borrowing, RTB Capital Receipts, Homes England Grant etc.</p>	
	<p>Procurement</p> <p>N/A</p>	
	F Housing investment	
New additions		
	<p>Council Housing Older Persons Independent Living Laundry Upgrades</p> <p>Why do we need the project? The aim of the project is to modernise and upgrade all existing laundry schemes within Older Person Independent Living (OPIL) schemes located across the city. This will provide better machine reliability, machine efficiency, and improve the way tenants can purchase credit for the laundry services by introducing a new cashless payment system.</p>	+300

Problem trying to address?

- OPIL manages various schemes around Sheffield and within the existing laundry rooms we have washing machines and dryers that are aging and past their expected usable life span.
- The machines are of an age where constant maintenance is required. On some occasions machines fail and need to be replaced on an ad-hoc basis which does not provide best value for money.

How are we going to achieve it?

Replace existing machines with old for new and install new cashless payment method.

What are the benefits?

Objectives

Upgrade the current washing and drying machines on a like for like / new for old basis in OPIL schemes

Outputs

- New washers required is 46 in total. All are to be fitted with cashless payment system
- New dryers required is 42 in total. All are to be installed with a cashless payment system
- 4 X existing washers will be kept as they are under 5 years of age and can just be converted to a cashless payment system

Benefits

- Improvements on ECO ratings / ECO friendly equipment
- Long term financial savings
- A modern cashless payment system
- Reduction in maintenance / improved reliability
- Reduce cash handling and management for OPIL staff.

When will the project be completed?

The project is expected to commence in March 2022 and be fully completed by March 2025.

Cost

Supply of Machines	£215.0K
Installation	£22.9K
Fittings	£37.3K
Contingency	£24.8K
Total	£300.0K

Budget

22/23	£102.7K
23/24	£98.2K
24/25	£99.1K
Total	£300.0K

	Funding Source	HRA via Q0084	Amount	£300K	Status	Funding available in the Block Allocation for H&S Work	Approved	Housing Investment Programme Group 15.12.21	
	Procurement		i. Laundry equipment procured by mini competition via the PfH framework.						
Variations and reasons for change									
Page 147	Council Housing Health & Safety Essential Work Block Allocation								-300
	Scheme description Block allocation of funding for schemes addressing health and safety on Council Housing Stock.								
	What has changed? An Outline Business Case has come forward for the OPIL Laundries scheme and therefore needs the funding drawing down from the block allocation. See separate entry above for OPIL Laundry Upgrades.								
	Variation type: Budget decrease								
	Budget Total 21-26 Budget £26,521.9K - £300K = £26,221.9K								
	Funding	HRA							
	Procurement		N/A						
G	People – capital and growth								
New additions									
None									
Variations and reasons for change									
	South West Secondary Schools Expansion Feasibility - King Ecgberts Expansion								+126

	<p>Scheme description</p> <ul style="list-style-type: none"> The city-wide picture for secondary school places is of a tight system until 2023/24 when a reduction in pupil population will start to create a citywide surplus. However, within the southwest of the city, the deficit that currently exists is forecast to continue until the end of the decade. LA officers have been working with the Secondary Heads Partnership group to identify appropriate interventions both in the short and longer term to address the increasing demand in school places. The demand for places in the southwest is forecast to peak in 2021/22, 2023/24 and 2027/28. Objectives of feasibility: To establish the cost, timescales and risks associated with increasing the capacity at King Egbert School to 1518 pupils. <p>What has changed?</p> <ul style="list-style-type: none"> The scope of the project is to expand the school by an additional 235 places Y7-11 to a total of 1200 PAN Y7-11 (increased to 240 per year from 193), an additional 76 Post 16 places to a total of 287 PAN post 16 students (increased to 287 from 212). The IR unit will increase from 20 pupils to 30 pupils, which in turn takes the total school capacity to 1518 places overall. <p>Variation type: -</p> <ul style="list-style-type: none"> Scope and Budget increase: +£126k added to the existing provisional scoping budget of £50k, to meet a total revised expected feasibility cost of £176k. 		
	Funding	DfE Basic Need Grant Allocation	
	Procurement	<ul style="list-style-type: none"> i. Professional services undertaken through a blend of in-house delivery via the Capital Delivery Service and through the Capital Delivery Partner. ii. Surveys by competitive quotes. 	
	<p>South West Secondary Schools Feasibility – Silverdale Expansion</p> <p>Scheme description</p> <ul style="list-style-type: none"> The city-wide picture for secondary school places is of a tight system until 2023/24 when a reduction in pupil population will start to create a citywide surplus. However, within the southwest of the city, the deficit that currently exists is forecast to continue until the end of the decade. LA officers have been working with the Secondary Heads Partnership group to identify appropriate interventions both in the short and longer term to address the increasing demand in school places. The demand for places in the southwest is forecast to peak in 2021/22, 2023/24 and 2027/28. Objectives of feasibility: To establish the cost, timescales and risks associated with increasing the capacity at Silverdale Secondary School to 1672 pupils. <p>What has changed?</p> <ul style="list-style-type: none"> The scope of the project is to expand the school by an additional 300 places Y7-11 to a total of 1200 PAN Y7-11 (increased to 240 per year from 180), an additional 96 Post 16 places to a total of 472 post 16 students & 30 places specifically for Post 16 SEND students. The current HI unit to remain (37 places), which in turn takes the total school capacity to 1672 places overall. 		+110

	<ul style="list-style-type: none"> A grant from Sheffield City Council is to be made to pass on funds to school to enable them to directly procure the work: The maximum grant of £150k, which is paid in arrears, is to be granted to the Grant Recipient for them to carry out the Project. The Project being stated in the Agreement as carrying out a Stage 1 & 2 Feasibility Study into increasing school admissions (the Project) substantially. Additional costs of £10k are to cover internal SCC Capital Delivery Service management fees, which will fall outside of the amount granted to the school. <p>Variation type: -</p> <ul style="list-style-type: none"> Scope and Budget increase: +£110.4k added to the existing provisional scoping budget of £50k, to meet a total revised expected feasibility cost of £160.4k. 		
	<p>Funding DfE Basic Need Grant Allocation</p>		
	<p>Procurement i. Professional services and surveys will be procured directly by the school.</p>		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 149</p>	<p>Broomhall Nursery Basement Works</p> <p>Scheme description</p> <ul style="list-style-type: none"> SCC has a duty to ensure that its buildings provide a safe environment for workers and end users and are fit for purpose. Issues have been identified with elements of the basement at Broomhall Nursery. Remedial works are required to address the issues of damp and associated timber rot, and to provide a long-term remedy to the ingress of water to the basement space. The building accommodates the Broomhall Nursery School for children aged 3-5 years. A well in the basement within room is liable to overflow, flooding the basement during periods of high rainfall. Due to the recurrent flooding, penetrating dampness and lack of ventilation within the basement, conditions have arisen allowing the development of several forms of fungal timber decay and wood boring insect infestation including wet rot, wood-boring weevil infestation and common furniture beetle infestation. If the conditions are not remedied it will result in the building becoming structurally unsound and a health and safety risk for users and especially for use as a nursery. There are no suitable alternative facilities available to accommodate the nursery. <p>What has changed?</p> <ul style="list-style-type: none"> An initial option to installing a cavity drained waterproofing system was rejected on tender return due to construction cost raising concerns on value for money and this did not align with the competing priorities for limited DfE funding. A more cost-effective approach has been identified and includes either infilling the existing well with concrete or installation of a permanent sump-pump system as well as remediation of decayed timber elements and improvements to the ventilation system. The expected total cost of this option has decreased by around £30k from the original budget estimate following a tender exercise. <p>Variation type: -</p> <ul style="list-style-type: none"> Budget decrease: cost reduced by £30.0k from £122.2k to £92.2k following tender 		<p>-30</p>

	Funding	DfE Condition Allocation			
	Procurement	<ul style="list-style-type: none"> i. Professional services undertaken in-house via the Capital Delivery Service. ii. Asbestos surveys by call-off from the existing SCC asbestos framework. iii. Sump pump installation and timber repair work via closed-competitive tender procedure using Constructionline to shortlist local contractors. iv. Architectural services via the Capital Delivery Partner. 			
Page 150	Shooters Grove Primary School Accessibility Phase 2			+138	
	Scheme description				
	<ul style="list-style-type: none"> • In summer 2019 works were completed at Shooters Grove Primary School to enable a pupil entering full time education to access internal and external areas of the FS2/KS1 accommodation. This is in line with the pupil's Education, Health & Care Plan (EHCP). The intention is for this pupil to stay at the School throughout KS2 as well, which will also require enabling works. • The works will need to be completed by the end of August 2022 as the pupil will enter KS2 that September. • Accessibility improvements will also benefit any future wheelchair user. 				
	<p>What has changed?</p> <ul style="list-style-type: none"> • As a result of the Tender returns exceeding the current available budget additional funding is being sought. • A Tender Evaluation Report has been submitted explaining the current market effect on the returns, but with the top 3 submissions all being within 10% it is reasonable to accept that this is the current value of the project. <p>Variation type: -</p> <ul style="list-style-type: none"> • Budget increase: +£138k cost increase, to be met from DfE Condition funding, taking the total expected cost to £383.4k from £245.4k, following Tender returns. 				
	Funding	Additional £138k to be funded from DfE Condition allocation (original budget of £245k still to be funded from Special Provision Capital SEND funding)			
	Procurement	N/A			
H	Essential compliance and maintenance				
	New additions				
	None				

Variations and reasons for change								
None								
I Heart of the City II								
New additions								
Page 151	Heart of The City Block I JLP Building Exterior Wrap Why do we need the project? When the lease negotiations are complete and the JLP building passes into Council ownership it will be some time before a permanent solution for the site is determined and in that time the building is likely to deteriorate further and become a blight on the surrounding area. It is proposed therefore to install a full building wrap and printed hoarding around the site. The style of the wrap will be developed to include distinctive and eye-catching design. What are the benefits? Wrapping the building can have the following benefits: <ul style="list-style-type: none"> • Powerful & effective marketing tool • Creative designs create a buzz & are well received by the public • Conceal, disguise the building whilst advertising the project • Keeps the area looking bright & vibrant • Protects passers-by from noise & mess Funding is being sought from SYMCA but will be funded from the existing Heart of The City Public Realm and Infrastructure budget (see variation below) until the outcome of this bid is known When will the project be completed? Q1 2022						+100	
	Funding Source	Prudential Borrowing	Amount	£100k	Status		Approved	
	Procurement		i. Supply & installation of exterior wrap by competitive quotes.					

Variations and reasons for change				
Page 152	<p>Heart of The City Public Realm & Infrastructure</p> <p>Scheme description</p> <p>This scheme represents an allocation of funding for the development of public realm areas as part of the Heart of The City development. The majority of this has now been allocated as part of the individual scheme contracts now in delivery.</p> <p>What has changed?</p> <p>£100k of this budget to be allocated to the JLP building exterior wrap project (see above).</p> <p>Variation type: -</p> <ul style="list-style-type: none"> Budget Reduction 	-100		
	<table border="1"> <tr> <td>Funding</td> <td>Existing prudential borrowing</td> </tr> </table>	Funding	Existing prudential borrowing	
	Funding	Existing prudential borrowing		
<table border="1"> <tr> <td>Procurement</td> <td>N/A</td> </tr> </table>	Procurement	N/A		
Procurement	N/A			
	<p>Heart of the City II Blocks B, C, D and E change of approach to provision of ground floor retail units</p> <p>Scheme description</p> <p>HoC2 seeks to transform Sheffield city centre with an improved retail, working, leisure and living environment.</p> <p>The current proposals for the blocks assume that ground floor commercial units are built to shell and core only with future tenants responsible for completion. This is a very traditional approach, however it clearly increases costs to potential tenants and this can be particularly onerous to new start-ups</p> <p>What has changed?</p> <p>The pandemic has accelerated the trend that was starting to emerge of landlord’s assisting retailers with their fit-out. This is particularly true for the types of operators we are targeting that are less likely to have the capacity to procure and manage the fit-outs.</p> <p>We are therefore now proposing to change our approach and install glazing in those units that don’t currently have it (B&C) and internal cladding (known as ‘white boxing’) for all units.</p> <p>This will enable meanwhile use, and support local businesses, increase the speed and number of lettings and make the area appear more attractive and safer than if the ground floors are simply boarded up.</p> <p>The funding for these works was already included in the budgets for schemes but as an allocation to be passed onto tenants.</p>	0		

Variation type: -		
<ul style="list-style-type: none"> Procurement route 		
Funding	Existing prudential borrowing	
Procurement	i) Via variation to existing construction contracts	

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Slippage / Reprofile Summary Transport

Business Unit	Scheme Name	Current 21/22 Budget	Slippage or Reprofile	Slippage / Reprofile Amount	Increase to 22/23	Increase to 23/24	Explanation
93376	Broadfield Rd Jnc	2,366,598	Reprofile	- 1,520,196	1,520,197		Due to uncertainty around the scheme it is likely that main contractor will not start construction in this financial year
93082	CAZ ANPR INFRA	2,816,429	Reprofile	- 2,540,304	2,540,304		Delayed waiting Clean Air Zone decision
93081	CAZ Signage	309,931	Reprofile	- 307,931	307,931		Delayed waiting Clean Air Zone decision
93083	TCF CITY CENTRE	362,040	Reprofile	- 149,284	149,284		Decision still awaited on scope of works. Assuming scheme progresses the current programme is that the works will be tendered between Feb and May 22.
92886	ULEV RAPID CHARGERS	322,437	Reprofile	- 315,282	315,282		The contractor went into administration towards the end of the contract period. Currently in the middle of novating the contract to Raw Charging who bought Franklin out of administration. Works to complete as soon as possible.
90703	BLACKBURN VALLEY CYCLE ROUTE	55,659	Slippage	- 20,000	20,000		Slippage is for programme monitoring
93132	KELHAM NEEPSSEND PARKING	585,349	Reprofile	- 507,349	507,349		Delays to the approval of the preferred option for the scheme
93149	CITY CENTRE BIKE HUB	314,823	Slippage	- 296,949	296,949		Slippage based on a cautious delivery profile. Full spend may still be achieved in 21/22.
93244	HIGHFIELD 20 MPH	8,000	Slippage	- 8,000	8,000		Resources have led to slower delivery than originally planned, prioritising areas with higher casualty rates
93247	NORTON LEES 20MPH	10,000	Slippage	- 9,000	9,000		Resources have led to slower delivery than originally planned, prioritising areas with higher casualty rates
93248	CARTERKNOWLE 20MPH	10,000	Slippage	- 9,000	9,000		Resources have led to slower delivery than originally planned, prioritising areas with higher casualty rates
93249	WESTFIELD 20MPH	10,000	Slippage	- 9,000	9,000		Resources have led to slower delivery than originally planned, prioritising areas with higher casualty rates
93250	HERDINGS 20MPH	9,000	Slippage	- 8,000	8,000		Resources have led to slower delivery than originally planned, prioritising areas with higher casualty rates
93251	HIGH GREEN 20MPH	9,000	Slippage	- 8,000	8,000		Resources have led to slower delivery than originally planned, prioritising areas with higher casualty rates
93252	FULWOOD 20MPH	17,000	Slippage	- 16,000	16,000		Resources have led to slower delivery than originally planned, prioritising areas with higher casualty rates
92945	BARKBY ROAD STEPS	86,545	Slippage	- 73,340	73,340		Site on a walking route to school, so propose delivery during summer holidays 2022
				- 5,797,635	5,797,636	-	

