

SHEFFIELD CITY COUNCIL

POLICY COMMITTEE DECISION RECORD

The following decisions were taken on Monday 7 November 2022 by the Finance Sub-Committee.

Item No

6. ACCOMMODATION STRATEGIC REVIEW

6.1 The purpose of this report is to provide background and contextual information highlighting the issues facing the Council's corporate estate; whilst seeking committee approval for the Accommodation Review's scope, approach, targets and short term actions.

6.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee:-

1. Endorse the programme scope, priorities and targets set out in this report;
2. Approve vacating Moorfoot and seek to maximise the usage of Town Hall and Howden House;
3. Identify and deliver any quick wins across the programme such as the closure/disposal or reuse of vacant, underutilised and non-contentious buildings and reviewing the occupation and potential exit of the few remaining buildings which are leased, such as Solpro;
4. Authorise the Director of Direct Services to identify those buildings in localities which offer the best basis for targeted future investment from an operational cost and condition perspective, to feed into a wider review;
5. Approve the development of a robust process to conduct the review of community buildings;
6. Approve the development of a business case for the next stages of the Town Hall's repairs, maintenance and refurbishment;
7. Approve the development of a business case for the next stages of the rationalisation of the Council's depots;
8. Approve the development of a business case for how Facilities Management Services use their allocated budget to fund repairs and maintenance;
9. Approve the development of the Accommodation Review's medium to long term programme plan; and
10. Agree the high level principles for the review of the community buildings in section 3.3 of this report.

6.3 **Reasons for Decision**

6.3.1 Vacate Moorfoot and maximise the usage of Town Hall and Howden House.

Outcome: The current usage of the Town Hall and Howden House are extremely low. By vacating Moorfoot and utilising Town Hall and Howden House there are estimated savings of £2.5m per annum.

6.3.2 Identify and deliver any quick wins across the programme e.g. closure/disposal or reuse of vacant, underutilised and non-contentious buildings and reviewing the occupation and potential exit of the few remaining buildings which are leased, such as Solpro.

Outcome: The programme will review and evaluate all buildings in scope and provide business cases to any investment, divestment and repurposing of buildings; and quickly identify any financial savings that can be made in the 2023/24 financial year.

6.3.3 Identify those buildings in localities which offer the best basis for targeted future investment from an operational cost and condition perspective, to feed into a wider review.

Outcome: The programme will review and evaluate all buildings in scope and provide business cases for any future investment required in the 2023/24 financial year.

6.3.4 Develop and agree a standardised approach to how we review and evaluate community buildings.

Outcome: The programme will provide a framework to how we will invest, divest and repurpose the Council's community buildings; and how these decisions strategically fit with the rationalisation of the Council's corporate estate.

6.3.5 Develop business cases for the next stages of the Town Hall's repairs, maintenance and refurbishment.

Outcome: The programme will develop business cases to make informed decisions to how we fund, maintain, develop and invest in Town Hall; and how these decisions strategically fit with the rationalisation of the Council's corporate estate.

6.3.6 Develop business cases for the next stages of the rationalisation of the Council's depots.

Outcome: The programme will develop business cases to make informed decisions to how we rationalise the depots; and how these decisions strategically fit with the Council's overarching strategy for our corporate estate.

6.3.7 Develop business cases for how Facilities Management use their allocated budget to fund the Council's buildings repairs and maintenance.

Outcome: The programme will develop business cases to make informed

decisions for how we fund our buildings that require any critical, essential and backlog maintenance; and how these decisions strategically fit with the Council's overarching strategy for our corporate estate.

- 6.3.8 Develop the Accommodation Strategic Review's medium to long term programme plan.

6.4 **Alternatives Considered and Rejected**

- 6.4.1 Do nothing This is not a realistic option because our buildings no longer meet the requirements of our services and communities; and without investment, our buildings will continue to deteriorate and there is a significant risk that buildings would have to be closed. Furthermore, early analysis estimates that energy costs for our estate will increase by £10m in 2023/24 creating further pressures to our budget.

7. **BUDGET MONITORING AND FINANCIAL POSITION MONTH 6, 2022/23**

- 7.1 The report brings the Committee up to date with the Council's financial position as at Month 6 2022/23 including General Fund revenue position, Housing Revenue Account and Capital Programme Monitoring (Appendix 4). The report as at September 2022 also provides an update on the Council's Collection Fund (Appendix 1), Treasury Management Outturn (Appendix 2) and Reserves Strategy (Appendix 3).

