

Finance Sub-Committee

Wednesday 22 March 2023 at 2.00 pm

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

The Press and Public are Welcome to Attend

Membership

Councillor Bryan Lodge
Councillor Zahira Naz
Councillor Mike Levery
Councillor Maroof Raouf
Councillor Mike Chaplin
Councillor Marieanne Elliot
Councillor Mary Lea
Councillor Shaffaq Mohammed
Councillor Joe Otten

PUBLIC ACCESS TO THE MEETING

The Finance Sub-Committee is established as a sub-committee of the Strategy and Resources Policy Committee.

It can take decisions in respect of the following Finance and Property matters which are otherwise reserved to the Strategy and Resources Policy Committee:

- a. Strategic financial overview
- b. Property decisions
- c. Accountable Body decisions
- d. Corporate Revenue and Capital monitoring and capital allocations

Meetings are chaired by the Sub-Committee's Co-Chairs - Councillors Lodge and Naz.

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 Policy Committee and Sub-Committee meetings and recording is allowed under the direction of the Chair. Please see the [Finance Sub-Committee webpage](#) 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.

Policy and Sub-Committee meetings are normally open to the public but sometimes the Committee 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 on the agenda.

Meetings of the Sub-Committee have to be held as physical meetings. If you would like to attend the meeting, please report to an Attendant in the Foyer at the Town Hall where you will be directed to the meeting room. However, it would be appreciated if you could register to attend, in advance of the meeting, by emailing committee@sheffield.gov.uk, as this will assist with the management of attendance at the meeting. The meeting rooms in the Town Hall have a limited capacity. We are unable to guarantee entrance to the meeting room for observers, as priority will be given to registered speakers and those that have registered to attend.

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 wish to attend a meeting and ask a question or present a petition, you must submit the question/petition in writing by 9.00 a.m. at least 2 clear working days in advance of the date of the meeting, by email to the following address:
committee@sheffield.gov.uk.

In order to ensure safe access and to protect all attendees, you will be recommended to wear a face covering (unless you have an exemption) at all times within the venue. Please do not attend the meeting if you have COVID-19 symptoms. It is also recommended that you undertake a Covid-19 Rapid Lateral Flow Test within two days of the meeting.

If you require any further information please email committee@sheffield.gov.uk.

FACILITIES

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in meeting rooms. Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

**FINANCE SUB-COMMITTEE AGENDA
22 MARCH 2023**

Order of Business

1. Welcome and Housekeeping

The Chair to welcome attendees to the meeting and outline basic housekeeping and fire safety arrangements.

2. Apologies for Absence

3. Exclusion of Press and Public

To identify items where resolutions may be moved to exclude the press and public.

(NOTE: Appendix 1 to the report at item 14 on the agenda “Centre for Childhealth Technology”, appendix A and appendix C to the report at item 15 on the agenda “Essential Compliance and Maintenance Asset Management Plan” and the report and appendices to item 16 on the agenda “Sheffield Museums Support” are not for publication because they contain confidential information under Section 100A of the Local Government Act 1972 [as amended]).

4. Declarations of Interest

Members to declare any interests they have in the business to be considered at the meeting

(Pages 7 - 10)

5. Minutes of Previous Meeting

To approve the minutes of the last meeting of the Sub-Committee held on 21 February 2023.

(Pages 11 - 16)

6. Public Questions and Petitions

To receive any questions or petitions from members of the public

Formal Decisions

7. Budget Monitoring and Financial Position Month 10, 2022/23

Report of Director of Finance and Commercial Services

(Pages 17 - 44)

8. Local Authority Domestic Abuse Duty: 2023 to 2024 and 2024 to 2025 Funding Allocation for Sheffield

Report of Director of Public Health

(To Follow)

9. Supporting People Through the Cost of Living via Citizens Advice Sheffield

(To Follow)

Report of Director of Public Health

- 10. Commission of Revenues, Benefits and Finance Systems** (Pages 45 - 50)
Report of Director of Finance and Commercial Services
- 11. Acceptance of City Region Sustainable Transport Settlement Revenue Grant** (Pages 51 - 86)
Report of Executive Director, City Futures
- 12. Rural Estate Management Plan** (Pages 87 - 168)
Report of Executive Director, City Futures
- 13. South Yorkshire Mayoral Combined Authority Grant Funding Agreements** (Pages 169 - 178)
Report of Executive Director, City Futures
- 14. Centre for Childhealth Technology** (Pages 179 - 194)
Report of Executive Director, City Futures
- 15. Essential Compliance and Maintenance Asset Management Plan** (Pages 195 - 226)
Report of Executive Director, Operational Services
- 16. Sheffield Museums Support** (Pages 227 - 268)
Report of Executive Director, City Futures

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ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

If you are present at a meeting of the Council, of its Policy Committees, 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 Standards Committee in relation to a request for dispensation.

Further advice can be obtained from David Hollis, Interim Director of Legal and Governance by emailing david.hollis@sheffield.gov.uk.

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Finance Sub-Committee

Meeting held 21 February 2023

PRESENT: Councillors Zahira Naz (Co-Chair), Mike Lavery (Deputy Chair), Maroof Raouf (Group Spokesperson), Mike Chaplin, Marieanne Elliot, Mary Lea and Joe Otten

1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Bryan Lodge and Shaffaq Mohammed.

2. EXCLUSION OF PRESS AND PUBLIC

2.1 It was noted that appendices 1 and 2 to item 11 the agenda were not available to the public or press because they contained exempt information. If Members wished to discuss the information in the appendix, the Committee would ask the members of the public and press to kindly leave for that part of the meeting and the webcast would be paused.

3. DECLARATIONS OF INTEREST

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

4. MINUTES OF PREVIOUS MEETING

4.1 The minutes of the meeting of the Committee held on 4th January 2023 were approved as a correct record.

5. PUBLIC QUESTIONS AND PETITIONS

5.1 There were no public questions or petitions.

6. CAPITAL APPROVALS MONTH 9 - 2022/23

6.1 The Finance Manager submitted a report that provided details of proposed changes to the existing Capital Programme as brought forward in Month 09 2022/23.

Officers agreed to provide Members with further information in respect of: the Broadfield Road Junction scheme slippage; Mount Pleasant lighting improvements; procurement plan timescales for the Council Housing Roofing Replacements Programme; and requests and decision making relating to the Double Yellow Lines Programme.

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

1. approves the proposed additions and variations to the Capital Programme listed in Appendix 1; and
2. approves the issue of grants as detailed in Appendix 2.

6.3 **Reasons for Decisions**

- 6.3.1 The proposed changes to the Capital Programme will improve the services to the people of Sheffield.
- 6.3.2 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.

6.4 **Alternatives Considered and Rejected**

- 6.4.1 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.

7. **BUDGET MONITORING AND FINANCIAL POSITION MONTH 9, 2022/23**

- 7.1 The Director of Finance and Commercial Services submitted a report bringing the Committee up to date with the Council's financial position as at Month 9 2022/23 including the General Fund revenue position, Housing Revenue Account and Capital Programme Monitoring (Appendix 1).

Officers agreed to provide Members with further information in respect of the challenges to staff recruitment.

- 7.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee notes the Council's financial position as at the end of December 2022 (month 9), as detailed in the report.

7.3 **Reasons for Decision**

- 7.3.1 This paper is to bring the committee up to date with the Council's current financial position as at Month 9 2022/23 including the Collection Fund and the Capital Programme.

7.4 **Alternatives Considered and Rejected**

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

8. **VEHICLE REPLACEMENT PROGRAMME YEAR 4**

8.1 The Director of Direct Services presented a report that provided an update on the Vehicle Replacement Programme 2019 to 2025 and the proposals for year 4 of the vehicle replacement programme. The report sought approval for the commission of 105 vehicles/mechanical plant equipment, with an estimated value of £2.7m, to replace 105 financially unsustainable and operationally inefficient vehicles/mechanical plant equipment, ensuring that the Council's fleet would be Clean Air Zone compliant and introducing Ultra Low Emission Vehicles where possible.

8.2 **RESOLVED UNANIMOUSLY:** That Finance Sub-Committee approves the commission of 105 vehicles/mechanical plant equipment, with an estimated value of £2.7m, to replace 105 older polluting financially unsustainable and operationally inefficient vehicles/mechanical plant equipment in line with Year 4 of the agreed vehicle replacement programme.

8.3 **Reasons for Decision**

8.3.1 Continue to purchase new greener vehicles as replacements for the older vehicles within the fleet using the Prudential Borrowing finance model. Purchasing new vehicles will significantly reduce high levels of vehicle exhaust emissions in line with SCC's target of zero carbon by 2030.

8.4 **Alternatives Considered and Rejected**

8.4.1 Option 1 - Do nothing.

This is not a realistic option as our vehicles have become financially unsustainable, operationally inefficient, and no longer align to our strategic objectives in terms of the environment and lower emissions.

8.4.2 Option 2 – Lease vehicles.

There is a potential option to lease new vehicles as replacements for the older vehicles within the fleet.

This option is not financially viable in comparison to outright purchase options due to the Council having access to Prudential Borrowing; and the council retaining the residual value of the vehicle on completion of the loan period.

8.4.3 Option 3 - Purchase all zero emission and low carbon vehicles.

Currently, the Council does not have the charging infrastructure required at the depots, nor the home charging infrastructure to charge these vehicles. Furthermore, soft market testing highlights that these vehicles are 3 to 4 times more costly than the low emission vehicles.

9. **ACCEPTANCE OF HOMES ENGLAND FUNDING AND PLACE PILOT FUNDING**

9.1 In accordance with Council Procedure Rule 26, this urgent item of business was

considered on the recommendation of the Chair, on the basis that the Government had made a number of awards of funding to Sheffield City Council with little notice and these needed to be accepted within tight deadlines in order to be able to utilise the funding.

The Head of Property Services submitted a report seeking approval to accept two government grant offers: the first from Homes for £350k and the second from the Office of Government Property in partnership with the Local Government Association for £504k. The funding would be used to cover development costs for regeneration, levelling up, housing and estate rationalisation programmes.

9.2 RESOLVED UNANIMOUSLY: That Finance Sub-Committee:-

1. accepts the grant offers from Homes England, the Office of Government Property and the Local Government Association;
2. authorises the completion of a Memorandum of Understanding with the Office of Government Property and agree that the Council act as Accountable Body for the Place pilot funds;
3. authorises the completion of a grant agreement with Homes England for receipt of the funding from Homes England; and,
4. authorises the Director of Legal and Governance in consultation with the Chief Finance Officer to complete and execute all necessary documentation.

9.3 Reasons for Decision

9.3.1 The preferred option is to accept the funding as this will allow work to continue on key programmes for the next 18 months to 24 months and alleviate pressure on the Council's revenue budget. The funding will allow us to ensure we are in the best possible position for funding opportunities with schemes already developed for inclusion in bids.

9.3.2 It is therefore recommended that approval is given to accept the funding offered by Homes England and the Office of Government Property in partnership with the Local Government Authority.

9.4 Alternatives Considered and Rejected

9.4.1 Do nothing

Not accepting the funding will result in a lack of resources to support the continuation of regeneration and levelling up across the City. It would put further strain on revenue budgets and put us in a disadvantageous position for funding opportunities as the development work for schemes would not have been completed.

10. LEVELLING UP FUND - ATTERCLIFFE ACQUISITION

- 10.1 In accordance with Council Procedure Rule 26, this urgent item of business was considered on the recommendation of the Chair, on the basis that the Government had made a number of awards of funding to Sheffield City Council with little notice and these needed to be utilised within tight deadlines.

The Service Manager, City Regeneration and Major Projects presented a report seeking approval to acquire a property in Attercliffe using funding from the Levelling Up Fund. Sheffield City Council had been awarded £37m from the Levelling Up Fund, £17m was allocated for investment in Attercliffe to focus on joining up investment in employment, travel and quality of life to transform the perceptions of Attercliffe and make it a better place to live, work and visit.

The acquisition of the property would increase the Council's ownership in the area and further consideration would be taken to ensure that the site was accessible and benefitted the local community to encourage further investment into the area and improve local community pride in Attercliffe.

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

1. delegates authority to the Chief Property Officer to acquire the property identified in Appendix 1 using resources from the Levelling Up Fund, subject to acceptable terms being agreed by the Director of Legal and Governance and Chief Property Officer and up to the purchase price set out in that Appendix;
2. adds the purchase and associated costs to the Council's capital programme; and
3. requests that the Director of Legal and Governance, in consultation with the Chief Property Officer, negotiate, agree and execute all necessary documentation.

10.3 Reasons for Decisions

- 10.3.1 This acquisition 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 and contribute towards achieving corporate objectives.

- 10.3.2 Further, the acquisition will allow for the building and land to be used to compliment the future use of the adjoining Adelphi Social Club, increase Council land ownership and ensure wider regeneration benefits for Attercliffe.

10.4 Alternatives Considered and Rejected

10.4.1 Do nothing

If the Council decide not to acquire the property, this property and land would unlikely be used for place making and regeneration purposes. It is likely that it would remain unused, inaccessible to the public and not used or repurposed for the wider benefit of the Attercliffe area. This would continue the under-investment in Attercliffe and its negative effects as such.

10.4.2 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 such a prominent site which will provide great economic and social benefits to the Attercliffe area and community.



Report to Policy Committee

Author/Lead Officer of Report: Tony Kirkham,
Director of Finance and Commercial Services

Tel: +44 114 474 1438

Report of: *Tony Kirkham*
Report to: *Finance Sub-Committee*
Date of Decision: *22nd March 2023*
Subject: *Month 10 Budget Monitoring*

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>)				
Has appropriate consultation taken place?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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:

*This report brings the Committee up to date with the Council's financial position as at Month 10 2022/23 including General Fund revenue position, Housing Revenue Account, and Capital Programme Monitoring (**Appendix 1**).*

Recommendations:

The Committee is recommended to:

1. Note the Council's financial position as at the end of January 2023 (month 10).

Background Papers:

[2022/23 Revenue Budget](#)

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>Tony Kirkham, Interim Director of Finance and Commercial Services</i>
		Legal: <i>Sarah Bennett, Assistant Director, Legal and Governance</i>
		Equalities & Consultation: <i>James Henderson, Director of Policy, Performance and Communications</i>
		Climate: n/a
<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	SLB member who approved submission:	<i>Tony Kirkham</i>
3	Committee Chair consulted:	<i>Cllr Bryan Lodge</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 Committee 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>Tony Kirkham</i> <i>Jane Wilby</i>	Job Title: <i>Interim Director of Finance and Commercial Services</i> <i>Head of Accounting</i>
	Date: 10 th March 2023	

1. PROPOSAL

1.1 This report sets out the 2022/23 Month 10 financial monitoring position for the Council and each of the Policy Committees.

1.2 Council Portfolio Month 10 2022/23

1.2.1 The Council is forecasting a £10.8m overspend against the 2022/23 budget as at month 10.

Full Year £m	M10		M10 Variance	M9	
	Outturn	Budget		Variance	Movement
Corporate	(474.7)	(470.1)	(4.6)	(2.5)	(2.1)
City Futures	47.1	47.5	(0.4)	(0.5)	0.1
Operational Services	114.2	115.3	(1.1)	(0.9)	(0.2)
People	313.0	298.6	14.3	16.6	(2.3)
Policy, Performance Comms	3.7	3.3	0.5	0.5	(0.1)
Resources	7.4	5.4	2.0	2.0	0.0
Total	10.8	0.0	10.8	15.2	(4.4)

1.2.2 This overspend is due to a combination of agreed Budget Implementation Plans (“BIPs”) not being fully implemented and ongoing cost / demand pressures that are partially offset by one-off savings.

Full Year Variance £m	One-off	BIPs	Trend	Total Variance
Corporate	(0.0)	0.0	(4.6)	(4.6)
City Futures	(0.1)	0.0	(0.3)	(0.4)
Operational Services	(6.4)	3.1	2.2	(1.1)
People	(0.3)	14.7	(0.0)	14.3
Policy, Performance Comms	0.1	0.3	0.2	0.5
Resources	(0.8)	1.7	1.1	2.0
Total	(7.7)	19.8	(1.4)	10.8

1.2.3 In 2021/22, the Council set aside £70m of reserves to manage the financial risks associated with delivering a balanced budget position. In 21/22, the council overspent by £19.8m which was drawn from this pool, a further £15m was used to balance the 22/23 budget and current forecast overspend at M10 is set to be £10.8m leaving a remaining risk allocation of £24.5m

M10	£m
Allocated reserves	70.0
21/22 Budget overspend	19.8
22/23 Base budget committed	15.0
22/23 BIP shortfall	19.8
22/23 Trend	(1.4)
22/23 in year mitigations	(7.7)
Reserves used @ M10	45.5
Remaining reserves	24.5

} (£10.8 overspend @ M10)

1.3 Committee Financial Position

1.3.1 Overall Position - £10.8m overspend at Month 10

There is a £8.8m overspend in the Adult Health and Social Care Committee and a £6.8m overspend in the Education, Children and Families Committee	Full Year Forecast £m @	Outturn	Budget	M10	M9	Move
	Month 10			Variance	Variance	ment
	Adult Health & Social Care	162.3	153.6	8.8	10.4	(1.6)
	Ed'n, Ch'n & Families	137.0	130.1	6.8	6.6	0.2
	Housing	8.2	8.7	(0.6)	(0.5)	(0.0)
	Transp, Regen & Climate	41.5	42.1	(0.6)	(0.7)	0.1
	Economic Dev & Skills	11.8	11.9	(0.2)	(0.1)	(0.0)
	Waste & Street Scene	54.5	54.9	(0.4)	(0.5)	0.1
	Comm, Parks & Leisure	45.2	46.9	(1.7)	(0.7)	(1.0)
	Strategy & Resources	(449.5)	(448.2)	(1.4)	0.7	(2.1)
	Total			10.8	0.1	10.8
						15.2
						(4.4)

The overall outturn position improved by £4.4m

Most of the full year forecast overspend is attributable to shortfalls in Budget Implementation Plans (BIPs) delivery	Variance Analysis £m @	One-off	BIPs	Trend	Total
	Month 10				Variance
	Adult Health & Social Care	(0.4)	8.8	0.4	8.8
	Education, Children & Families	1.1	5.9	(0.2)	6.8
	Housing	0.0	0.0	(0.6)	(0.6)
	Transport, Regen & Climate	(2.1)	2.1	(0.6)	(0.6)
	Economic Dev't & Skills	(0.1)	0.0	(0.1)	(0.2)
	Waste & Street Scene	(3.4)	0.4	2.6	(0.4)
	Communities Parks & Leisure	(1.7)	0.4	(0.3)	(1.7)
	Strategy & Resources	(1.0)	2.2	(2.6)	(1.4)
	Total		(7.7)	19.8	(1.4)
					10.8

£7.7m of one-off savings are mitigating part of the ongoing overspend

Contributions from provisions for energy and waste inflation mitigate the in-year impact of rising baseline costs.

The Government's Autumn Statement only gives us protection on the energy price cap on current rates until the end of the financial year. There has been a drop in wholesale prices recently, forecasters expect this to result in a fall in prices by Q3 2023 but are still likely to remain higher than pre-pandemic levels.

The impact of inflation has been built into the 23/24 budgeted baseline position.

Balancing the 22/23 budget was only possible with £53m of BIPs, £33m are deliverable this year	Budget Savings	Total Savings	Deliverable in	FY Variance
	Delivery Forecast @M10 £m	22/23	year	
	Portfolio			
	People	37.7	23.0	14.7
	Operational Services	7.1	4.0	3.1
	PPC	1.2	0.9	0.3
	Resources	6.7	5.0	1.7
	Total	52.7	32.9	19.8

Focus remains on delivering 22/23 BIPs to reduce the

There is a forecast shortfall of £19.8m against the savings plans this year. A proportion of this shortfall has been deemed

impact of savings shortfalls into 23/24 undeliverable and accounted for in the baseline budgeted position for 23/24.

Work is underway on “month zero” forecasts to determine the delivery slippage position and phasing into 23/24. Tight control over forecasts and reporting of BIP delivery must continue into 23/24. An Officer working group has been set up to ensure this continues to be a priority for the Council.

Key Committee Overspends:

Adult Health and Social Care are forecast to overspend by £8.8m The high cost of packages of care put in place during covid has increased our baseline costs into 22/23. Work is underway as part of an investment plan with additional resource to tackle the underlying issues although recruitment issues have impacted our ability to deliver.

The committee position improved by £1.6m from M9 to M10; purchasing budgets improved by £0.2m. Learning Disabilities is currently £7m over budget. Included in the outturn this month is a £1.5m anticipated income from the NHS for winter hospital discharges.

Education, Children and Families are forecast to overspend by £6.8m Forecast under-delivery of budget implementation plans in the service are the main cause of overspends; plans to reduce staffing and increase income from Health are looking unlikely and the residential children’s home strategy looks unlikely to deliver financial benefits.

The committee’s financial position worsened by £0.2m from M9 to M10. Issues with staffing at Aldine House has limited capacity in the setting and affected the income for the service this year by £1.5m. Overspends in children’s residential services, placements, short breaks, and direct payments have also been issues for the service’s budgets.

The Housing Revenue Account is forecasting an overspend against budget of £13.2m A significant issue in the HRA this year is the level of vacant properties within the Council’s housing stock. This has led to a reduction in income (£3m) in rent plus additional costs for council tax to the HRA (£1.2m) from the empty properties. A backlog of repair jobs has led to gas servicing compliance issues and disrepair claims (£2.4m) for the service.

The housing repairs service is overspending against budget by £9.4m. There has been a significant investment in addressing the backlog of repairs (in particular gas servicing) which have led to costs in excess of budget due to a higher volume of jobs and a higher than anticipated cost of fulfilling the work due to market factors and inflationary uplifts in materials and subcontractor costs.

1.4.1 Strategy and Resources - £1.4m underspend at Month 10

The Strategy and Resources Committee budget is forecast to underspend by £1.4m	Full Year Forecast £m @ Month 10	Outturn	Budget	Variance
	Business Change & Info Solns	18.7	17.4	1.3
	Central Costs	(47.1)	(46.5)	(0.6)
	Community Services (Local Area Committees)	2.1	2.1	0.0
	Consolidated Loans Fund	25.5	28.9	(3.4)
	Contract Rebates & Discounts	(1.1)	(0.7)	(0.4)
	Corporate Transactions	(500.2)	(499.0)	(1.2)
	Customer Services	5.5	5.6	(0.1)
	Finance & Commercial Services	18.5	18.4	0.1
	Housing Benefit	0.2	0.2	0.0
	Human Resources	5.3	5.0	0.3
	Legal & Governance	7.1	5.7	1.4
	Other Central Costs	0.0	0.0	0.0
	Policy, Performance & Comms	3.9	3.4	0.5
	Public Health	(0.1)	(0.1)	0.0
	Resources Management & Planning	0.3	0.3	0.0
	One Year Plan	0.0	0.0	0.0
	Direct Services (Facilities Mgmt)	16.2	16.1	0.1
	Inclusive Growth & Development (Property and Regeneration)	(4.3)	(4.9)	0.7
	Total	(449.5)	(448.2)	(1.4)

The Committee's forecast position improved by £2.1m in the month

As at M9 the committee was forecasting to overspend against budget by £0.7m, the outturn improved by £2.1m in M10.

This has been mainly due to the Government announcing the business Rate Levy surplus for 2022/23. Each year, in the Business Rates Retention System, the balance on the levy account must be calculated. If there is a surplus on the account, the Secretary of State for Housing, Communities and Local Government has discretion to designate all, part or none of that surplus to be distributed to local authorities. Sheffield City Council received a £1.2m share of the national £100m pot following this year's announcement.

There was a further £800k interest income from investments this month due to favourable interest rates.

Shortfalls in BIP delivery is a key factor in the current overspend

Non-delivery of savings in 22/23 for operating model changes is the main reason for the current forecast overspend: Business Change and ICT delivery (£1.3m), Performance and Communications (£0.5m) and Legal and Governance (£1.4m).