Heart of The City II

Business Unit	Scheme Name	Current 21/22 Budget	Slippage or Reprofile	Slippage / Reprofile Amount	Increase to 22/23	Increase to 23/24	Explanation
94050	Heart of The City II Acquisitions	965,116	slippage	- 400,000	400,000		Risk allowance relating to acquisition costs not now expected to be required and so slipped to align with general contingency.
94054	Block D Grovesnor House	1,652,615	slippage	- 833,147	833,148		Delays in securing letting and reconfiguring vacant units, including expected capital contributions for all remaining units.
94057	Block A Palatine Chambers	12,752,959	slippage	- 3,957,261	236,811	3,720,451	The revised budget profile more accurately reflects construction programme based the contractors cash flow profile..
94058	Block B Laycock House	8,457,351	slippage	- 457,821	457,821		Delays on site due to Covid-19 and supplier issues
94060	Block C Pepper Pot Building	9,803,639	slippage	- 989,985	989,985		Delays on site due to Covid-19 and supplier issues
94061	Block E Telephone House	1,850,092	slippage	- 345,948	344,742	1,205	Delays on site due to Covid-19 and supplier issues
94063	Block G Development Plots	828,211	slippage	- 651,211	651,211		Slippage on the adjacent Pounds Park impacting on the programme for the sale of the development plots.
94065	Block H Henry's Block	28,631,595	slippage	- 12,233,467	12,027,806	205,660	The revised budget profile more accurately reflects the construction programme based on based on the contractors projected construction profile. Delays have also been experienced due to issues with existing conditions of the buildings and the need to prop and underpin elements.
94066	Block H1 Leahs Yard	3,075,326	slippage	- 736,709	736,709		Delays in securing planning consents and in obtaining competitive tenders for phase 2 works.
94067	HOCII Infrastructure & Public Realm	1,205,840	slippage	- 463,268	463,268		Budget relates to public realm elements of scheme to be delivered alongside developments. Slippage on this reflective of slippage across the programme
				- 21,068,817	17,141,501	3,927,316	

Economic Growth

Business Unit	Scheme Name	Current 21/22 Budget	Slippage or Reprofile	Slippage / Reprofile Amount	Increase to 22/23	Increase to 23/24	Explanation
93890	Bus Rapid Transit North	26,082	Reprofile	- 23,587	23,587		Ongoing legal dispute with EON ref access to footpath / cycle route
94046	Stocksbridge Towns Fund Walking & Cycling	224,000	Reprofile	- 114,646	114,646		The survey requirements are less than originally estimated, as a result, the project contingency funding is being moved into the next financial year
94047	Stocksbridge Towns Fund Manchester Road Place Making	118,000	Reprofile	- 31,413	31,413		Delays in project development waiting key programme decisions
94014	Upper Don Valley Flood	4,631,278	Reprofile	- 2,245,662	2,245,662		Contractor has gone into administration, delivery delayed waiting for new contractor
94010	Lower Don Valley Flood	190,648	Reprofile	- 143,328	143,328		Contractor has gone into administration, delivery delayed waiting for new contractor
94035	Little Kelham Bridge	219,507	Slippage	- 219,412	219,412		delay is due to delays to a costed design being commissioned from suitable engineers and agreement between CITU and the Upper Don Rivers Trust
94037	West Bar Compulsory Purchase	3,161,975	Reprofile	- 1,862,772	1,862,772		Budget reprofile to align with revised project forecast
				- 4,640,820	4,640,820	-	

People

Business Unit	Scheme Name	Current 21/22 Budget	Slippage or Reprofil	Slippage / Reprofile Amount	Increase to 22/23	23/24	24/25	Explanation
90797	MERCIA SCHOOL	350,606	Slippage	- 275,851	277,725	-1,874		Car park works not progressed due to Japanese knotweed & Barrett Homes access road. Planning condition not yet actioned by Legal. Planning condition for public art not yet progressed.
90894	ASTREA SPORTS PITCH	1,208,132	Slippage	- 1,065,066	1,065,066			Due to high tender return, redesign of retaining wall - design elements causing project delay, retender with full design package will reduce contractors risk elements
90906	ALDINE HOUSE - 2 BED EXTENSION AND MUGA	1,734,980	Reprofile	- 1,016,935	1,016,935			Amended to reflect revised forecast profile based on contractor's latest report: profiled to spend £718,045 in 21/22 and £1,016,935 in 22/23)
90909	GIBSON HOUSE	22,918	Reprofile	- 21,106	21,106			Project on hold pending Sponsor decision re progression.
90959	FRA WORKS 20-21 COIT	265,885	Slippage	- 241,122	241,122			Delay in project being transferred from CDS to Delivery Partner.
90960	FRA WORK 20-21 CARTERKNOWLE J	195,546	Slippage	- 138,388	138,388			Delay with additional survey that was required (skylights) which delayed design progress
90974	NEWFIELD SCHOOL BRIDGE	102,000	Slippage	- 102,000	102,000			Due to delays in finalising agreement with the Academy Trust and only being able to do the work over a summer holiday.
	Total			- 2,860,467	2,862,341	- 1,874	-	

Essential Compliance and Maintenance

Business Unit	Scheme Name	Current 21/22 Budget	Slippage or Reprofile	Slippage / Reprofile Amount	Increase to 22/23	23/24	24/25	Explanation
90160	FRA 16-17 BROOMHALL CENTRE	15,308	Reprofile	- 15,231	15,231			Reprofile following receipt of contractors programme
90168	FRA 16-17 SORBY HOUSE	21,077	Reprofile	- 21,000	21,000			Reprofile following receipt of contractors programme
90171	FRA 16-17 STANNINGTON PARK	13,118	Reprofile	- 13,041	13,041			Reprofile following receipt of contractors programme
90173	FRA 16-17 TOTLEY LIBRARY	10,021	Reprofile	- 8,944	8,944			Reprofile following receipt of contractors programme
90188	BOLEHILL REINSTATEMENT	287,282	Reprofile	- 107,426	107,426			Project tenders returned £75K overbudget due to current market conditions, resulting in 2 month delay while client resolves funding gap.
90189	FRA 16-17 LOWER MANOR NH CTR	46,877	Reprofile	- 45,800	45,800			Reprofile following receipt of contractors programme
93488	FRA 17-18 BROOMHILL LIBRARY	14,391	Reprofile	- 14,314	14,314			Reprofile following receipt of contractors programme
93516	FRA ANN'S ROAD YC	10,382	Reprofile	- 9,305	9,305			Reprofile following receipt of contractors programme
95630	TOWN HALL ATRIUM	405,355	Slippage	- 234,639	234,639			Due to site visits/surveys being cancelled during design period due to weather conditions in September (unsafe to access the roof). This had a knock on effect on the progress of the designs.
95650	SHIREGREEN CEMETERY WALL	36,332	Slippage	- 30,000	30,000			The full design has been delayed due to the designer being on sick leave. They are about to be completed and sent for pricing by 17/12/2021, then issued to tender as a single package of works in early January 2022, giving Gateway 3 in March and a start on site in early April 2022
95651	GLEN HOWE RETAINING WALL	57,994	Slippage	- 50,000	50,000			The designs have been delayed due to the designer being on sick leave. Indicative designs will be completed and priced by end January 2022. The project will be tendered to specialist contractors on a design & build basis in March, aiming for Gateway 3 approval in May. A programme to clear overgrowth along the riverbank will be required as part of the works. Start on site will be held back to September, after nesting season, to avoid risk of disturbance to nesting birds and/or to potential bat roosts in the cracks of the wall
95654	TOWN HALL FIRE ALARM	135,000	Reprofile	- 87,285	87,285			Pending client decision on scope of works (decision is between reactive replacement of existing failed wireless system, which only covers part of the building, and replacement of both wireless and hard wired systems across the entire building. This includes a proactive element but would result in significantly increased time and cost)
95657	TOWN HALL FUEL TANK	135,000	Slippage	- 66,532	66,532			Gateway 2 approval was given in Nov 21; this means a revised programme with tender in Jan 22, Gateway 3 in Mar 22 and start on site May 22, so fees and construction have been reprofiled accordingly
95658	CITY ROAD CEMETERY WALL	48,668	Slippage	- 31,312	31,312			The full designs has been delayed due to the designer being on sick leave. They are about to be completed and sent for pricing by 17/12/2021, then issued to tender as a single package of works in early January 2022, giving Gateway 3 in March and a start on site in early April 2022
95659	MILLHOUSES PARK GABION WALL	59,027	Slippage	- 44,724	44,724			Delay to tender issue date means the whole programme will have to slip a month therefore start on site will now be in 2022/23.
	Total			- 779,554	779,554	-	-	

Green and Open Spaces

Business		Current 21/22	Slippage or	Slippage /	Increase to			Explanation
Unit	Scheme Name	Budget	Reprofile	Reprofile Amount	22/23	23/24	24/25	
94541	Matthews Lane Cricket Pavilion	376,698	Slippage	-347,890	347,890	-	-	After re-tender exercise, where the tender returns exceeded the construction budget, solutions are being investigated including borrowing
94554	Forge Dam Restoration Project	580,165	Slippage	-103,530	103,530	-	-	There were originally 2 stages to the project but access and signage works have now been split out into a 3rd stage, and is being slipped into 22/23 because waiting for final costs
94555	Parkwood Springs Active Park	524,413	Slippage	-314,380	314,380	-	-	Tender process extended as there are a limited amount of specialist companies who can provide bike tracks and all are unable to schedule works at present
94558	Charlton Brook BMX Track	21,728	Slippage	-21,728	21,728	-	-	Contractor availability and potential health and safety implication of working in wet weather means project unlikely to commence until May 22
94561	Bowman Drive BMX Track	14,630	Slippage	-14,630	14,630	-	-	Contractor availability and potential health and safety implication of working in wet weather means project unlikely to commence until May 22
Q0093	S106 Parks Programme	519,220	Slippage	-477,209	477,209	-	-	Delays to the remaining programme of works due to various reasons: staff time and resources, further funding required, Councillor approvals
				- 1,279,367	1,279,367	-	-	

Cleaner Greener Safer

Business		Current 21/22	Slippage or	Slippage /	Increase to			Explanation
Unit	Scheme Name	Budget	Reprofile	Reprofile Amount	22/23	23/24	24/25	
94090	CITY CENTRE SAFETY	859,165	Slippage	-715,519	715,519	-	-	Delays in the designs of the next stage of the project resulting in delays to delivery of phase 2.
94531	GENERAL CEMETERY	974,939	Slippage	-35,409	35,409	-	-	Minor delays only
				- 750,928	750,928	-	-	

Housing Growth

Business Unit	Scheme Name	Current 21/22 Budget	Slippage or Reprofile	Slippage / Reprofile Amount	Increase to 22/23	23/24	24/25	Explanation
90033	Asset Enhancement Sites	285,079	Slippage	-284,999	284,999	-	-	Delays to the production and timetable of the local plan means that progress on the work for these sites has also been delayed
94029	Devonshire Quarter enhancements	886,411	Slippage	-886,411	886,411	-	-	Negotiations for the acquisition and relocation of the FD Wallace site have stalled with the business owner, unsure of future plans because of Covid19
94030	Brownfield Sites Acquisitions	5,836,250	Reprofile	-2,480,942	2,480,942	-	-	The acquisition of Cannon Brewery is no longer being pursued. The acquisition of the first phase of Attercliffe Waterside for £2.25m is happening instead, and is expected to be paid by the end of the year. The remaining budget is therefore not required in 21/22.
				- 3,652,352	3,652,352	-	-	

Housing Capital Programme 2021 – 2027

EXECUTIVE SUMMARY

At the end of November 2021 the value of the Housing Capital Programme for the period 2021-2026 was £556.5m

The purpose of this report is to specify and seek approval for revisions to the existing 2021-26 programme and the inclusion of 2026/27 forward programme.

The changes to the current year and forward programme to March 2027 represent an increase of **£167.2m**.

Current Programme 2021-26

- Additions: +£121.4m
- Savings: -£0.1m
- Slippage into 26/27: £-2.4m
- Allocations re-profiled into 26/27: £-39.7m

Therefore total changes to the existing programme are: **£79.2m**

Additional Year 2026-27

- The addition of the 26/27 programme: **£88.0m**

This includes £39.7m of expenditure has been reprofiled across all financial years up to 2026/27 from earlier in the programme, which relate to indicative allocations and represent the current anticipated profile of expenditure against key themes.

The additional year figures also include £2.4m of slippage on schemes in delivery.

The table below summarises these changes.

TABLE 1 – Changes to Approved Budget

	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	TOTAL (Forward Programme 21-27)
Baseline Housing Budget At November 2021	98.1	126.8	158.0	92.6	81.0	0.0	556.5
Net Slippage / Accelerated Spend of existing programme	(12.3)	9.8	0.0	0.0	0.0	2.4	0.0
Savings to existing programme	0.0	0.0	(0.0)	0.0	0.0	0.0	(0.0)
Re-profiling to programme	(17.1)	(2.8)	(20.6)	13.2	(12.3)	39.7	0.0
Additions to Programme	1.6	33.1	8.1	32.9	45.6	45.8	167.2
Revised Programme Budget	70.3	166.9	145.6	138.6	114.3	87.9	723.6
Retained / HRA Spilt							
SCC Retained Element	3.7	1.4	0.5	0.5	0.5	0.5	7.2
HRA Element	66.6	165.5	145.1	138.1	113.8	87.3	716.4
CHECK TOTAL	70.3	166.9	145.6	138.6	114.3	87.9	723.6

The full details of all changes in expenditure (as summarised above) on a year by year /individual project basis are shown in Annex 1 however, key changes are identified below.

MAJOR CHANGES TO THE EXISTING PROGRAMME

The major elements of the **£79.2m** changes to the current programme by theme are:

- General Stock Increase Programme: +£63.1m
- Health & Safety Essential Work: +£4.1m
- Regeneration: -£2.5m
- Adaptations & Access: +£0.4m
- Garages & Outhouses: +£0.5m
- Enveloping & External Work: -£5.0m
- Waste Management & Estate Environmentals: -£2.2m
- Heating, Energy Efficiency & Carbon Reductions: +£22.0m
- Communal Areas Investment: -£1.9m
- Other Essential Work: +£1.3m
- Internal Works: -£4.9m
- Programme Fees: +£3.7m
- Non HRA: +£0.6m

Key elements of the £88.0m increases 2026/27 programme:

The addition of the 2026/27 programme represents mostly indicative annual allocations to various existing work streams within the housing programme as indicated in the final page of Annex 1.

As part of this a further £7.5m is being allocated to the Stock Increase Programme to ensure the council's commitment to increasing the supply of council housing stock in the city can continue.

Additions & Variations

With the exception of the section below additions & variations to the programme relate to indicative allocations only and Business Cases will be drawn up and passed through the Capital Approval Process before actual expenditure is incurred.

Exceptions

1. A review of the General Acquisitions budget has taken place following the Government's change in rules for using 1-4-1 funding. As a result the Acquisitions budget has had to be reduced.

The Repairs budget is closely linked and as a result of the above this budget has also been amended.

