

SHEFFIELD CITY COUNCIL

Co-operative Executive

Meeting held 24 March 2022

PRESENT: Councillors Terry Fox (Chair), Julie Grocutt (Deputy Chair), Mazher Iqbal, Jayne Dunn, Cate McDonald, Paul Wood, Douglas Johnson, Paul Turpin and Alison Teal

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillor George Lindars-Hammond, John Macilwraith, Kate Martin, Gillian Duckworth and Kate Josephs.

2. EXCLUSION OF PUBLIC AND PRESS

2.1 No items were identified where resolutions may be moved to exclude the public and press.

3. DECLARATIONS OF INTEREST

3.1 There were no declarations of interest made at the meeting.

4. PUBLIC QUESTIONS AND PETITIONS

4.1 No petitions or questions from members of the public had been received.

5. FEEDBACK FROM THE GLEADLESS VALLEY MASTERPLAN COMMUNITY CONSULTATION, PROPOSED CHANGES TO THE MASTERPLAN AND OUTLINES THE KEY DELEGATIONS NEEDED FOR IMPLEMENTING THE MASTERPLAN.

5.1 The report shared the community feedback from the consultation on the draft Masterplan for Gleadless Valley and outlined what was supported by the community and if there were any areas where there was less support from those most affected in the community.

The report also confirmed the blocks that would be replaced or remodelled as part of the Masterplan and noted that a Local Lettings Policy would be needed that would give preference to residents with a demolition priority to enable them to stay within the area.

It also sought approval for the Masterplan and to authorise the Director of Housing to make nonmaterial changes to the draft Masterplan and publish a Final Masterplan and for a number of delegations to the Director of Housing and the

Head of Regeneration and Property that were needed to implement the Masterplan.

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

1. Consider carefully the feedback from the community consultation on the draft Masterplan for Gleadless Valley and have regard to it in making decisions on matters addressed in this report;
2. Agree the Masterplan and authorise the Director of Housing to make non-material changes to the plan based on the feedback that has been received;
3. Authorise the Director of Housing to make arrangements to progress the implementation of Gleadless Valley Masterplan into the delivery of works phase and bring forward individual projects for approval in line with the Councils capital approval process;
4. Authorise the Director of Housing to publish a final Masterplan by end June 2022;
5. Delegates to the Director of Housing in consultation with the Corporate Executive Member for Neighbourhoods and Community Safety and pursuant to the Leaders Scheme of Delegation to:
 - a. Agree and implement the arrangements for ceasing the letting of empty properties and when to begin the clearance process in accordance with the phasing programme to be determined.
 - b. Agree and implement the arrangements for awarding priority for rehousing in line with the Allocations Policy for those residents affected by demolition or remodelling in line with the phasing programme to be agreed.
 - c. Agree and implement a Local Lettings Policy that will give preference to residents with a demolition priority to enable them to stay within the area subject to eligibility;
6. Authorises the Head of Regeneration and Property to verify and validate statutory compensation claims of qualifying tenants and residents displaced under these phased schemes, and thereafter pay qualifying persons (1) discretionary home-loss payments, and (2) discretionary payments to cover any removal expenses;
7. Approve that the Head of Regeneration and Property Services be authorised to (1) negotiate and agree terms for the acquisition of dwellings listed which are not owned by the City Council and, (2) to instruct the Director of Legal and Governance to complete the necessary legal documentation in respect of the acquisition of such properties;
8. Approves that the Head of Regeneration and Property Services Property be

authorised to make statutory home-loss payments to qualifying owner occupiers and tenants of private landlords and to make other necessary and lawful payments of compensation to owners of property being purchased; and

9. Approves that the Regeneration and Property Services be authorised to (1) negotiate the surrender of any commercial leases including electrical substations, telecommunications and other service equipment as required (2) to instruct the Director of Legal and Governance to complete the necessary legal documentation.

5.3 Reasons for Decision

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

5.3.2 An engagement plan was developed, and all residents and stakeholders have had the opportunity to provide feedback. Feedback has now been collated following a 6-week consultation process, this indicates support overall for the proposals.

5.3.3 Members of the Gleadless Valley Steering Group have reflected on the feedback and have proposed (Table 3 of the report) the plan is refined in a few small areas, but these do not change the overall goals, principles, vision or financial plan for the masterplan.

5.3.4 The outcomes that are now sought are:

- Members to carefully consider and have regard to the consultation feedback in making its decisions arising from this report
- Members to endorse moving forward and to approve the Masterplan
- Members to approve and authorise that officers should make nonmaterial changes to the masterplan in response to some of the feedback received through consultation, and that the final plan be published in June 2022
- Delegations to be given to the Director of Housing and the Head of Regeneration and Property to enable the masterplan to be delivered
- Officers to commence work to develop a delivery plan to enable the work described in the report to be implemented

5.4 Alternatives Considered and Rejected

5.4.1 1. Delaying a decision on the adoption of a Masterplan

There would be a high risk of the community losing faith with the Council on this project as they have invested in this work and homes are in urgent need of improvement. The feedback from residents clearly indicates they are concerned about the condition of their homes. There is a high level of support from the residents directly affected and although low survey returns for the overall plan the

feedback is overall in support of the improvements that are proposed.

5.4.2 1. Abandon any plans to implement the Masterplan.

The masterplan has been in development for over 4 years and was funded by a grant bid in 2017 to Government. If the plan did not move into delivery stage as an overarching plan the council would still need to commit significant investment and deliver elements of extensive repairs to ensure homes were maintained in line with stock condition surveys. There would be a risk that the homes in need of most interventions would become even less sustainable and this could have a negative impact on the estate, rental income would be lost and reactive repair costs would rise.