The pay award created a £0.4m pressure to the committee

The pay award of £1,925 flat rate per employee was paid to employees in M8, including backpay, unwinding the provision made into forecasts in M4. The award impacted the Committee by £0.4m.

Local Area Committees are

The budget of £2m for Community Services includes £1m for LAC staffing and a further £1m split between each Local Area for projects relating to the community plan which was approved in

forecast to spend to budget this year

January. £800k of this budget is a roll-forward from prior year underspend. So far as at M10, actual spend against the £1m total LAC community project budget is £391k. Given the current run-rate, an underspend could occur in this service by year end. This slippage would be carried forward into 23/24 and spent according to the approved plan.

Property services overspend largely relates to Electric Works.

There is a £0.4m projected shortfall in rental income at Electric Works following loss / downsize of 2 key tenants. An amendment to the letting policy for the building is underway, alongside floorplate re-design and investment in energy efficiency improvements will increase the attractiveness for commercial lets next year.

Economic uncertainty affecting interest rates has had a positive effect on investments

The government's Autumn Statement seemed to have reassured financial markets of the government's fiscal discipline whilst also managing not to deepen the recession. The previous "mini-budget" created uncertainty in economic markets resulting in a Bank of England base rate increase. The rise in interest rates positively affected the authority due to current cash balances and our ability to capitalise upon favourable market investment rates. The strong cash position has also mitigated the need to externalise borrowing.

1.4.2 Adult Health & Social Care- £8.8m overspend at Month 10

The revenue outturn position for the AHS&C Committee is to overspend by £8.8m	Full Year Forecast £m @ Month 10	Outturn	Budget	Variance
	Adult Health & Social Care Integrated Commissioning	153.5	144.5	9.0
	(Early Help and Prevention - Partnership Funding; Supporting Vulnerable People - Housing Related Support/Drugs and Alcohol Services)	8.8	9.0	(0.2)
	Total	162.3	153.5	8.8

The committee position improved by £1.6m from M9 to M10.

The majority of the committee overspend relates to undelivered savings (BIPs)	Variance Analysis £m @ Month 10	One-off	BIPs	Trend
	Adult Health & Social Care Integrated Commissioning	(0.4)	8.8	0.6
		0.0	0.0	(0.2)
	Total	(0.4)	8.8	0.4

The £8.8m overspend is attributable to the non-delivery of savings within the financial year. Of the £25.2m savings target, £15.9m is forecast to be delivered by March 2023 and a further £8.2m will be delivered as a full-year-effect in 2023/24. In total this means that £24.1m savings (96%) are anticipated to be delivered by 1st April 2024 within current plans, leaving £1.1m to be mitigated during 2023/24.

Purchasing activities are overspent by £8.5m	PURCHASING POSITION @M10	OUTTURN	BUDGET	VARIANCE	M9 VARIANCE	MOVEMENT
	OLDER PEOPLE	33.2	31.2	2.0	2.3	(0.3)
	LEARNING DISABILITIES	35.1	28.0	7.1	7.0	0.1
	PHYSICAL DISABILITIES	14.6	16.6	(2.0)	(1.8)	(0.2)
	MENTAL HEALTH	9.3	9.0	0.3	0.3	0.0
		92.2	84.8	7.4	7.8	(0.4)

The pay award created a £0.7m pressure for the committee

The pay award of £1,925 flat rate per employee was paid to employees in M8, including backpay, unwinding the provision made into forecasts in M4. The award impacted the Committee spend by £0.7m.

The committee position improved by £1.6m from M9 to M10

The month 10 position improved again this month by £1.6m following an improvement of £1.2m in M9. Purchasing activity overall reduced by 400k this month but with a further adverse movement in Learning Disabilities which is now £7.1m overspent against budget. This has been somewhat offset by a contribution from the Transforming Care Grant of £0.5m which was fed into the forecast in M9. In M10, we have accounted for the estimated impact of Winter Discharge Funding from the NHS. The team have been working hard to identify eligible costs up to 31 March

	<p>23 which can be claimed against this funding. There is further opportunity to claim from this income stream against spend into 23/24. Finance are working closely with ICB partners to clarify the position further.</p>
<p>A delay in housing related support provision has created a small underspend in 22/23</p>	<p>A £0.2m underspend in Integrated Commissioning relates to Housing Related Support. Expenditure has been previously agreed for a new complex needs service for vulnerable adults who have accommodation needs. The service cannot start before a suitable property is found and it has not been possible to secure anywhere to date, because of this the service will not start before the next financial year.</p>
<p>BIP delivery for 22/23 remains challenging with continued focus on high-cost care package reviews put in place during covid</p>	<p>Over £11m of the BIP savings required for 22/23 relate to reviewing high-cost packages of care put in place during the pandemic.</p> <p>Work is still underway as part of the investment plan with additional resource to tackle the underlying issue although recruitment issues have impacted on deliverability.</p> <p>Savings have been delayed because of the inability of the service to undertake planned reviews of care at the scale required due in part to short term demand pressures including community support requests (up 13% since 19/20), safeguarding contacts (up 68% since 19/20) and hospital support requests (up 20% since 19/20) and in part to national challenges around recruitment and retention.</p>
<p>Staffing budgets need to be managed in line with the Target Operating Model and time-limited investment plan funding</p>	<p>A Target Operating Model has been implemented but this and the wider staffing budget will need to be carefully managed in line with the level of permanent funding available over the next few years. Some elements of the investment plan funding employees are time limited with c.£2m due to be removed from staffing budgets over the next 2 financial years.</p>
<p>Home care continues to be a challenge, but savings delivery is now progressing well in Older People.</p>	<p>Increased cost and size of packages following the pandemic continues to be an underlying issue. However, we are seeing the average cost of packages reducing in recent months to £307 per week, even with an additional hourly uplift agreed as part of the Fair Cost of Care Grant. We also note a trend of reduced costs in new packages of people starting homecare of £227 per week which is the lowest it has been since January 2020, pre-pandemic. Sustained average cost reduction is a good indication for future financial sustainability of the service. However, with growing client numbers and the market suffering from staff recruitment and retention problems there is a resulting in a lack of capacity.</p>
<p>£7.1m of the overspend relates to Learning</p>	<p>£7.1m of the current overspend relates to Learning Disabilities-Direct Payments and Supported Living. Clear plans to address the £4m savings slippage and £3m increased activity in this area</p>

Disabilities- Direct Payments and Supported Living	need to be developed as this will impact on the 23/24 financial position.
Fair Cost of Care Exercise and Social Care Reform will increase Adult Social Care responsibilities and costs	<p>Fair Cost of Care is to determine an appropriate fee level on over-65 Care Homes and Homecare delivery. SCC are currently an average to low payer when benchmarked against other Local Authorities which indicates the potential to have to increase rates above current forecast levels. SCC received £1.8m in 22/23 towards the Fair Cost of Care and funded an above inflation uplift December 22, however grant may not be sufficient for future years.</p> <p>The Autumn Statement changed the context for Social Care Reform and the Market Sustainability and Fair Cost of Care Fund. Funding for implementation of the Fair Cost of Care will be maintained but is now combined with further grant funding for local authorities to address a broader set of improvements - including hospital discharge, technological innovation, and workforce pressures - and has been rolled into the Social Care Grant. There will be reporting requirements placed on this funding to support improvement against the objectives. The government will provide further details on reporting in due course. The 23/24 position therefore remains uncertain and is a risk going forward.</p>
Savings delivery remains the biggest challenge to the committee's financial position	<p>The key financial risk going into 2023/24 for the service is the pace of savings required and the impact of this year's savings carrying into 2023/24 when significant new additional savings will also be required of the service. This was reported to ASC Committee on 19th December 2022 in the AHSC Financial Recovery Plan Update.</p>

1.4.3 Education, Children & Families Committee - £6.8m overspend at Month 10

The Education, Children & Families General Fund is overspending by £6.8m, made up of a shortfall of savings delivery offset by staffing vacancies.	Full Year Forecast £m @ Month 10	Outturn	Budget	Variance
	Children & Families	115.6	110.0	5.6
	Education & Skills (Access and Inclusion; Business Support; Operational and Portfolio Wide Budgets; School Budgets; Schools and Learning; SEN, EMTAS)	13.7	13.1	0.6
	Integrated Commissioning (Commissioning; Children's Public Health; Early Help and Prevention)	7.7	7.1	0.6
	Total	137.0	130.1	6.8

The position in Education, Children's & Families worsened from M9 to M10

The forecast outturn for the committee at M10 worsened by £200k this month. The adverse movement was due to £0.3m adverse movement on Transport largely due to further increase in volume and costs of SEN Taxis from January 23.

Issues with staffing at Aldine House has limited capacity in the setting and affected the income for the service this year by £1.5m. Overspends in children's residential services, placements, short breaks, and direct payments have also been issues for the service's budgets.

The main cause of the overspend is under delivery of Budget Implementation Plans (BIPs)	Variance Analysis £m @ Month 10	One-off	BIPs	Trend
	Children & Families	1.0	5.3	(0.7)
	Education & Skills (Access and Inclusion; Business Support; Operational and Portfolio Wide Budgets; School Budgets; Schools and Learning; SEN, EMTAS)	0.1	0.0	0.5
	Integrated Commissioning	0.0	0.7	(0.1)
	Total	1.1	5.9	(0.2)

The impact of the proposed pay offer creates an additional £0.8m pressure to the committee

The pay award of £1,925 flat rate per employee was paid to employees in M8, including backpay, unwinding the provision made into forecasts in M4. The award impacted the Committee by £0.8m.

Dedicated Schools Grant (DSG) is overspending by £1.6m	DSG Full Year Forecast £m @ Month 10	Outturn	Budget	Variance
	Children & Families	6.1	6.3	(0.2)
	Education & Skills	213.6	211.7	1.9
	Integrated Commissioning	9.3	9.4	(0.1)
	Total	229.0	227.4	1.6

£1.4m overspend is in SEN due to rising numbers of placements and EHCP top up costs. There are £0.2m additional staffing

costs in Educational Psychology from January plus £0.3m other overspends in Learn Sheffield, Music, insurance/other.

The position improved by £800k across SEN due to lower growth than anticipated across a number of sites. Further work is on-going to review whether anticipated growth within SEN budgets will be incurred this financial year.

Plans to reduce business support staffing have been delayed with costs offset by difficulties in recruiting social workers

£0.6 of the BIP shortfall relates to reduction in business support staffing linked to the investment in support workers in Fieldwork not happening as planned.

Difficulties in recruiting Fieldwork staff is resulting in a £1.7m underspend which is currently helping to offset the BIP shortfalls.

There are £0.6m other staff related savings forecast not to be delivered where it is assumed that it will not be possible to replace agency with permanent staffing.

The residential strategy (c£2.7m savings) will not be delivered this year

The £2m saving relating to a new secure unit is a longer term saving requiring capital and planning approvals to be in place before building/renovations would be able to commence.

The work done to date indicates that this is no longer a viable proposal due to the lack of available external funding and the high costs of developing a secure facility which is not supported by a sound business case.

The existing secure unit is now forecasting an income shortfall of £1.4m due to capacity restrictions caused by staffing shortages. There are risks around when this may be resolved but this is a one-off issue with the forecast assuming normal income levels from April 2023 in line with staffing assumptions.

£2m savings from contributions from Health is not deliverable this year

Discussions have begun with Health partners, but no firm agreement is in place therefore this saving will not be delivered this year. This is reflected in the outturn position and is likely to continue as an underlying pressure in the budget until an agreement is formalised.

Direct Payments, Family Time, Non-staffing Fieldwork (NRTPF/S17) have a combined overspend of £1.4m partly offset by one-off income.

The direct payments and short breaks budgets are forecast to overspend by £0.4m (consistent with growth observed in 21/22).

The Family Time budget is £0.2m overspent with the current staffing forecast being higher than planned.

Non-staffing Fieldwork/NRTPF budget is £0.6m overspent. The forecast has continued to rise this year. A (£0.5m) one off contribution from Household Support Grant has been made towards S17 payments.

These areas need to be closely reviewed to confirm forecast accuracy, understand reasons behind the overspends and explore any mitigating action available.

1.4.4 Housing Committee - General Fund Underspent by £0.6m & Housing Revenue Account overspend of £13.1m at Month 10

The Housing General fund is forecast to be broadly in line with budget.	Full Year Forecast £m @ Month 10	Outturn	Budget	Variance
	Housing General Fund	8.1	8.6	(0.6)
	Housing Growth	0.1	0.1	0.0
	Total	8.1	8.7	(0.6)

An improvement in processes in the temporary accommodation service has enabled additional recovery of subsidy against costs in this area. Whilst demand for the service is increasing, improvements in subsidy recovery rates are better than the budgeted position resulting in an overall underspend of £0.6m. This has mainly been due to automation of processes to reduce manual processes and enable timely recovery from DWP. Recovery rates are achieving 88% on average YTD compared with around 60% the previous year and 75% assumed in the budget.

The Housing Revenue Account is forecast to overspend by £13.1m at M10	Full Year Forecast £m @ Month 10	Outturn	Budget	Variance @M10	Variance @M9	Move ment
	Net Income – Dwellings	(149.7)	(152.6)	3.0	2.7	0.2
	Other income	(6.7)	(6.5)	(0.2)	(0.2)	(0.1)
	Repairs & Maintenance	50.9	41.4	9.4	8.8	0.6
	Depreciation	25.0	25.0	(0.0)	0.0	(0.0)
	Tenant Services	51.7	54.3	(2.6)	(2.3)	(0.3)
	-Council Tax	2.1	0.9	1.2	1.2	(0.0)
	-Disrepairs	5.0	2.6	2.4	2.5	(0.1)
	Interest on borrowing	13.6	13.7	(0.1)	(0.1)	0.0
	Contribution to Capital Programme	8.2	21.3	(13.1)	(12.7)	(0.4)
	Total	0.0	0.0	0.0	0.0	0.0

The HRA position worsened by £400k from M9 to M10. Mainly due to a worse forecast outturn in Housing Repairs and Maintenance. The movement in month has been due to gas, electric and heating repairs.

Vacant properties are forecast to result in a £3m loss of rent and £1.2m extra Council Tax costs Loss of rent is forecast to be £3m for the year largely related to the speed of turnaround of repairs on vacant properties. The HRA plan had assumed voids at around 1.5% but whilst plans are in place to improve the position going forward the current rate is around 3.4%.

In addition, the extra Council Tax costs of vacant properties is forecast to be around £1.2m for the year to the HRA.

The Housing Repairs Service is forecast to overspend by £9.4m There are significant overspends on employees, sub-contractors, and material costs in dealing with additional responsive repairs within Voids, Repairs and Gas servicing.

A huge investment has been made in addressing non-compliance gas servicing moving shifting compliance rates to 98% from 87%. Addressing this backlog has incurred additional costs in the service alongside inflated materials and subcontractor costs.

The completion time for repairs to void properties has improved from 80 to 35 days, with the number of properties awaiting work reducing from 532 to less than 350 in the same period. The overall time taken to relet empty properties has reduced by almost 20% over the past 9 months.

The number of responsive repairs completed within target time has increased from 80% to over during the year and to 88%. The average waiting time for a responsive repair is now 12 days.

Disrepair claims are estimated at £2.4m above budget.

The current forecast includes £2.4m extra costs for legal fees from an increasing volume of disrepair claims.

Vacant posts in Tenant Services contribute to a forecast £2.6m underspend.

A forecast underspend across Tenant services is largely as a result of vacancies in Neighbourhood Services and the Investment and repairs service of (£1.7m): including (£504k) Fire Safety, (£303k) Housing Employability Team, plus other favourable variances across the service more than offsets the additional pay award costs of £1.1m.

The 'rent ceiling' (7%) represents a reduction in income available to deliver services to tenants

The 'rent ceiling' for 2023/24 sets the maximum increase in rents that individual Councils are permitted to set for the forthcoming year. This maximum is 4.1% below the normal Rent Standard guidance – Consumer Price Index (CPI) in September of the previous year + an additional 1% - which would have resulted in an 11.1% increase for 2023/24. This means that the inflationary costs for delivering services to council housing tenants have had to be absorbed into the HRA Business Plan because of a below inflation rent increase.

Energy inflation has been funded by specific earmarked reserves in 22/23.

Community heating account is forecast to overspend by £0.1m due to rising energy prices

Full Year Forecast £m @ Month 10	Outturn	Budget	Variance
Income	(4.0)	(3.3)	(0.7)
Expenditure	4.0	3.2	0.8
Total	0.0	(0.1)	0.1

The community heating position improved from the previous month's overspent outturn of £0.5m due to an increase in the unit price to recover costs.

Overspends in the HRA impact the capital programme

Without significant savings in revenue budgets, the long-term capital programme is not affordable. The month 10 outturn position results in a reduced contribution to the future programme.

1.4.5 Transport, Regeneration & Climate Committee - underspend of £0.6m at Month 10

The Transport, Regeneration & Climate Committee is forecast to underspend by £0.6m.	Full Year Forecast £m @ Month 10	Outturn	Budget	Variance
	Direct Services (<i>Carbon Reduction; Transport</i>)	0.0	0.0	0.0
	Streetscene & Regulation (Clean Air Zone)	0.1	0.0	0.1
	Inclusive Growth & Development (<i>Capital Delivery; Director of Inclusive Growth; Property and Regeneration</i>)	0.5	0.5	0.0
	Planning, Investment & Sustainability (<i>Planning Services; ITA Levy; Transport and Infrastructure</i>)	40.9	41.6	(0.7)
	Total	41.5	42.1	(0.6)

The committee's outturn position remained fairly stable from the previous month's forecast.

The planned Clean Air Zone saving of £2.1m has been offset by use of a specific reserve in 22-23.	Variance Analysis £m @ Month 10	One-off	BIPs	Trend
	Direct Services	0.0	0.0	0.0
	Streetscene & Regulation	(2.1)	2.1	0.1
	Inclusive Growth & Devt	0.0	0.0	0.0
	Planning, Investment & Sustain	0.0	0.0	(0.7)
	Total	(2.1)	2.1	(0.6)

The planned Clean Air Zone saving of £2.1m has been offset by use of a one-off specific reserve. However, this pressure requires a sustainable mitigation be identified for future years.

Operating spend assumed to be met from income forecast from the introduction of the charging Clean Air Zone remains a risk given potential slippage in the programme following continued dialogue with central government.

The impact of the proposed pay offer creates an extra £0.1m pressure to the committee	The pay award of £1,925 flat rate per employee was paid to employees in M8, including backpay, unwinding the provision made into forecasts in M4. The award impacted the Committee by £0.1m.
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The underspend reflects vacancies and higher Highway Network activity.	Contributory factors in the underspend are vacancies within Planning & Transport and extra income from higher than planned Highway Network Management activity.
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1.4.6 Economic Development & Skills Committee – Underspend of £0.2m Month 10

The revenue outturn position for the Economic Development & Skills Committee remains broadly balanced	Full Year Forecast £m @ Month 10	Outturn	Budget	Variance
	Education & Skills <i>(Employment and Skills; Family and Community Learning)</i>	0.9	0.9	0.0
	Streetscene & Regulation <i>(Events)</i>	1.0	0.9	0.1
	Economy, Culture & Skills <i>(Business Development; Director of Economic Development and Culture; Economy and Business Support; Employment and Skills)</i>	9.9	10.2	(0.3)
	Total	11.8	11.9	(0.2)

The committee's outturn position improved marginally M9 to M10.

Whilst the net budget is £11.9m, the Committee is reliant on £14.5m of income to support the services	Service	Net Budget	Outturn - Income	Outturn - Expend	Total Outturn (M10)	Total Variance
	ECONOMY, CULTURE & SKILLS	10.2	(6.9)	16.8	9.9	(0.3)
EDUCATION & SKILLS	0.9	(6.9)	7.8	0.9	(0.0)	
STREETSCENE & REGULATION	0.9	(0.6)	1.6	1.0	0.1	
Grand Total	11.9	(14.5)	26.2	11.7	(0.2)	

The impact of the proposed pay offer created an additional £0.2m pressure to the committee

The pay award of £1,925 flat rate per employee was paid to employees in M8, including backpay, unwinding the provision made into forecasts in M4. The award impacted the Committee spend by £0.2m

The key Budget Implementation Plan (BIP) was delivered

The key BIP for 22/23 was to vacate the offices at Broad Street West, which has been achieved.

1.4.7 Waste & Street Scene Committee is £0.4m underspent at Month 10

The Waste & Street scene committee is forecasting to underspend by £0.4m.	Full Year Forecast £m @ Month 9	Outturn	Budget	Variance
	Streetscene & Regulation <i>City Centre Management; Director of Street Scene; Environmental Regulations; Highway Maintenance; Highways Contract; Licensing; City Markets; Waste Management; Emergency Planning; Parking Services; Covid Hub)</i>	54.5	54.9	(0.4)
	Total	54.5	54.9	(0.4)

The committee's outturn position declined marginally by £0.1m from M9 to M10.

A breakdown of budgets included in the W&SC committee is provided below for further detail on the split between income and expenditure budgets:

Service Area	Budget	Outturn - Income	Outturn - Expend	Total Outturn @M10	Variance
WASTE MANAGEMENT	28.5	(5.2)	33.3	28.1	(0.4)
HIGHWAYS CONTRACT	20.2	(49.2)	69.4	20.2	(0.0)
ENVIRONMENTAL REGULATIONS	5.0	(1.5)	6.7	5.1	0.1
SHEFFIELD CITY MARKETS	1.9	(1.6)	3.5	1.9	0.1
HIGHWAY MAINTENANCE DIVISION	1.7	(2.5)	3.8	1.3	(0.4)
CITY CENTRE MANAGEMENT	1.4	(1.5)	3.2	1.7	0.3
DIRECTOR OF STREETSCENE AND RE	0.7	(0.2)	1.1	0.9	0.2
EMERGENCY PLANNING	0.3	(0.1)	0.4	0.3	0.0
LICENSING	0.1	(1.5)	1.7	0.2	0.1
PLACE HUB	0.0	0.0	0.1	0.1	0.0
COVID HUB	0.0	(10.8)	10.8	0.0	0.0
PARKING SERVICES	(4.8)	(11.4)	6.1	(5.3)	(0.4)
Grand Total	54.9	(85.5)	140.0	54.5	(0.4)

Underlying inflationary pressures on energy and waste management present a significant issue for the 23-24 business plans.	Variance Analysis £m @ Month 10	One-off	BIPs	Trend
	Streetscene & Regulation <i>City Centre Management; Director of Street Scene; Environmental Regulations; Highway Maintenance; Highways Contract; Licensing; City Markets; Waste Management; Emergency Planning; Parking Services; Covid Hub)</i>	(3.4)	0.4	2.6
	Total	(3.4)	0.4	2.6

The Waste contract provides for an uplift in costs at RPIX which was re-based at 8% for 22/23. This was £0.8m higher than the budgeted level. Similarly, energy cost increases of 100% on street lighting are resulting in a £2.1m issue in 22/23.

Both these pressures are being mitigated in 2022/23 through one-off provisions / reserves this year. Inflationary pressures have been built into the 23/24 budget.

The impact of the proposed pay offer creates an additional £0.2m pressure to the committee

The pay award of £1,925 flat rate per employee was paid to employees in M8, including backpay, unwinding the provision made into forecasts in M4. The award impacted the Committee spend by £0.2m

1.4.8 Communities, Parks & Leisure Committee - underspend of £1.5m at Month 10

The Communities Parks & Leisure Committee is forecast to underspend by £1.5m	Full Year Forecast £m @ Month 10	Outturn	Budget	Variance
	Community Services (Community Safety; Family Centres; Youth Services; Community Services Business Support)	10.1	11.2	(1.0)
	Parks, Leisure & Libraries (Bereavement; Coroner and Medico Legal; Libraries and Archives; Parks and Countryside; Partnerships and Special Projects; Physical Activity and Sports; Public Health)	34.5	34.9	(0.5)
	Integrated Commissioning (Voluntary Sector)	0.6	0.8	(0.2)
	Total	45.2	46.1	(1.5)

The committee's outturn position improved by £1m in the period. An underspend in the Youth Services budget of £740k has been requested to carry forward into 23/24 to help support the development of a bid to the Youth Investment Fund. The proposal will be reviewed and considered by the Strategy and Leadership Board following the year end outturn reported position.