Acquisitions & Repairs	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	TOTAL (Forward Programme 21-27)
97551 Acquisitions Current Budget	7.9	8.4	8.7	8.9	9.2	0.0	43.1
97444 Repairs Current Budget	1.5	1.4	1.5	1.5	1.6	0.0	7.5
TOTAL Current Budget	9.4	9.9	10.1	10.4	10.7	0.0	50.6
97551 Revised Budget	7.5	7.2	1.8	1.9	1.9	0.0	20.3
97444 Revised Budget	0.7	1.4	0.4	0.4	0.4	0.0	3.3
TOTAL Revised Budget	8.2	8.6	2.2	2.3	2.3	0.0	23.6
TOTAL CHANGE	(1.2)	(1.3)	(7.9)	(8.2)	(8.4)	0.0	(27.0)

2. Adaptations (97147)
£915K has been added to the 2021/22 budget due to the increased costs of continuing the existing contract.
3. SH Management Fees (97148)
£3.7m has been added from 2022/23 to 2025/26 as an increase in programme delivery costs is expected. £3m has also been added as the 2026/27 budget.
Agreed with HRA Finance.
4. Kitchens & Bathrooms (97442)
£569K has been added to the 2021/22 budget due to the increased costs of continuing the existing contract.
5. Emergency Rewires (97264)
£30K has been added each year from 2023/24 to ensure this mandatory service can be continued in future years.
6. HRA Programme Management (97348)
£250K has been added as the 2026/27 budget.
7. Fire Suppression Systems (97469)
£12K has been drawn down to the 2021/22 budget as the recently approved Outline Business Case didn't include this amount, which has been spent on feasibility.

Budget Removals

Budgets for the schemes identified below are being removed from the programme following reviews of their feasibility

1. Derbyshire Lane (97570)

The Council made a conditional offer to purchase the former commercial site with a view to developing it for affordable Council homes as part of the Stock Increase Programme. The offer was accepted by the current owner and the transaction progressed to exchange of contracts. Completion of the purchase was subject to satisfactory due diligence, ground conditions and planning permission. As a result of a range of activity the Council took the decision not to go ahead with the purchase of the site due to the overall viability/affordability of the proposed development.

The budget has therefore been moved back into the Stock Increase indicative allocations in Q0087.

2. Walkley School (97579)

Following the feasibility it has now been decided that People Portfolio will sell the site to a developer and The Council will look to acquire the new build units.

The budget has therefore been moved back into the Stock Increase indicative allocations in Q0087.

3. Bamford Point (97584)

The Council made a conditional offer to purchase the building with a view to providing affordable Council homes as part of the Stock Increase Programme. This offer was accepted by the developer/ owner. As part of the due diligence, prior to the exchange of contracts, the Council took a number of steps including commissioning a building survey and instructing legal work at risk to achieve a timely exchange/ completion. As a result of this activity the Council took the decision not to go ahead with the purchase.

The budget has therefore been moved back into the Stock Increase indicative allocations in Q0087.

Slippage in 21/22

Numerous factors including the continuing impact of the pandemic and Brexit on supply chains and inflation in the construction sector has resulted in some delays to schemes in delivery. This £12.3m slippage is split across the programme as follows:

Non HRA	£0.6m
Stock Increase Programme	£9.2m
Housing Investment	£2.5m

FUNDING OF THE HOUSING PROGRAMME

The proposed Housing Programme is funded from a variety of sources including the Major Repairs Reserve, Capital Receipts, Prudential Borrowing, various Government Grants and Other Contributions. While the exact amounts of each funding source used in each year will vary dependent on actual expenditure, the current funding assumptions are detailed in Table 2 and Table 3 below.

TABLE 2 – Funding Summary of Retained Element of Housing Programme

Funding	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	TOTAL (Forward Programme 21-27)
SCC Retained Element							
Other Grants & Contributions e.g. Homes and Loans	(0.5)	(1.0)	(0.1)	(0.1)	(0.1)	(0.1)	(2.1)
Capital Receipts	(1.1)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)	(3.0)
Government Grants	(2.1)	0.0	0.0	0.0	0.0	0.0	(2.1)
TOTAL	(3.7)	(1.4)	(0.5)	(0.5)	(0.5)	(0.5)	(7.2)

TABLE 3 - Funding Summary of HRA Programme

Funding	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	TOTAL (Forward Programme 21-27)
HRA Element							
Other Grants & Contributions e.g. HE Grants, Leaseholder Payments, & S106	(4.7)	(10.5)	(13.8)	(14.4)	(9.6)	(5.1)	(58.2)
Capital Receipts	(8.0)	(19.8)	(10.1)	(6.7)	(3.2)	(2.1)	(49.7)
Major Repairs Reserve	(25.0)	(53.0)	(55.4)	(63.8)	(72.5)	(63.3)	(333.1)
Government Grants	(0.6)	0.0	0.0	0.0	0.0	0.0	(0.6)
Borrowing	(28.3)	(82.2)	(65.8)	(53.2)	(28.5)	(16.8)	(274.8)
TOTAL	(66.6)	(165.5)	(145.1)	(138.1)	(113.8)	(87.3)	(716.4)

ANNEX 1 - BUDGET CHANGES DETAIL – 2022-23

	CURRENT				PROPOSED				
	2022-23	SAVINGS	SLIPPAGE FROM 21-22	SLIPPAGE INTO 23-24	NET SLIPPAGE	REPROFILE	ADDITIONS	NET CHANGES	2022-23
Cost Centre									
0014058790136, CHAUCER SQUARE MAINTENANCE	18,000	-	-	-	-	-	-	-	18,000
001405879222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	-	-	-	120,000
001405879390, PHS ACTIVITY	25,000	-	-	-	-	-	-	-	25,000
001405879793, LAD 2 PRIVATE SECTOR WORKS	-	-	-	-	-	-	-	-	-
0014059097150, RHB LOANS HAL	-	-	-	-	-	-	220,000	220,000	220,000
0014059097162, RYEDALE LANDLORD LOANS	-	-	-	-	-	-	-	25,000	25,000
0014059097166, WAKEFIELD HAL	-	-	25,000	-	25,000	-	-	25,000	25,000
0014059097177, CALDERDALE RF FUNDS HAL	-	-	75,000	-	75,000	-	-	75,000	75,000
0014059097243, YORK - NY SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	-	-	137,500	-	137,500	-	-	137,500	137,500
0014059097395, NE Lincs - SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097452, REGIONAL ERL	-	-	120,000	-	120,000	-	-	120,000	120,000
0014059097451, REGIONAL ENERGY HAL	-	-	120,000	-	120,000	-	-	120,000	120,000
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	54,501	-	54,501	-	-	54,501	54,501
0014059097520, KIRKLEES RF FUNDS HAL(2)	-	-	119,189	-	119,189	-	-	119,189	119,189
0014060697992, LAD 2 GREEN HOMES SYHA WORKS	-	-	-	-	-	-	-	-	-
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	312,000	-	-	-	-	-	65,000	65,000	377,000
Total	475,000	-	651,190	-	651,190	-	285,000	936,190	1,411,190
0014065397444, GENERAL/RTB ACQUISITIONS CHS	1,430,677	-	18,843	-	18,843	-	-	18,843	1,449,520
0014059197551, COUNCIL HSG ACQUISITIONS PROG	8,446,050	-	-	-	-	(1,293,810)	-	(1,293,810)	7,152,240
0014059197497, INTERIM TA REFURBS	-	-	449,506	-	449,506	-	-	449,506	449,506
0014059197488, INTERIM TA ACCOMMODATION	-	-	3,250,000	-	3,250,000	-	-	3,250,000	3,250,000
0014059197553, NBCH-P02-WEAKLAND-GN	-	-	-	-	-	-	-	-	-
0014059197554, NBCH-P03-WORDSWORTH AV-LD	-	-	-	-	-	-	-	-	-
0014059197555, NBCH-P04A-ADLINGTON RD-OPIL	-	-	496,394	-	496,394	-	-	496,394	496,394
0014059197556, NBCH-P04B-ADLINGTON RD-LD	-	-	24,957	-	24,957	-	-	24,957	24,957
0014059197559, NBCH-P05-NEWSTEAD-GN	7,462,934	-	-	-	-	-	-	-	7,462,934
0014059197560, NBCH-P06-NEWSTEAD-OPIL	7,377,928	-	11,493	-	11,493	-	-	11,493	7,389,421
0014059197561, NBCH-P07-SMALL SITES MMC-GN	-	-	-	-	-	-	-	-	-
0014059197563, NBCH-P09-ALGAR PL-GN	-	-	-	-	-	-	-	-	-
0014059197564, NBCH-P10-DARESBUKY/BERNERS-GN	1,907,748	-	1,344,999	-	1,344,999	-	-	1,344,999	3,252,745
0014059197567, ON SITE ACQUISITIONS	0	-	-	-	-	-	-	-	-
0014059197568, HGP SITE FEASIBILITY 2018	0	-	-	-	-	-	-	-	-
0014059197565, MANOR CLUSTER SHC	12,103,300	-	2,938,581	(20,281)	2,918,300	-	-	2,918,300	15,021,600
0014059197567, HEATING BREAKDOWNS MMC-GN	-	-	-	-	-	-	-	-	-
0014059197566, NBCH-P13-SOWERDONS-GN	-	-	57,151	-	57,151	-	-	57,151	57,151
0014059197570, NBCH-P14-DERBYSHIRE LN-GN	530,000	-	-	-	-	(530,000)	-	(530,000)	(0)
0014059197571, NBCH-P15-GAUNT RD-GN	4,955,278	-	50,808	-	50,808	643	-	51,451	5,006,729
0014059197572, NBCH-P16-NEWSTEAD-ENABLE	1,063,873	-	510,770	-	510,770	-	-	510,770	1,574,643
0014059197577, NBCH-P22-DAXTER COURT-TA	-	-	29,731	-	29,731	-	-	29,731	29,731
0014059197578, NBCH-P18-BOLE HILL	-	-	1,118	-	1,118	2,904,361	-	2,905,479	2,905,479
0014059197579, NBCH-P19-WALKLEY SCHOOL	-	-	-	-	-	-	-	-	-
0014059197580, NBCH-P20-OWLTHORPE S106-SO	623,340	-	-	-	-	-	-	-	623,340
0014059197581, NBCH-P21-OWLTHORPE DMV-SO	1,294,360	-	-	-	-	-	-	-	1,294,360
0014059197582, NBCH-P22-DAXTER COURT-TA	-	-	-	-	-	-	-	-	-
0014059197583, NBCH-P23-VIKINGLEA MANOR14-GN	-	-	-	-	-	-	-	-	-
0014059197584, NBCH-P24-BAMFORD POINT-TA	-	-	-	-	-	-	-	-	-
0014059197585, NBCH-P25-CORKER BOTTOMS	-	-	-	-	-	2,163,593	-	2,163,593	2,163,593
0014059197549, MEERSBROOK PARK ROAD TA	-	-	-	-	-	-	-	-	-
00140591Q0087, STOCK INCREASE (CHS)	17,003,015	-	-	-	-	4,713,951	30,616,238	35,330,189	52,333,204
Total	64,198,501	-	9,184,351	(20,281)	9,164,070	7,958,738	30,616,238	47,739,046	111,937,547
0014065397127, OBSOLETE HEATING	1,956,768	-	-	-	-	-	-	-	1,956,768
0014065397131, ALMO ASBESTOS SURVEYS	79,256	-	30,744	-	30,744	-	-	30,744	110,000
0014065397139, LANDSCAPE AND HANOVER CLADDING	-	-	-	-	-	-	-	-	-
0014065397147, ADAPTATIONS	-	-	-	-	-	-	-	-	-
0014065397148, S H MGMT FEES COMMISSIONED	2,555,350	-	-	-	-	-	244,650	244,650	2,800,000
0014065397264, HEALTH & SAFETY ENHANCE PROG	33,000	-	-	-	-	-	-	-	33,000
0014065397269, EMERGENCY DEMOLITIONS	40,000	-	-	-	-	-	-	-	40,000
0014065397404, HEATING BREAKDOWNS	729,562	-	-	-	-	-	-	-	729,562
0014065397418, PITCHED ROOFING & ROOFLINE	0	-	-	-	-	-	-	-	-
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	-	-	-	-	-	-	-
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	-	-	-	-	-	-	-	-	-
0014065397443, WINDOWS& DOORS PLACEMENT(CHS)	0	-	-	-	-	-	-	-	-
0014065397463, SUNDRIES - 250 BARNSELY ROAD	-	-	-	-	-	-	-	-	-
0014065397464, ROOFING REPLACEMENTS PROG	7,750,000	-	-	-	-	-	-	-	7,750,000
0014065397465, ADAMFIELD TOWER BLOCK ROOF	-	-	-	-	-	-	-	-	-
0014065397466, CAPITALISED REPAIRS	-	-	-	-	-	-	-	-	-
0014065397468, DEMOLITION PROGRAMME	358,057	-	-	-	-	-	-	-	358,057
0014065397961, DH - METERING	-	-	-	-	-	-	-	-	-
0014065397968, LIFT MAINTENANCE & REPAIR	450,000	-	-	-	-	-	-	-	450,000
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-	-	-	-
0014065397990, SHELTERED FIRE ALARM LINKING	-	-	-	-	-	-	-	-	-
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-	-	-	-	-	-	-	-	-
0014065397461, ASBESTOS REMOVAL	0	-	-	-	-	-	-	-	-
0014065397469, FIRE SUPPRESSION SYS	230,836	-	-	-	-	-	-	-	230,836
0014065397470, ADAPTATIONS 2020-25 CONTRACT	2,611,250	-	-	-	-	-	-	-	2,611,250
0014065397474, OIL BOILER HOUSE REFURBS	0	-	-	-	-	-	-	-	-
0014065397490, OPIL LAUNDRY UPGRADES	0	-	-	-	-	102,727	-	102,727	102,727
0014065397475, ELEMENTAL REFURBS 2021-26	2,986,500	-	-	-	-	-	-	-	2,986,500
0014065397476, ADAPTATIONS - STAIRLIFTS	300,000	-	-	-	-	62,500	-	62,500	362,500
0014065397477, ELECTRICAL UPGRADES PH 2	4,369,430	-	-	-	-	-	-	-	4,369,430
0014065397478, 14B COLLEGIATE CRES CONVERSION	-	-	-	-	-	-	-	-	-
0014065397479, SUNDRIES - FIRE STRATEGY	-	-	-	-	-	-	-	-	-
0014065397471, EWI NON-TRADITIONAL 1	-	-	-	-	-	-	-	-	-
0014065397472, EWI NON-TRADITIONAL 2	6,151,282	-	-	-	-	-	-	-	6,151,282
0014065397473, EWI NON-TRADITIONAL 3	2,910,451	-	-	-	-	(586,180)	-	(586,180)	2,324,271
0014065397455, SHED LEASEHOLD SUNDRIES	-	-	-	-	-	-	-	-	-
0014065398002, ELECTRICAL STRATEGY	-	-	-	-	-	-	-	-	-
0014065397481, HANOVER TOWER BLOCK CLADDING	0	-	-	-	-	-	-	-	-
0014065397480, CITYWIDE TOWER BLOCKS - FS	7,232,785	-	-	-	-	-	-	-	7,232,785
0014065397482, ROBERTSHAW TOWER BLOCK ROOFING	-	-	-	-	-	-	-	-	-
0014065397483, TOWER BLOCK FLAT ROOFING	1,206,666	-	-	-	-	(244,666)	-	(244,666)	962,000
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	-	-	-	250,000
0014065397484, TOWER BLOCKS FRA	-	-	-	-	-	-	-	-	-
0014065397770, HOUSING/PLACE IT SYSTEMS	4,867,675	-	-	-	-	-	-	-	4,867,675
00140653Q0079, COMMUNITY HEATING (CHS)	829,737	-	-	-	-	(429,737)	2,000,000	1,570,263	2,400,000
Community Heating Carbon Red Work / Pipework	829,737	-	-	-	-	(429,737)	-	(429,737)	400,000
Heating Breakdowns	-	-	-	-	-	-	-	-	-
Obsolete Heating	-	-	-	-	-	-	-	-	-
Climate Change	-	-	-	-	-	-	2,000,000	2,000,000	2,000,000
EWI	-	-	-	-	-	-	-	-	-
00140653Q0080, ROOFS & EXTERNALS (CHS)	250,000	-	-	-	-	(250,000)	-	(250,000)	-
Walls, pointing, render, canopies, porches	-	-	-	-	-	-	-	-	-
GV Maissonette Fabric Work	-	-	-	-	-	-	-	-	-
Windows & Doors	250,000	-	-	-	-	(250,000)	-	(250,000)	-
Roofing and Rooftop Projects	-	-	-	-	-	-	-	-	-
00140653Q0082, ADAPTATIONS & ACCESS	-	-	-	-	-	-	-	-	-
Adaptations & Access	-	-	-	-	-	-	-	-	-
00140653Q0083, WASTE MANAGEMENT (CHS)	2,323,000	-	-	-	-	(1,473,000)	-	(1,473,000)	850,000
Waste Management	500,000	-	-	-	-	(395,000)	-	(395,000)	105,000
Estate Environmentals	1,250,000	-	-	-	-	(1,000,000)	-	(1,000,000)	250,000
Obsolete Door Entry	350,000	-	-	-	-	(100,000)	-	(100,000)	250,000
Local Ew Hotspots	150,000	-	-	-	-	-	-	-	150,000
Non PFI call off	73,000	-	-	-	-	-	22,000	22,000	95,000
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	1,602,365	-	-	-	-	262,700	-	262,700	1,865,065
CCTV Upgrades	150,000	-	-	-	-	-	-	-	150,000
Asbestos surveys	40,000								