- 7.2 **RESOLVED UNANIMOUSLY:** That the Finance Sub-Committee:-

1. Notes the Council's financial position as at the end of September 2022 (month 6);
2. Notes the Council's forecast Collection Fund position as at September 2022;
3. Notes the Treasury Management position and impact on revenue budgets as at September 2022; and
4. Note the Council's reserves position and strategy

7.3 **Reasons for Decision**

- 7.3.1 The paper is to bring the committee up to date with the Council's current financial position as at Month 6 2022/23 including Revenue General Fund, Housing Revenue Account, Capital Programme, Collection Fund, Treasury Management position and the Council's reserves strategy.

7.4 **Alternatives Considered and Rejected**

- 7.4.1 The Council is required to both set a balance budget and to ensure that in-year income and expenditure are balanced. No other alternatives were considered.

8. **CAPITAL APPROVALS - MONTH 6 2022/23**

8.1 This report provides details of proposed changes to the existing Capital Programme as brought forward in Months 06 2022/23

8.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee:-

1. Approves the proposed additions and variations to the Capital Programme listed in Appendix 1;

2. Approves the reprofiling and slippage of existing schemes/allocations as listed in appendix 2;

3. Approves the variations to the Heart Of The City programme as listed in Appendix 3; and

4. Approves the issuing of grants to 3rd parties as identified in Appendix 4

8.3 **Reasons for Decision**

8.3.1 The proposed changes to the Capital programme will improve the services to the people of Sheffield

8.3.2 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.

8.4 **Alternatives Considered and Rejected**

8.4.1 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. ACCEPTING FUNDING FROM ROUGH SLEEPER INITIATIVE 5 GOVERNMENT PROGRAMME

9.1 The report sets out a proposal to accept the funding for the Rough Sleeper Initiative 5 Programme which will allow the Council to progress and build on the current Rough Sleeper Initiatives programme of works and to support the Government's aim to end rough sleeping. A total of £4,259,194 has been awarded for the proposal for a 3-year period.

9.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee accepts the grant funding of £4,259,194 from The Department of Levelling Up, Housing and Communities (DLUHC) for the Rough Sleeper Initiative Programme, as detailed and set out in this report, and in doing so agrees to be the Accountable Body for the funding.

9.3 **Reasons for Decision**

- 9.3.1 The preferred option is to accept the funding so that the Council can continue the current work and planned future work on the Rough Sleeper Initiative strategy.
- 9.3.2 The Housing Solutions service is well placed to accept and deliver the funding, as the existing teams are already in place to continue this work, and the service has the expertise to develop the future aims of the overall programme.
- 9.3.3 Rough sleeping is the most visible form of homelessness, and this cohort of customers in the city are the most vulnerable. Our Homelessness Prevention strategy lists 'tackling Rough Sleeping' as a key priority. The Council is committed to working towards an end to rough sleeping and this funding opportunity allows us to continue this work.

9.4 **Alternatives Considered and Rejected**

- 9.4.1 The alternative would be to not accept the funding. Without accepting the funding the programme would not be deliverable therefore this option has been discounted.

There are no other viable funding options from other agencies or from Council budgets. If the funding was not accepted it would mean that the council would need to cease the majority of targeted work with people who are rough sleeping or have previously been rough sleeping, and the risk of higher numbers of people sleeping rough would be high.

The funding proposal allows the Council to continue its current work and expand further on this.

10. **ACCEPTING FUNDING FOR ROUGH SLEEPING ACCOMMODATION**

- 10.1 The purpose of the report is to seek approval to accept funding from the Rough Sleeping Accommodation Programme to be transferred to Action Registered Provider who will be delivering 10 units for move on accommodation for rough sleepers and Roundabout a homelessness charity who will be delivering 8 units .

A total of £694,480 has been awarded for the Action's proposal. This includes £641,900 capital grant funding directly to Action to deliver the units and £52,580 revenue grant funding (via SCC) to employ a Tenancy Support Worker to work full time with the tenants of the units.

A total of £131,812 has been awarded for the Roundabout's proposal. This includes £68,224 capital grant funding directly to Roundabout to deliver the units and £63,588 grant revenue funding (via SCC) to employ a Tenancy Support Worker to work full time with the tenants of the units.

- 10.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee:-

1. accepts Department for Levelling Up, Housing & Communities (DLUHC)

revenue grant funding of £116,168, as detailed and set out within this report, and thereby accept the Council being Accountable Body for this funding; and

2. approves Sheffield City Council making grant payments to the following registered providers for the project: Action (£52,580) and Roundabout (£63,588).

10.3 **Reasons for Decision**

10.3.1 There is a high need for move on accommodation for rough sleepers in the city. Action and Roundabout will provide the units for the accommodation and employ the Tenancy Support workers. The responsibility for delivery will be on Action and Roundabout rather than the Council which reduces the risk.