An improvement in parks and bereavement services income (c£240k) contributed to the committees overall underspend this month.

There is forecast to be a shortfall of BIP delivery of £0.4m relating to Parks and Libraries	Variance Analysis £m @ Month 10	One-off	BIPs	Trend
	Community Services (Community Safety; Family Centres; Youth Services; Community Services Business Support)	(1.0)	0.0	0.0
	Parks, Leisure & Libraries	(0.7)	0.4	(0.1)
	Integrated Commissioning (Voluntary Sector)	0.0	0.0	(0.2)
	Total	(1.7)	0.4	(0.1)

A £0.4m shortfall in in 22/23 BIP savings within Parks & Libraries is being offset by net savings largely from staff vacancies. Higher energy costs of £0.3m are being mitigated in year by a one-off contribution from reserves

Community Services are underspending by £1m	Most of the underspend is one-off. As well as the £740k additional Youth underspend included in the outturn this month, there is a £240k underspend in community services. This relates to year 2 of the Page Hall project and will be carried forward to 23/24 in line with the original programme approvals. There is an underspend of £100k resulting from recruitment slippage for
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	Community Support Workers and £225k in Youth Services due to delays in restructuring.
The impact of the pay award impacted the committee by £0.4m	The pay award of £1,925 flat rate per employee was paid to employees in M8, including backpay, unwinding the provision made into forecasts in M4. The award impacted the Committee spend by £0.4m
£1.3m is forecast to be spent to support the community response team	<p>The forecast assumes £1.3m temporary funding will be drawn down to pay for staffing costs in community response for Clinically Extremely Vulnerable, Community Safety and Locality Teams.</p> <p>This is one off funding and caution must be taken to ensure expenditure does not continue as a trend into 23/24 or an unfunded budget pressure will be created. Contracts to support the service are forecast to end by the end of the financial year.</p>

1.6 Capital Programme Monitoring M10 22/23

The position on the capital programme at M10 is noted in **Appendix 1**.

2. HOW DOES THIS DECISION CONTRIBUTE?

- 2.1 The recommendations in this report are that each Policy Committee undertakes any work required to both balance their 2022/23 budget and prepare for the 2023/24 budget.

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 There has been no consultation on this report, however, it is anticipated that the budget process itself will involve significant consultation as the Policy Committees develop their budget proposals

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

- 4.1.1 There are no direct equality implications arising from this report. It is expected that individual Committees will use equality impact analyses as a basis for the development of their budget proposals in due course.

4.2 Financial and Commercial Implications

- 4.2.1 There are no direct financial implications from this report.

4.3 Legal Implications

- 4.3.1 Under section 25 of the Local Government Act 2003, the Chief Finance Officer of an authority is required to report on the following matters:
- the robustness of the estimates made for the purposes of determining its budget requirement for the forthcoming year; and
 - the adequacy of the proposed financial reserves.

- 4.3.2 There is also a requirement for the authority to have regard to the report of the Chief Finance Officer when making decisions on its budget requirement and level of financial reserves.
- 4.3.3 By the law, the Council must set and deliver a balanced budget, which is a financial plan based on sound assumptions which shows how income will equal spend over the short- and medium-term. This can take into account deliverable cost savings and/or local income growth strategies as well as useable reserves. However, a budget will not be balanced where it reduces reserves to unacceptably low levels and regard must be had to any report of the Chief Finance Officer on the required level of reserves under section 25 of the Local Government Act 2003, which sets obligations of adequacy on controlled reserves.

4.4 Climate Implications

- 4.4.1 There are no direct climate implications arising from this report. It is expected that individual Committees will consider climate implications as they develop their budget proposals in due course.

4.4 Other Implications

- 4.4.1 No direct implication

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 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.

6. REASONS FOR RECOMMENDATIONS

- 6.1 This paper is to bring the committee up to date with the Council's current financial position as at Month 10 2022/23 including the Capital Programme.

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CAPITAL PROGRAMME MONITORING AS AT JANUARY 2023**Section 1 – Statement of Budget Movement**

The table below summarises the movement in budget from month 9 to month 10 22/23 and Capital programme budget position as at January 2023

	2022/23	2023/24	Future	Total	Comments
Month 9 Approved Budget	244.1	217.0	483.0	944.1	The key changes to the programme from last month relate to: KEY ADDITIONS
Additions	0.1	0.7	0.0	0.8	+ £0.7m - Stocksbridge Towns Fund Bus Scheme + £0.1m - Rolling Acres Play Improvements
Variations	1.4	12.9	0.0	14.3	KEY VARIATIONS
Reprofile	0.0	0.0	0.0	0.0	+ £12.8m - Levelling Up Fund Castle Site Development + £1.3m - Schools Devolved Capital Funding +£0.1m - Non-Highways resurfacing works + £0.1m - Frecheville Park Improvements
Slippage & Acceleration	-0.8	0.8	0.0	0.0	
Month 10 Approved Budget	244.7	231.5	483.0	959.2	KEY SLIPPAGE £0.8m - Heart Of The City Offices tenant payments

Appendix 1 Capital Programme Monitoring

Section 2 – Top 20 Projects by value as at December 2022

The table below summarises the Top 20 projects in the Capital Programme by budget value in 2022/23. This group accounts for 57% of the 2022/23 capital programme. The major in-year and all-year variations are explained below and in sections 4 and 5.

PROJECT Values in E000	Current Year								Remaining Life of Project					Comments
	YTD Actual	YTD Budget	YTD Variance	FY Outturn	FY Budget	FY Variance	Variance %	Delivery Forecast RAG	All Years Outturn	All Years Budget	All Years Variance	Variance %	Delivery RAG	
Heart of The City Henrys Block	22,968	23,845	(877)	27,806	29,321	(1,515)	-5.2%	A	38,755	38,755	(0)	0.0%	A	See Item 4.9
Heart of The City Palatine Chambers Block	11,286	12,650	(1,364)	15,730	19,106	(3,376)	-17.7%	A	36,944	36,944	0	0.0%	A	See item 4.4
Major Sporting Facilities Finance	13,799	13,799	0	16,559	16,559	0	0.0%	NR	34,167	34,167	0	0.0%	NR	
Council Housing Acquisitions Programme	6,400	5,960	440	8,053	7,152	901	12.6%	G	16,858	12,817	4,041	31.5%	G	See Item 5.2
Council Housing Single Staircase Tower Blocks Works	6,116	5,220	896	6,592	6,454	138	2.1%	G	10,404	9,678	726	7.5%	G	A number of variation to the contract have been required i.e. non standard changes to windows and additional Fire Panels
Heart of The City - Pounds Park	4,675	4,504	171	5,211	5,924	(712)	-12.0%	G	6,699	6,699	(0)	0.0%	G	Rockingham St works now delayed until April
Brownfield Site Development Acquisitions	2,386	5,881	(3,495)	2,386	5,881	(3,495)	-59.4%	NR	3,935	5,881	(1,946)	-33.1%	NR	See item 4.3
New Council Housing Acquisition - Newsouth	460	4,733	(4,273)	470	4,733	(4,263)	-90.1%	A	4,733	4,733	-	0.0%	A	See Item 4.1
New Build Council Housing Daresbury / Beners	4,407	4,651	(244)	4,739	4,651	88	1.9%	G	5,809	4,651	1,158	24.9%	G	Numerous onsite issues relating to ground conditions, security and highways works
New Build Council Hsng Ph16 - Newstead Enabling Works	2,758	2,828	(70)	3,124	4,418	(1,294)	-29.3%	R	4,436	4,436	(0)	0.0%	R	Disposal of materials costing less than anticipated. Potential overall saving but not yet forecast
Council Housing Electrical Upgrades Ph 2	3,689	3,270	419	4,403	4,143	260	6.3%	G	19,436	19,436	0	0.0%	G	See Item 5.9
King Ecgberts School Expansion	270	1,966	(1,696)	2,166	3,874	(1,707)	-44.1%	A	6,296	6,296	(0)	0.0%	A	See Item 4.6
New Build Council Housing - Corker Bottoms	(1)	3,800	(3,801)	20	3,800	(3,780)	-99.5%	G	8,336	8,336	(0)	0.0%	G	See item 4.2
Council Housing Roofing Replacements Prog	3,912	3,729	183	4,241	3,736	505	13.5%	G	4,714	32,837	(28,123)	-85.6%	G	See Item 5.3 - All years variation relates to contractor going into administration budget to be returned to block allocation pending reprourement
Heart of The City Block C Pepper Pot Building	1,987	3,372	(1,385)	2,140	3,712	(1,572)	-42.3%	R	4,241	4,241	0	0.0%	R	See Item 4.8
Future High Streets Fund Public Realm & Infrastructure	794	2,245	(1,450)	1,093	3,418	(2,325)	-68.0%	G	14,335	8,624	5,711	66.2%	G	See Item 4.5 and Key Issues Section below
Talbot-seven Hills Send	2,741	2,996	(255)	3,428	3,297	131	4.0%	A	3,524	3,297	228	6.9%	A	Increased costs have arisen because of building regulation requirements and works to the existing bridge building, external works changes and unforeseen services on site.
Upper Don Valley Flood Scheme Phase 1	2,851	2,962	(111)	3,549	3,209	340	10.6%	A	4,674	3,209	1,465	45.7%	A	See Item 5.5
Silverdale School Expansion	757	1,669	(912)	3,175	3,175	0	0.0%	G	7,466	7,466	0	0.0%	G	
Council Housing Adaptations 2020-25 Contract	2,855	2,237	618	3,286	2,965	321	10.8%	G	8,933	8,612	321	3.7%	G	See item 5.6
Top 20 Value	95,111	112,318	(17,207)	118,172	139,527	(21,356)	-15.3%		244,693	261,113	(16,420)			
Rest of Programme	55,874	78,160	(22,286)	88,638	105,186	(16,548)	-15.7%		646,793	698,106	(51,313)			
Total Capital Programme Value	150,985	190,477	(39,492)	206,809	244,713	(37,904)	-15.5%		891,486	959,219	(67,733)			
% of Programme within the Top 20	63%	59%	44%	57%	57%	56%			27%	27%	24%			

Appendix 1 Capital Programme Monitoring

Section 3 – Current Year to date and Forecast Outturn Position. - The forecast outturn position is £37.9m below budget. The key variances by policy area are explained below. This is a movement of £15m from the £22.9m reported last month. This is largely due to a further reduction in forecast outturn. The majority of the reduction is in the Transport Regeneration and Climate Change area with £4.3m relating to Heart of The City schemes, £1.9m to delay to utilisation of Brownfield Sites Acquisition fund and £1.3m reprofiling of Future High Streets Fund activity. Under Economic Development & Skills £2.4m of activity relating to Stocksbridge Towns Fund has been profiled into the next financial year and £1.3m slippage is now forecast on the enabling works in relation to the Newstead new housing scheme.

Policy Committee	YEAR TO DATE			FULL YEAR			Comments
Values in £000	Actual	Budget	Variance	Forecast	Budget	Variance	
TRANSPORT, REGEN & CLIMATE	62,717	80,212	(17,495)	87,102	107,730	(20,628)	Key Variances - £3m - Slippage across Future High Streets Fund Programme Despite slippage in current year overall forecast is for £5.4m overspend over the life of the programme. - £8.1m - Slippage across Heart Of The City Programme - £3.5m - Brownfield Sites Acquisition - Reprofilling of expected purchases - £0.8m - Broadfield Road Junction Scheme - Further Slippage - £0.8m - CAZ Back Office - Slippage on costs - £0.8m - West Bar CPO - Delay on final payments - £1.2 - TCF Programme - Net slippage across TCF programme - £1.2m - Transport LTP & Road Safety Programme - Slippage - £0.4m - West Bar Highways Enabling Works - Slippage - £0.3m - LUF Artspace - Missing forecast +£0.3m - Active Travel Schemes (Active Trave Neighbourhoods) - Review ongoing into costs and awaiting revised funding agreements +£0.3m - Upper Don Valley Flood Defence Scheme - Total forecast overspend is £1.5m. £0.3m in current year. However EA funding to cover this now secured.
COMMUNITIES, PARKS & LEISURE	17,453	20,444	(2,991)	23,091	25,287	(2,196)	Key Variances - £1.3m - Woodbourne Road Football Hub - Delay to programme related to reatification of funding agreement with Football Foundation - £0.7m - General Cemetery - Forecast slippage on scheme due to resequencing of works - £0.15m - Mather Road Park Improvements - Slippage now forecast
HOUSING	48,996	60,655	(11,659)	62,320	72,693	(10,373)	Key Variances - £4.2m - Handsworth New Build Council Housing - forecast slippage on scheme - £3.8m - Corker Bottoms New Build Purchase - Payments now expected in 23/34 - £1.3m - Newstead Enabling Works - Slippage on works - £0.7m - LAD 2 Private Sector Housing - Spend of grant below budgeted - £0.8m - Kitchen/Bathroom Refurbishment works - Slippage forecast - £0.4m - Lift Refurbishment works - Slippage forecast delay to OBC - £0.3m - Right To Buy Refurb costs - Fewer refurb than budgeted taking place this year - £0.3m - Private Sector Homes Upgrade Grant- due to drop out levels from programme not at grant forecast to be utilised - £0.2m - LAD 2 Council Housing Works - Fewer properties than anticipated involved in the programme - £0.3m - Fire Supression Systems - Slippage of some works into 23/24 + £0.3m - Adaptations - Forecast increase in Adaptations works required +£0.9m - Council Housing Acquisition Programme - Acceleration of Purchase of more expensive properties + £0.5m - Roofing Replacement Programme - Acceleration of final payments on terminated contract
EDUCATION, CHILDREN & FAMILIES	10,383	16,479	(6,097)	18,802	21,880	(3,078)	Key Variances - £1.7m - King Egberts Expansion Scheme - Forecast revised in line with latest anticipated programme -£0.75m - Contribution to new SEND Free School (Confirmed) - Contribution now not anticipated to be made until 2023/24 -£0.6m - Contribution to new SEND Free School (Bid) - Contribution now not anticipated to be made until 2023/24
STRATEGY & RESOURCES	4,096	6,097	(2,001)	6,018	6,516	(498)	
ADULT HEALTH & SOCIAL CARE	6,839	5,664	1,175	8,083	6,797	1,286	Key Variances + £2.7m - Accelerated Adaptations Grant - Increased assessment capacity, backlog demand from COVID alongside increasing general demand and increasing prices are placing strain on budget for non means tested smaller adaptations. Targeted work ongoing to review longer term impact - £1.0m - Disabled Facilities Grant and Top Up Grants - Review undertaken of applications for major adaptations. Decision taken to restrict number to be delivered in year in order to manage overall Disabled Facilities Grant Budget pressures (see above) - £0.3m - Disabled Persons Relocation Loans- Loan requests not at level expected - £0.1m - Telecare - Reduced forecast on capital requirement GENERAL - Pressure building on overall DFG budget. Current predicted overspend is manageable within curren year resources plus previous underspends brough forward. Work ongoing to review emerging pressures
ECONOMIC DEVELOPMENT & SKILLS	400	753	(353)	534	2,957	(2,423)	Key Variances Represents a reprofiling of the activity across the Stocksbridge Towns Fund Program with £1.6m relating to Community Hub Scheme
WASTE & STREET SCENE	101	172	(71)	858	853	5	
Grand Total	150,985	190,477	(39,492)	206,809	244,713	(37,904)	

Appendix 1 Capital Programme Monitoring

Section 4 – Top 10 Forecast Slippage against Full Year Budget - Of the main £25m forecasts below budget, £11.8m relates to projects either in delivery or at tender stage. £13.2m relates to delays to purchases of land or buildings The reprofiling of the Disabled Facilities Top Up grant to meet pressure elsewhere within that programme

Business Unit		Policy Committee	FY Budget	FY variance on budget	Explanation
4.1	New Council Housing Acquisition - Handsworth	HOUSING	4,733	(4,263)	REPROFILE - Negotiation of the contract with the developer has taken longer than expected due delays related to both parties. From a Council perspective, this additional time was required to ensure we have a contract that manages risk to the Council, as well as to ensure that we could agree the specification extras which will bring the development more in line with the Council specification across a number of important areas. Linked to this - the developer was reluctant to progress with the ordering of the Council's requested 'specification extras' until the Council was contractually committed to the completed development (i.e. contracts exchanged, which happened in September). Furthermore, current supply chain issues within the construction sector have led the developer to review the delivery programme to ensure that it remained realistic/ deliverable. As such, the revised contractual Long Stop Date is now 30th June 2023. Overall project budget on track, subject to success of AHP bid resulting in no SDLT liability. Once AHP bid is submitted/ confirmed, some variation between 'budget headings' required in order to account for higher cost of 'specification extras'.
4.2	New Build Council Housing - Corker Bottoms	HOUSING	3,800	(3,780)	REPROFILE - £3,800,000 is the majority of the 50% deposit to be paid to SHC on contract signing. The delay with the project has meant that the deposit has been reprofiled into 2023/34
Page 42	Brownfield Site Development Acquisitions	TRANSPORT, REGEN & CLIMATE	5,881	(3,495)	Reprofile - Delay in agreeing the purchase of the final part of Attercliffe Waterside from the Canal's and Rivers Trust.
	Heart of The City Palatine Chambers Block	TRANSPORT, REGEN & CLIMATE	19,106	(3,376)	Slippage - This is due to continued challenges and delays/associated resequencing on site. Works will be progressing at an average of -£100k per day in the coming months, so relatively minor delays still have a considerable impact on cash-flow.
4.5	Future High Streets Fund Public Realm & Infrastructure	TRANSPORT, REGEN & CLIMATE	3,418	(2,325)	Slippage / Overspend - Budget will not be sufficient to deliver scope of works. Significant cost increase overall due to inflation, design detail, working around stats and stats diversion costs. Presentation of budget cost and proposals to committees and boards for discussion and decision on way forward. Initial steer is for project to focus on Fargate only - Outturn forecast all years now reflects that figure and matches submitted FBC. Subject to final agreement. Instruction to contractor now awaiting finance committee decision on underwriting gateway funding and change control agreement from project funder (DLUHC).
4.6	King Ecgberts School Expansion	EDUCATION, CHILDREN & FAMILIES	3,874	(1,707)	Slippage - Payments for scheme reprofiled due to delay of contract award
4.7	Stocksbridge Town Fund Manchester Road Hub	ECONOMIC DEVELOPMENT & SKILLS	1,902	(1,630)	Reprofile - Acquisition of properties delayed. Construction now forecast in line with Sept 23 start on site. Surveys/Legal Fees now forecast to be spent next financial year.
4.8	'Heart of The City Block C Pepper Pot Building	TRANSPORT, REGEN & CLIMATE	3,712	(1,572)	Slippage - Slippage is due to continued and extensive delay on site; this has resulted in instruction to enforce damages in full across the two blocks in the period (i.e. no further construction spend likely this FY) and the implications of this delay on fee spend. Review required in the period.
4.9	Heart of The City Henrys Block	TRANSPORT, REGEN & CLIMATE	29,321	(1,515)	Slippage - Due to continued challenges and delays/associated resequencing on site, with the contractor advising of additional -4 week delay. As previous, works will be progressing at an average of -£100k per day in the coming months, so even relatively minor delays still have a considerable impact on cash-flow
4.10	Woodbourn Rd Football Hub	COMMUNITIES, PARKS & LEISURE	2,174	(1,337)	SLIPPAGE - Programme Delayed due to legal agreement between Football Foundation & SCC is ratified.
Total			77,921	(25,001)	

Appendix 1 Capital Programme Monitoring

Section 5 – Top 10 Forecast Overspends over Full Year Budget - Of the main £6.2m forecasts over budget approx. £4.1m represent genuine overspends. The Upper Don Valley Flood scheme has now secured additional Environment Agency funding and approval of an uplift to the budget will be brought forward. The forecast overspends relating to Disabled Facilities Grant activity are currently affordable within funds brought forward from previous years but the potential for ongoing pressures is being reviewed. Further funding is expected from the combined authority and Local Transport Plan to meet the additional costs of the Active Travel schemes and Capitalised Repairs, Adaptations and Electrical Upgrades will be an increased pressure on the HRA capital budget unless outputs are reduced.

	Business Unit	Policy Committee	FY Budget	FY variance on budget	Explanation
5.1	Accelerated Adaptations Grant	ADULT HEALTH & SOCIAL CARE	2,230	2,677	Overspend - Increased assessment capacity, backlog demand from COVID alongside increasing general demand and increasing prices are placing strain on budget for non means tested smaller adaptations. Targeted work is ongoing to review longer term impact. Impact partly mitigated by reviewing expenditure on major extensions
5.2	Council Housing Acquisitions Programme	HOUSING	7,152	901	Acceleration - The current forecast is for an overspend of £901K. This is as a result of the purchase of 13 strategically important 4 bedroom homes at nearly double the budgeted amount as well as increasing property purchase costs in the Sheffield market. There is a reduction in the forecast overspend from last period due to the uncertainty around completion dates. It is anticipated that the same number of acquisitions will be completed but some are likely to slip into 23/24. However the overall programme expenditure across the life of the programme is not forecast to exceed budget.
5.3	Council Housing Roofing Replacements Prog	HOUSING	3,736	505	Acceleration - Work is underway with the appointed administrator to finalise liabilities to the contractor (outstanding payments for works completed minus incurred costs). Properties which were part completed or required works for making good defects have been undertaken by the Elementals contractor and all roofs that were partially completed have now been completed. Ongoing defects identified until September 2023 will be undertaken by the elementals contractor. This payment now forecast to be made in current financial year.
	Council Housing Stock Increase Programme Allocation	HOUSING	-	370	Awaiting Approval - Budget to be uplifted as part of Housing Programme Refresh
5.4	Upper Don Valley Flood Scheme Phase 1	TRANSPORT, REGEN & CLIMATE	3,209	340	Overspend - Differences between budgets and expenditure forecasts are due to the rising cost of the project (due to a combination of ecological factors, difficulties with landowner agreements, worse than expected ground conditions and condition of existing structures and the general "overheating" of the construction sector). Total forecast overspend over all years is £1.465m. Additional external funding has now been secured from the Environment Agency to fund this. Approval to increase budget to be brought forward in March 23
5.6	Adaptations 2020-25 Contract	HOUSING	2,965	321	Overspend Moving forward, this costs will reflect the agreed uplift to the contract from October 1st 2023, including the back pay as per December 2022 application. Internal forecasting by SCC is being undertaken presently to manage the remaining budget going forward and a report is being prepared to go to Homes Group in March regarding the forecast overspend. Due to this, bi-weekly contract meetings have been set up with the contractor to closely monitor the emerging situation. The overspend forecast due to the contractually agreed uplift and inflation rise seen post Covid-19 along with the improved performance of the contractor and their outputs per month. The average forecast spend profile for the remaining months will continue to increase against historical profiles, however, the report being compiled for Homes Group will highlight the options available to us at this time.
5.7	Nether Edge & Crookes Active Travel Neighbourhood	TRANSPORT, REGEN & CLIMATE	524	301	OVERSPEND -Increasing costs on communications, programme management and monitoring. Additional £206k due to be claimed from SYMCA. Remainder to be claimed from Local Transport Plan funding.
5.8	New Build Council Housing Newstead OPIL	HOUSING	1,101	283	Forecasting error-
5.9	Council Housing Electrical Upgrades Ph 2	HOUSING	4,143	260	OVERSPEND -The year end forecast is £4.1m including fees, the current average price per property continues to be higher than the estimate average cost per dwelling based on the contract tender sum, which if this continues to be case for the duration of the project it will lead to either a decrease in the outputs that can be achieved or will require an increase in the budget for the project.
5.10	Capitalised Repairs	HOUSING	502	250	Overspend - The total value of jobs that Repairs & Maintenance Service (RMS) are claiming for is more than the 2022-23 budget. We are currently working through the large number of submissions from RMS, and there are numerous submissions where only the type of work and projected costs have been sent to Asset Management Team. We are working with RMS to submit outstanding documents to proceed with claims. The forecast variance is based on the value of invoices outstanding and invoices due to be received on completion of the planned works
Total			25,561	6,207	

Section 6 – Key Risks and Issues

Key Issues

- **Disabled Facilities Grant** - A pressure is emerging on Disabled Facilities Grant Expenditure due to dealing with a backlog of assessments post COVID, rising demand and increasing inflation in the construction sector. A situation is developing where the £5.1m p.a. received from Government in respect of this activity will no longer be sufficient to meet expenditure. Balances carried forward from previous years should provide mitigation this year but there is the potential that previous decisions to use the funding to support wider activity such as Telecare and High Value Equipment may need to be revisited with potential revenue pressures. Working groups have been established to address the issue.