ANNEX 1 - BUDGET CHANGES DETAIL – 2023-24

	CURRENT					PROPOSED				
	2023-24	SAVINGS	SLIPPAGE FROM 22-23	SLIPPAGE INTO 24-25	NET SLIPPAGE	REPROFILE	ADDITIONS	NET CHANGES	2023-24	
Cost Centre										
0014058790136, CHAUCER SQUARE MAINTENANCE	18,000	-	-	-	-	-	-	-	-	18,000
001405879222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	-	-	-	-	120,000
001405879390, PHS ACTIVITY	25,000	-	-	-	-	-	-	-	-	25,000
001405879293, LAD 2 PRIVATE SECTOR WORKS	-	-	-	-	-	-	-	-	-	-
0014059097150, RHB LOANS HAL	-	-	-	-	-	-	-	-	-	-
0014059097162, RYEDALE LANDLORD LOANS	-	-	-	-	-	-	-	-	-	-
0014059097166, WAKEFIELD HAL	-	-	-	-	-	-	-	-	-	-
0014059097177, CALDERDALE RF FUNDS HAL	-	-	-	-	-	-	-	-	-	-
0014059097243, YORK - NY SUB REGION HAL	-	-	-	-	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	-	-	-	-	-	-	-	-	-	-
0014059097395, NE LINC'S - SUB REGION HAL	-	-	-	-	-	-	-	-	-	-
0014059097452, REGIONAL ERL	-	-	-	-	-	-	-	-	-	-
0014059097451, REGIONAL ENERGY HAL	-	-	-	-	-	-	-	-	-	-
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	-	-	-	-	-	-	-	-
0014059097520, KIRKLEES RF FUNDS HAL(2)	-	-	-	-	-	-	-	-	-	-
0014060697992, LAD 2 GREEN HOMES SYHA WORKS	-	-	-	-	-	-	-	-	-	-
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	312,000	-	-	-	-	-	65,000	65,000	377,000	
Total	475,000	-	-	-	-	-	65,000	65,000	540,000	
0014065397444, GENERAL/RTB ACQUISITIONS CHS	1,470,020	-	-	-	-	(1,097,680)	-	(1,097,680)	372,340	
0014059197551, COUNCIL HSG ACQUISITIONS PROG	8,678,316	-	-	-	-	(6,841,076)	-	(6,841,076)	1,837,240	
0014059197497, INTERIM TA REFURBS	-	-	-	-	-	-	-	-	-	
0014059197498, INTERIM TA ACCOMMODATION	-	-	-	-	-	-	-	-	-	
0014059197553, NBCH-P02-WEAKLAND-GN	-	-	-	-	-	-	-	-	-	
0014059197554, NBCH-P03-WORDSWORTH AV-LD	-	-	-	-	-	-	-	-	-	
0014059197555, NBCH-P04A-ADLINGTON RD-OPIL	-	-	-	-	-	-	-	-	-	
0014059197556, NBCH-P04B-ADLINGTON RD-LD	-	-	-	-	-	-	-	-	-	
0014059197559, NBCH-P05-NEWSTEAD-GN	6,450,808	-	11,927	-	11,927	-	11,927	6,462,735		
0014059197560, NBCH-P05-NEWSTEAD-OPIL	15,034,653	-	-	-	-	-	-	15,034,653		
0014059197561, NBCH-P07-SMALL SITES MMC-GN	-	-	-	-	-	-	-	-	-	
0014059197563, NBCH-P09-ALGAR PL-GN	-	-	-	-	-	-	-	-	-	
0014059197564, NBCH-P10-DARESBURY/BERNERS-GN	-	-	-	-	-	-	-	-	-	
0014059197557, ON SITE ACQUISITIONS	-	-	-	-	-	-	-	-	-	
0014059197558, HGP SITE FEASIBILITY 2018	0	-	-	-	-	-	-	-	-	
0014059197565, MANOR CLUSTER SHC	-	-	-	-	-	-	-	-	-	
0014059197566, NBCH-P11-HEMSWORTH-OPIL	3,535,197	-	20,281	-	20,281	-	20,281	3,555,478		
0014059197567, NBCH-P12-KNUTTON MMC-GN	-	-	-	-	-	-	-	-	-	
0014059197568, NBCH-P13-SCWERTONS-GN	-	-	-	-	-	-	-	-	-	
0014059197570, NBCH-P14-DERBYSHIRE LN-GN	-	-	-	-	-	-	-	-	-	
0014059197571, NBCH-P15-GAUNT RD-GN	1,237,878	(17,267)	-	-	-	(643)	(17,910)	1,219,968		
0014059197572, NBCH-P16-NEWSTEAD-ENABLE	23,538	-	-	-	-	-	-	23,538		
0014059197577, NBCH-P17-TITTERTON-GN	-	-	-	-	-	-	-	-	-	
0014059197578, NBCH-P18-BOLLE HILL	-	-	-	-	-	2,442,498	2,442,498	2,442,498		
0014059197579, NBCH-P19-WALKLEY SCHOOL	-	-	-	-	-	-	-	-	-	
0014059197580, NBCH-P20-OWLTHORPE S106-SO	293,518	-	-	-	-	-	-	293,518		
0014059197581, NBCH-P21-OWLTHORPE OMV-SO	35,015	-	-	-	-	-	-	35,015		
0014059197582, NBCH-P22-BAXTER COURT-TA	-	-	-	-	-	-	-	-	-	
0014059197583, NBCH-P23-VIKINGLEA MANOR14-GN	-	-	-	-	-	-	-	-	-	
0014059197584, NBCH-P24-BAMFORD POINT-TA	-	-	-	-	-	-	-	-	-	
0014059197585, NBCH-P25-CORKER BOTTOMS	0	-	-	-	-	2,346,759	2,346,759	2,346,759		
0014059197549, MEERSBROOK PARK ROAD TA	-	-	-	-	-	-	-	-	-	
00140591Q0087, STOCK INCREASE (CHS)	66,736,771	-	-	-	-	(13,840,106)	2,441,855	(11,398,251)	55,338,520	
Total	103,496,714	(17,267)	32,208	-	32,208	(16,990,249)	2,441,855	(14,533,452)	89,962,262	
0014065397127, OBSOLETE HEATING	-	-	-	-	-	-	-	-	-	
0014065397131, ALMO ASBESTOS SURVEYS	-	-	-	-	-	-	-	-	-	
0014065397139, LANDSDOWNE AND HANOVER CLADDING	-	-	-	-	-	-	-	-	-	
0014065397147, ADAPTATIONS	-	-	-	-	-	-	-	-	-	
0014065397148, S H MGMT FEES COMMISSIONED	2,580,900	-	-	-	-	-	269,100	269,100	2,850,000	
0014065397264, HEALTH & SAFETY ENHANCE PROG	-	-	-	-	-	-	30,000	30,000	30,000	
0014065397269, EMERGENCY DEMOLITIONS	40,000	-	-	-	-	-	-	-	40,000	
0014065397404, HEATING BREAKDOWNS	-	-	-	-	-	-	-	-	-	
0014065397418, PITCHED ROOFING & ROOFLINE	0	-	-	-	-	-	-	-	-	
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	-	-	-	-	-	-	-	
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	-	-	-	-	-	-	-	-	-	
0014065397443, WINDOWS & DOORS PLACEMENT (CHS)	0	-	-	-	-	-	-	-	-	
0014065397463, SUNDRIES - 250 BARNSELY ROAD	-	-	-	-	-	-	-	-	-	
0014065397464, ROOFING PLACEMENTS PROG	7,672,000	-	-	-	-	-	-	-	7,672,000	
0014065397465, ADAMFIELD TOWER BLOCK ROOF	-	-	-	-	-	-	-	-	-	
0014065397466, CAPITALISED REPAIRS	-	-	-	-	-	-	-	-	-	
0014065397468, DEMOLITION PROGRAMME	-	-	-	-	-	-	-	-	-	
0014065397961, DH - METERING	-	-	-	-	-	-	-	-	-	
0014065397968, LIFT MAINTENANCE & REPAIR	-	-	-	-	-	-	-	-	-	
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-	-	-	-	
0014065397990, SHELTERED FIRE ALARM LINKING	-	-	-	-	-	-	-	-	-	
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-	-	-	-	-	-	-	-	-	
0014065397461, ASBESTOS REMOVAL	0	-	-	-	-	-	-	-	-	
0014065397469, FIRE SUPPRESSION SYS	222,000	-	-	-	-	-	-	-	222,000	
0014065397470, ADAPTATIONS 2020-25 CONTRACT	2,823,500	-	-	-	-	-	-	-	2,823,500	
0014065397474, OPIL BOILER HOUSE REFURBS	-	-	-	-	-	-	-	-	-	
0014065397490, OPIL LAUNDRY UPGRADES	0	-	-	-	-	98,137	98,137	98,137		
0014065397475, ELEMENTAL REFURBS 2021-26	3,236,500	-	-	-	-	-	-	-	3,236,500	
0014065397476, ADAPTATIONS - STAIRLIFTS	300,000	-	-	-	-	62,500	62,500	362,500		
0014065397477, ELECTRICAL UPGRADES PH 2	4,369,430	-	-	-	-	-	-	-	4,369,430	
0014065397478, 14B COLLEGIATE CRES CONVERSION	-	-	-	-	-	-	-	-	-	
0014065397479, SUNDRIES - FIRE STRATEGY	-	-	-	-	-	-	-	-	-	
0014065397471, EWI NON-TRADITIONAL1	-	-	-	-	-	-	-	-	-	
0014065397472, EWI NON-TRADITIONAL 2	3,467,292	-	-	-	-	-	-	-	3,467,292	
0014065397473, EWI NON-TRADITIONAL 3	-	-	-	-	-	2,324,272	2,324,272	2,324,272		
0014065397455, SHORT LEASEHOLD SUNDRIES	-	-	-	-	-	-	-	-	-	
0014065398002, ELECTRICAL STRATEGY	-	-	-	-	-	-	-	-	-	
0014065397481, HANOVER TOWER BLOCK CLADDING	0	-	-	-	-	-	-	-	-	
0014065397480, CITYWIDE TOWER BLOCKS - FS	1,729,779	-	-	-	-	-	-	-	1,729,779	
0014065397482, ROBERTSHAW TOWER BLOCK ROOFING	-	-	-	-	-	-	-	-	-	
0014065397483, TOWER BLOCK FLAT ROOFING	1,206,667	-	-	-	-	(244,667)	(244,667)	962,000		
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	-	-	-	250,000	
0014065397484, TOWER BLOCKS FRA	-	-	-	-	-	-	-	-	-	
0014065397991, LAD 2 COUNCIL HOUSING WORKS	-	-	-	-	-	-	-	-	-	
0014060698003, HANOVER PLAY AREA	-	-	-	-	-	-	-	-	-	
0014065397770, HOUSING/PLACE IT SYSTEMS	1,900,000	-	-	-	-	-	-	-	1,900,000	
00140653Q0079, COMMUNITY HEATING (CHS)	2,867,065	-	-	-	-	(100,000)	5,282,915	5,182,915	2,867,065	
Community Heating Carbon Red Work / Pipework	1,600,000	-	-	-	-	(100,000)	(100,000)	1,500,000		
Heating Breakdowns	500,000	-	-	-	-	250,000	250,000	750,000		
Obsolete Heating	547,468	-	-	-	-	752,532	752,532	1,300,000		
Climate Change	219,617	-	-	-	-	4,280,383	4,280,383	4,500,000		
EWI	-	-	-	-	-	-	-	-	-	
00140653Q0080, ROOFS & EXTERNALS (CHS)	1,250,000	-	-	-	-	(250,000)	(250,000)	1,000,000		
Walls, pointing, render, canopies, porches	-	-	-	-	-	-	-	-	-	
GV Maisonette Fabric Work	1,000,000	-	-	-	-	-	-	-	1,000,000	
Windows & Doors	250,000	-	-	-	-	(250,000)	(250,000)	-		
Roofing and Roofline Projects	-	-	-	-	-	-	-	-	-	
00140653Q0082, ADAPTATIONS & ACCESS	-	-	-	-	-	-	-	-	-	
Adaptations & Access	-	-	-	-	-	-	-	-	-	
00140653Q0083, WASTE MANAGEMENT (CHS)	3,075,000	-	-	-	-	(880,000)	(880,000)	2,195,000		
Waste Management	500,000	-	-	-	-	-	-	-	500,000	
Estate Environments	2,000,000	-	-	-	-	(1,000,000)	(1,000,000)	1,000,000		
Obsolete Door Entry	350,000	-	-	-	-	100,000	100,000	450,000		
Local Erv Hotspots	150,000	-	-	-	-	-	-	150,000		
Non PFI call off	75,000	-	-	-	-	20,000	20,000	95,000		
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	6,141,575	-	-	-	-	(4,116,436)	(4,116,436)	2,025,139		
CCTV Upgrades										