10.3.2 By partnering with RPs and them providing the move on accommodation for rough sleepers with lower levels of need (medium), we can diversify the offer in Sheffield whilst focusing our own efforts on to our other forms of Temporary Accommodation. This will provide a better mix of accommodation across the city and give customers more of a choice

10.4 **Alternatives Considered and Rejected**

10.4.1 Not Accept and Transfer the funding. Without accepting and transferring the funding the support element of the programme would not be deliverable. This option was therefore discounted.

11. **REFUGEE RESETTLEMENT FUNDING**

11.1 The purpose of this report is to provide the Committee with an overview of the current arrangements for refugees resettling in Sheffield, including recent changes to provide support for Ukrainian Refugees, and to seek approval for grants to support those arrangement.

11.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee:-

1. Notes the contents of the report and in particular the financial income provided by the Government to support a number of refugee support schemes benefitting refugees resettling in Sheffield;

2. Approves the specific grants to the Ukraine Community Group, the Refugee Council, SPRING and Migration Yorkshire as set out in this Report;

3. To the extent not already delegated by the Constitution, delegates authority to the Director of Housing to take such further decisions as are necessary, including authorising grants in excess of £50,000, to deliver the UK Resettlement Scheme, Afghan Relocations and Assistance Policy (ARAP), Afghan Citizen Refugee Scheme (ACRS) and the Homes for Ukraine Scheme so long as the costs associated with those decisions are covered by the funding made available to the Council in relation to those schemes.

11.3 **Reasons for Decision**

- 11.3.1 The Council now has over 15 years' experience of management and delivery of similar refugee resettlement programmes, the longest recent involvement of any local authority in the UK.
- 11.3.2 The UK government has committed to resettling the most vulnerable refugees, bringing people to the UK who have fled war and persecution and are temporarily based in neighbouring countries. The UKRS, ARAP, ACRS and Homes for Ukraine Scheme are funded by central government, with money provided at a level which funds the Council and its delivery partners to provide services and support to refugees for the period determined on each scheme.

11.4 **Alternatives Considered and Rejected**

- 11.4.1 Due to the need to urgently respond to the emerging Ukraine situation and support newly arriving refugees into the city it was agreed to work with the existing city infrastructure and organisations that currently support the Council and our most vulnerable refugees. If SCC were to choose not to support, through grant funding, the organisations carrying out the work described above, it would leave support needs of hundreds of refugees unmet. This would lead to a consequential impact on existing services which would not be adequately resourced to deal with the increased demand.

12. **SHEFFIELD DOC FEST - ONE YEAR EXTENSION TO GRANT AGREEMENT**

- 12.1 A grant agreement has been in place for the last 3 editions of the Sheffield International Documentary Festival (DocFest). This expires following the delivery of the event in 2022.

This report proposes extending the current grant agreement with DocFest for a further year (22/23) to support the delivery of the 2023 event which will be the 30th anniversary. This would give us the opportunity to explore a longer-term arrangement between SCC and DocFest for the 2024 event and beyond whilst ensuring DocFest is able to continue for 2023. This work is in line with the work of the Strategic Events Group regarding SCC's future support of major events

- 12.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee approve a one-year extension to the existing Grant Agreement SCC has with DocFest in the sum of £100K drawn from the Strategic Major Events Fund to support the delivery of DocFest in June 2023.

12.3 **Reasons for Decision**

- 12.3.1 Providing a one-year extension whilst a longer-term agreement is reached ensures stability and viability for Sheffield DocFest whilst they continue to recover from the pandemic (and whilst international travel recovers globally) It ensures that the festival organisers are in a position to plan ahead and develop the festival whilst DocFest recruit and develop their senior team for the years ahead. It ensures Sheffield continues to benefit from the economic impact the festival delivers to our various organisations and businesses (including struggling sectors such as

hospitality) The Council will also be able to review its position in 2023 and decide how best to continue any further sponsorship to Doc/Fest.

12.4 **Alternatives Considered and Rejected**

12.4.1 Providing no sponsorship for Doc/Fest would be likely to result in the permanent withdrawal of Doc/Fest from Sheffield or, at best, a significant reduction in the quality and breadth of the event, risking its international reputation and/or future relocation to an alternative city. This would be likely to mean the approximate £1,400,000 (minimum) delegate spend per year would be lost to the city, and would also have the effect of reducing the city's profile and reputation within the creative community inside and outside of Sheffield. As the conference is the city's largest conference, maintaining presence and scale is important for PR purposes.