- **Upper Don Valley Flood Alleviation Scheme** - Forecast overspend position of £1.4m - Update - Formal offer of funding now received from Environment Agency. Formal approval to be brought in March 23

- **Schools Condition Allocation** - All School Condition Allocations received (up to 22/23) potentially fully committed may require reprioritisation if further urgent works identified. Update - several schools now accepted into DfE rebuilding programme releasing some funds but pressures already emerging to use this.

- **Future High Street Fund Programme** - Tender returns indicate this project will cost £5.5m more than the £20.5m available budget to complete despite undergoing a reduction of scope as a result of inflation and uncertainty in construction market. Bids are underway to SYMCA to secure additional funds.

- **Daresbury/ Berners & Gaunt Road Council Housing New Build Schemes** - Now forecasting potential overspends of £1m and £4m respectively. Stock increase programme under review.

Key Risks

Key risk areas -

Schemes funded via time limited grants:

- **Active Travel Fund** - Sheaf Valley Cycle Route (£2.3m) - Deadline 31/03/22 - Update Funding deadline extended to September 22. However, offer of funding to deliver Phase 1 not yet received from MCA - agreed to progress at risk. Update - informal confirmation from MCA that spend deadline will be flexed to 31/03/23 - However this may still prove an issue for some elements of Active Travel Programme. Awaiting outcome of negotiations between MCA and DfT

High levels of inflation and supply issues re: construction materials - could have a significant impact on cost and delivery timescales of capital schemes. Could also lead to increased contractor disputes.

Several schemes are already identifying increases pre tender estimates and higher than anticipated tender returns i.e. Nethergreen School roof replacement, King Ecgberts school expansion scheme, Hemsworth New Build Council Housing Scheme, Future High Streets Fund schemes



Report to Policy Committee

Author/Lead Officer of Report: *Tim Hardie, Head of Revenues & Benefits*

Tel: 0114 205 3609

Report of: *Director of Finance & Commercial Services*

Report to: *Finance Sub-Committee*

Date of Decision: *22nd March 2023*

Subject: *Commission of Revenues, Benefits and Finance Systems*

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>				
Has appropriate consultation taken place?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Purpose of Report:

To approve the commissioning decision to individually procure contracts with one or more external providers for a period up to 30th June 2035 for the following IT systems, when the current contractual arrangements come to an end in 2025:

- Revenues & Benefits Systems
- Finance System
- Payment Processing Platform

Recommendations:

That Finance Sub-Committee

1. Approve the commissioning of the following IT systems:

- a) Revenues & Benefits Systems
- b) Finance System
- c) Payment Processing Platform

on the basis set out in this report for a period up to 30th June 2035 noting it will be delivered contracts with one or more external providers.

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: Rahana Khalid/Courtney Hill
		Equalities & Consultation: Bev Law
		Climate: NA
	<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	SLB member who approved submission:	Tony Kirkham, Director of Finance & Commercial Services
3	Committee Chair consulted:	Cllrs Bryan Lodge & Zahira Naz
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 Committee by the SLB member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: Tim Hardie	Job Title: Head of Revenues & Benefits
	Date: 9th March 2023	

1. PROPOSAL

1.1 To approve the commissioning decision to individually procure contracts with one or more external providers for the following IT systems, when the current contractual arrangements come to an end in 2025:

- Revenues & Benefits Systems, currently utilising Capita One
- Finance System, currently utilising Integra
- Payment Processing Platform, currently utilising Pay360

1.2 Following the ending of the Capita Partnership in 2021 the Council put in place contractual arrangements to ensure it was still able to access various key systems previously provided under the Partnership. The Council currently has a single contract in place with Capita Business Services Ltd for the joint delivery of four core IT systems:

- Capita One Revenues & Benefits
- Capita One Education (subject to a separate report)
- Integra Financial Management System
- Pay360

This contractual arrangement is due to come to an end on 30th June 2025, whilst the arrangement for Pay360 expires on 4th January 2025.

1.3 To prepare for the end of this arrangement in 2025, the Council will take individual commissioning decisions to separately procure external suppliers to deliver these functions, in preparation for expiry.

1.4 The current systems are provided under one contract with no further extensions available. Once this contract has expired each system will be procured separately and will have its own contractual terms and conditions. Separate contracts will make contract management more straightforward. By staggering the termination dates on the new contractual arrangements this will also help manage the impact of change on the organisation. System change and in particular the operational interfaces between various systems is always a significant undertaking and must be carefully planned in advance.

1.5 The market for systems with all the required functionality is, currently, relatively limited. The Council will undertake further market testing to identify potential systems and the appropriate route to market, which must adhere to the Public Contract Regulations 2015. A commissioning decision is being sought now which will allow time for the market engagement and to conduct the recommended procurement processes.

2. HOW DOES THIS DECISION CONTRIBUTE?

- 2.1 The Finance & Commercial Services function enables the delivery of high-quality public services and to ensure that public money is spent efficiently and effectively.
- 2.2 IT systems are now intrinsic to how the service operates day to day and how financial and personal data is managed and stored. This enables us to meet our statutory obligations in relation to preparing our accounts as well as monitoring and managing our in-year spend and future financial forecasts. These systems enable us to collect Council Tax in the city, as well as administering Housing Benefits and other discretionary hardship payments and/or reliefs to some of the most vulnerable members of our society.

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 This decision relates to the procurement of systems that enable the 'back office' function of Finance & Commercial Services to operate. As such, this decision does not have any direct implications for customers and other service users and wider consultation is not necessary. However, during the subsequent procurement process possible benefits and service improvements will be explored with potential providers. The position in relation to consultation in respect of service improvements and/or the customer experience will be considered at the relevant time.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

- 4.1.1 There are no direct equality implications arising from this report. There would clearly be serious implications to customers and vulnerable people if our Revenues & Benefits services and financial systems were not working because we were unable to access the relevant systems. From that perspective, this decision supports all of Sheffield's citizens as well as more vulnerable groups of customers.

4.2 Financial and Commercial Implications

- 4.2.1 The annual cost of the three systems covered by this report is £712,000. It is anticipated ongoing costs in 2025 would be broadly similar and, allowing for inflationary pressures, a budget of £14.3m over a ten period is considered to be a reasonable estimate for the cost of these systems and/or their replacement. This includes a prudent provision for the associated implementation costs in the event a change in supplier.

4.3 Legal Implications

- 4.3.1 The provision of these systems is incidental to the Council's main functions and promotes its duties in relation to its financial reporting duties. It is permitted under s11 Local Government Act 1972. Contracting the provision of the systems is permitted under the Local Government (Contracts) Act 1997.

Further legal considerations may be required as procurement progresses and at contract stage.

4.4 Climate Implications

- 4.4.1 There are no direct climate implications arising from this report.

4.4 Other Implications

- 4.4.1 None.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 The relevant IT systems identified in this report enable the Council to conduct its work in the most efficient way. Moving away from these to a more manual and/or paper-based operation would be counter-productive.
- 5.2 The Council is not in a position to be able to design IT systems to carry out these functions. It does not have the technical skills or capacity, nor would there be time to complete the design and testing of such systems in a sufficiently robust way to ensure continuity of service from 2025 onwards.
- 5.3 As a result separately procuring external suppliers to deliver these functions is the recommended option. This enables us to take advantage of best practice as well as the innovation and development capacity provided by the private sector.

6. REASONS FOR RECOMMENDATIONS

- 6.1 This commissioning decision enables the Council to commence active market engagement and begin planning for its requirements in 2025 and beyond.

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Officer Decision Report

Author/Lead Officer of Report: *David Whitley, Transport Schemes Manager*

Tel: 0114 205 3804

Report to: *Strategy and Resources, Finance sub-committee*

Date of Decision: *22nd March 2023*

Subject: *Acceptance of City Region Sustainable Transport Settlement Revenue Grant*

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>				
Has appropriate consultation taken place?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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:

The purpose of this report is to provide the context for a recommendation to be accountable body for a revenue grant offer from South Yorkshire Mayoral Combined Authority (SYMCA), of £2,856,916, as part of the City Region Sustainable Transport Settlement (CRSTS) Fund. The funding will be used to design and deliver the first gateway outputs (Strategic Outline Business Case (SOBC) and Outline Business Case (OBC)) including programme level costs and other complementary activities (such as data collection, communications, training and publicity) of the transport projects identified within the SYMCA CRSTS business case submission to the Department for Transport.

This report seeks the approval to be accountable body for the revenue funding from SYMCA only. All future capital expenditure will be subject to compliance with the Council’s budget processes, financial regulations and capital approval process, and the details, risks and financial implications will be included within the individual business cases for each project and submitted for authorisation via the capital approval process. Once the capital business unit has been approved, the revenue

spend will be capitalised – thus enabling a proportion of this fund to be recycled to develop other transport schemes within the programme.

Recommendations:

It is recommended that the Strategy and Resources Policy committee

- approves the Council as accountable body for the revenue grant offer from SYMCA of £2,856,916 as part of the CRSTS Fund.

Background Papers:

- Transport, Regeneration and Climate Change committee approved a report on the CRSTS programme at their meeting on 8th February 2023, accessed via the enclosed link [Sheffield City Council - Agenda for Transport, Regeneration and Climate Policy Committee on Wednesday 8 February 2023, 2.00 pm](#)
- SYMCA Grant Agreement

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: Alex Hill (30 th November)
	Legal/Legal commercial: Richard Cannon (20 th December 2022)/Courtney Hill (30 th January 2023)
	Equalities & Consultation: Ed Sexton (14 th December)
	Climate: Jessica Rick (28 th November)
<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	SLB member who approved submission: <i>Kate Martin</i>
3	Relevant Policy Committee <i>Strategy and Resources Policy Committee</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 SLB member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.
	Lead Officer Name: <i>David Whitley</i>
	Job Title: <i>Transport Schemes Manager</i>
Date: 22nd March 2023	

1. PROPOSAL

- 1.1 This report seeks approval to be the accountable body for the revenue grant funding from the City Region Sustainable Transport Settlement (CRSTS) Fund to support the development of infrastructure investment projects that support decarbonisation of the transport system to tackle climate change along with promoting growth and tackling inequalities.
- 1.2 CRSTS is the Department for Transport's (DfT) five-year local transport allocation administered through the South Yorkshire Mayoral Combined Authority (SYMCA). The five years covers the period 2022-2027.
- 1.3 The allocation and settlement will contain the next five years allocation of the Local and Neighbourhood Transport Complimentary Programme (LaNTP) – formally called the Local Transport Plan Integrated Transport Block (or just LTP) as well as the final year instalment of the Transforming Cities Fund and the future five-year major projects transport funding. This fund will therefore deliver the day-to-day improvements on the local network, as well as provide the funding for larger scale strategic interventions. This will build upon the work currently in progress to further develop a joined up and seamless network.
- 1.4 In April 2022 an award was made to SYMCA of £570m. Of the £570m, the allocation for SCC (excluding the final year TCF value) is £137m, which includes £19.5m for the LaNTP and a £50m (50%) contribution to SYMCA to the Supertram renewal project.
- 1.5 In addition to the Transport Settlement, the Department for Transport also awarded Revenue Funding of £5.2m for local authorities to commence project feasibility and development work of the transport projects. It is expected that there will be a second tranche of development funding, but the initial allocation confirmed for Sheffield for this work is £2.857m, the subject of this Officers decision Report.
- 1.6 The grant agreement that exists for this revenue funding source is between SYMCA (as accountable body) and SCC (the recipient). The terms and conditions of the grant are appended to this report.
- 1.7 The funding will be used to design and deliver the first gateway outputs (SOBC and OBC) of the transport projects as well as programme level costs and other complementary activities (such as data collection, communications, training and publicity) of the transport projects identified within the SYMCA CRSTS business case submission to the DfT.

- 1.8 The SCC led projects included within the business case submission to the DfT to be developed from the revenue grant are as follows:
- 1.8.1 **Active Travel Cross City Connections**
A series of scalable active travel network improvements which will seek to plug the gaps within the City Centre to the radial cycle links. Depending on the TCF2b and ATF1 and 2 projects being implemented, this project in the first instance seeks to maximise connecting with existing projects, with any surplus being used to connect other key destinations within the city centre.
- 1.8.2 It should be noted that SCC understand that cost increases within the TCF programme can be managed through reducing the scope of the CRSTS programme. In part due to the potential of developing improvements through other funding opportunities (including developer contributions), this scheme would likely be the first one where a decision not to progress would be made.
- 1.8.3 **Active Travel Northern Communities**
A series of scalable active travel network improvements connecting Sheffield City Centre with the Northern General Hospital (NGH), and onward to the surrounding communities. The project will seek to integrate with the bus corridors to provide a sustainable transport route to NGH and improved local access to district centres as well as strategic connections into the City and areas of high employment. The focus on the corridor will be Sheffield City Centre to NGH.
- 1.8.4 **A61 Chesterfield Road Bus Priority**
A scalable bus improvement project which envisages to deliver bus priority along the A61 corridor from Meadowhead roundabout in the South to Sheffield city centre in the north. The project will initially include options including a 250-space park and ride facility on the southern section of the route, currently identified as Meadowhead Sports Club. There is limited highway space for major intervention, although active travel crossing points at key locations and bus priority improvements (bus lane operation and enforcement) are anticipated on Chesterfield Road to the junction with Broadfield Road. There will also be an opportunity to improve connecting infrastructure such as bus stops, waiting restrictions and other traffic management opportunities which positively present themselves through consultation.
- 1.8.5 **Bus Priority - Northern Communities**
A scalable bus improvement project which envisages to deliver bus priority along the A6135 corridor from Sheffield City Centre to the northern communities of Chapelton, Ecclesfield and Firth Park via the Northern General Hospital. The project will include the investigation of the major junctions on the route. There will also be an opportunity to improve connecting infrastructure such as bus

stops, waiting restrictions and other traffic management opportunities which positively present themselves through consultation.

1.8.6 **Bus Priority - Upper Don Valley**

A scalable bus improvement project which envisages to deliver bus priority along the A61 corridor from Sheffield City Centre to the northern communities of Stannington, Wisewood and Grenoside. The project will include the investigation of the major junctions on Penistone Road and Halifax Road as well as Holme Lane, including Hillsborough Corner. There will also be an opportunity to improve connecting infrastructure such as bus stops, waiting restrictions and other traffic management opportunities which positively present themselves through consultation.

1.9 Further work is required to firm up the detail of all these proposals and additional reports and updates will be brought through the appropriate governance for decision as the projects progress.

2. **HOW DOES THIS DECISION CONTRIBUTE?**

2.1 The CRSTS revenue grant fund will be used to turn ideas into deliverable projects with developed and costed business cases that can deliver against the Council's strategic aims:

2.1.1 **The One Year Plan:**

- **Climate Change, Economy and Development:**
 - Taking immediate steps to reduce carbon emissions, tackling harmful pollution and making the air we breathe safer, while securing a sustainable future for public transport:
 - The projects are aimed at targeted investment in new and improved cycling and walking routes to support a modal shift from car to more sustainable transport methods, along with investment in public transport through bus priority improvements to make travel by bus a more attractive option.
 - Supporting Sheffield businesses to recover and grow, regenerating our high streets, establishing thriving city and local centres and maximising opportunities for arts and cultural activities in all parts of the city to support economic recovery:
 - Buses and active travel routes facilitate access to our high streets and various leisure attractions. By supporting access to key retail and leisure locations, buses and active travel routes provide a platform for further development which can help the economy grow. It also allows pre-existing business located within the region to grow their business through access to labour and wider market opportunities.

2.1.2 **Transport Strategy:**

- The Council's Transport Strategy aims to create improved, sustainable, and safe transport networks for Sheffield. It is recognised that potential development can be constrained by poor transport infrastructure, which can subsequently result in access and connectivity issues. Improved connectivity is therefore a necessity to facilitate economic growth in Sheffield in a sustainable and inclusive way:
 - The CRSTS projects are named within the Transport Strategy, aimed at enhancing transport infrastructure that makes it easier for people to travel between places of work, home or study using sustainable modes of transport, thereby reducing congestion and supporting our city's economic growth.

2.1.3 **Emerging Local Plan:**

- The Sheffield Plan will be the city's new local plan and will guide development in the city until 2039. Sheffield's overarching Vision set out in the Sheffield Plan: Our City, Our Future Publication (Pre-Submission) Draft is that "In 2039 Sheffield will be an economically stronger, fairer, more inclusive and sustainable city. It will be playing a nationally significant economic role at the heart its region, with thriving neighbourhoods and communities, and have a distinct urban and rural identity." It also states that "The city's prosperity will be underpinned by a strong, integrated and sustainable transport system, with most shorter trips carried out by bicycle or on foot".
 - The CRSTS projects support the Sheffield Plan: Our City, Our Future Publication (Pre-Submission) Draft and have a fundamental role to play in achieving a successful transition to becoming a zero carbon clean and sustainable city, tackling poverty, improving health and reducing inequality; contributing to inclusive economic success and creates an attractive place where all can thrive regardless of background.

2.2 The CRSTS projects supports both the SYMCA Transport Strategy and South Yorkshire Strategic Economy Plan (SEP), as well as helping to achieve a number of the conditional outcomes regarding reduced car use and decreasing harmful greenhouse gases whilst promoting greater cycling trips and higher public transport patronage.

3. **HAS THERE BEEN ANY CONSULTATION?**

3.1 The projects chosen to be included within CRSTS are named within the Council's Transport Strategy and Local Cycling and Walking Infrastructure Plan (LCWIP).

- 3.2 The Transport Strategy has been informed by an evidence base that has analysed current challenges, opportunities, strengths and weaknesses and also taken into account public feedback from consultation on the Transport Vision. That consultation enhanced knowledge about journey needs and local opinions on travel. The Strategy incorporates this knowledge as well as evidence from many local, national and international sources.
- 3.3 At the development stage of the SYMCA bid to the CRSTS fund the Leader and relevant Executive Member were briefed prior to submission through a report and presentation to CMT. This included outlining the high-level proposals as part of the bid to the Department for Transport (DfT) and the alignment to the current Transforming Cities Fund proposals.
- 3.4 As the programme has progressed, engagement with local members and the Local Area Committee Teams has taken place on schemes which have been able to accelerate (A61 Chesterfield Road and A61 Penistone Road). This has included walkthroughs, workshops and updates on business case development.
- 3.5 The bid was submitted through the South Yorkshire Mayoral Combined Authority (SYMCA) in accordance with their governance process.
- 3.6 Transport, Regeneration and Climate Change committee approved a report on the CRSTS programme at their meeting on 8th February 2023.
- 3.7 On an individual project level, a full programme of consultation and engagement will be undertaken as more detailed proposals are developed.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

- 4.1.1 The CRSTS programme has been prepared to improve the quality of life of all our residents, regardless of their protected characteristics, by helping to improve accessibility to employment and essential services, to provide a reliable public transport alternative, and to deliver a more connected active travel network to enable a greater number of people to incorporate physical activity into their daily lives.
- 4.1.2 Individual Equality Impact Assessment will be undertaken as more detailed proposals are developed. These will show if there are any impacts on specific communities and how this has been consulted on and how any potential negative impacts will be mitigated, where possible.

4.2 Financial and Commercial Implications

4.2.1 A revenue grant of £2,856,916 provided from South Yorkshire Mayoral Combined Authority (SYMCA) to Sheffield City Council (SCC) to support the implementation of the City Region Sustainable Transport Settlement (CRSTS).

4.2.2 Up to £2.9m is being provided to the Council in the first instance to design and deliver the first gateway outputs of the transport schemes identified within the SYMCA CRSTS business case submission to the Department for Transport (DfT).

4.2.3 This revenue allocation supports the CRSTS capital allocation and third-party match funding. SCC is not required to provide a revenue contribution for CRSTS activities at this stage.

2022/23	2023/24	2024/25	Total
£435,547	£1,620,219	£801,149	£2,856,916

4.2.4 Commencement Date: 1st August 2022 - The date from which eligible costs and project outputs may be attributed to the project. Completion Date (of this grant, not of any schemes that may be constructed following the development by the grant): 31st March 2026.

4.2.5 As per the Financial Regulations, the grant offer will need s151 sign off and claims to be signed off by a Senior Finance Manager.

4.2.6 SYMCA shall pay the grant to SCC in accordance with Schedule 2 of the Grant Agreement during the Grant Period. The detail of the Claims periods set out in Schedule 3 still need to agreed with SYMCA.

4.2.7 Schedule3, Section 3.3 of the funding agreement states: *For the avoidance of doubt, SYMCA will only pay Grant to SCC against qualifying expenditure incurred within the financial years 2022/23 – 2024/25 up to the 31 March 2025.* This is different to the dates included in Schedule 2, section 2.1 so clarification has been sought from SYMCA.

4.2.8 Any qualifying expenditure defrayed by SCC after this/these date(s) will not be eligible to claim under the terms of the Grant Agreement.

4.2.9 Payment of the grant will only be made if SCC complies with the monitoring information requirements and can demonstrate the submission of complete and robust business cases by the submission date, as detailed in Schedule 2 of the Grant Agreement.

- 4.2.10 SCC shall provide SYMCA with the monitoring information set out in Schedule 4 of the Grant Agreement by the deadlines detailed in Schedule 2.
- 4.2.11 The Grant paid to SCC shall not include any element of Value Added Tax (VAT).
- 4.2.12 If SCC does not comply with the terms of the Grant Agreement, then SYMCA may terminate the Grant Agreement and cease to make payments or reduce, withdraw, suspend or recover part or all of the Grant. For the avoidance of doubt, this will include any failure to achieve the outputs and failure to provide any of the monitoring information.
- 4.2.13 The Grant must be spent in full by the end of the grant period and any unspent monies are immediately returned to SYMCA. If a capital scheme is successfully developed from this feasibility funding, it may be possible to capitalise some of the expenditure and recover it instead from any capital funding secured for that project. This would allow a portion of the CRSTS revenue grant to be recycled.
- 4.2.14 SYMCA may at its discretion withhold or suspend payment of the Grant, require repayment of all or part of the Grant and/or terminate this Agreement if clause 19 of the Grant Agreement is not complied with.

Grant Accounting Treatment - Conditional Grant.