ANNEX 1 - BUDGET CHANGES DETAIL – 2024-25

	CURRENT					PROPOSED				
	2024-25	SAVINGS	SLIPPAGE FROM 23-24	SLIPPAGE INTO 25-26	NET SLIPPAGE	REPROFILE	ADDITIONS	NET CHANGES	2024-25	
Cost Centre										
0014058790136, CHAUCER SQUARE MAINTENANCE	18,000	-	-	-	-	-	-	-	-	18,000
001405879222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	-	-	-	-	120,000
001405879390, PHS ACTIVITY	25,000	-	-	-	-	-	-	-	-	25,000
001405879299, LAD 2 PRIVATE SECTOR WORKS	-	-	-	-	-	-	-	-	-	-
0014059097150, RHB LOANS HAL	-	-	-	-	-	-	-	-	-	-
0014059097162, RYEDALE LANDLORD LOANS	-	-	-	-	-	-	-	-	-	-
0014059097166, WAKEFIELD HAL	-	-	-	-	-	-	-	-	-	-
0014059097177, CALDERHEAD REF FUNDS HAL	-	-	-	-	-	-	-	-	-	-
0014059097243, YORK - NY SUB REGION HAL	-	-	-	-	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	-	-	-	-	-	-	-	-	-	-
0014059097395, NE LINC'S - SUB REGION HAL	-	-	-	-	-	-	-	-	-	-
0014059097452, REGIONAL ERL	-	-	-	-	-	-	-	-	-	-
0014059097451, REGIONAL ENERGY HAL	-	-	-	-	-	-	-	-	-	-
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	-	-	-	-	-	-	-	-
0014059097520, KIRKLEES RF FUNDS HAL(2)	-	-	-	-	-	-	-	-	-	-
0014060697992, LAD 2 GREEN HOMES SYHA WORKS	-	-	-	-	-	-	-	-	-	-
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	312,000	-	-	-	-	-	65,000	65,000	65,000	377,000
Total	475,000	-	-	-	-	-	65,000	65,000	65,000	540,000
0014065397444, GENERAL/RTB ACQUISITIONS CHS	1,510,446	-	-	-	-	(1,127,866)	-	-	(1,127,866)	382,580
0014059197551, COUNCIL HSG ACQUISITIONS PROG	8,916,970	-	-	-	-	(7,029,210)	-	-	(7,029,210)	1,887,760
0014059197497, INTERIM TA REFURBS	-	-	-	-	-	-	-	-	-	-
0014059197498, INTERIM TA ACCOMMODATION	-	-	-	-	-	-	-	-	-	-
0014059197553, NBCH-P02-WEAKLAND-GN	-	-	-	-	-	-	-	-	-	-
0014059197554, NBCH-P03-WORDSWORTH AV-LD	-	-	-	-	-	-	-	-	-	-
0014059197555, NBCH-P04A-ADLINGTON RD-OPIL	-	-	-	-	-	-	-	-	-	-
0014059197556, NBCH-P04B-ADLINGTON RD-LD	-	-	-	-	-	-	-	-	-	-
0014059197559, NBCH-P05-NEWSTEAD-GN	244,910	-	-	-	-	-	-	-	-	244,910
0014059197560, NBCH-P06-NEWSTEAD-OPIL	4,391,500	-	-	-	-	-	-	-	-	4,391,500
0014059197561, NBCH-P07-SMALL SITES MMC-GN	-	-	-	-	-	-	-	-	-	-
0014059197563, NBCH-P09-ALGAR PL-GN	-	-	-	-	-	-	-	-	-	-
0014059197564, NBCH-P10-DARESBURY/BERNERS-GN	-	-	-	-	-	-	-	-	-	-
0014059197557, ON SITE ACQUISITIONS	0	-	-	-	-	-	-	-	-	-
0014059197558, HSP SITE FEASIBILITY 2018	0	-	-	-	-	-	-	-	-	-
0014059197565, MANOR CLUSTER SHC	-	-	-	-	-	-	-	-	-	-
0014059197566, NBCH-P11-HEMSWORTH-OPIL	-	-	-	-	-	-	-	-	-	-
0014059197567, NBCH-P12-KNUTTON MMC-GN	-	-	-	-	-	-	-	-	-	-
0014059197568, NBCH-P13-SOEWERDONS-GN	-	-	-	-	-	-	-	-	-	-
0014059197570, NBCH-P14-DERBYSHIRE LN-GN	-	-	-	-	-	-	-	-	-	-
0014059197571, NBCH-P15-GAUNT RD-GN	-	-	-	-	-	-	-	-	-	-
0014059197572, NBCH-P16-NEWSTEAD-ENABLE	-	-	-	-	-	-	-	-	-	-
0014059197577, NBCH-P17-TITTERTON-GN	-	-	-	-	-	-	-	-	-	-
0014059197578, NBCH-P18-BOLE HILL	-	-	-	-	-	-	-	-	-	-
0014059197579, NBCH-P19-WALKLEY SCHOOL	-	-	-	-	-	-	-	-	-	-
0014059197580, NBCH-P20-OWLTHORPE S106-SO	-	-	-	-	-	-	-	-	-	-
0014059197581, NBCH-P21-OWLTHORPE OMV-SO	-	-	-	-	-	-	-	-	-	-
0014059197582, NBCH-P22-BAXTER COURT-TA	-	-	-	-	-	-	-	-	-	-
0014059197583, NBCH-P23-VIKINGLA MANOR14-GN	-	-	-	-	-	-	-	-	-	-
0014059197584, NBCH-P24-BAMFORD POINT-TA	-	-	-	-	-	-	-	-	-	-
0014059197585, NBCH-P25-CORKER BOTTOMS	0	-	-	-	-	-	-	-	-	-
0014059197549, MEERSBROOK PARK ROAD TA	29,042,134	-	-	-	-	16,990,248	20,600,043	37,590,291	66,632,425	-
00140591Q0087, STOCK INCREASE (CHS)	-	-	-	-	-	-	-	-	-	-
Total	44,105,960	-	-	-	-	8,833,172	20,600,043	29,433,215	73,539,175	-
0014065397127, OBSOLETE HEATING	-	-	-	-	-	-	-	-	-	-
0014065397131, ALMO ASBESTOS SURVEYS	-	-	-	-	-	-	-	-	-	-
0014065397139, LANSDOWNE AND HANOVER CLADDING	-	-	-	-	-	-	-	-	-	-
0014065397147, ADAPTATIONS	-	-	-	-	-	-	-	-	-	-
0014065397148, S 11 HGMT FEES COMMISSIONED	2,632,518	-	-	-	-	-	267,482	267,482	2,900,000	-
0014065397264, HEALTH & SAFETY ENHANCE PROG	-	-	-	-	-	-	30,000	30,000	30,000	-
0014065397269, EMERGENCY DEMOLITIONS	-	-	-	-	-	-	-	-	-	-
0014065397404, HEATING BREAKDOWNS	-	-	-	-	-	-	-	-	-	-
0014065397418, PITCHED ROOFING & ROOFLINE	0	-	-	-	-	-	-	-	-	-
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	-	-	-	-	-	-	-	-
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	-	-	-	-	-	-	-	-	-	-
0014065397443, WINDOWS& DOORS PLACEMENT(CHS)	0	-	-	-	-	-	-	-	-	-
0014065397463, SUNDRIES - 250 BARNSELEY ROAD	-	-	-	-	-	-	-	-	-	-
0014065397464, ROOFING REPLACEMENTS PROG	7,632,000	-	-	-	-	-	-	-	-	7,632,000
0014065397465, ADAMFIELD TOWER BLOCK ROOF	-	-	-	-	-	-	-	-	-	-
0014065397466, CAPITALISED REPAIRS	-	-	-	-	-	-	-	-	-	-
0014065397468, DEMOLITION PROGRAMME	-	-	-	-	-	-	-	-	-	-
0014065397961, DH - METERING	-	-	-	-	-	-	-	-	-	-
0014065397968, LIFT MAINTENANCE & REPAIR	-	-	-	-	-	-	-	-	-	-
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-	-	-	-	-
0014065397990, SHELTERED FIRE ALARM LINKING	22,939	-	-	-	-	-	-	-	-	22,939
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-	-	-	-	-	-	-	-	-	-
0014065397461, ASBESTOS REMOVAL	0	-	-	-	-	-	-	-	-	-
0014065397469, FIRE SUPPRESSION SYS	222,000	-	-	-	-	-	-	-	-	222,000
0014065397470, ADAPTATIONS 2020-25 CONTRACT	2,823,500	-	-	-	-	-	-	-	-	2,823,500
0014065397474, OPIL BOILER HOUSE REFURBS	-	-	-	-	-	-	-	-	-	-
0014065397490, OPIL LAUNDRY UPGRADES	0	-	-	-	-	99,136	-	99,136	99,136	-
0014065397475, ELEMENTAL REFURBS 2021-26	3,236,500	-	-	-	-	-	-	-	-	3,236,500
0014065397476, ADAPTATIONS - STAIRLIFTS	300,000	-	-	-	-	62,500	-	62,500	362,500	-
0014065397477, ELECTRICAL UPGRADES PH 2	4,369,430	-	-	-	-	-	-	-	-	4,369,430
0014065397478, 14B COLLEGIATE CRES CONVERSION	-	-	-	-	-	-	-	-	-	-
0014065397479, SUNDRIES - FIRE STRATEGY	-	-	-	-	-	-	-	-	-	-
0014065397471, EVI NON-TRADITIONAL 1	-	-	-	-	-	-	-	-	-	-
0014065397472, EVI NON-TRADITIONAL 2	-	-	-	-	-	-	-	-	-	-
0014065397473, EVI NON-TRADITIONAL 3	-	-	-	-	-	-	-	-	-	-
0014065397455, SHORT LEASEHOLD SUNDRIES	-	-	-	-	-	-	-	-	-	-
0014065398002, ELECTRICAL STRATEGY	-	-	-	-	-	-	-	-	-	-
0014065397481, HANOVER TOWER BLOCK CLADDING	0	-	-	-	-	-	-	-	-	-
0014065397480, CITYWIDE TOWER BLOCKS - FS	54,250	-	-	-	-	-	-	-	-	54,250
0014065397482, ROBERTSHAW TOWER BLOCK ROOFING	-	-	-	-	-	-	-	-	-	-
0014065397483, TOWER BLOCK FLAT ROOFING	-	-	-	-	-	962,000	-	962,000	962,000	-
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	-	-	-	-	250,000
0014065397484, TOWER BLOCKS FRA	-	-	-	-	-	-	-	-	-	-
0014065397991, LAD 2 COUNCIL HOUSING WORKS	-	-	-	-	-	-	-	-	-	-
0014060698003, HANOVER PLAY AREA	-	-	-	-	-	-	-	-	-	-
0014065397770, HOUSING/PLACE IT SYSTEMS	861,000	-	-	-	-	-	-	-	-	861,000
00140653Q0079, COMMUNITY HEATING (CHS)	4,007,034	-	-	-	-	529,737	6,213,229	6,742,966	10,750,000	-
Community Heating Carbon Red Work / Pipework	1,600,000	-	-	-	-	529,737	870,263	1,400,000	3,000,000	-
Heating Breakdowns	500,000	-	-	-	-	-	250,000	250,000	750,000	-
Obsolete Heating	904,490	-	-	-	-	-	1,595,510	1,595,510	2,500,000	-
Climate Change	1,002,544	-	-	-	-	-	3,497,456	3,497,456	4,500,000	-
EVI	-	-	-	-	-	-	-	-	-	-
00140653Q0080, ROOFS & EXTERNALS (CHS)	1,660,144	-	-	-	-	1,750,000	-	1,750,000	3,410,144	-
Walls, pointing, render, canopies, porches	410,144	-	-	-	-	-	-	-	410,144	-
GV Maisonette Fabric Work	1,000,000	-	-	-	-	1,500,000	-	1,500,000	2,500,000	-
Windows & Doors	250,000	-	-	-	-	(250,000)	-	(250,000)	-	-
Roofing and Rooftop Projects	-	-	-	-	-	500,000	-	500,000	500,000	-
00140653Q0082, ADAPTATIONS & ACCESS	-	-	-	-	-	-	-	-	-	-
Adaptations & Access	-	-	-	-	-	-	-	-	-	-
00140653Q0083, WASTE MANAGEMENT (CHS)	3,575,000	-	-	-	-	(480,000)	-	(480,000)	3,095,000	-
Waste Management	1,000,000	-	-	-	-	(500,000)	-	(500,000)	500,000	-
Estate Environmentals	2,000,000	-	-	-	-	-	-	-	-	2,000,000
Obsolete Door Entry	350,000	-	-	-	-	-	-	-	-	350,000
Local Erv Hotspots	150,000	-	-	-	-	-	-	-	-	150,000
Non PFI call off	75,000	-	-	-	-	20,000	-	20,000	95,000	-
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	5,875,139	-	-	-	-	2,150,775	4,874,225	7,02		