12.4.2 It is worth noting again here that we have reduced the suggested contribution from £150K to 100K.

13. **FARGATE AND HIGH STREET, FUTURE HIGH STREETS FUND - FRONT DOOR SCHEME UPDATE**

13.1 To update on delivery of the Future High Streets Fund 'Front Door Scheme' and seek approval to award capital grants to:

(1) The Montgomery Theatre towards the costs of disabled lift access work and reconfiguration of vacant upper floors for new workspace; and

(2) Orchard Square Limited towards the costs of open space improvements and conversion of vacant upper floors for housing.

These grants will result in job creation, new homes and increased opportunities for outdoor events and visitors to the City Centre. Outcomes will contribute to delivering the objectives of the Future High Streets Fund vision for Fargate and High Street

13.2 **RESOLVED:** That Finance Sub-Committee approves the proposed grant funding to Orchard Square Limited and to The Montgomery theatre through an agreement that includes key terms set out in this report.

13.3 **Reasons for Decision**

13.3.1 Approval of the grant funding to the landowners will secure additional private and public sector investment in the buildings and open space. It will deliver a fully accessible Theatre, new homes and enhanced open space to deliver a year-round programme of outdoor events.

13.4 **Alternatives Considered and Rejected**

13.4.1 Do Nothing - Without grant assistance the buildings are likely to remain vacant and/or underused and the open space underutilised. The refurbishment of the open space at Orchard Square was an integral element of the vision for Fargate

and High Street approved by Government. The vision highlights the importance of this pedestrian route but also the opportunities to run complimentary outdoor events in the space. Originally the works were intended to be funded from the FHSF public realm budget and included in the wider civils contract with SISK. However, given the land is not in public ownership and the owners wish to lead on delivery of the works a funding agreement is required.

14. UK SHARED PROSPERITY FUND (SPF)

14.1 The report seeks approval from the Sub-Finance Committee for the Council to become the Accountable Body for activity funded by the UK Shared Prosperity Fund (UKSPF) and enter into funding agreements with the South Yorkshire Mayoral Combined Authority (SYMCA) to enable the delivery of the UKSPF programme in Sheffield and, where necessary, South Yorkshire.

14.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee:-

1. Agrees that Sheffield City Council act as Accountable Body for the UK Shared Prosperity Fund for activity within Sheffield and South Yorkshire;

2. Authorises the Council to enter into funding agreements with the South Yorkshire Mayoral Combined Authority to accept grants associated with UKSPF;

3. Approves the use of £500,000 of the UKSPF monies to fund a further grant to the South Yorkshire Community Foundation Cost of Living Fund;

4. Delegate authority to the Executive Director, City Futures in consultation with the Director of Finance and Commercial Services, Co-Chairs, Deputy Chair and Spokesperson of the Finance Sub-Committee, to enter into grant agreements of up to £250,000 in value with partners as part of the Community and Place Programme; and

5. Delegate authority to the Executive Director, City Futures in consultation with the Director of Finance and Commercial Services, Co-Chairs, Deputy Chair and Spokesperson of the Finance Sub-Committee, to agree immaterial variations to UKPSF and associated funding agreements.

14.3 Reasons for Decision

14.3.1 The underlying benefit that this proposal brings to secure external funding to deliver a programme of activity in Sheffield that will cover:

- Addressing the Cost of Living crises
- Community engagement and participation.
- Improvements to the built environment
- Support to the cultural and visitor economy
- Business support including start up and growth programmes.
- Skills development

14.3.2 The estimated value of support from SPF to Sheffield is a minimum £15.5m over three years with an expectation of additional private and public match funding.

14.3.3 The Council is expected to take the lead for activity in Sheffield together with the potential to provide an Accountable Body role for activity that takes at regional level. Programmes of activity will be developed with partners as appropriate and where necessary additional services will be competitively procured or grants made available to third parties.

14.3.4 It is expected that the Council will be required to enter a number of procurements and funding agreements over the next 24 months to ensure delivery of the full range of activity envisaged with SPF.

14.4 **Alternatives Considered and Rejected**

14.4.1 A do-nothing option would see SYMCA make UKSPF available through open Calls for Proposals. Whilst this would still make UKSPF available to invest in the region there could be a number of negative implications:

- The time to undertake the process would not deliver activity in time to address the CoL crisis this winter and could lead to underspend in Year 1 that might not be carried over.
- There could be many separate projects supported that could lead to duplication, inefficiencies and activity that does not target identified priorities.
- SYMCA would likely need to utilise the full 4% of the UKSPF budget to oversee a large number of projects and funding agreements.
- The process does not necessarily encourage a collaborative approach, particularly at a regional level.