- 4.2.15 SCC must ensure that it keeps full, complete and accurate books, annual accounts, records and documentation on the Project for a minimum of six years following completion of the Project and make such books, annual accounts, records and documentation available to SYMCA on request
- 4.2.16 Records are maintained, effective monitoring and financial management systems to control expenditure are operating to ensure that the costs of achieving the objectives, activities and milestones set out by the funder can be clearly identified.
- 4.2.17 The Project Manager will need to read, understand and comply with all of the grant terms and conditions and the Code of Conduct for Grant Recipients. and develop an exit strategy to ensure that there are no ongoing unfunded costs when the grant ends

4. 3 Legal Implications

- 4.3.1 Local Transport Authorities are responsible for key aspects of public transport planning and delivery, the SYMCA being the LTA responsible for the operational public transport elements of the region's public transport strategy pursuant to its status as a combined authority so

designated under the Local Democracy, Economic Development and Construction Act 2009 and as amended by the Cities and Local Government Devolution Act 2016. It is through the SYMCA that the CRSTS funding is made available,

- 4.3.2 Section 111 of the Local Government Act 1972 provides local authorities with the power to do any thing (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions. This is the power under which the Council would accept the grant. If the grant is accepted, the Council will enter into an agreement to the terms and conditions with SYMCA in the form appended to this report. Failure to comply with the terms and conditions could enable SYMCA to withhold or suspend the grant at any time, and to require the repayment of all or part of the grant.
- 4.3.3 The Council is under a number of duties relevant to traffic management and to which the proposals carried forward under the proposed CRSTS programme may be said to apply. For example, the Transport Act 2000 ('the 2000 Act') places a duty on local authorities to develop policies which will create a safe, efficient, integrated, and economic transport system that meets the needs of persons living or working within the city. The 2000 Act also imposes a duty on local authorities to carry out their functions to implement those policies and, in doing so, secure a more efficient use of their road network, or to avoid, eliminate or reduce road congestion (or other disruption to the movement of traffic) on their road network. This would include where a scheme delivers on the Council's existing Transport Strategy and the Local Transport Plan for South Yorkshire.
- 4.3.4 More broadly, the Council is also under a duty contained in section 16 of the Traffic Management Act 2004 ('the 2004 Act') to manage its road network with a view to securing the expeditious movement of traffic on the authority's road network, so far as may be reasonably practicable while having regard to their other obligations, policies and objectives. This is called the network management duty and includes any actions the Council may take in performing that duty which contribute for securing the more efficient use of their road network or for the avoidance, elimination or reduction of road congestion (or other disruption to the movement of traffic) on their road network.
- 4.3.6 Key points to note from the Agreement (which have not already been covered in the ODR) are:
- There is a general data protection requirement within the Agreement. However please note if data is being collected as part of the project, SCC will need to put into place separate data protection/information sharing agreements to ensure compliance with data protection legislation.

- Under clause 7, SCC gives indemnities to SYMCA in relation to
 - Negligent acts or omissions or default on the part of SCC in delivery of the project causing death or personal injury and including losses decided by a court; and
 - SCC shall be liable for and indemnify SYMCA for losses arising from breach of the Agreement acts or omissions or default on the part of SCC.

Please read clause 7 and evaluate the risks and consider highlighting the indemnities in the report.

- There are publicity obligations under clause 8 requiring SCC to acknowledge the Grant in its annual report and accounts including acknowledging SCC as the source. Further any materials produced by SCC during the course of the project must state that the project is supported by SYMCA and include a logo along with the wording to the effect that the project has been financed by SYMCA.

4.4 Climate Implications

4.4.1 The projects within the CRSTS programme will have a beneficial impact on the environment as a driver of this investment is to create infrastructure to encourage sustainable forms of travel such as walking, cycling and public transport.

4.4.2 Individual Climate Impact Change Assessment will be undertaken as more detailed proposals are developed. These will show if there are any negative impacts and how they will be mitigated, where possible.

4.5 Other Implications

4.5.1 Staff resources to develop and deliver such a significant programme of works are limited, so we will look to work with strategic partners (such as Amey) to bring in additional resources within all project roles. These costs will be eligible to claim against the revenue grant.

5. **ALTERNATIVE OPTIONS CONSIDERED**

5.1 Not accepting the revenue grant will significantly affect the viability of the projects within the CRSTS programme. They will either be delayed until an alternative funding source is found for their development or fail to come to fruition at all. Consequently, it will mean that the take-up of sustainable travel choices would be considerably slower than with the projects, it will also mean we are unable to provide safe and reliable sustainable routes for many residents travelling to employment and to local facilities.

5.2 This would result in a delay to the Transport Strategy outcomes, along with no contribution to the one-year plan.

- 5.3 The benefits that will result from the enhancement of sustainable travel provision, such as reduced car usage and increased economic activity, would not be felt under this alternative option, or would be felt some time in the future, and therefore their benefit would be significantly diminished. Similarly, not moving forward with the projects now would mean that the wider social and environmental benefits would not be realised.

6. REASONS FOR RECOMMENDATIONS

- 6.1 It is recommended that the Council agree to be accountable body for the revenue grant. This will enable the Council to benefit from £2.9m of revenue funding to undertake data collection, modelling, policy and strategic alignment, and development of optioneering recommendations to support the development of the projects within the CRSTS programme.
- 6.2 It will help protect the Council's finances in the coming years, by providing revenue for staff costs, third party consultant support, and early specialist public participation resources.
- 6.3 Accepting the revenue grant and developing the project within CRSTS programme will ultimately unlock £137m of capital investment to deliver them.

GRANT AGREEMENT

BETWEEN

SOUTH YORKSHIRE MAYORAL COMBINED AUTHORITY

AND

SHEFFIELD CITY COUNCIL

Re: CITY REGION SUSTAINABILITY SETTLEMENT TRANSPORT REVENUE FUND

Minute No. 17 - MCA Meeting 21st March 2022

This Agreement is dated

PARTIES

1. **SOUTH YORKSHIRE MAYORAL COMBINED AUTHORITY** of 11 Broad Street West, Sheffield, S1 2BQ (the "Authority"); and
2. **SHEFFIELD CITY COUNCIL** of Town Hall, Pinstone Street, Sheffield, S1 2HH (the "Recipient")

being the Party or Parties, as applicable.

BACKGROUND

The Authority is the Accountable Body in respect of the City Region Sustainability Settlement Transport (CRSTS) Funding and has agreed to make funding available to the Recipient under the terms and conditions of this Agreement (the "Agreement").

AGREED TERMS

1. DEFINITIONS

In this Agreement the following terms shall have the following meanings:

"Accountable Body" means the body responsible for spending and further distribution of the Grant.

"Commencement Date" defined as 1st May 2022 meaning the date from which the Eligible Costs and Project Outputs may be attributed to the project.

"Data Protection Legislation" means the Data Protection Act 2018 (DPA), and the General Data Protection Regulation ((EU) 2016/679) (GDPR) and any national implementing laws, regulations and secondary legislation, as amended or updated from time to time, in the UK and any successor legislation to the GDPR or the DPA.

"Completion Date" as set out in Schedule 2, Paragraph 2.1 means the date by when the Eligible Costs and Project Outputs in Schedule 4, Paragraph 4.1, must be achieved;

"Grant" means the amount provided by the Authority as reimbursement of Qualifying Expenditure, to a maximum amount of £2,856,916.00.

"Grant Manager" means the person appointed by the Authority to manage the Grant in relation to this Agreement and / or any such person notified from time to time to the Recipient or his or her replacement.

"Monitoring Information" means the information required to monitor the Project during the contract period;

"Principles" means the principles of acceptable subsidies set out in Article 3.4 of the UK-EU TCA Rules.

"Project" means the project as described in Schedule 1;

"Outputs" means the product of the Project Development Works being the submission of complete and robust business cases by the Submission Date, as detailed in Schedule 2, Table 2.1

"Project Intellectual Property" means all Intellectual Property arising from or which comes into existence as a result of carrying out the Project to the extent that it is owned or acquired or is otherwise under the control of the Recipient;

"Project Manager" means the Recipient's manager of the Project identified as Ben Morley, Head of Programmes and Accountable Body and any replacement from time to time as agreed by the Authority;

"Serious Breach" means any breach which adversely, materially and substantially affects the performance or delivery of the Project;

"Sub-Contractor" means any person, firm or company to whom the Applicant may sub contract all or any part of the performance or delivery of the Project provided under the Agreement.

"Subsidy Rules" means the UK-EU TCA Rules and the WTO-ASCM Rules together

"UK-EU TCA Rules" means the subsidy provisions set out in Title XI Chapter 3 of the Trade and Cooperation Agreement between the European Union and the European Atomic Energy Community of the one part and the United Kingdom of Great Britain and Ireland of the other part dated 24 December 2020

"WTO-ASCM Rules" means the subsidy provisions set out in the World Trade Organisation Agreement on Subsidies and Countervailing Measures dated 15 April 1994

2. ENTIRE AGREEMENT

- 2.1 This Agreement shall be of no effect until it has been signed by or on behalf of both Parties.
- 2.2 The terms and conditions set out in the Agreement shall govern the Agreement to the exclusion of all other terms including those that the Recipient may purport to apply to the Agreement and shall supersede any prior promises, representations, undertakings, implications or Agreement made by the Parties.
- 2.3 No amendment or variation to this Agreement shall be effective unless it is by agreement in writing and signed by the Authority and the Funding Recipient.

3. PURPOSE OF THE GRANT

- 3.1 The Recipient shall use the Grant only for the purpose of the Project and in accordance with the terms and conditions set out in this Agreement. The Grant shall not be used for any other purpose without the prior written agreement of the Authority.
- 3.2 The Recipient must deliver the Outputs within the Grant Period.
- 3.3 The Recipient shall not make any significant change to the Project without the Authority's prior written agreement.

4. PAYMENT OF THE GRANT AND SUBSIDIES

- 4.1 Subject to Clause 20 the Authority shall pay the Grant to the Recipient in accordance with Schedule 2 during the Grant Period.
- 4.2 Payment of the Grant will only be made if the Recipient complies with the Monitoring Information requirements and can demonstrate that the Outputs have been achieved.
- 4.3 The Grant paid by the Authority under this Agreement shall not include any element of Value Added Tax. It shall be the responsibility of the Recipient to establish the VAT position with respect to payments made under this Agreement, or any other contract, and to discharge any liabilities which may arise.
- 4.4 The Authority shall pay the Grant directly into the Recipient's chosen bank account through the Authority's Purchase 2 Pay System and upon receipt of a valid purchase order.
- 4.5 If the Recipient does not comply with the terms of this Agreement, then the Authority may terminate the Grant and cease to make payments in accordance with Clause 20. For the avoidance of doubt, this will include any failure to achieve the Outputs, failure to provide any of the Monitoring Information.
- 4.6 The Grant must be spent in full by the end of the Grant Period. Should any part of the Grant remain unspent at the end of the Grant Period, the Recipient shall ensure that any unspent monies are immediately returned to the Authority unless otherwise agreed in writing.
- 4.7 Where the Grant involves an element of Subsidy this Agreement must be accompanied by a statement signed by the appropriate person representing the Recipient setting out the amount of Subsidy, which the Recipient has received within the current and previous two financial years or alternatively confirmation that the Subsidy granted complies with the Principles.

5. MONITORING AND REPORTING

- 5.1 The Recipient shall closely monitor the delivery and success of the Project throughout the Grant Period and thereafter to ensure that the aims and objectives of the Project are being met, that this Agreement is being adhered to and that the Outputs will be achieved.
- 5.2 The Recipient shall provide the Authority with the Monitoring Information by the deadlines set out in Schedule 5.
- 5.3 The Recipient shall on request provide the Authority with such further information, explanations and documents as the Authority may reasonably require in order for it to establish that the Grant has been used properly in accordance with this Agreement.

6. LEGAL COMPLIANCE AND QUALITY ASSURANCE

6.1 The Recipient shall operate working practices which comply with (including but not limited to) Safeguarding Legislation, Employment Legislation, Health and Safety at Work Legislation, Race Relations, Data Protection and Freedom of Information, Equalities Legislation and other Legislation and/or guidance relevant to the delivery of the Project.

7. LIABILITY

7.1 The Recipient shall indemnify the Authority against any expense, liability, loss, claim or proceedings in respect of personal injury to or death of any Participant or any other person given or made by any court of competent jurisdiction or mutually agreed as part of any settlement arising out of or in the course of or caused by the negligent act or omission or wilful default of the Recipient in the delivery of the Project, except to the extent (if any) that it was also caused or contributed to by the negligent act or omission or wilful default of some other person acting as a servant or agent of the Authority.

7.2 The Recipient shall indemnify the Authority against any proven expense, liability, loss, claim or proceeding in respect of direct loss or damage to property whether belonging to the Authority or a Participant or otherwise given or made by any court of competent jurisdiction or mutually agreed as part of any settlement arising out of or in the course of or caused by the negligent act or omission or wilful default of the Recipient in the delivery of the Project, except to the extent (if any) that it was also caused or contributed to by the negligent act or omission or wilful default of some other person acting as a servant or agent of the Authority.

7.3 The Recipient shall be liable for, and shall indemnify the Authority against any expense, liability, loss, claim or proceedings arising as a result of, or in connection with, any breach of the terms of this Agreement or any act or omission by the Recipient or made by their employees, agents, successors, assigns and contractors in connection with or in respect of or in consequence of the undertaking of any activities connected with the Project; and/or as a result of any breach of this Agreement by the Recipient or by any such person.

7.4 The Recipient warrants to the Authority that all activities carried out under this Agreement, contained in the Outputs or otherwise, will not infringe, in whole or in part, any copyright or any other Intellectual Property Rights (IPRs) of any person and agrees to indemnify the Authority against any and all claims, demands, proceedings, expenses and losses, including any of a consequential nature, arising directly or indirectly out of any act of the foregoing in relation to any works, where such act is, or is alleged to be, an infringement of a third party's copyright or other IPRs. This warranty and indemnity shall survive the termination of this Agreement and shall exist for the life of the copyright or other IPRs.

7.5 The Authority accepts no liability for any consequences, whether direct or indirect, that may come about from the Recipient running the Project, the use of the Grant or from withdrawal of the Grant.

8. PUBLICITY

8.1 The Recipient shall acknowledge the Grant in its annual report and accounts and shall include an acknowledgement of the Authority as the source of the Grant.

8.2 The Recipient shall ensure that any materials produced by the Recipient state that the Project is supported by the Authority and include the logo attached at Schedule 6 along with the wording to the effect that the Project has been financed by the Authority.

9. INSURANCE

9.1 The Recipient shall maintain and shall ensure that its contractors maintain all insurances required by Law and shall provide the Authority with evidence of such insurances upon request by the Authority.

10. INTELLECTUAL PROPERTY RIGHTS

10.1 The Parties agree that all rights, title and interest in or to any information, data, reports, documents, procedures, forecasts, technology, Know-How and any other IPRs whatsoever owned by either Party before the Commencement Date or developed by either Party during the Grant Period, shall remain the property of that Party.

10.2 The Recipient shall grant to the Authority a perpetual non-exclusive licence to use the IPRs generated by the project and shall procure the grant of such licence from any third party where applicable.

11. CONFIDENTIALITY

11.1 Subject to Clause 13 all documents and information provided by either Party to the other during or in connection with the performance of this Agreement shall be treated as confidential. Such documents and information shall not be used by the receiving Party except for the purposes for which they were made available and such documents and information shall not be disclosed by the receiving Party to any other person without the prior written consent of the issuing Party. The Parties shall use all reasonable endeavours to ensure that its employees and its sub-contractors are under a similar obligation of confidentiality in respect of the relevant documents and information. The above restriction shall not apply to information which:-

11.1.1 is already in the public domain; or

11.1.2 is disclosed to the Recipient without any obligation of confidence by a third party who has not derived it directly or indirectly from the Authority; or

11.1.3 is trivial or cannot reasonably be considered to be confidential; or

11.1.4 Is required to be disclosed by law.

11.2 The Recipient will ensure that information deemed confidential is only released to a third party with the prior written authority of the party providing that information.

11.3 The duties in this Clause 11 will survive any termination of this Agreement.

12. FREEDOM OF INFORMATION

12.1 The Recipient acknowledges that the Grant is being paid out of public funds and it is required to assist the Authority with the requirements of the Freedom of Information Act 2000 (FOIA) and the Environmental Information Regulations 2004 (EIRs).

12.2 The Recipient shall provide all necessary assistance and cooperation as reasonably requested by the Authority to enable the Authority to comply with its obligations under the FOIA and EIRs;

12.3 The Recipient acknowledges that the Authority may be required under the FOIA and EIRs to disclose information without consulting or obtaining consent from the Recipient. The Authority shall be responsible for determining in its absolute discretion whether any information is exempt from disclosure in accordance with the FOIA and/or the EIRs.

13. DATA PROTECTION

13.1 Both parties will comply with all applicable requirements of the Data Protection legislation

14. RETENTION AND MAINTENANCE OF RECORDS

14.1 The Recipient must maintain records for the Project which enables it to comply with the Monitoring Information requirements and demonstrate the Outputs required by the Authority.

14.2 The Recipient must ensure that it keeps full, complete and accurate books, annual accounts, records and documentation on the Project for a minimum of six years following completion of the Project and make such books, annual accounts, records and documentation available to the Authority on request.

15. ASSIGNMENT, SUBCONTRACTING AND DISTRIBUTION OF FUNDING

15.1 The Agreement is personal to the Recipient and the benefit and or burden of the Agreement may not be sub contracted, assigned or novated, in whole or in part, by the Recipient without the prior written consent of the Authority which shall be unfettered.

16. WARRANTIES

16.1 The Recipient represents warrants and undertakes to the Authority that:

- 16.1.1 it has all necessary resources and expertise to deliver the Project;
- 16.1.2 the performance of any obligations under this Agreement will be undertaken with reasonable care and skill including obligations performed by the Recipient's agent and/or Sub-Contractor(s);
- 16.1.3 it has given the Authority true, complete and accurate information in connection with this Agreement, the Project or the Authority's evaluation of the Recipient or the Project;
- 16.1.4 any information the Recipient provides to the Authority regarding this Agreement or the Project in the future will be true, complete and accurate and not misleading in any way;
- 16.1.5 it will immediately notify the Authority in writing if any information they have provided to the Authority becomes untrue, incomplete, or misleading in any way;
- 16.1.6 it will ensure that any Sub-Contractor engaged will be retained on terms that are no less onerous than the terms contained in this Agreement;
- 16.1.7 it has and shall keep in place systems to deal with the prevention of fraud and/or administrative malfunction and/or financial irregularity;
- 16.1.8 it is not subject to any contractual or other restriction imposed by its own or any other organisation's rules or regulations or otherwise which may prevent or materially impede it from meeting its obligations in connection with the Grant;
- 16.1.9 it is not aware of anything in its own affairs, which it has not disclosed to the Authority or any of the Authority's advisers, which might reasonably have influenced the decision of the Authority to make the Grant on the terms contained in this Agreement;
- 16.1.10 it has power to enter into this Agreement and has obtained all necessary approvals to do so and undertakes that it is not aware as at the date of this Agreement of anything within its reasonable control which might or will adversely affect its ability to fulfil its obligations under this Agreement; and
- 16.1.11 the signatories to this Agreement have full authority to sign on the Recipient's behalf and such signatures will commit the Recipient to all obligations and duties contained within this Agreement.

17. FRAUD

- 17.1 The Parties shall use all reasonable endeavours to safeguard the Authority's funding of the Project against fraud generally and, in particular, fraud on the part of the Recipient's directors, employees or Sub-Contractors.
- 17.2 The Parties shall pay the utmost regard to safeguarding public funds against misleading invoices for payment. The Recipient shall notify the Authority immediately if it has reason to suspect that any fraud has occurred or is occurring.
- 17.3 The Recipient shall notify the Authority immediately of any instance of suspected fraud or financial irregularity in the delivery of the Agreement including, but not limited to, cases of:
- 17.3.1 collusion with members of the staff of the Authority;
 - 17.3.2 computer fraud;
 - 17.3.3 the submission to the Authority of inaccurate, incomplete, misleading or falsified Monitoring Information;
 - 17.3.4 fraud involving awarding bodies.

18. BREACH

- 18.1 Without prejudice to any other rights or remedy available to the Authority, in the event of a Serious Breach, the Authority may at its sole discretion:
- 18.1.1 terminate the Agreement with immediate effect on notice in writing to the Recipient;
 - 18.1.2 require that the Recipient suspend delivery of the part of the Project to which the Serious Breach relates;
 - 18.1.3 reduce, withdraw, suspend or recover part of all of the Grant that the Authority has paid to the Recipient;

19. WITHHOLDING, SUSPENDING AND REPAYMENT OF GRANT

- 19.1 The Authority's intention is that the Grant will be paid to the Recipient in full in accordance with Schedule 2. However, without prejudice to the Authority's other rights and remedies, the Authority may at its discretion withhold or suspend payment of the Grant, require repayment of all or part of the Grant and/or terminate this Agreement if:

- 19.1.1 the Recipient uses the Grant other than for the purpose of the Project;
- 19.1.2 there is a substantial change to the Project which the Authority have not approved, or any attempt is made to transfer or assign any rights, interests or obligations created under this Agreement or substitute any person in respect of any such rights, interests or obligations, otherwise than in accordance with this Agreement;
- 19.1.3 the Authority considers that the Recipient has not made satisfactory progress with the delivery of the Project or the Recipient has failed to achieve the Outputs;
- 19.1.4 the Recipient fails to provide the Monitoring Information specified in Schedule 3;
- 19.1.5 the Recipient is, in the reasonable opinion of the Authority, delivering the Project in a negligent manner;
- 19.1.6 the Recipient provides the Authority with any materially misleading, inaccurate or incomplete information;
- 19.1.7 The funder requests that the Grant be withheld or repaid;
- 19.1.8 the Recipient fails to comply with Subsidy Rules or Clause 5; or
- 19.1.9 the Recipient commits a Serious Breach of this Agreement; or
- 19.1.10 the Recipient falls within a category listed in Clause 20.

20. INSOLVENCY OR BANKRUPTCY

- 20.1 Where the Recipient is a Limited Company they must notify the Authority in writing immediately upon the occurrence or the reasonably likely occurrence of any of the following events:
 - 20.1.1 the Recipient has a winding up order made; or
 - 20.1.2 the Recipient has a resolution for voluntary winding up passed (except for the purposes of amalgamation or reconstruction); or
 - 20.1.3 the court makes a composition or arrangement with the Recipient's creditors; or
 - 20.1.4 the Recipient has an administrative receiver, receiver or manager appointed by a creditor or by the court; or
 - 20.1.5 possession is taken of any of the Recipient's property under the terms of a fixed or floating charge; or

20.1.6 the Recipient becomes insolvent within the meaning of Section 123 of the Insolvency Act 1986.

20.2 Where the Recipient is an unincorporated association they must notify the Authority in writing immediately upon the occurrence or the reasonably likely occurrence of any of the following events in respect of any of their members:

20.2.1 if a petition is presented for bankruptcy; or

20.2.2 a bankruptcy order is made; or

20.2.3 any composition or arrangement is made with or for the benefit of creditors; or

20.2.4 any conveyance or assignment is made for the benefit of creditors.

20.3 Where the Recipients are a firm or a number of persons acting together in any capacity they must notify the Authority in writing immediately if any event in Clause 20.2 occurs in respect of any partner in the firm or any of those persons, or a petition is presented for the Recipient to be wound up as an unregistered company.

20.4 The Authority shall terminate the Grant and this Agreement if any of the events described in Clauses 20.1, 20.2 or 20.3 occurs.

21. WAIVER

21.1 No delay by or omission of either Party in exercising any right, power, privilege or remedy under this Agreement shall operate to impair such right, power, privilege or remedy or be construed as a waiver thereof. Any single or partial exercise of any such right, power, privilege or remedy shall not preclude any other or further exercise thereof or the exercise of any other right, power, privilege or remedy.

22. NOTICES

22.1 All notices and other communications in relation to this Agreement shall be in writing and shall be deemed to have been duly given if personally delivered, or mailed (first class postage prepaid) to the address of the relevant party, as referred to above. If personally delivered all such communications shall be deemed to have been given when received (except that if received on a non-working day or after 5.00 pm on any working day they shall be deemed received on the next working day) and if mailed all such communications shall be deemed to have been given and received on the second working day following such mailing.