ANNEX 1 - BUDGET CHANGES DETAIL – 2025-26

Cost Centre	CURRENT					PROPOSED			
	2025-26	SAVINGS	SLIPPAGE FROM 24-25	SLIPPAGE INTO 25-26	NET SLIPPAGE	REPROFILE	ADDITIONS	NET CHANGES	2025-26
0014058790136, CHAUCER SQUARE MAINTENANCE	18,000	-	-	-	-	-	-	-	18,000
0014058797222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	-	-	-	120,000
0014058797390, PHS ACTIVITY	25,000	-	-	-	-	-	-	-	25,000
0014058797993, LAD 2 PRIVATE SECTOR WORKS	-	-	-	-	-	-	-	-	-
0014059097150, RHB LOANS HAL	-	-	-	-	-	-	-	-	-
0014059097162, RYEDALE LANDLORD LOANS	-	-	-	-	-	-	-	-	-
0014059097166, WAKEFIELD HAL	-	-	-	-	-	-	-	-	-
0014059097177, CALDERDALE RF FUNDS HAL	-	-	-	-	-	-	-	-	-
0014059097243, YORK - NY SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097395, NE LINC'S - SUB REGION HAL	-	-	-	-	-	-	-	-	-
0014059097452, REGIONAL ERL	-	-	-	-	-	-	-	-	-
0014059097451, REGIONAL ENERGY HAL	-	-	-	-	-	-	-	-	-
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	-	-	-	-	-	-	-
0014059097520, KIRKLEES RF FUNDS HAL(2)	-	-	-	-	-	-	-	-	-
0014060697992, LAD 2 GREEN HOMES SYHA WORKS	-	-	-	-	-	-	-	-	-
0014060697338, PROGRAMME MANAGEMENT COSTS RTB	312,000	-	-	-	-	-	65,000	65,000	377,000
Total	475,000	-	-	-	-	-	65,000	65,000	540,000
0014065397444, GENERAL/RTB ACQUISITIONS CHS	1,551,983	-	-	-	-	(1,158,883)	-	(1,158,883)	393,100
0014059197551, COUNCIL HSG ACQUISITIONS PROG	9,162,187	-	-	-	-	(7,222,507)	-	(7,222,507)	1,939,680
0014059197497, INTERIM TA REFURBS	-	-	-	-	-	-	-	-	-
0014059197498, INTERIM TA ACCOMMODATION	-	-	-	-	-	-	-	-	-
0014059197553, NBCH-P02-WEAKLAND-GN	-	-	-	-	-	-	-	-	-
0014059197554, NBCH-P03-WORDSWORTH AV-LD	-	-	-	-	-	-	-	-	-
0014059197555, NBCH-P04A-ADLINGTON RD-OPIL	-	-	-	-	-	-	-	-	-
0014059197556, NBCH-P04B-ADLINGTON RD-LD	-	-	-	-	-	-	-	-	-
0014059197559, NBCH-P05-NEWSTEAD-GN	-	-	-	-	-	-	-	-	-
0014059197560, NBCH-P06-NEWSTEAD-OPIL	389,793	-	-	-	-	-	-	-	389,793
0014059197561, NBCH-P07-SMALL SITES MMC-GN	-	-	-	-	-	-	-	-	-
0014059197563, NBCH-P09-ALGAR PL-GN	-	-	-	-	-	-	-	-	-
0014059197564, NBCH-P10-DARESBURY/BERNERS-GN	-	-	-	-	-	-	-	-	-
0014059197557, ON SITE ACQUISITIONS	-	-	-	-	-	-	-	-	-
0014059197558, HGP SITE FEASIBILITY 2018	0	-	-	-	-	-	-	-	-
0014059197565, MANOR CLUSTER SHC	-	-	-	-	-	-	-	-	-
0014059197566, NBCH-P11-HEMSWORTH-OPIL	-	-	-	-	-	-	-	-	-
0014059197567, NBCH-P12-KNUTTON MMC-GN	-	-	-	-	-	-	-	-	-
0014059197568, NBCH-P13-SOWERDONS-GN	-	-	-	-	-	-	-	-	-
0014059197570, NBCH-P14-DERBYSHIRE LN-GN	-	-	-	-	-	-	-	-	-
0014059197571, NBCH-P15-GAUNT RD-GN	-	-	-	-	-	-	-	-	-
0014059197572, NBCH-P16-NEWSTEAD-ENABLE	-	-	-	-	-	-	-	-	-
0014059197577, NBCH-P17-TITTERTON-GN	-	-	-	-	-	-	-	-	-
0014059197578, NBCH-P18-BOLE HILL	-	-	-	-	-	-	-	-	-
0014059197579, NBCH-P19-WALKLEY SCHOOL	-	-	-	-	-	-	-	-	-
0014059197580, NBCH-P20-OWLTORPE S106-SO	-	-	-	-	-	-	-	-	-
0014059197581, NBCH-P21-OWLTORPE OLV-SO	-	-	-	-	-	-	-	-	-
0014059197582, NBCH-P22-BAXTER COURT-TA	-	-	-	-	-	-	-	-	-
0014059197583, NBCH-P23-VIKINGLSA MANOR14-GN	-	-	-	-	-	-	-	-	-
0014059197584, NBCH-P24-BAMFORD POINT-TA	-	-	-	-	-	-	-	-	-
0014059197585, NBCH-P25-CORKER BOTTOMS	0	-	-	-	-	-	-	-	-
0014059197549, MEERSBROOK PARK ROAD TA	-	-	-	-	-	-	-	-	-
00140591Q0087, STOCK INCREASE (CHS)	11,888,145	-	-	-	-	-	26,002,760	26,002,760	37,890,905
Total	23,092,108	-	-	-	-	(8,381,390)	26,002,760	17,621,370	40,713,478
0014065397127, OBSOLETE HEATING	-	-	-	-	-	-	-	-	-
0014065397131, ALMO ASBESTOS SURVEYS	-	-	-	-	-	-	-	-	-
0014065397139, LANDSOWNE AND HANOVER CLADDING	-	-	-	-	-	-	-	-	-
0014065397147, ADAPTATIONS	-	-	-	-	-	-	-	-	-
0014065397148, S H MGMT FEES COMMISSIONED	-	-	-	-	-	-	2,950,000	2,950,000	2,950,000
0014065397264, HEALTH & SAFETY ENHANCE PROG	-	-	-	-	-	-	30,000	30,000	30,000
0014065397269, EMERGENCY DEMOLITIONS	-	-	-	-	-	-	-	-	-
0014065397404, HEATING BREAKDOWNS	-	-	-	-	-	-	-	-	-
0014065397418, PITCHED ROOFING & ROOFLINE	0	-	-	-	-	-	-	-	-
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	-	-	-	-	-	-	-
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	0	-	-	-	-	-	-	-	-
0014065397443, WINDOWS & DOORS PLACEMENT(CHS)	-	-	-	-	-	-	-	-	-
0014065397463, SUNDRIES - 250 BARNSELEY ROAD	-	-	-	-	-	-	-	-	-
0014065397464, ROOFING REPLACEMENTS PROG	9,491,154	-	-	-	-	-	-	-	9,491,154
0014065397465, ADAMFIELD TOWER BLOCK ROOF	-	-	-	-	-	-	-	-	-
0014065397466, CAPITALISED REPAIRS	-	-	-	-	-	-	-	-	-
0014065397468, DEMOLITION PROGRAMME	-	-	-	-	-	-	-	-	-
0014065397961, DH - METERING	-	-	-	-	-	-	-	-	-
0014065397968, LIFT MAINTENANCE & REPAIR	-	-	-	-	-	-	-	-	-
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-	-	-	-
0014065397990, SHELTERED FIRE ALARM LINKING	-	-	-	-	-	-	-	-	-
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-	-	-	-	-	-	-	-	-
0014065397461, ASBESTOS REMOVAL	-	-	-	-	-	-	-	-	-
0014065397469, FIRE SUPPRESSION SYS	-	-	-	-	-	-	-	-	-
0014065397470, ADAPTATIONS 2020-25 CONTRACT	-	-	-	-	-	-	-	-	-
0014065397474, OPIL BOILER HOUSE REFURBS	-	-	-	-	-	-	-	-	-
0014065397490, OPIL LAUNDRY UPGRADES	0	-	-	-	-	-	-	-	-
0014065397475, ELEMENTAL REFURBS 2021-26	2,450,524	-	-	-	-	-	-	-	2,450,524
0014065397476, ADAPTATIONS - STAIRLIFTS	300,000	-	-	-	-	-	62,500	62,500	362,500
0014065397477, ELECTRICAL UPGRADES PH 2	6,554,147	-	-	-	-	(2,184,717)	-	(2,184,717)	4,369,430
0014065397478, 14B COLLEGIATE CRES CONVERSION	-	-	-	-	-	-	-	-	-
0014065397479, SUNDRIES - FIRE STRATEGY	-	-	-	-	-	-	-	-	-
0014065397471, EWI NON-TRADITIONAL1	-	-	-	-	-	-	-	-	-
0014065397472, EWI NON-TRADITIONAL 2	-	-	-	-	-	-	-	-	-
0014065397473, EWI NON-TRADITIONAL 3	-	-	-	-	-	-	-	-	-
0014065397455, SHORT LEASEHOLD SUNDRIES	-	-	-	-	-	-	-	-	-
0014065398002, ELECTRICAL STRATEGY	-	-	-	-	-	-	-	-	-
0014065397481, HANOVER TOWER BLOCK CLADDING	0	-	-	-	-	-	-	-	-
0014065397480, CITYWIDE TOWER BLOCKS - FS	-	-	-	-	-	-	-	-	-
0014065397482, ROBERTSHAW TOWER BLOCK ROOFING	-	-	-	-	-	-	-	-	-
0014065397483, TOWER BLOCK FLAT ROOFING	-	-	-	-	-	152,991	-	152,991	152,991
0014060697348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	-	-	-	250,000
0014065397484, TOWER BLOCKS FRA	-	-	-	-	-	-	-	-	-
0014065397991, LAD 2 COUNCIL HOUSING WORKS	-	-	-	-	-	-	-	-	-
0014060698003, HANOVER PLAY AREA	-	-	-	-	-	-	-	-	-
0014065397770, HOUSING/PLACE IT SYSTEMS	-	-	-	-	-	-	-	-	-
00140653Q0079, COMMUNITY HEATING (CHS)	2,215,989	-	-	-	-	-	8,534,031	8,534,031	10,750,000
Community Heating Carbon Red Work / Pipework	769,818	-	-	-	-	-	2,230,182	2,230,182	3,000,000
Heating Breakdowns	500,000	-	-	-	-	-	250,000	250,000	750,000
Obsolete Heating	946,151	-	-	-	-	-	1,553,849	1,553,849	2,500,000
Climate Change	-	-	-	-	-	-	4,500,000	4,500,000	4,500,000
EWI	-	-	-	-	-	-	-	-	-
00140653Q0080, ROOFS & EXTERNALS (CHS)	11,914,154	-	-	-	-	(5,988,528)	-	(5,988,528)	5,925,626
Walls, pointing, render, canopies, porches	1,682,118	-	-	-	-	-	-	-	1,682,118
GV Maisonette Fabric Work	1,250,000	-	-	-	-	-	1,250,000	1,250,000	2,500,000
Windows & Doors	-	-	-	-	-	-	-	-	-
Roofing and Roofline Projects	8,982,036	-	-	-	-	(7,238,528)	-	(7,238,528)	1,743,508
00140653Q0082, ADAPTATIONS & ACCESS	3,644,580	-	-	-	-	(514,570)	-	(514,570)	3,130,010
Adaptations & Access	3,644,580	-	-	-	-	(514,570)	-	(514,570)	3,130,010
00140653Q0083, WASTE MANAGEMENT (CHS)	1,935,000	-	-	-	-	-	1,175,000	1,175,000	3,110,000
Waste Management	750,000	-	-	-	-	-	(250,000)	(250,000)	500,000
Estate Environmental	750,000	-	-	-	-	-	1,250,000	1,250,000	2,000,000
Obsolete Door Entry	300,000	-	-	-	-	-	80,000	80,000	380,000
Local Erv Hotspots	135,000	-	-	-	-	-	-	-	135,000
Non PFI call off	-	-	-	-	-	-	-	-	-
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	12,365,804	-	-	-	-	(2,725,000)	7,000,000	4,275,000	16,640,804
CCTV Upgrades	150,000	-	-	-	-	-	-	-	150,000
Asbestos surveys	150,000	-	-	-	-	-	-	-	150,000
Asbestos removal	-	-	-	-	-	50,000	-	50,000	50,000
Demolition	-	-	-	-	-	25,000	-	25,000	25,000
Lift Replacements	-	-	-	-	-	500,000	-	500,000	500,000
Electrical Strategy	6,565,804	-	-	-	-	(3,000,000)	-	(3,000,000)	3,565,804
Electrics - OPIL Laundry	-	-	-	-	-	-	-	-	-
OPIL & GN Misting Systems	-	-	-	-	-	200,000	-	200,000	200,000
Sprinklers	4,000,000	-	-	-					