5.5 **Any Interest Declared or Dispensation Granted**

None

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

None

5.7 **Respective Director Responsible for Implementation**

Executive Director, Place

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

Overview and Scrutiny Committee

Please Note: This decision is not subject to call-in, in accordance with the Fast-Track process set out in Scrutiny Procedure Rule 17 of the Constitution.

6. **SHEFFIELD COMMUNITY YOUTH STRATEGY 2022-25**

6.1 This item was withdrawn to be taken as a Leader Decision.

7. **ADVOCACY HUB CONTRACT EXTENSION**

7.1 The purpose of the report was to request an extension of 12 months to the current Advocacy Services contract which was due to expire March 31st 2022, to meet its statutory duties.

This report highlighted the importance of ensuring continuity of advocacy services in a way that meets the needs of the people of Sheffield who require this service by extending the current contract whilst also allowing officers to assess the impact of key legislation changes on advocacy training and practice.

In addition, this report explored suggested changes to the scope of the Advocacy

Services contract in line with engagement and feedback from key stakeholders.

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

- 1) Approve the extension of the Sheffield Advocacy Hub contract by 12 months so that the Council can continue to meet its statutory duties under the Care Act 2014, Mental Health Act 2007, the Health and Social Care Act 2012 and the Mental Capacity Act 2005, as outlined within the report;
- 2) To the extent not already delegated to them by the Leader's Scheme of Delegation, delegate authority to the Executive Director of People, 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 the recommendations and the proposals as outlined within the report; and
- 3) Notes that sufficient time is allocated to allow officers to measure the impact of the amendments to the Mental Capacity Act 2005 from April 2022 which in turn will have a direct impact on how Advocacy Services are delivered nationally as outlined in the report.

7.3 **Reasons for Decision**

7.3.1 Should the contract expire without re-tender or extension, then we would be unable to contract any further Advocacy services via the existing contracting arrangements.

7.3.2 We will be unable therefore to apply in an equitable manner our Statutory duty under the Care Act 2014, Mental Capacity Act 2005, The Health and Social Care Act 2012 and the Mental Health Act 2007 to maintain a stable and sustainable care market.

7.3.3 A 12-month extension will ensure that alongside measuring the impact of the legislation change we will be able to adhere to the 6-month procurement lead in time required.

7.4 **Alternatives Considered and Rejected**

7.4.1 A light touch retender was considered instead of an extension; however, this was not supported by Legal or Commercial Services as it was seen as being non-compliant with the Public Contracts Regulations 2015, given the size of the market and cost.

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

Healthier Communities and Adult Social Care Scrutiny and Policy Development Committee

8. FINANCIAL SUPPORT FOR SHEFFIELD CITY TRUST

8.1 To update on the impact of the Council's Leisure Investment and facilities Review (approved in November 2021) on the Sheffield City Trust group of companies and to approve required funding and pension arrangements.

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

That Co-operative Executive.

1. Note the intention of Sheffield City Trust to not bid to operate the Major Sporting Facilities from the hand back date in 2024;
2. Note and approve the intention of Sheffield City Trust to agree a concurrent hand back of the other Sheffield leisure facilities to the Council, allowing the Council to include these in delivery of its approved Leisure Strategy from 2024. Those facilities are.
 - English Institute of Sport Sheffield
 - Ice Sheffield
 - Sheffield City Hall
 - Heeley Pool & Gym
 - Springs Leisure Centre
 - Concord Leisure Centre
 - Beauchief, Birley and Tinsley Golf Courses;
1. Delegate authority to the Director of Finance and Commercial Services in consultation with the Director Legal and Governance to enter into revised funding agreement with Sheffield City Trust, as outlined in the report;
2. Delegate authority to the Director of Finance and Commercial services in consultation with the Director of legal and Governance to enter into revised pension arrangements with Sheffield City Trust, as outlined in the report; and
3. To the extent not covered by existing delegations, delegates authority to the Director of Finance and Commercial services in consultation with the Director of legal and Governance and Co-operative Executive Member for Finance and Resources to take such steps as deemed appropriate to achieve the objectives outlined in the report.

8.3 Reasons for Decision

- 8.3.1 The recommended option allows SCT to continue the provision of leisure and entertainment services up to the hand back of facilities in 2024 whilst giving the Council the most flexible options to deliver these services from all the SCT facilities in line with the approved Leisure Investment and Facility Review strategy.
- 8.3.2 It avoids a potential insolvency situation that could have significant impact on the delivery of these services in the short to medium term.

8.4 Alternatives Considered and Rejected

8.4.1 Not entering into revised funding arrangements

This is not an attractive or viable option for the Council. If SCT does not have the required security of funding to operate as a going concern until it ends operation and wind up as a solvent business, then legally its Trustees would need to cease trading and the most likely outcome would be an insolvent wind up. In this situation, SCT would be operated by an insolvency practitioner and that would likely mean the closure of most of the leisure facilities before 2024. The best scenario would be hand back to the Council but due to the complexity of the arrangements that have been entered into over time, this is not guaranteed for all facilities.

Even then the Council would either have to operate the facilities or at short notice find another operator pending going to out to procurement under the Leisure Strategy. Having to enter into piece meal short term arrangements and the officer time involved could end up being less cost effective than funding SCT as set out in this report. In addition, the position of staff in SCT would be unclear and there may be redundancies whereas under this arrangement, TUPE is likely to apply.

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, Resources

8.8 Relevant Scrutiny and Policy Development Committee If Decision Called In

Overview and Scrutiny Committee

Please Note: This decision is not subject to call-in, in accordance with the Fast-Track process set out in Scrutiny Procedure Rule 17 of the Constitution.