23. VARIATION

23.1 No variation to this Agreement shall be effective unless it is agreed in writing between the Parties.

24. LOCAL GOVERNMENT TRANSPARENCY CODE 2015

24.1 As a Local Authority, the Authority must publish details of any contract, commissioned activity, purchase order, framework agreement and any other legally enforceable agreement with a value that exceeds £5,000. If the value of this Agreement exceeds £5,000, or if any extension or variation to the Agreement results in its total value exceeding £5,000, the following details of the Agreement will be published by the Authority on its website on a quarterly basis:

- (a) reference number: CRSTSR4
- (b) title of agreement: SCC – CRSTS Revenue Fund
- (c) local authority department responsible: Sheffield City Council
- (d) description of the goods and/or services being provided: Support for the Sheffield CRSTS Capital programme
- (e) Recipient name and details: Sheffield City Council, Town Hall, Pinstone Street, Sheffield, S1 2HH
- (f) sum to be paid over the length of the contract or the estimated annual spending or budget for the contract: £2,856,916.00,
- (g) Value Added Tax that cannot be recovered: N/A
- (h) start, end and review dates: 01/05/2022: – 31/03/2026
- (i) whether or not the contract was the result of an invitation to quote or a published invitation to tender: N/A
- (j) whether or not the Recipient is a small or medium sized enterprise and/or a voluntary or community sector organisation and where it is, provide the relevant registration number: N/A

24.2 The Recipient will notify the Authority as soon as reasonably possible of any change to the information included in clause 24.1, and the Recipient consents to the Authority publishing the information set out in clause 24.1 on a quarterly basis.

25. FORCE MAJEURE

25.1 Neither Party shall be liable to the other if it is unable to perform any of its obligations in whole or in part due to causes beyond its reasonable control. If such force majeure occurs, the Party affected shall notify the other Party in writing as soon as is practicable.

26. DISPUTES

26.1 Both parties will raise issues with each other as they arise. Both parties will endeavour to settle disagreements with each other at the appropriate authority level.

26.2 If items remain unresolved, the Recipient should raise the matter in the first instance with the Authority's Project Manager.

26.3 If items are still unresolved an independent arbitration service will be appointed to mediate.

27. NO PARTNERSHIP OR AGENCY

27.1 This Agreement shall not create any partnership or joint venture between the Authority and the Recipient, nor any relationship of principal and agent, nor authorise any party to make or enter into any commitments for or on behalf of the other party.

28. SEVERABILITY

28.1 If any provision of this Agreement shall be prohibited or adjudged by a court to be unlawful, void or unenforceable, such provision shall, to the extent required, be severed from this Agreement and rendered ineffective as far as possible without modifying the remaining provisions of this Agreement and shall not in any way affect the validity or enforceability of the remaining provisions of this Agreement.

29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

29.1 This Agreement does not and is not intended to confer any contractual benefit on any person pursuant to the terms of the Contracts (Rights of Third Parties) Act 1999.

30. GOVERNING LAW

30.1 This Agreement shall be governed by and construed in accordance with the law of England and Wales and the parties irrevocably submit to the exclusive jurisdiction of the Court of England and Wales.

Signed for and on behalf of **South Yorkshire Mayoral Combined Authority**

.....(Authorised Signatory)

.....(Print name)

.....(State position)

Signed for and behalf of Sheffield City Council

.....(Authorised Signatory)

.....(Print name)

.....(State position)

SCHEDULE 1 – PROJECT

1.1 Background

On 21st March 2022 the Authority approved allocations of the CRSTS revenue fund to support the delivery of Sheffield City Councils CRST capital transport programme ('Project').

1.2 Project

The funding will be used to design and deliver the first gateway outputs (SOBC and OBC) of the transport schemes identified within the SYMCA CRSTS business case submission to the Department for Transport. Initial works will be focused on the associated data collection, modelling, policy and strategic alignment and development of optioneering recommendations to support the formative stages of the projects within the CRSTS programme.

The funding will be used for recoverable staff time, third party consultant support (appointed via compliant framework agreements), traffic surveys/transport modelling and early specialist public participation resources. There might be the need for refresh of local policy to support wider scheme benefit and the development of a monitoring and evaluation framework for the city, linking into wider city and regional performance management matrices.

1.3 Works

The Project will consist of the following type of activity –

- Recruitment and procurement of services to deliver on time and within budget.
- Timely progression of business cases for capital investment through the various internal and external assurance processes.
- Early contractor involvement to ensure a clear route to market and reduce competition risk for construction. Strategy development and research.

1.4 Key Contacts

Role	Parties	Name	Job Role
Project Manager	Recipient	Matthew Reynolds	Transport Planning and Infrastructure Manager
Grant Manager	Authority	Sue Sykes	Assistant Director – Procurement, Contracts and Programme Controls

SCHEDULE 2 – KEY DATES

The Recipient is to provide updates on progress against the Key Milestones and Delivery Milestones in accordance with Schedule 4.

Failure to adhere to the required reporting provisions may result in an Event of Default and the Authority withholding payment of Grant in accordance with clause 7.

2.1 Key Dates

Key Dates refer to the **Agreed Terms, 1. Definitions and Interpretation** within the Agreement.

Key Dates	Date
Commencement Date	01/08/2022
Completion Date	31/03/2026
Monitoring Report Submission Dates (annually)	Q2 – October Q4 – April
SBC Submission Dates:	
Active Travel Cross city connections	
Active Travel Northern Communities - Phase 1	Jun-23
A61 Chesterfield Road Bus Priority	Jul-23
Bus Priority - City—Chapelton/High Green	Feb-23pnJun-23
Bus Priority - Upper Don Valley	Apr-23
OBC Submission Dates:	
Active Travel Cross city connections	Apr-24
Active Travel Northern Communities - Phase 1	Jun-24
A61 Chesterfield Road Bus Priority	Nov-23
Bus Priority - City—Chapelton/High Green	Mar-24

Bus Priority - Upper Don Valley	Apr-24
BJC/FBC Submission Dates:	
Active Travel Cross city connections	Apr-25
Active Travel Northern Communities - Phase 1	Jun-25
A61 Chesterfield Road Bus Priority	Nov-24
Bus Priority - City—Chapelton/High Green	Mar 25
Bus Priority - Upper Don Valley	Apr-25
Clawback Review Date	31/10/2025
Final Review Date	31/10/2025
Interim Evaluation Date	31/03/2024
Final Evaluation Date	31/03/2026
Closure Date	31/03/2026

2.2 Delivery Milestones

For the Works, as detailed at Schedule 1, Paragraph 1.2, the delivery milestones are -

Delivery Milestones	Commencement Dates	Completion Dates
Staff Recruitment	01/05/2022	30/09/2022
Traffic counts, data, modelling and surveys	01/05/2022	30/12/2024
Related policy work – and other complimentary tasks	01/05/2022	31/03/2026
CRSTS scheme optioneering (SOBC/OBC)	01/05/2022	31/03/2025
Engagement platform	01/05/2022	31/03/2026
Future Scheme Development	01/04/2024	31/03/2026
Monitoring and Evaluation	01/05/2022	31/03/2026

SCHEDULE 3 – PROJECT COSTS

3.1 Funding Profile

The Funding Profile below refers to the anticipated profile of funding by Financial Year and by Claims Period.

3.1.1 Financial Year

2022/23	2023/2024	2024/2025	Total (£)
£435,547	£1,620,219	£801,149	£2,856,916.00

3.1.2 Claims Period - Need to review dates and values in this table – and go out to 2025. Need conversation with MCA first

Claim Period	Date of Claim	Claim Amount (£)
Q2 2022	October 2022	£44,893
Q4 2022	January 2023	£500,000
Q1 2023	April 2023	£594,039.50
Q3 2023	September 2023	£594,039.50
Q1 2024	April 2024	£594,039.50
Q3 2024	September 2024	£594,039.50
Total		£2,856,916.00

3.2 Project Cost

The Project Cost refers to the total amount of funding required to deliver the Project.

	2022/23	2023/24	2024/25	Total (£)
Grant	£435,547	£1,620,219	£801,149	£2,856,916.00

Total (£)	£435,547	£1,620,219	£801,149	£2,856,916.00
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3.3 Eligible Costs

Eligible Costs refers to the breakdown of the Project Cost as required to deliver the Project.

Proposed revised profile	2022/23	2023/24	2024/25	Total (£)
Staff Costs	£25,108.64	£150,651.82	£75,325.91	£251,086.36
Professional and Design Fees, including modelling	£242,658.85	£972,046.94	£303,562.35	£1,518,268.14
Consultation costs	£31,891.50	£106,305.00	£74,413.50	£212,610.00
Data, traffic counting, monitoring and evaluation and complimentary work, including policy development	£135,888.00	£391,216.00	£179,497.50	£706,601.50
Future scheme preparation	£0	£0	£168,350	£168,350.00
Total (£)	£435,546.99	£1,620,219.76	£801,149.26	£2,856,916.00

For the avoidance of doubt, the Authority will only pay Grant to the Recipient against Qualifying Expenditure incurred within the financial years 2022/23 – 2024/25 up to the 31 March 2025. Any Qualifying Expenditure defrayed by the Recipient after this/these date(s) will not be eligible to claim under the terms of this Agreement.

SCHEDULE 4 – MONITORING AND EVALUATION

The Recipient shall submit performance reports to the Authority throughout the Project Monitoring Period. This will include completion of the following -

- a) Inception Report;
- b) Monthly/quarterly monitoring returns (as required by the Authority);
- c) Approved Claim Forms and supporting evidence;
- d) Project Learning Reviews; and
- e) Evaluation Reports.

4.1 Inception

Following execution of the Agreement the Recipient shall complete an inception report and return it to the Authority prior to the inception meeting. The purpose of this meeting is to facilitate closure of any Special Conditions and clarify contractual expectations.

4.2 Monitoring Reports

Monitoring is the collection of data to check progress against Delivery Milestones, Key Dates, Project Outputs, Project Outcomes and Social Value Outcomes and ensure successful delivery of the funding objectives. Monitoring data also plays a key part in evaluation by tracking changes in deliverables over time.

The Recipient shall complete a monitoring return for the final month of each Claim Period. By exception the Authority may also require the Recipient to complete a highlight report on a monthly basis. All monitoring reports are to be accompanied by -

- a) updated Project Risk Log in accordance with Schedule 6;
- b) updated programme for the Project; and
- c) where relevant, an Approved Claim Form and supporting evidence for the amount claimed for that Claim Period in accordance with clause 6 of this Agreement.

The Authority is at liberty to request additional documentation as may be required from time to time.

4.3 Evaluation

Evaluation is the assessment of a project's effectiveness and efficiency during and after implementation. This includes measuring the causal effect of the project on planned outcomes and impacts, assessing whether the anticipated benefits and value for money have been realised and whether any unanticipated impacts occurred. Reasons to evaluate include to -

- Demonstrate how Grant was spent;
- Understand to what extent the Project achieved its approved objectives;
- Learn from the implementation, in order to improve processes in the future; and
- Evidence future requests for investment

The Recipient shall ensure adequate resource is available to undertake the agreed monitoring and evaluation for the Authority in line with its Monitoring and Evaluation Framework.

Associated costs are not an Eligible Cost unless specifically identified in Schedule 3, Paragraph 3.3.

4.3.1 Project Learning Reviews

The Authority has in place a comprehensive monitoring and evaluation framework designed to provide robust feedback on the lessons learned from investment decisions. Project Learning Reviews will not only provide accountability for the investment made but will also enhance the local evidence base to improve future bidding, assessment of value for money and appraisal.

The Recipient is required to evaluate the impact of the Grant at the following intervals -

- a) By the Interim Evaluation Date, as per Schedule 2, the Recipient will provide to the Authority the interim Project Learning Review; and
- b) By the Final Evaluation Date, as per Schedule 2, the Recipient will provide to the Authority the final Project Learning Review.

The submission of the Project Learning Review will enable completion of the interim and final closure reviews by the Authority. Upon resolution of any issues in accordance with the terms of this Agreement, the Authority will close the Project.

SCHEDULE 6 – PROJECT RISK LOG

The Recipient will maintain a Project Risk Log throughout the Project Monitoring Period in a format satisfactory to the Authority.

An up to date Project Risk Log is to be submitted to the Authority in accordance with the reporting provisions within Schedule 5.

SCHEDULE 7 - ACKNOWLEDGEMENT AND PUBLICITY EXAMPLES

In accordance with clause 12, the Recipient is to comply with, and shall ensure that any sub-contractors comply with, the publicity requirements and use of the logos included in the South Yorkshire Mayoral Combined Authority and [name of funding programme(s)] brand guidelines.

The Recipient is to liaise with the Grant Manager in the first instance on all matters related to the suitability of proposed acknowledgement, brand application and publicity in media. The Grant Manager will work with the SYMCA marketing team for publicity approvals, brand application and marketing suggestions.

7.1 Examples for the South Yorkshire Mayoral Combined Authority

a) Text for Project marketing material

Any Project marketing material should feature the following paragraph where space allows –

'[PROJECT] is being delivered by [RECIPIENT] and is part-funded by South Yorkshire Mayoral Combined Authority.'

b) Approved wording for Press Release 'Notes to Editors' and on Websites

Any press releases regarding the Project requires approval from the Authority prior to release, and should include the following wording –

The South Yorkshire Mayoral Combined Authority (SYMCA) is led by Mayor of South Yorkshire Oliver Coppard, and brings together the local authorities of Barnsley, Doncaster, Rotherham and Sheffield and the private sector through its Local Enterprise Partnership (LEP).

The Mayor, MCA and LEP have a shared purpose to create a stronger, greener, fairer South Yorkshire. To work together to unlock the potential of South Yorkshire people, businesses and places and ensure they prosper.

The SYMCA's Strategic Economic Plan (SEP) provides the blueprint for how to transform the region, to keep people and businesses moving and to help them grow, delivering a public transport network and attracting investment to create a stronger, greener, fairer South Yorkshire by 2040.

SYMCA's vision is to grow an economy that works for everyone. To develop inclusive and sustainable approaches that build on South Yorkshire's strengths in innovation and embrace the UK's 4th Industrial Revolution, to contribute more to the country's prosperity and enhance quality of life for all.

SYMCA have powers and resources, devolved from Westminster to South Yorkshire, which means they can take decisions locally about its economy, transport, skills, housing, and infrastructure.

To use these to create a vibrant, thriving South Yorkshire where people want to live and work. Attract new investment to the region and build the conditions for inclusive economic growth which benefits everyone. Help create good jobs, by backing businesses to grow, invest and locate in South Yorkshire.

To support people so they have the training and skills to find work, remain in work or progress in work. To help businesses secure the skills they need to be more productive and grow.

To serve South Yorkshire every day and connect people and businesses to the places they need to be. As the body responsible for South Yorkshire's public transport network, managing

the 102 million passenger journeys made each year in South Yorkshire. Building a transport system which is reliable, green and affordable.

Investing in infrastructure to transform our places, revitalise high streets and deliver new homes.

For more information visit southyorkshire-ca.gov.uk

'The South Yorkshire Mayoral Combined Authority can be contacted 0114 220 3400, <https://southyorkshire-ca.gov.uk>, or enquiries@southyorkshire-ca.gov.uk'

c) Verbal/written description of the Project and funding

For use across marketing collateral, where concise details of the Project are required:

'[PROJECT] is being supported and part funded by the South Yorkshire Mayoral Combined Authority. The Mayor, MCA and LEP have a shared purpose to create a stronger, greener, fairer South Yorkshire. To work together to unlock the potential of South Yorkshire people, businesses and places and ensure they prosper. The South Yorkshire Mayoral Combined Authority can be contacted 0114 220 3400, <https://southyorkshire-ca.gov.uk>, or enquiries@southyorkshire-ca.gov.uk'

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Report to Policy Committee

Author/Lead Officer of Report:

Tammy Whitaker, Head of Regeneration & Property Services

Tel: 2053230

Report of: *Kate Martin, Executive Director City Futures*

Report to: *Finance Sub – Committee*

Date of Decision: *Wednesday 22nd March 2023*

Subject: *Rural Estate Management Plan*

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? (1500)				
Has appropriate consultation taken place?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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:

The Council's Rural Estate has the potential to play a significant role in delivering a wide range of objectives and positive outcomes for the inhabitants of Sheffield.

The attached, Rural Estate Management Plan outlines how the Council will effectively and efficiently manage and develop its Rural Estate over a 10-year plan period, with interim reviews. It provides an overarching vision and strategy and principles to guide decision making as well as a practical working document to guide activity.

Recommendations:

- That Committee approve the attached Rural Estate Management Plan attached at Appendix 1 and adopts the policies contained within to ensure effective management of the rural estate

Background Papers:

Rural Estate Management Plan

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>Kerry Darlow</i>
		Legal: <i>David Sellars</i>
		Equalities & Consultation: <i>Ed Sexton</i>
		Climate: <i>Jessica Rick</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	SLB member who approved submission:	<i>Kate Martin, Executive Director City Futures</i>
3	Committee Chair consulted:	<i>Cllr Zahira Naz, Cllr Bryan Lodge Finance sub Committee</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 Committee by the SLB member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: Tammy Whitaker	Job Title: Head of Regeneration and Property Services
	Date:	

1. PROPOSAL

1.1 Background - Sheffield City Council's Rural Estate

The Council's Rural Estate comprises a portfolio of rural land and properties extending to approximately 3,000 Ha (7,413 acres), including 14 farmsteads. The Estate has been accumulated from a variety of sources including: historic ownership by the Corporation of Sheffield; gifted to the people of Sheffield by benefactors; and land strategically acquired by the Council. The estate is let to some 61 different tenants by way of various agreements including: Agricultural Holdings Act Tenancy's (AHA), Farm Business Tenancy's (FBT) and commercial leases.

1.2 The majority of the estate lies to the west of the city within the upland areas on the edge of the Peak District National Park and comprises moorland, woodland and grassland with some lowland grassland and arable land located around the urban fringe of Sheffield. Much of the land is subject to specific designations, including: National Park, Conservation Areas and Sites of Special Scientific Interest (SSSI). Most holdings are small by modern farming standards which reduces their commercial viability.

1.3 Current Position

Brexit led to massive changes and greater uncertainty for the agricultural industry and this combined with the assent of the Agriculture Act 2020 and Environment Act 2021, extreme price volatility and unprecedented weather conditions has meant that farmers and land managers are facing some of their greatest challenges to date, particularly for marginal upland farms which forms the majority of the Council's land holdings.

1.4 Despite these challenges, the countryside, and the ecosystem services which it provides, offers the means to capitalise on opportunities such as sequestering carbon in pursuit of net zero targets, managing the natural landscape to reduce flooding and improve water quality and enhancing biodiversity in order to address the ecological and climate emergencies declared by the Council in recent years. With the incoming Environmental Land Management Schemes (ELMS), a system of public money for public goods will look to reward farmers who implement sustainable practices as stewards of the natural landscape.

1.5 The Rural Estate has previously been managed as a collection of individual tenancies but through proactive management, collaboration with tenants and partnerships with environmentally conscious third parties, much more could be done across the Estate to realise broader strategic ambitions and deliver key outcomes for the City and its people. Through the adoption of an Integrated Land Management approach, and finance through both public schemes the Rural Estate has the potential to deliver a 'stack' of environmental and wider objectives and other positive outcomes for the inhabitants of Sheffield.

1.6 Rural Estate Management Plan

The Rural Estate Management Plan (Appendix 1) establishes a framework and objectives to inform decision making and sets out how the Council's rural land holdings can be better aligned to support the delivery of broader corporate aims and objectives. The plan forms part of a wider review of Sheffield City Council's (SCC) assets, to establish and articulate its holistic approach to asset management.

1.7 The Rural Estate Management Plan (REMP) has been prepared as at April 2022 and reflects the position of legislation, policy, private markets and public grant schemes as at this date. This position is ever changing and therefore, some of the information relied upon within this document may have been superseded with additional guidance and material having been published since the April 2022 reference date. The Council and their advisors should seek to apply the most recent guidance and policies to inform the REMP and should continually review the information and schemes available

1.8 The plan provides a clear Vision:

"To promote the adoption of an integrated approach to land management facilitating the delivery of a diverse range of environmental and public benefits through collaboration"

and five strategic ambitions:

- **Maintenance & Improvements:** *To address the existing maintenance backlog and work towards improving the future sustainability of the assets and improving tenant relationships*
- **Low Carbon Economy, Renewable Energy and Climate Change:** *To contribute towards the Council's net zero, environmental and sustainability targets*
- **Public Access, Recreation & Education:** *To accommodate inclusive access and enhance education opportunities across the rural estate where appropriate in order to facilitate the health and wellbeing of Sheffield's inhabitants and visitors*
- **Collaboration and Partnerships:** *Strategic Ambition: Strengthen existing partnerships and build new relationships with relevant parties to deliver wider objectives and maximise outcomes*
- **Integrated Land Management:** *To utilise the rural estate to maximise the provision of ecosystem services, reduce emissions and address the nature and climate emergencies; utilising nature-based solutions in collaboration with third parties where appropriate*

1.9 The strategic ambitions are supported by a series of proposed actions to ensure that the Council efficiently and effectively manages its Rural Estate in order to fulfil wider objectives and realise income.

1.10 The plan proposes the retention of a 'core estate' to the north west (around Bradfield) and the south west (Ringinglow and Dore areas) of the City where the Council has a critical mass of land ownership, where the strategic ambitions can best be realised and where charitable objectives, designations and other constraints limit alternative use or disposal of the land.

- 1.11 The plan also provides a number of policies to assist with the day to day management of the Estate including:
- Core Estate Policy
 - Tenancy Management
 - Maintenance Policy
 - Decision Making Triangle
 - Environmental Policy/Integrated Land Management
 - Disposals Policy & Acquisitions Including Vacant Property & Development
 - Lettings Policy

2. HOW DOES THIS DECISION CONTRIBUTE ?

- 2.1 Currently, there is no Estate Management Plan for the Council's Rural Estate. This has led to ad hoc decision making and reactive as opposed to proactive management. Budgets are under constant pressure as property assets are expensive to procure, run and maintain in line with legislative requirements. Assets need to be carefully managed to ensure best value in terms of use, maintenance and financial return, whilst still ensuring they contribute towards the Council's wider objectives.
- 2.2 SCC asset investment programme has been highlighted as an area for development in, 'Our Sheffield Delivery Plan 2022/23'. Asset management is fundamental in order to reduce backlog maintenance and begin to rationalise the size and cost of the Council's estate. The Rural Estate Management Plan will form an important part of the estate review and management process designed to address budget savings and realise wider benefits for the Council through better use of its assets. The Rural Estate, if actively managed has the potential to contribute towards the delivery of wider SCC objectives

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 The Rural Estate Management Plan has been informed by engagement with key stakeholders including: Tenants, Local Landowners, Landowner Organisations, officers within relevant departments within SCC, Charities, Utility companies and Government Agencies. Engagement took the form of online surveys and focused stakeholder meetings.
- 3.2 Any future decisions taken on disposal of Council assets will be undertaken in line with the Leader Scheme of Delegation and statutory requirements.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

- 4.1.1 An Equality Impact Assessment has been completed for the REMP. Equality impacts will be considered for specific disposals if required when those decisions are taken.

4.2 Financial and Commercial Implications

- 4.2.1 There are no direct financial implications arising from this report, however due to budgetary constraints, there is a significant maintenance backlog cost for the Estate, which subsequently suffers from underinvestment. Many elements are in a poor and deteriorating condition, with statutory compliance and maintenance issues and as a result, tenant relationships are poor.
- 4.2.2 It is estimated that the current backlog of maintenance and statutory compliance is in excess of £1 million, which is largely due to the costs of repairing dilapidated listed buildings. If the estate management plan is approved a programme of inspection will be undertaken, any necessary maintenance/compliance works costed, and business cases developed for consideration for investment. The business cases will consider how the works can be funded including the use of a top slice of rental income and/or use of capital receipts from the disposal of assets outside of the retained core estate.

4.3 Legal Implications

- 4.3.1 There are no legal implications from the approval of the Estate Management Plan however as noted above the Council does have legal obligations as landlord and these will be addressed both holistically and on a case by case basis as and when they arise and prioritised accordingly.