ANNEX 1 - BUDGET CHANGES DETAIL – 2026-27

	PROPOSED				NET CHANGES	PROPOSED
	2026-27 (ADDITIONS)	SLIPPAGE FROM 25-26	REPROFILE	SAVINGS		
Coast Centre						
0014058790136, CHAUCER SQUARE MAINTENANCE	18,000	-	-	-	-	18,000
001405879222, PSH EMPTY PROPERTIES	120,000	-	-	-	-	120,000
001405879390, PHS ACTIVITY	25,000	-	-	-	-	25,000
001405879393, LAD 2 PRIVATE SECTOR WORKS	-	-	-	-	-	-
0014059097150, RH6 LOANS HAL	-	-	-	-	-	-
0014059097162, RYEDALE LANDLORD LOANS	-	-	-	-	-	-
0014059097166, WAKEFIELD HAL	-	-	-	-	-	-
0014059097177, CALDERDALE RF FUNDS HAL	-	-	-	-	-	-
0014059097243, YORK - NY SUB REGION HAL	-	-	-	-	-	-
0014059097394, HULL - HUMBER SUB REGION HAL	-	-	-	-	-	-
0014059097395, NE Lincs - SUB REGION HAL	-	-	-	-	-	-
0014059097452, REGIONAL ERL	-	-	-	-	-	-
0014059097451, REGIONAL ENERGY HAL	-	-	-	-	-	-
0014059097507, SHEFFIELD REPAYMENT LOANS	-	-	-	-	-	-
0014059097520, KIRKLEES RF FUNDS HAL(2)	-	-	-	-	-	-
0014060697992, LAD 2 GREEN HOMES SYHA WORKS	-	-	-	-	-	-
0014060697336, PROGRAMME MANAGEMENT COSTS RTB	377,000	-	-	-	-	377,000
Total	540,000	-	-	-	-	540,000
0014065397444, GENERAL/RTB ACQUISITIONS CHS	-	-	-	-	-	-
0014059197551, COUNCIL HSG ACQUISITIONS PROG	-	-	-	-	-	-
0014059197497, INTERIM TA REFURBS	-	-	-	-	-	-
0014059197498, INTERIM TA ACCOMMODATION	-	-	-	-	-	-
0014059197553, NBCH-P02-WEAKLAND-GN	-	-	-	-	-	-
0014059197554, NBCH-P03-WORDSWORTH AV-LD	-	-	-	-	-	-
0014059197555, NBCH-P04-ADLINGTON RD-OPIL	-	-	-	-	-	-
0014059197556, NBCH-P04B-ADLINGTON RD-LD	-	-	-	-	-	-
0014059197559, NBCH-P05-NEWSTEAD-GN	-	-	-	-	-	-
0014059197560, NBCH-P06-NEWSTEAD-OPIL	-	-	-	-	-	-
0014059197561, NBCH-P07-SMALL SITES MMC-GN	-	-	-	-	-	-
0014059197563, NBCH-P09-ALGAR PL-GN	-	-	-	-	-	-
0014059197564, NBCH-P10-DARESBUARY/BERNERS-GN	-	-	-	-	-	-
0014059197567, ON SITE ACQUISITIONS	-	-	-	-	-	-
0014059197558, HGP SITE FEASIBILITY 2018	-	-	-	-	-	-
0014059197565, MANOR CLUSTER SHC	-	-	-	-	-	-
0014059197566, NBCH-P11-HEMSWORTH-OPIL	-	-	-	-	-	-
0014059197567, NBCH-P12-KNUTTON MMC-GN	-	-	-	-	-	-
0014059197568, NBCH-P13-SOFTWOODS-GN	-	-	-	-	-	-
0014059197570, NBCH-P14-DERBYSHIRE LN-GN	-	-	-	-	-	-
0014059197571, NBCH-P15-GAUNT RD-GN	-	-	-	-	-	-
0014059197572, NBCH-P16-NEWSTEAD-ENABLE	-	-	-	-	-	-
0014059197577, NBCH-P17-TITTERTON-GN	-	-	-	-	-	-
0014059197578, NBCH-P18-BOLE HILL	-	-	-	-	-	-
0014059197579, NBCH-P19-WALKLEY SCHOOL	-	-	-	-	-	-
0014059197580, NBCH-P20-OWLTHORPE S106-SO	-	-	-	-	-	-
0014059197581, NBCH-P21-OWLTHORPE OMOV-SO	-	-	-	-	-	-
0014059197582, NBCH-P22-BAXTER COURT-TA	-	-	-	-	-	-
0014059197583, NBCH-P23-VIKINGLEA MANOR14-GN	-	-	-	-	-	-
0014059197584, NBCH-P24-BAMFORD POINT-TA	-	-	-	-	-	-
0014059197585, NBCH-P25-CORKER BOTTOMS	-	-	-	-	-	-
0014059197549, MEERSBROOK PARK ROAD TA	-	-	-	-	-	-
0014059197549, MEERSBROOK PARK ROAD TA	7,532,687	-	16,538,466	-	16,538,466	24,071,153
0014059197549, STOCK INCREASE (CHS)	-	-	-	-	-	-
Total	7,532,687	-	16,538,466	-	16,538,466	24,071,153
0014065397127, OBSOLETE HEATING	-	-	-	-	-	-
0014065397131, ALMO ASBESTOS SURVEYS	-	-	-	-	-	-
0014065397139, LANSDOWNE AND HANOVER CLADDING	-	-	-	-	-	-
0014065397147, ADAPTATIONS	-	-	-	-	-	-
0014065397148, S H MGMT FEES COMMISSIONED	3,000,000	-	-	-	-	3,000,000
0014065397264, HEALTH & SAFETY ENHANCE PROG	30,000	-	-	-	-	30,000
0014065397269, EMERGENCY DEMOLITIONS	-	-	-	-	-	-
0014065397404, HEATING BREAKDOWNS	-	-	-	-	-	-
0014065397418, PITCHED ROOFING & ROOFLINE	-	-	-	-	-	-
0014065397422, NON HIGHWAYS RESPONSIVE WORKS	-	-	-	-	-	-
0014065397442, KITCHEN/BATHRM PLANNED REPLMT	-	-	-	-	-	-
0014065397443, WINDOWS& DOORS PLACEMENT(CHS)	-	-	-	-	-	-
0014065397463, SUNDRIES - 250 BARNSELY ROAD	-	-	-	-	-	-
0014065397464, ROOFING REPLACEMENTS PRG	-	-	-	-	-	-
0014065397465, ADAMFIELD TOWER BLOCK ROOF	-	-	-	-	-	-
0014065397466, CAPITALISED REPAIRS	-	-	-	-	-	-
0014065397468, DEMOLITION PROGRAMME	-	-	-	-	-	-
0014065397961, DI - METERING	-	-	-	-	-	-
0014065397968, LIFT MAINTENANCE & REPAIR	-	-	-	-	-	-
0014065397989, SPRINKLERS - FIRE SAFETY	-	-	-	-	-	-
0014065397990, SHELTERED FIRE ALARM LINKING	-	-	-	-	-	-
0014065397459, GARAGE STRATEGY-IMPROVEMENT	-	-	-	-	-	-
0014065397461, ASBESTOS REMOVAL	-	-	-	-	-	-
0014065397469, FIRE SUPPRESSION SYS	-	-	-	-	-	-
0014065397470, ADAPTATIONS 2020-25 CONTRACT	-	-	-	-	-	-
0014065397474, OPIL BOILER HOUSE REFURBS	-	-	-	-	-	-
0014065397490, OPIL LAUNDRY UPGRADES	-	-	-	-	-	-
0014065397475, ELEMENTAL REFURBS 2021-26	-	2,430,000	-	-	2,430,000	2,430,000
0014065397476, ADAPTATIONS - STAIRLIFTS	-	-	-	-	-	-
0014065397477, ELECTRICAL UPGRADES PH 2	-	-	2,184,717	-	2,184,717	2,184,717
0014065397478, 14B COLLEGIATE CRES CONVERSION	-	-	-	-	-	-
0014065397479, SUNDRIES - FIRE STRATEGY	-	-	-	-	-	-
0014065397471, EWI NON-TRADITIONAL 1	-	-	-	-	-	-
0014065397472, EWI NON-TRADITIONAL 2	-	-	-	-	-	-
0014065397473, EWI NON-TRADITIONAL 3	-	-	-	-	-	-
0014065397455, SHORT LEASEHOLD SUNDRIES	-	-	-	-	-	-
0014065398002, ELECTRICAL STRATEGY	-	-	-	-	-	-
0014065397481, HANOVER TOWER BLOCK CLADDING	-	-	-	-	-	-
0014065397480 CITYWIDE TOWER BLOCKS - FS	-	-	-	-	-	-
0014065397482, ROBERTSHAW TOWER BLOCK ROOFING	-	-	-	-	-	-
0014065397483, TOWER BLOCK FLAT ROOFING	-	-	-	-	-	-
0014065397348, HRA PROGRAMME MANAGEMENT	250,000	-	-	-	-	250,000
0014065397484, TOWER BLOCKS FRA	-	-	-	-	-	-
0014065397991, LAD 2 COUNCIL HOUSING WORKS	-	-	-	-	-	-
0014060698003, HANOVER PLAY AREA	-	-	-	-	-	-
0014065397770, HOUSING/PLACE IT SYSTEMS	-	-	-	-	-	-
0014065300079, COMMUNITY HEATING (CHS)	10,750,000	-	-	-	-	10,750,000
Community Heating Carbon Red Work / Pipework	3,000,000	-	-	-	-	3,000,000
Heating Breakdowns	750,000	-	-	-	-	750,000
Obsolete Heating	2,500,000	-	-	-	-	2,500,000
Climate Change	4,500,000	-	-	-	-	4,500,000
EWI	-	-	-	-	-	-
00140653Q0080, ROOFS & EXTERNALS (CHS)	717,590	-	4,964,528	-	4,964,528	5,682,118
Walls, pointing, render, canopies, porches	717,590	-	964,528	-	964,528	1,682,118
GV Maisonette Fabric Work	-	-	2,000,000	-	2,000,000	2,000,000
Windows & Doors	-	-	-	-	-	-
Roofing and Roofline Projects	-	-	2,000,000	-	2,000,000	2,000,000
00140653Q0082, ADAPTATIONS & ACCESS	2,615,441	-	514,570	-	514,570	3,130,011
Adaptations & Access	2,615,441	-	514,570	-	514,570	3,130,011
00140653Q0083, WASTE MANAGEMENT (CHS)	546,107	-	2,183,893	-	2,183,893	2,730,000
Waste Management	-	-	500,000	-	500,000	500,000
Estate Environmentals	546,107	-	1,453,893	-	1,453,893	2,000,000
Obsolete Door Entry	-	-	-	-	-	-
Local Env Hotspots	-	-	135,000	-	135,000	135,000
Non PFI call off	-	-	95,000	-	95,000	95,000
00140653Q0084, ESSENTIAL INVESTMENTS (CHS)	10,325,472	-	5,619,528	-	5,619,528	15,945,000
CCTV Upgrades	-	-	-	-	-	-
Asbestos surveys	-	-	150,000	-	150,000	150,000
Asbestos removal	-	-	50,000	-	50,000	50,000
Demolition	-	-	25,000	-	25,000	25,000
Lift Replacements	-	-	520,000	-	520,000	520,000
Electrical Strategy	-	-	3,000,000	-	3,000,000	3,000,000
Electrics - OPIL Laundry	-	-	-	-	-	-
OPIL & GN Misting Systems	-	-	200,000	-	200,000	200,000
Sprinklers	11,000,000	-	-	-	-	11,000,000
Additional Fire Safety Work	-	-	1,000,000	-	1,000,000	1,000,000
00140653Q0085, COMMUNAL AREAS INVESTMENT	5,067,810	-	1,932,190	-	1,932,190	7,000,000
Communal Areas	5,067,810	-	1,932,190	-	1,932,190	7,000,000
00140653Q0086, INTERNAL WORKS	328,978	-	3,102,320	-	3,102,320	3,431,298
Elementals	328,978	-	2,102,320	-	2,102,320	2,431,298
Plastering (moved from Q89)	-	-	1,000,000	-	1,000,000	1,000,000
00140653Q0089, OTHER PLANNED ELEMENTS (CHS)	1,307,000	-	150,000	-	150,000	1,457,000
Conversions	600,000	-	-	-	-	600,000
Sundries Communal Areas and Fire Safety Programme	57,000	-	-	-	-	57,000
Plastering (moved to Q86)	-	-	-	-	-	-
Non domestic	150,000	-	150,000	-	150,000	300,000
Responsive Capitalisation	500,000	-	-	-	-	500,000
00140653Q0090, GARAGES & OUTHOUSES	250,000	-	-	-	-	250,000
001000000094, Regeneration HRA	2,500,000	-	2,500,000	-	2,500,000	5,000,000
001000000095, IT UPGRADE (HSG)	-	-	-	-	-	-
AMT HSG INV TOTAL	37,688,398	2,430,000	23,151,746	-	25,581,746	63,270,144
GRAND TOTAL	45,761,085	2,430,000	39,690,212	-	42,120,212	87,881,297

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	Scheme name / summary description of key terms	Funder	Value £'000
A	Economic growth		
	<p>Porter / Sheaf Flood Alleviation</p> <p>Background This project aims to reduce flood risk and as a result deliver a range of benefits in Sheffield's Sheaf and Porter valleys and forms part of Sheffield City Council's (SCC's) city wide programme to reduce flood risk throughout the city.</p> <p>Approval for the Initial Business Case stage of the scheme will be brought forward in the coming months</p> <p>Financial & Commercial Implications</p> <p>Key features (not exclusive) of the SCR Grant Agreement are summarised below. The Project / Grant Manager will need to read, understand and comply with all of the grant terms and conditions and will need to develop a viable exit strategy for when the grant funding ends to ensure that there are no unfunded ongoing costs.</p> <ul style="list-style-type: none"> • Grant to facilitate development of the Outline Business Case • £800,000 grant includes non-recoverable VAT • Reimbursement of Qualifying Expenditure defrayed by SCC for the Project • Submit a complete OBC by the Submission Date • Grant only for the Eligible Costs as per grant terms/conditions • Grant cannot be used for any other purpose without SCR approval. • Grant is for capital expenditure and to be treated as funded by a capital receipt to reflect section 25(1)(b) of The Local Authorities (Capital Finance and Accounting) (England) Regulations 2003. • Comply with monitoring/reporting requirements on a quarterly basis. • SCC cannot recover by way of Qualifying Expenditure more than salary+35% on-costs annually for internal admin costs • Ensure delivery of the Outputs by the Submission Date 	South Yorkshire Mayoral Combined Authority (Gainshare Funding)	800

	<ul style="list-style-type: none"> • Ensure claim does not include any costs being claimed from another body, individual or from SCR within the terms of another contract • Grant paid shall not include any element of VAT <p>Breach and Repayment of Grant Key conditions are as follows (not exclusive – see full details):</p> <ul style="list-style-type: none"> • If the grant is used for purposes outside of the Project • A significant change to the Project not approved by SCR • SCC has not made satisfactory progress with Project delivery. • SCC fails to adhere to the Special Conditions • Failure to deliver the Outputs by the Submission Date <p>Other</p> <ul style="list-style-type: none"> • SCC must maintain records for the Project Development Works/Project which demonstrate the Outputs required by SCR. • Keep records for a minimum of six years following completion of the Project. • Start, end and review dates: 1 June 2021 - CLOSURE DATE • £800,000.00 for Project Development Works (see Schedule 1 for details) • SCC to provide updates on progress against the Key Dates (see Schedule 2) <p>Commercial Implications.</p> <ul style="list-style-type: none"> • All public sector procurement is governed by and must be compliant with both the Grant Agreement and UK National Law. In addition, all procurement in SCC must comply with its own Procurement Policy, and internal regulations known as ‘Contracts Standing Orders’ (CSOs) <ul style="list-style-type: none"> • CSO requirements will apply in full to the procurement of services, goods or works utilising grants. All grant monies must be treated in the same way as any other Council monies and any requirement to purchase / acquire services, goods or works must go via a competitive process. <p>Legal Implications</p>		
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	<p>The Council has a general power under Section 1 of the Localism Act 2011 to do anything that an individual may generally do provided it is not prohibited by other legislation and the power is exercised in accordance with the limitations specified in the Act which enables the Council to accept up to £800,000 of grant funding from the South Yorkshire Mayoral Combined Authority (the Authority) from the Gainshare Fund (Flood).</p> <p>Under Section 6 of the Flood and Water Management Act 2010 the Council is the Lead Local Flood Authority for its administrative area and is also a Flood Risk Management Authority. By carrying out the project development works, including the surveys and investigations, the Council will be supporting the delivery of the Sheffield Flood Risk Management Strategy which was developed closely with the Environment Agency.</p> <p>If a decision is made to accept the grant, then the Council will be required to enter into a grant agreement with the Authority. Key points to note from the Agreement are:</p> <ul style="list-style-type: none"> • The grant can only be used for the Eligible Costs, permission must be sought if the Council wish to use the grant for any other purpose. Payment can only be used towards capital expenditure. • Any significant changes to the project must be agreed with the Authority in advance. • There are a number of obligations on the Council some of which are outlined below, officers involved in the delivery of the project must ensure that they are aware of and comply with these obligations. • The Council must provide monitoring information on a quarterly basis as a minimum. • The Council must meet any costs that are above the grant funding to ensure the Special Conditions are adhered to and the Outputs are met. • The Outline Business Case must be published and publicised on the Council’s website for 3 months prior to the submission of the full business case. • The Council must ensure that the Outputs are delivered by the Submission Date. 		
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	<ul style="list-style-type: none"> • There is a special condition in the grant agreement which requires the Council to provide the Authority with written confirmation that the Eligible Costs can be claimed as capital expenditure and are eligible for Gainshare capital funding. This must be done prior to the drawdown of any funding. • If the grant has to be repaid at any point, the Council will be liable for any costs and expenses they have incurred as well as any loss or damages they suffer as a consequence of the repayment of the grant. • The Authority will only make payment of the grant if works are progressing in accordance with the key dates. • The Authority is able to reduce, withdraw, suspend or require part or full repayment of the grant, terminate the grant agreement or require the project to be suspended in specific circumstances including but not limited if the Authority considers that the Council has not made satisfactory progress with the delivery of the project in accordance with the key dates, if the Council fails to adhere to the special conditions or fails to deliver the outputs by the submission date. • Costs can be claimed from the 1 June 2021 with a submission date and closure date of 1 January and 1 April 2024. • Officers involved in the delivery of the project must ensure that they are aware of and comply with the publicity requirements. <p>If any changes are made to the grant agreement, these should be submitted to legal for review.</p> <p>The Council must comply with all applicable legislation and regulations including but not limited to Public Contracts Regulations 2015, UK GDPR, the Data Protection Act 2018 and Subsidy Control.</p> <p>The grant to the Council is not deemed to be a subsidy. If any details around the project change then this will need to be re-assessed.</p>		
B	Transport		