15. **MULTIPLY - SCHEME TO IMPROVE NUMERACY**

15.1 The report seeks Committee approval for the receipt of the grant funding for the delivery of the National Multiply Initiative in Sheffield as part of the South Yorkshire DfE Grant that will come to us via the Mayoral Authority - £7.25m across all four authorities over 3 years, with approximately £2.5m available for Sheffield.

15.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee:-

1. Approves receipt of the grant for Multiply Numeracy Activity for adults aged 19+ up to £2.5m over 3 years; and
2. Approves that Sheffield City Council act as the accountable body for this grant from the South Yorkshire Mayoral Combined Authority.

15.3 **Reasons for Decision**

15.3.1 To maximise the opportunity to raise aspirations and attainment in numeracy skills and maths achievement in Sheffield.

15.4 **Alternatives Considered and Rejected**

15.4.1 There are no alternative viable options for this funding. The only alternative would

be to not accept the funding, which would mean we miss out on this investment in adult learning.

16. ACQUISITION OF BUILDINGS IN ATTERCLIFFE

- 16.1 Sheffield City Council has been awarded £37m of the Levelling Up Fund. This includes £20m allocated for investment in Gateway to Sheffield and £17m allocated for investment in Attercliffe.

This report seeks approval for the use of some of the £17m Levelling Up Fund allocated resources for Attercliffe to acquire and refurbish the Adelphi Social Club and Land on the West Side of Attercliffe Road.

- 16.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee:-

1. That the acquisition of the Adelphi Social Club and Land on the West Side of Attercliffe Road using the resources from Levelling Up Fund identified in Appendix 1 is approved;

2. That should negotiations fail in relation to the Adelphi Social Club, Land on the West Side of Attercliffe Road and any future relevant and required acquisitions, then the committee agree they would be minded to the use of Council's Compulsory Purchase Order Powers to acquire suitable sites to secure acquisitions in line with the objectives of the Levelling Up Fund bid for Attercliffe;

3. That the purchase costs be added to the Council's capital programme; and

4. That the Chief Property Officer in consultation with the Director of Legal Services negotiate and agree all necessary legal documentation needed to acquire the Adelphi Social Club and Land on the West Side of Attercliffe Road.

16.3 Reasons for Decision

- 16.3.1 That the acquisition of the Adelphi Social Club and Land on the West Side of Attercliffe Road using the resources from Levelling Up Fund identified in Appendix 1 is approved. This recommendation will help to stimulate investment in the area; strengthen the sense of community and pride in the local area; reduce inequalities; enhance the visitor economy; improve quality of life, health and wellbeing for local communities; contribute towards achieving corporate objectives. It will allow for the building to be refurbished and then let or sold for community/cultural use with a number of potential occupiers already identified.

- 16.3.2 That should negotiations fail in relation to the Adelphi Social Club, Land on the West Side of Attercliffe Road and any future relevant and required acquisitions, then the committee agree they would be minded to the use of Council's Compulsory Purchase Order Powers to acquire suitable sites to secure acquisitions in line with the objectives of the Levelling Up Fund bid for Attercliffe.

Negotiations are progressing and are at various stages. While officers are striving

to agree acquisitions without recourse to Compulsory Purchase Order powers the importance of these properties may require an order to be made as a last resort. Officers are therefore recommending that in principle should it become necessary as a last resort the committee will authorise the use of the Council's Compulsory Purchase Powers in pursuit of further acquisitions in line with the objectives of the Levelling Up Programme. A further report will be brought to the committee should this be necessary

16.3.3 That the purchase costs be added to the Council's capital programme. To ensure sound financial management of resources.

16.3.4 That the Chief Property Officer in consultation with the Director of Legal Services negotiate and agree all necessary legal documentation needed to acquire the Adelphi Social Club and Land on the West Side of Attercliffe Road. To ensure completion of the acquisition.

16.4 **Alternatives Considered and Rejected**

16.4.1 Do nothing. If the Council decided not to acquire the Adelphi Social Club and Land on the West Side of Attercliffe Road, this property and land would unlikely be reinstated. It is likely that it would remain unused and inaccessible to the public or for other community beneficial reasons. This would continue the under-investment in Attercliffe and its negative effects as such.

16.4.2 Purchase the site using Sheffield City Council funds. If the Council decided to acquire the property and land mentioned using internal funds, this would take a considerable amount of time to generate. The City Council would not be able to purchase and reinstate such a prominent site which will provide great economic and social benefits to the Attercliffe area and community.

16.4.3 Use Compulsory Purchase Order Powers. If no agreement to acquire had been reached, then the use of Compulsory Purchase Order powers would have enabled the Council to acquire the site.