4.4 Climate Implications

- 4.4.1 Considerations of climate implications and a full Climate Impact Assessment has been undertaken as appropriate for the Rural Estate Management Plan.

The Climate Impact Assessment has determined that this proposal should achieve a moderate decrease in CO₂e emissions compared to before. The REMP sets out a number of objectives/ actions that aim to decrease CO₂e emissions. Biodiversity gain is a central objective of the plan, alongside recommendations for progressing with renewable energy opportunities and highlighting the importance of working with stakeholders to achieve shared goal.

5. **ALTERNATIVE OPTIONS CONSIDERED**

The following alternative options have been identified:

5.1 **Dispose of the whole Rural Estate**

Holding a rural estate portfolio could be considered as outside of SCC's core

objectives and some local authorities have disposed of rural land holdings in their entirety. However, given the location and limitations of the majority of SCC land holdings this would not be straightforward or favourable as elements of the land holdings are held in Trust and were gifted to the people of Sheffield by benefactors. Also, areas of the Estate offer opportunities to deliver wider SCC objectives particularly in the upland areas working in collaboration with tenants and stakeholders. If the Rural Estate was disposed of this potential would not be realised. Some areas of the estate will however be considered for disposal at the appropriate time where they do not form part of the core estate.

5.2 Continue without a Rural Estate Management Plan

The Council could do nothing; resulting in continued ad hoc decision making and a lack of focus on priority action. Budgetary constraints and a significant maintenance backlog have impacted on tenant relationships. The Estate subsequently suffers from underinvestment with many elements in a poor and deteriorating condition. Without action the Rural Estate will continue to deteriorate eventually resulting in worsening tenant relationships and missed opportunities to work with other bodies to realise wider environmental benefits for the City and its people.

5.3 Rural Estate Management Plan

The rural estate management plan sets out a clear framework, objectives and actions to ensure proactive management of the Council's land holdings over the next 10 years and will ensure that the assets are effectively managed, that the Council meets its legal duties as landlord and that wider benefits can be gained from proactive management for the benefit of the city and its people.

6. REASONS FOR RECOMMENDATIONS

The Rural Estate whilst providing challenges, creates a number of opportunities for the Council to meet corporate objectives. The Rural Estate Management Plan provides a clear set of strategic objectives which will enable more active management of the estate.

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RURAL ESTATE MANAGEMENT PLAN

As at April 2022

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Publication Date & Sources of Information

The Rural Estate Management Plan (REMP) has been prepared as at April 2022 and reflects the position of legislation, policy, private markets and public grant schemes as at this date. This position is ever changing and therefore, some of the information relied upon within this document may have been superseded with additional guidance and material having been published since the April 2022 reference date. The Council and their advisors should seek to apply the most recent guidance and policies to inform the REMP and should continually review the information and schemes available.

EXECUTIVE SUMMARY

Scope of Work

- The purpose of this work was to develop a plan to be used to inform decision making on the Council's Rural Estate; providing an overarching vision and strategy as well as a practical working document to guide activity.
- In preparation of a comprehensive plan, the following work has been undertaken:
 - A high-level audit of the Estate.
 - Stakeholder engagement with tenants, interested bodies, adjacent landowners and elected members;
 - An analysis of current and emerging planning policy and identification of future development potential or change of use, including for energy generation and/or residential development;
 - A review of the national and local policy context including existing and emerging strategies;
 - An analysis of the opportunities and constraints to inform the future management and development of the Estate; and,
 - The development of a vision, strategy and policies for ongoing management and decision making.
- The output of this process is this Rural Estate Management Plan (REMP) which outlines how the Council will effectively and efficiently manage and develop its Rural Estate over a 10-year plan period, with interim reviews. Its scope is limited to the assets held by the Council within its rural portfolio.
- The final REMP should be read in conjunction with the associated GIS web-based platform.

Estate Overview

- The Council's Rural Estate comprises a portfolio of rural land and properties which extends to approximately 3,000 ha (7,423 acres). The core elements of the Rural Estate are considered to be in the areas to the north west (around Bradfield) and the south west (Ringinglow and Dore areas) of the City.
- Many of the assets are subject to specific designations including Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation, listed buildings and scheduled monuments. A large proportion of the Estate is also situated within the Peak District National Park.
- The Rural Estate is predominantly let with some in hand or vacant properties. A number of the properties within the Council's agricultural portfolio are let subject to an Agricultural Holdings Act (AHA) tenancy, which can grant strong security of tenure in favour of the tenant, or subject to a Farm Business Tenancy (FBT).
- Historically, budgetary constraints and a significant maintenance backlog have impacted on tenant relationships. The Estate subsequently suffers from underinvestment with many elements in a poor and deteriorating condition.

Background & Context

- Following Brexit, the UK was given its first opportunity to establish its own agricultural policies since 1947. This has led to many changes and great uncertainty for the agricultural industry in the present period.
- In this changing political landscape, with the assent of the Agriculture Act 2020 and Environment Act 2021, extreme price volatility and unprecedented weather conditions, farmers and land managers are facing some of their greatest challenges to date. The existing farm subsidy payment scheme is being phased out throughout the agricultural transition period increasing pressures on farm incomes, particularly for marginal upland farms.
- Despite these challenges, the countryside, and the ecosystem services which it provides, offers the means to capitalise on opportunities such as sequestering carbon in pursuit of net zero targets, managing the natural landscape to reduce flooding and improve water quality and enhancing biodiversity in order to address the ecological and climate emergencies declared by the Council in recent years.

- With the incoming Environmental Land Management Schemes (ELMS), a system of public money for public goods will look to reward farmers who implement sustainable practices as stewards of the natural landscape.
- The Rural Estate has previously been managed as a collection of individual tenancies and the Council recognises that through proactive management, collaboration with tenants and partnerships with environmentally conscious third parties, much more could be done across the Estate to realise broader strategic ambitions and deliver key outcomes for the City and its people.
- Through the adoption of an Integrated Land Management approach, and blended finance through both public schemes and evolving natural capital markets in the private sphere, the Rural Estate has the potential to deliver a 'stack' of environmental objectives and other positive outcomes for the inhabitants of Sheffield; from supplying land for residential development and renewable energy opportunities to facilitating public access and recreation. To achieve this may require a share of the outcomes and each case will need to be assessed on a site by site basis by all relevant Council departments given the nuances that many of these projects will likely present.

The Vision

To promote the adoption of an integrated approach to land management facilitating delivery of a diverse range of environmental and public benefits through collaboration.

The Future of the Rural Estate

- To ensure delivery of 'The Vision' and the Council's wider targets, we have identified a set of strategic ambitions and objectives for the Rural Estate which are summarised below. There are an extensive number of action points and recommendations supporting each of these ambitions and objectives, which are featured within the main body of the report.
- A number of policies have been produced to assist in the day-to-day management of the Estate, as follows:
 - Core Estates
 - Tenancy Management
 - Maintenance
 - Decision Making Triangle
 - Environmental Policy/Integrated Land Management
 - Disposals Policy & Acquisitions Including Vacant Property & Development
 - Lettings Policy
- Through the adoption of these strategic ambitions, objectives, action points and recommendations, and policies, it is considered that the Council can work towards becoming a leading custodian of Sheffield's rural landscape and contribute towards the delivery of multiple economic, environmental and social benefits.

Maintenance & Improvements			
Strategic Ambition: To address the existing maintenance backlog and work towards improving the future sustainability of the assets and improving tenant relationships			
Objectives:	0-5 years	5-10 years	10+ years
Carry out works to meet legal compliance standards	✓	✓	✓
Carry out existing outstanding maintenance works	✓	✓	
Invest in improvements and ongoing maintenance works			✓
Low Carbon Economy, Renewable Energy and Climate Change			
Strategic Ambition: To contribute towards the Council's net zero, environmental and sustainability targets			
Objectives:	0-5 years	5-10 years	10+ years
Establish policies for consenting to and implementing the delivery of Environmental Schemes with tenants and partnerships	✓		
Establish policies for future control and attribution of environmental outcomes e.g. Carbon Credits	✓		
Plant trees adopting the principle of "the right tree in the right place"	✓	✓	✓
Peatland restoration projects working in partnership with third parties and/or utilising grant funding where appropriate	✓	✓	✓
Exploit opportunities for renewable energy installations	✓	✓	✓
Collaboration and Partnerships			
Strategic Ambition: Strengthen existing partnerships and build new relationships with relevant parties to deliver wider objectives and maximise outcomes			
Objectives:	0-5 years	5-10 years	10+ years
Improve communication, engagement and collaboration with tenants and existing partners	✓		
Improve internal communication between Council departments to ensure co-ordinated decision making, policy formulation and record keeping	✓		
Identify and maintain new and existing partnerships to foster a coordinated approach to environmental schemes and improvements between tenants, local landowners and organisations	✓	✓	✓
Provide support for tenants to add value to farm outputs and improve business viability		✓	✓

Integrated Land Management			
Strategic Ambitions: To utilise the rural estate to maximise the provision of ecosystem services, reduce emissions and address the nature and climate emergencies; utilising nature based solutions in collaboration with third parties where appropriate			
Objectives:	0-5 years	5-10 years	10+ years
Manage competing land use priorities and ensure appropriate record keeping is maintained	✓	✓	✓
Facilitate Natural Flood Management	✓	✓	✓
Encourage participation in environmental schemes	✓	✓	✓
Enhance biodiversity across the Estate and explore opportunities for Biodiversity Net Gain	✓	✓	✓

SETTING THE RURAL ESTATE MANAGEMENT PLAN (REMP) IN CONTEXT

This document, the REMP, is part of a wider review of Sheffield City Council's (SCC) assets, to establish and articulate its holistic approach to asset management.

The purpose of this report is to establish how the Council's rural asset portfolio will become better aligned to support the delivery of its corporate aims and objectives, such as those identified in the Sheffield Land & Property Plan.

The REMP outlines how the Council will effectively and efficiently manage and develop its Rural Estate over a 10-year plan period, with interim reviews. Its scope is limited to the assets held by the Council within its rural portfolio.

Budgets are under constant pressure as property assets are expensive to procure, run and maintain in line with legislative requirements. Therefore, assets need to be carefully managed to ensure best value in terms of use, maintenance and financial return, whilst still ensuring they contribute towards the Council's wider objectives.

The final REMP should be read in conjunction with the GIS web-based platform produced by Carter Jonas.

ESTATE OVERVIEW

History

The Council's Rural Estate comprises a portfolio of rural land and properties which extends to approximately 3,000 ha (7,423 acres). The estate has been accumulated historically from the following sources:

- Historic ownership by the Corporation of Sheffield
- Gifted to the people of Sheffield by benefactors
- Strategically acquired by the Council

It should be noted that the Council also holds additional land outside of the Rural Estate, some of which is adjacent to assets within the Rural Estate.

The Sheffield City Council Rural Estate has historically implemented a policy of selling rural properties which became vacant and were considered non-core property.

The core elements of the Rural Estate as shown on Figure 1 below are considered to be in the areas to the north west (around Bradfield) and the south west (Ringinglow and Dore areas) of the City.



Figure 1: Rural Estate plan (Contains OS data © Crown Copyright and database right 2020)

Occupation

The Rural Estate is predominantly let with some in hand or vacant properties as summarised in table 1 below. Many of the properties within the Estate are occupied for agricultural purposes by licencees or tenants. A number of the existing tenancies in place within the Council's agricultural portfolio are let subject to an Agricultural Holdings Act (AHA) tenancy, which can grant strong security of tenure in favour of the tenant or subject to a Farm Business Tenancy (FBT). There are 61 different tenants across the Estate.

Table 1: Lettings by agreement type

Lease Type	Number
Agricultural Holdings Act Tenancy (AHA)	42
Farm Business Tenancy (FBT) – More than two years	2
FBT – Two years or less	9
Commercial Lease	6
Long Lease	6
Grazing Licence – Agricultural	1
Grazing Licence – Non Agricultural	15
In Hand/ Vacant	18
Total	99

LAND HOLDINGS, BY AGREEMENT TYPE

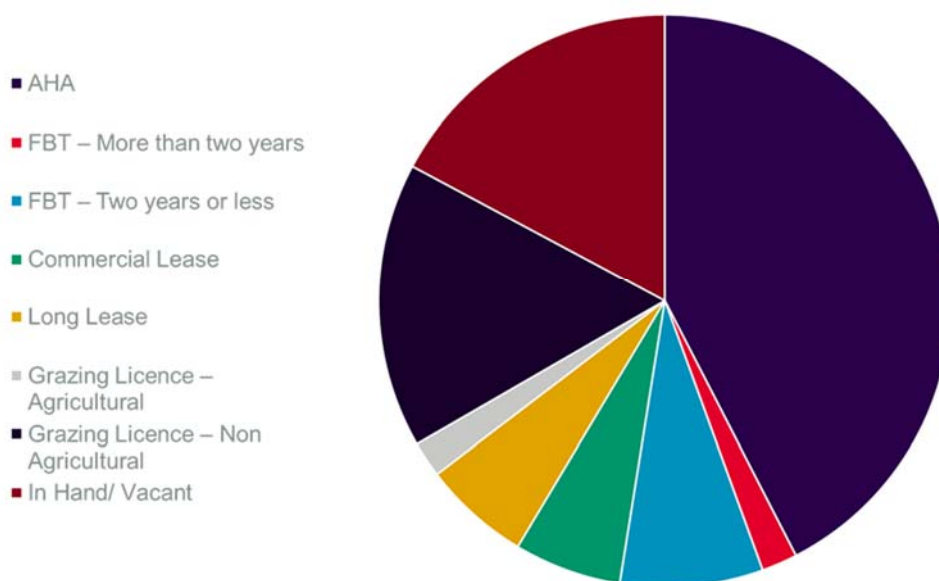


Figure 2: Land occupation by agreement type

Of the above there are 14 assets with one or more houses and 20 assets which include farm buildings, the majority of which are of traditional construction.

The number of Agricultural Holdings Act (AHA) tenancies is gradually decreasing due to retirement and death. However, there are a number of these tenancies which benefit from potential succession rights and therefore have the potential to continue for future generations. The AHA tenancies offer considerable security to the tenant and it is difficult to regain vacant possession, with specified circumstances where vacant possession can be obtained being specified in the Act. This is a fundamental difference to many other Local Authority landlords, which generally inherited County Council Smallholdings with no provision for succession. There are an increasing number of Farm Business Tenancies (FBT) and licence agreements with a term of two years or less.

Based on the current tenancy types we have estimated the proportion of tenancies which will enable vacant possession to be obtained within the short, medium and long term in Table 2 below. This does not take account of any break clauses which may be operable in specific circumstances.

Table 2: Anticipated time period to obtain vacant possession (VP)

Prospects for VP	% by no of lettings	Approximate Area Acres	% by area
Currently vacant	20%	182	2%
1 - 5 Years	26%	913	12%
5 - 10 Years	3%	307	4%
Greater than 10 years	51%	6,021*	81%
Total	100%	7,423	100%

*Please note this includes a single letting of 2,200 acres.

There are a small number of telecommunication site agreements within the portfolio which have been excluded from the above figures. The time periods to gain vacant possession on these varies between the agreements and applicable legislation.

Holding Characteristics

Most equipped holdings are small by modern farming standards which reduces their commercial viability. Having a greater number of smaller holdings also increases the cost to the Council to maintain and run them in comparison with a smaller number of larger viable holdings.

Many of the assets form part of wider agricultural holdings which are not within the ownership of the Council or are occupied for amenity purposes.

The land tenancies and licences range in size from small amenity paddocks of 0.50 acres (0.20 ha) to moorland of 2,200 acres (890 ha), with the majority being between 30 acres (12 ha) and 247 acres (100 ha).

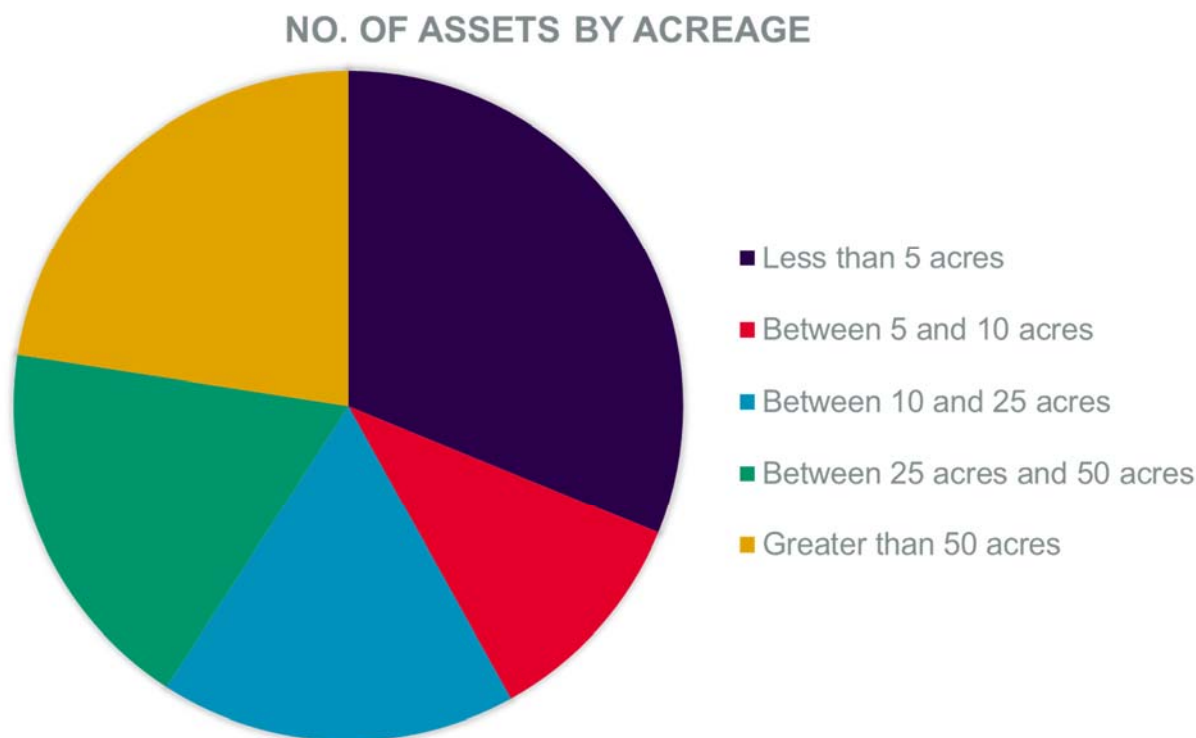


Figure 3: Assets by acreage

Farmhouses

Farmhouses are generally of a traditional stone construction with two to five bedrooms. In recent years the farmhouse stock has suffered from significant under investment and consequently the majority of these properties require some updating and maintenance, with some lacking central heating systems, insulation and double glazing.

It is understood that some of the properties will not meet the current minimum standards for statutory compliance.

Some properties are also listed by English Heritage and as a consequence are subject to more prescriptive planning regulations and also higher associated maintenance costs.



Figure 4: Examples of farmhouses on the Rural Estate

Agricultural Buildings

There are 19 assets which include landlord's buildings and two vacant buildings, the majority of these being of traditional construction.

The farm buildings range from traditional stone-built structures which are of limited use for modern agriculture, to more modern style buildings with asbestos clad roofs. The more modern agricultural buildings located on farmsteads within the holding have largely been provided by the tenants and are classed as tenant's fixtures (without written consent) or improvements (with written consent). It is anticipated that the majority of the buildings which are currently classed as tenant's improvements will eventually revert to the landlord depending on the terms agreed when the buildings were erected.



Figure 5: Examples of buildings on the Rural Estate

Many of the traditional buildings have fallen into disrepair due to their limited use for modern agricultural practices and lack of maintenance, however these are generally still in use by tenants for storage purposes. Some may have scope for alternative uses subject to obtaining the appropriate planning consents. However, due to the location of many of the buildings in the National Park and/or within working farmsteads this is likely to be limited.

Agricultural Land

The majority of the land within the upland areas on the edge of the Peak District National Park comprises moorland, woodland and grassland with some lowland grassland and arable land located around the urban fringe of Sheffield.

According to the soil series of England and Wales, the land to the north and southeast of the City is classified predominantly as Grade 3 (primarily arable land) with the land to the west of the City being a combination of Grade 4 and 5 land (primarily upland grassland and moorland) as shown on Figure 6.

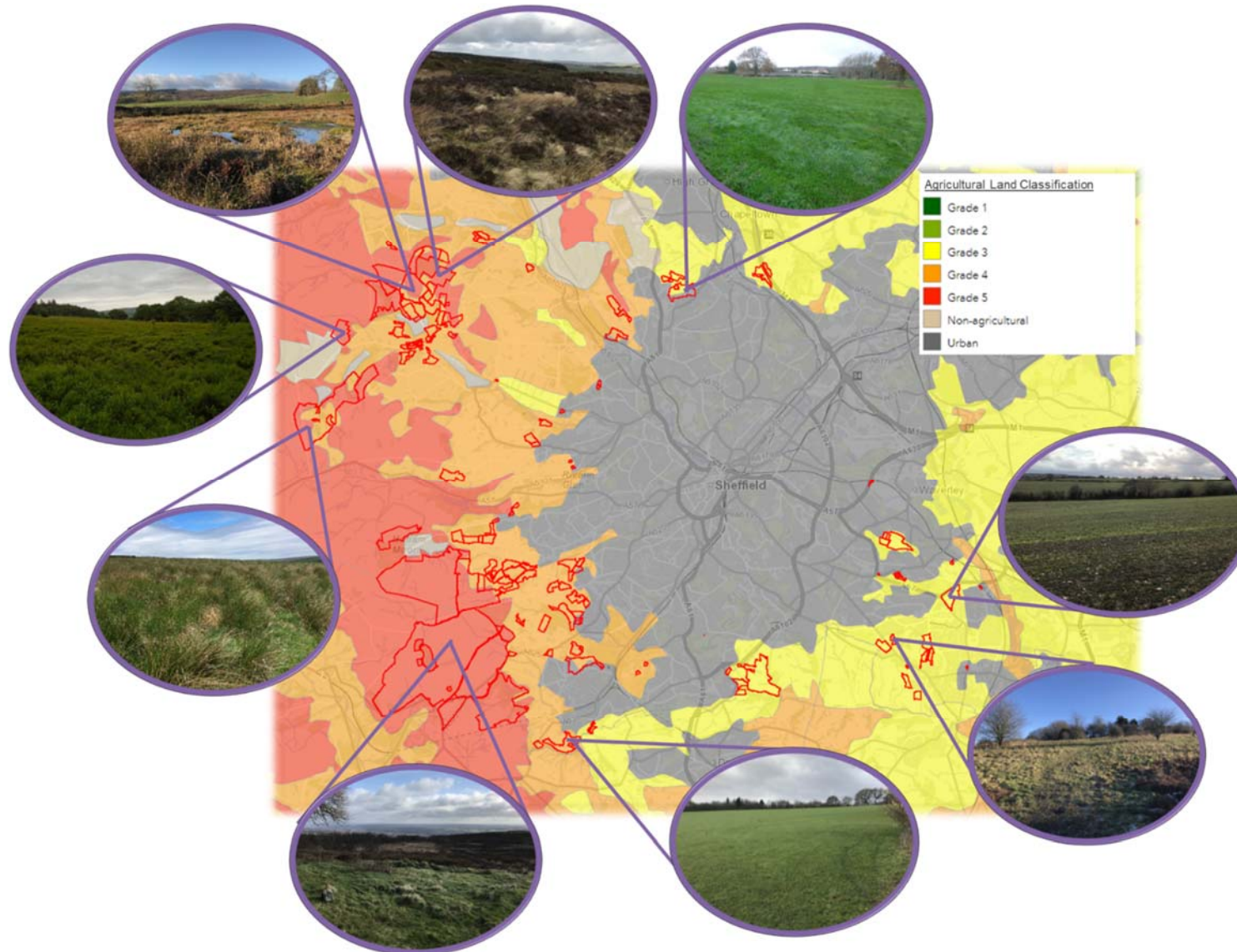


Figure 6: Land grades and indicative land types

Diversifications

The location of the properties in and around the edge of Sheffield offers potential opportunities for diversification activities.