	<p>Transforming Cities Fund City Centre to Attercliffe and Darnall Active Travel (Stage 2)</p> <p>Background</p> <p>This scheme offers the opportunity to enhance east west connectivity and increase accessibility to employment opportunities for those in areas which are currently disconnected with the provision of bus priority measures on X1 and 52 corridors through Attercliffe and Darnall and the development of a core cycle route connecting the city centre to Darnall, Attercliffe and the AMP corridor. Measures will also be implemented to calm traffic and/or separate cyclists from motors.</p> <p>Financial Implications</p> <p>The Grant /Project Manager will need to read, understand and comply with all of the grant terms and conditions and ensure that there are no ongoing unfunded costs when the grant has ended.</p> <ul style="list-style-type: none"> • Grant / funding profile (21/22): £1,200,087 (including non-recoverable VAT) • Qualifying Expenditure defrayed in relation to the Project • Start, end and review dates: 23 March 2020 to 31 Jan 2023 • Submission of a complete FBC by Submission Date (Schedule 2, Table 2.1) • Agreement has no effect until signed by both Parties. • Grant only for Eligible Costs (as identified at Schedule 3.2) • Grant cannot be used for any other purpose without prior agreement. • Grant is for capital expenditure and to be treated as funded by a capital receipt to reflect section 25(1)(b) of The LA (Capital Finance and Accounting Regulations 2003) • No significant project changes without prior approval. • Comply with monitoring requirements (see details) • SCC cannot recover more than salary + 35% on costs annually for internal admin costs • SCC to have full approval to proceed to Full Business Case • SCC to ensure delivery of the Outputs by the Submission Date, • SCC acknowledges that at FBC the TCF grant is capped at £15,383,500 	<p>South Yorkshire Mayoral Combined Authority (Transforming Cities Fund)</p>	<p>1,200</p>
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	<ul style="list-style-type: none"> • Grant excludes VAT. • Maintain records for the Project which demonstrate the Outputs required. • Keep records for a minimum of six years following project completion Grant subject to clawback if (not exclusive -see details): • Used other than for the Project; significant change to the Project without approval; SCC has not made satisfactory progress with project delivery; failure to deliver the Outputs by the Submission date <p>Schedule 1 – Project Development Works</p> <ul style="list-style-type: none"> • Projects include Active Travel, Public Transport activity, to support the development of employment sites at the Advanced Manufacturing Innovation District in NE Sheffield. <p>Commercial Implications.</p> <ul style="list-style-type: none"> • All public sector procurement is governed by and must be compliant with both the Grant Agreement, UK National Law and where relevant EU law. In addition, all procurement in SCC must comply with its own Procurement Policy, and internal regulations known as ‘Contracts Standing Orders’ (CSOs) • CSO requirements will apply in full to the procurement of services, goods or works utilising grants. All grant monies must be treated in the same way as any other Council monies and any requirement to purchase / acquire services, goods or works must go via a competitive process <p>Legal Implications</p> <p>The Council has a general power under Section 1 of the Localism Act 2011 to do anything that an individual may generally do provided it is not prohibited by other legislation and the power is exercised in accordance with the limitations specified in the Act which enables the Council to accept the grant of up to £1,200,087 from the South Yorkshire Mayoral Combined Authority (SY MCA).</p> <p>If a decision is made to accept the grant, then the Council will be required to enter into a grant agreement (the Agreement) with SY MCA.</p>		
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	<p>The grant provided by SY MCA is to be used only for capital expenditure, specifically the eligible costs set out in the Agreement and in accordance with the terms and conditions detailed in the Agreement.</p> <p>Key points to note from the Agreement are:</p> <ul style="list-style-type: none"> • No significant changes should be made to the works or the project without SY MCA’s prior written approval. • The Council must be aware of any comply with all of the special conditions, some of which are outlined below. • The Council must meet any costs required above the maximum grant amount to ensure that the special conditions are adhered to and the outputs met. • The Council must have in place full and unequivocal approval to proceed to Full Business Case, as required under the Council’s constitution. • The Council must publish and publicise the Outline Business Case on the Council’s website for 3 months prior to submission of the Full Business Case. • The Council must ensure delivery of the outputs by the submission date. • There are a number of further special conditions which cover information that must be included in the Full Business Case. These include but are not limited to confirmation of expected construction start dates, a set of directly measurable targets and a distributional impact assessment. Officers must ensure that all of these conditions are able to be complied with. • If the grant has to be repaid at any point, the Council will be liable for any costs and expenses they have incurred as well as any loss or damages they suffer as a consequence of the repayment of the grant. • SY MCA will only make payment of the grant if works are progressing in accordance with the key dates. • The grant can be reduced, withdrawn, suspended or require repayment in specific circumstances for example if SY MCA considers that the Council has not made satisfactory progress with the delivery of the project in accordance with the key dates, if the Council fails to adhere to the special conditions, fails to deliver the outputs by the submission date or the DfT requests that the grant be repaid or withheld. 		
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	<p>The Council must comply with all applicable legislation and regulations including but not limited to the Public Contracts Regulations 2015, UK GDPR, the Data Protection Act 2018 and Subsidy Control.</p> <p>The grant to the Council is not deemed to be a subsidy. If any details around the project change then this will need to be re-assessed.</p>		
	<p>Transforming Cities Fund Magna- Tinsley (Stage 2)</p> <p>Background</p> <p>This active travel scheme will see the development of core routes linking Meadowhall with the Rotherham TCF proposals on Bawtry Road and Sheffield Road which is likely to consist of segregated cycle track. It is envisaged that measures will connect Meadowhall Way to Sheffield Road via Blackburn Meadows Way and will connect to Bawtry Road via Vulcan Road including a crossing over Tinsley Roundabout.</p> <p>Financial Implications</p> <p>The Grant /Project Manager will need to read, understand and comply with all of the grant terms and conditions and ensure that there are no ongoing unfunded costs when the grant has ended.</p> <ul style="list-style-type: none"> • Paid 21/22 in full for Qualifying Expenditure (see 3.2) defrayed by SCC • Start Date: 23/3/20, Submission Date: 31/3/22, Closure Date: 30/6/22 • Agreement has no effect until signed by both Parties. • Grant for Eligible Costs / cannot be used otherwise without SYMCA approval. • Grant is for capital expenditure and to be treated as funded by a capital receipt to reflect section 25(1)(b) of The Local Authorities (Capital Finance and Accounting Regulations 2003) • No significant Change to the Project without SYMCA approval. 	<p>South Yorkshire Mayoral Combined Authority (Transforming Cities Fund)</p>	<p>845</p>

	<ul style="list-style-type: none"> • Comply with monitoring, reporting and claims requirements (see details). • Cannot recover more than salary+35% on-costs annually for internal admin • Approval to proceed to Full Business Case • Meet FBC requirements/ensure delivery of Outputs by Submission Date. • Claims must not include any costs claimed from any other body. • Grant paid does not include VAT • Maintain records for the Project which demonstrate the Outputs required. • Keep records for a minimum of six years following project completion • For active Travel and Public Transport activity, specifically establishing a walking and cycling route under the M1 Tinsley Viaduct and improving alternatives to driving for local trips in this area as well as the continuity of the route between Rotherham and Sheffield <p>Grant is subject to clawback in the following circumstances (not exclusive-see details):</p> <ul style="list-style-type: none"> • Grant is used outside of project purposes; a significant Change to the Project Development Works and/or Project; not making made satisfactory progress with Project Delivery / key dates (as per Schedule 2); failure to deliver Outputs by the Submission Date. <p>Commercial Implications.</p> <ul style="list-style-type: none"> • All public sector procurement is governed by and must be compliant with both the Grant Agreement, UK National Law and where relevant EU law. In addition, all procurement in SCC must comply with its own Procurement Policy, and internal regulations known as 'Contracts Standing Orders' (CSOs) • CSO requirements will apply in full to the procurement of services, goods or works utilising grants. All grant monies must be treated in the same way as any other Council monies and any requirement to purchase / acquire services, goods or works must go via a competitive process <p>Legal Implications</p>		
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	<p>The Council has a general power under Section 1 of the Localism Act 2011 to do anything that an individual may generally do provided it is not prohibited by other legislation and the power is exercised in accordance with the limitations specified in the Act which enables the Council to accept the grant of up to £844,981 from the South Yorkshire Mayoral Combined Authority (SY MCA).</p> <p>If a decision is made to accept the grant, then the Council will be required to enter into a grant agreement (the Agreement) with SY MCA.</p> <p>The grant provided by SY MCA is to be used only for capital expenditure, specifically the eligible costs set out in the Agreement and in accordance with the terms and conditions detailed in the Agreement.</p> <p>Key points to note from the Agreement are:</p> <ul style="list-style-type: none"> • No significant changes should be made to the works or the project without SY MCA's prior written approval. • The Council must be aware of any comply with all of the special conditions, some of which are outlined below. • The Council must meet any costs required above the maximum grant amount to ensure that the special conditions are adhered to and the outputs met. • The Council must have in place full and unequivocal approval to proceed to Full Business Case, as required under the Council's constitution. • The Council must publish and publicise the Outline Business Case on the Council's website for 3 months prior to submission of the Full Business Case. • There are a number of further special conditions which cover information that must be included in the Full Business Case, these include but are not limited to confirmation of the number of toucan crossings proposed, the outcomes that will be measured, details around any potential contribution from Homes England, the need for land acquisition. Officers must ensure that all of these conditions are able to be complied with. • If the grant has to be repaid at any point, the Council will be liable for any costs and expenses they have incurred as well as any loss or damages they suffer as a consequence of the repayment of the grant. 		
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	<ul style="list-style-type: none"> • SY MCA will only make payment of the grant if works are progressing in accordance with the key dates. • The grant can be reduced, withdrawn, suspended or require repayment in specific circumstances for example if SY MCA considers that the Council has not made satisfactory progress with the delivery of the project in accordance with the key dates, if the Council fails to adhere to the special conditions, fails to deliver the outputs by the submission date or the DfT requests that the grant be repaid or withheld. <p>The Council must comply with all applicable legislation and regulations including but not limited to the Public Contracts Regulations 2015, UK GDPR, the Data Protection Act 2018 and Subsidy Control.</p> <p>The grant to the Council is not deemed to be a subsidy. If any details around the project change then this will need to be re-assessed.</p>		
	<p>Transforming Cities Fund – Nether Edge Wedge (Stage 2)</p> <p>Background</p> <p>This project looks to make transformational improvements to cycling infrastructure in Nether Edge with the aim of encouraging a modal shift to cycling and walking as alternatives to car journeys for commuting and leisure. The area has a high number of short car journeys undertaken to the city centre putting pressure on the road network increasing congestion and reducing the quality of the local environment</p> <p>Financial Implications</p> <p>The Grant /Project Manager will need to read, understand and comply with all of the grant terms and conditions and ensure that there are no ongoing unfunded costs when the grant has ended. Key features (not exclusive) of the grant terms and conditions are summarised as follows:</p> <ul style="list-style-type: none"> • Grant only for Eligible Costs (see Schedule 3.2) and not to be used otherwise without prior agreement 	<p>South Yorkshire Mayoral Combined Authority (Transforming Cities Fund)</p>	<p>1,384</p>

	<ul style="list-style-type: none"> • Commencement Date:20/9/21, submission Date:31/5/22, Closure Date:31/8/22 • Grant is for capital expenditure and to be treated as funded by a capital receipt to reflect section 25(1)(b) of The Local Authorities (Capital Finance and Accounting) (England) Regulations 2003. • No project change without funder permission. • Comply with Monitoring, reporting, claims requirements (see details) • Cannot recover more than salary+35% on-costs annually for internal administration • Approval to proceed to Full Business Case • Ensure delivery of the Outputs by the Submission Date • Grant is for Qualifying Expenditure defrayed by the Recipient • Grant excludes VAT. • Exclude costs being claimed from any other body • Maintain records for the project which demonstrate Outputs for a minimum of six years following project completion <p>Grant is subject to clawback in the following circumstances (not exclusive-see details):</p> <ul style="list-style-type: none"> • Using the Grant for other than project purpose; significant Change to the Project; not made satisfactory progress with Project delivery (as per Schedule 2); failure to deliver the Outputs by the Submission Date. <p>Commercial Implications.</p> <ul style="list-style-type: none"> • All public sector procurement is governed by and must be compliant with both the Grant Agreement and UK National Law. In addition, all procurement in SCC must comply with its own Procurement Policy, and internal regulations known as ‘Contracts Standing Orders’ (CSOs) • CSO requirements will apply in full to the procurement of services, goods or works utilising grants. All grant monies must be treated in the same way as any other Council monies and any requirement to purchase / acquire services, goods or works must go via a competitive process 		
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	<p>Legal Implications</p> <p>The Council has a general power under Section 1 of the Localism Act 2011 to do anything that an individual may generally do provided it is not prohibited by other legislation and the power is exercised in accordance with the limitations specified in the Act which enables the Council to accept the grant of up to £1,383,765 from the South Yorkshire Mayoral Combined Authority (SY MCA).</p> <p>If a decision is made to accept the grant, then the Council will be required to enter into a grant agreement (the Agreement) with SY MCA.</p> <p>The grant provided by SY MCA is to be used only for capital expenditure, specifically the eligible costs set out in the Agreement and in accordance with the terms and conditions detailed in the Agreement.</p> <p>Key points to note from the Agreement are:</p> <ul style="list-style-type: none"> • No significant changes should be made to the works or the project without SY MCA's prior written approval. • The Council must be aware of and comply with all of the special conditions, some of which are outlined below. • The Council must meet any costs required above the maximum grant amount to ensure that the special conditions are adhered to and the outputs met. • The Council must have in place full and unequivocal approval to proceed to Full Business Case, as required under the Council's constitution. • The Council must publish and publicise the Outline Business Case on the Council's website for 3 months prior to submission of the Full Business Case. • The Council must ensure delivery of the Outputs by the Submission Date. • There are a number of further special conditions which cover providing SY MCA with appendices A and B, providing more detail around how objectives will be monitored and evaluated and providing more detail on impacts on car traffic at two junctions. Officers must ensure that all of these conditions are able to be complied with. 		
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	<ul style="list-style-type: none"> • If the grant has to be repaid at any point, the Council will be liable for any costs and expenses they have incurred as well as any loss or damages they suffer as a consequence of the repayment of the grant. • SY MCA will only make payment of the grant if works are progressing in accordance with the key dates. • The grant can be reduced, withdrawn, suspended or require repayment in specific circumstances for example if SY MCA considers that the Council has not made satisfactory progress with the delivery of the project in accordance with the key dates, if the Council fails to adhere to the special conditions, fails to deliver the outputs by the submission date or the DfT requests that the grant be repaid or withheld. <p>The Council must comply with all applicable legislation and regulations including but not limited to the Public Contracts Regulations 2015, UK GDPR, the Data Protection Act 2018 and Subsidy Control.</p> <p>The grant to the Council is not deemed to be a subsidy. If any details around the project change then this will need to be re-assessed.</p>		
C	Quality of life		
	None		
D	Green and open spaces		
	None		
E	Housing growth		
	None		
F	Housing investment		

	None		
G	People – capital and growth		
	None		
H	Essential compliance and maintenance		
	None		
I	Heart of the City II		
	None		

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	Scheme name / summary description of key terms	Recipient	Value £'000
A	Economic growth		
	None		
B	Transport		
	None		
C	Quality of life		
	None		
D	Green and open spaces		
	None		
E	Housing growth		
	None		
F	Housing investment		
	None		
G	People – capital and growth		
	South West Secondary School Feasibility – Silverdale Expansion	Chorus Academy Trust	

	<p>See Appendix 1 Section G for scheme details</p> <p>Legal Implications The maximum grant of £100,000, which is paid in arrears, is to be granted to the Grant Recipient for them to carry out the Project. The Project being stated in the Agreement as carrying out a Stage 1 & 2 Feasibility Study into increasing school admissions (the Project) substantially as described in Schedule 1.</p> <p>The Grant Recipient is responsible for the commissioning and oversight of the Project ensuring value for money and maintaining financial records. The Grant Recipient must appoint a project manager to project manage and must not without prior notice to the Council, make any substantial changes to the Project.</p> <p>The Project Manager must ensure that it and its agents make all information relating to the Project accessible to the Council and maintain/retain all books, records and documentation relating to the expenditure and transactions of the Project for 6 years.</p> <p>The Grant Recipient must maintain adequate insurance and must keep the Council indemnified against all losses etc resulting from its acts or omissions in undertaking the Project or breach of the Agreement.</p> <p>The Grant Recipient must repay the Grant (Clawback) where it breaches the Agreement; uses the funds for other purposes; or does not complete the Project.</p> <p>The Grant Agreement also has standard clauses dealing with matters including warranty, non-assignment, notice, variation and third-party exclusions.</p>		
H	Essential compliance and maintenance		
	None		
I	Heart of the City II		

	None		
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