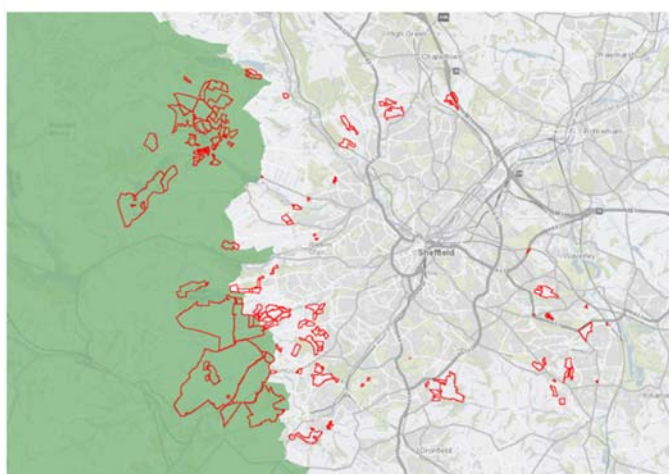
Implementing diversification strategies has enabled some of the tenants to supplement their income from agriculture and increase the viability of their businesses. This has also enabled them to make use of some of the traditional buildings on their holdings which would otherwise have likely fallen into a state of disrepair.



Figure 7: Existing diversification activities on the Rural Estate

Designations

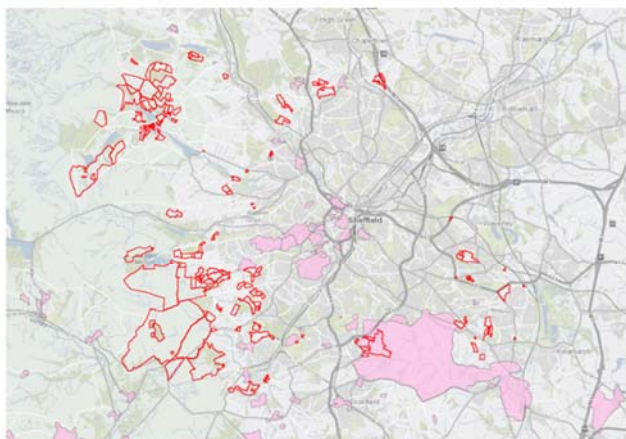
Many of the assets are subject to specific designations. We have summarised the key designations below:



National Park

National Parks are run by National Park Authorities for the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage and to provide opportunities for the understanding and enjoyment of the Park by the public.

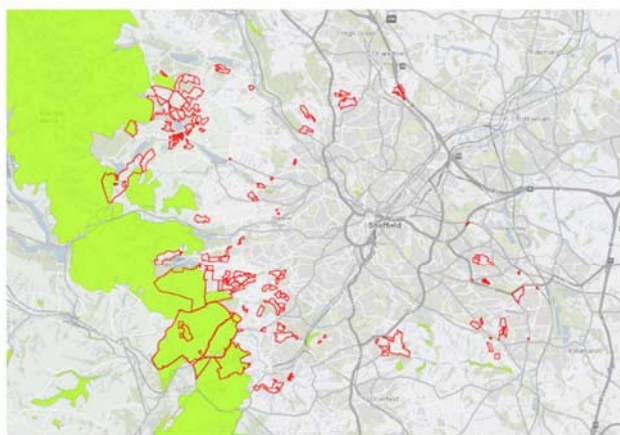
(Source: data.gov.uk)



Conservation Areas

Local Planning Authorities have a duty to designate Conservation Areas, defined as "area[s] of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) Act 1990). The conservation areas in Sheffield vary in size, character and form but they are all recognised as areas that have special architectural and historic interest.

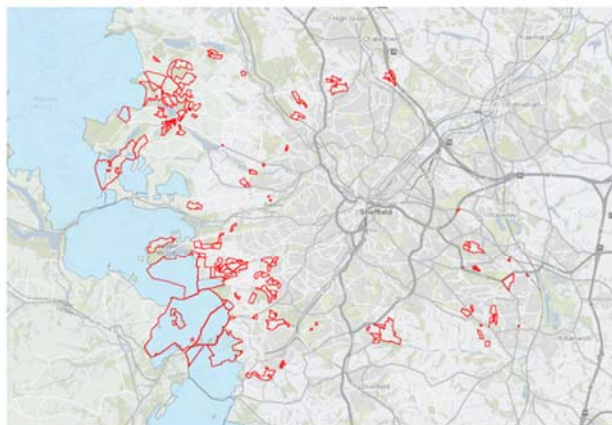
(Source: www.sheffield.gov.uk)



Sites of Special Scientific Interest (SSSI)

A Site of Special Scientific Interest (SSSI) is the land notified as an SSSI under the Wildlife and Countryside Act (1981), as amended. SSSIs are the finest sites for wildlife and natural features in England, supporting many characteristic, rare and endangered species, habitats and natural features.

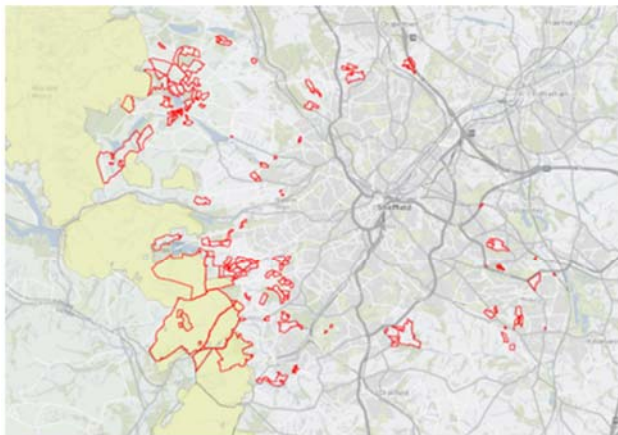
(Source: data.gov.uk)



Special Protection Areas (SPA)

A Special Protection Area (SPA) is the land classified under Directive 79/409 on the Conservation of Wild Birds.

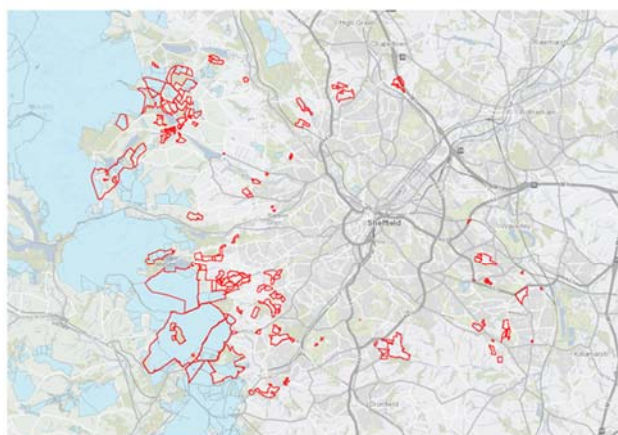
(Source: data.gov.uk)



Special Areas of Conservation (SAC)

A Special Area of Conservation (SAC) is the land designated under Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

(Source: data.gov.uk)



Open Access Land (CROW)

The Countryside and Rights of Way Act 2000 (CROW Act) normally gives a public right of access to land mapped as 'open country' (mountain, moor, heath and down) or registered common land. These areas are known as 'open access land'.

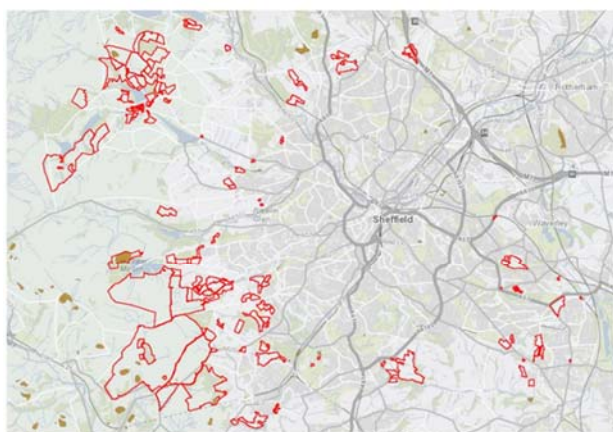
(Source: gov.uk)



Listed Buildings

There are 12 Listed structures across the Estate. Listing marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations.

(Source: *Historic England*)



Scheduled Monuments

Scheduling, which derives its authority from the Ancient Monuments and Archaeological Areas Act of 1979, is the selection of nationally important archaeological sites which are closely managed albeit not always visible above ground. While some change may be possible, there is a presumption that they will be handed on to future generations in much the same state that we have found them.

(Source: Historic England)

Figure 8: Key designations affecting the Rural Estate (Contains OS data © Crown Copyright and database right 2020)

Revenue

The rental income from the Rural Estate is approximately £250,000 per annum. This includes income to charitable trusts and is predominantly derived from the following:

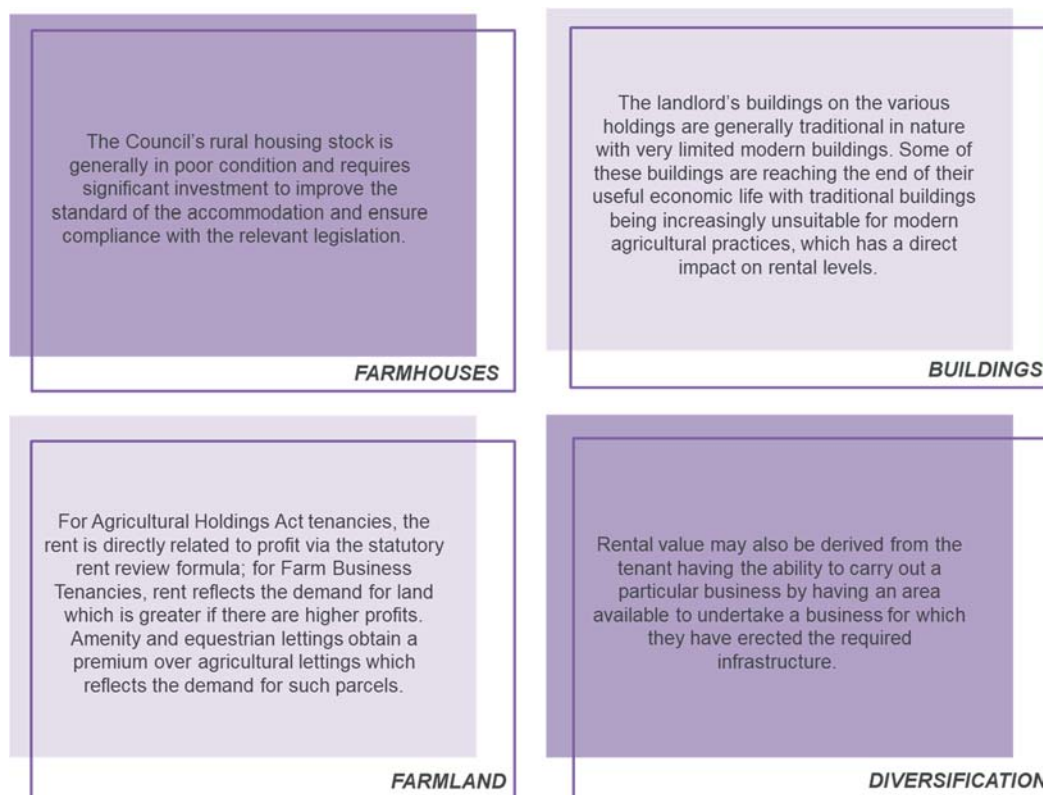


Figure 9: Factors contributing to rental values

Rent reviews of the majority of the holdings have been undertaken in recent years and given the current challenges and uncertainty facing the agricultural industry it is considered there is currently very limited scope for rental uplifts on the existing farm tenancies and potential risks for rents to fall as direct payment subsidies are phased out. There may be some limited opportunities for uplift where opportunities arise to grant new tenancies.

A number of properties within the portfolio are classified as “Charitable Assets” which were vested in the Council subject to certain legacy conditions. The revenue from these properties after the costs of repair, maintenance and other expenses is held in a suspense account for charitable purposes.

Repairs, Maintenance and Insurance

The repairing obligations for the rural estate vary dependent on the tenancy types and terms. The obligations range from passing all responsibility to the tenants on “Full Repairing and Insuring” terms to repairs with reference to various statutory instruments known as the “Model Clauses” which split the repairing liabilities between the landlord and tenant.

Having reviewed the tenancy agreements for the equipped holdings and land with buildings where available, it is noted that the majority of the agreements are based on fully repairing terms with the insurance responsibilities being split between the landlord and tenant. Whilst this reduces costs to the Landlord in the short term, in the long term it is likely that the farms may require significant investment and improvement when they do revert to the landlord.

In recent years there has been a significant lack of investment in the Rural Estate with a maintenance backlog having developed.

It is estimated that the current backlog of maintenance and statutory compliance is in excess of £1 million which is largely due to the costs of repairing dilapidated listed buildings. Quantifying this is very difficult given that the cost of repairs to listed buildings can be substantially higher than non-listed structures.

We understand the Council currently insure the properties for which they are responsible under the various tenancy agreements.

WIDER STRATEGIC CONTEXT

Existing Council Policies and Initiatives

We have considered a number of existing local policies and initiatives including those summarised below.



Figure 10: Existing policies and initiatives

We are also aware of other evolving policies, reviews and strategies within the Council which will impact on the Rural Estate. The Council's portfolio may also be impacted by policies and strategies held by external bodies such as the Peak District National Park and partners involved in projects such as the Sheffield Lakeland Landscape Partnership.

Agricultural and Environmental Policy

Agriculture Act 2020 & Phasing out of the Basic Payment Scheme

The Agriculture Act achieved Royal Assent on 11 November 2020 and represents the first time that agricultural policy has been reworked since 1947.

The Act provides for the phasing out of direct payment subsidies under the Basic Payment Scheme over the agricultural transition period of seven years commencing from 2021. The scheme has historically paid farmers annually on an area basis; the loss of which will likely have a detrimental impact on the profitability of many rural businesses.

In lieu of these payments, the Act equips the Secretary of State with powers to give financial assistance for or in connection with the management of land and water for various purposes, some of which are shown below:

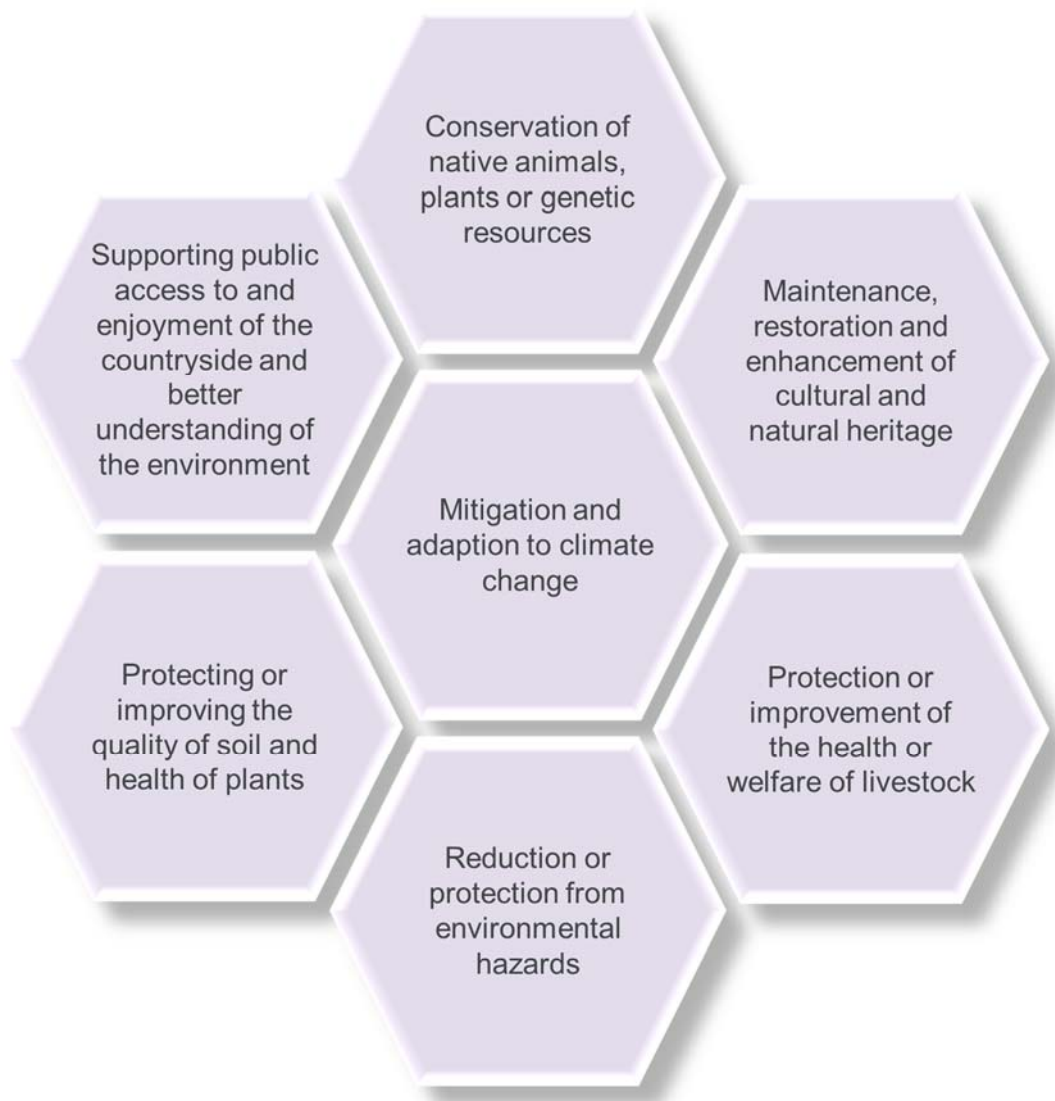


Figure 11: Potential purposes for funding

These incentives will provide a powerful vehicle for achieving the goals of the government’s 25 Year Environment Plan and the country’s commitment to reach net zero emissions by 2050.

As well as facilitating a system of more environmentally focussed support, the Agriculture Act also sets provisions to improve transparency and fairness in the agri-food supply chain, makes changes to agricultural tenancies and places a duty on the Secretary of State to report to Parliament on food security every three years.

Environment Act 2021

Almost a year after its counterpart, the Environment Act achieved Royal Assent on 09 November 2021. Some of the key changes under the Act are summarised below:

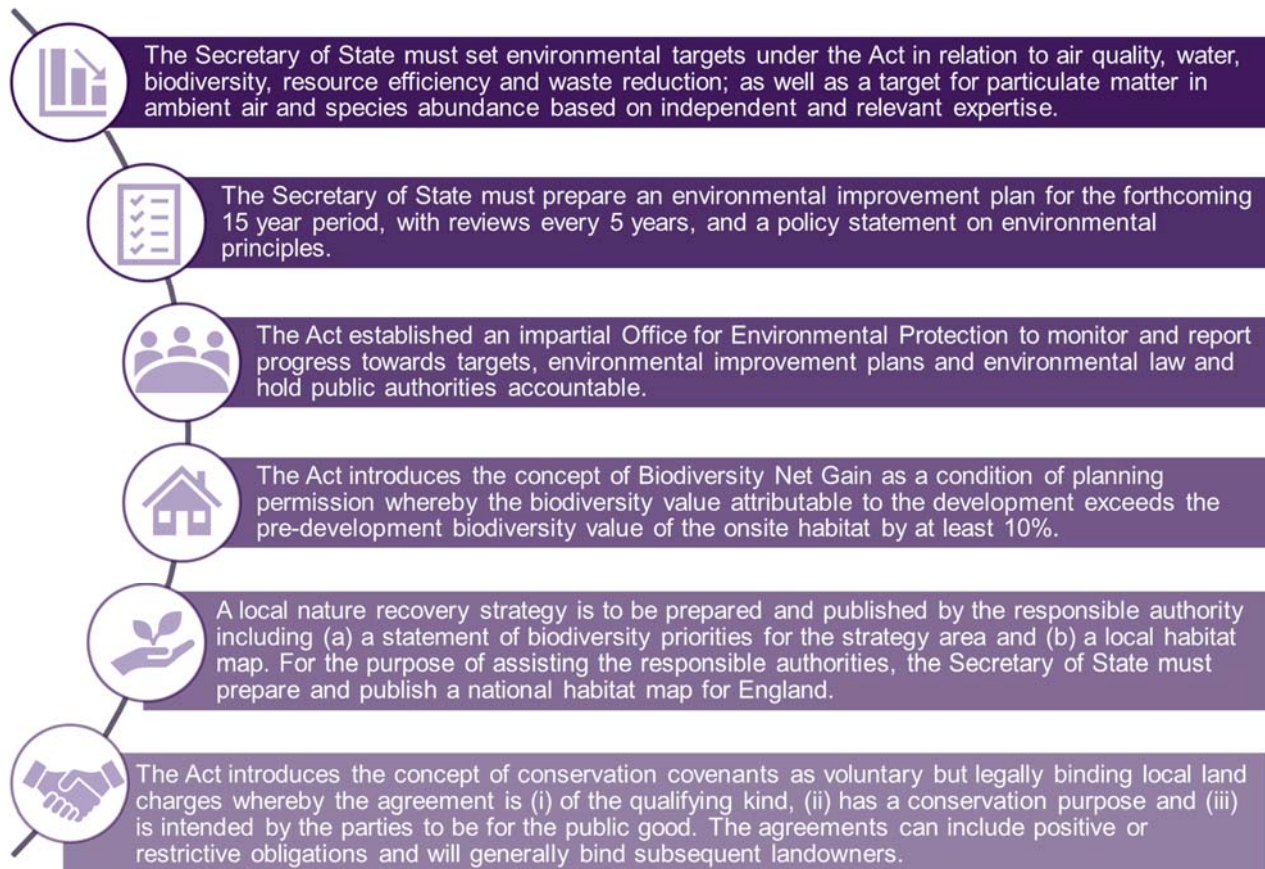


Figure 12: Key changes under the Environment Act

Other sections of the Act include waste and resource efficiency and provisions as to air quality and water.

The Environmental Principles referred to in the Act and above are highlighted below for reference:

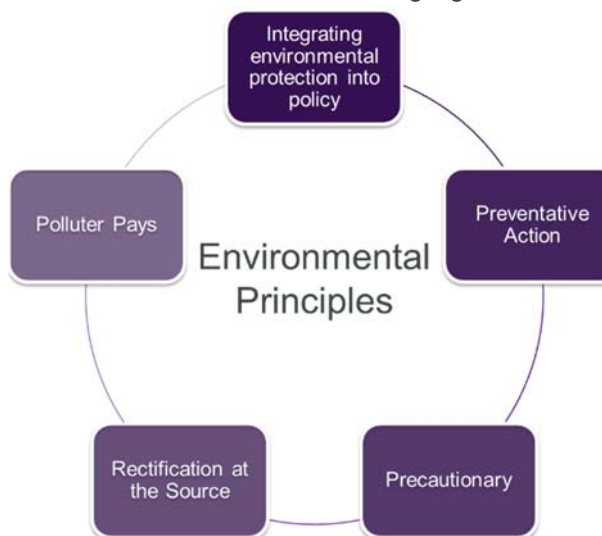


Figure 13: Environmental principles

Future Environmental Schemes & Markets

The Environmental Land Management Schemes (ELMS) is the cornerstone of the government’s new agricultural policy. Founded on the principle of ‘public money for public goods’, ELMS will provide a powerful tool for the government to achieve the legally binding targets required by the Environment Act and the 25 Year Environment Plan. These include halting the decline in species abundance by 2030, net zero and climate change commitments meaning that payment rates should be made attractive enough to incentivise uptake.

ELMS will be introduced incrementally over the agricultural transition period as follows:

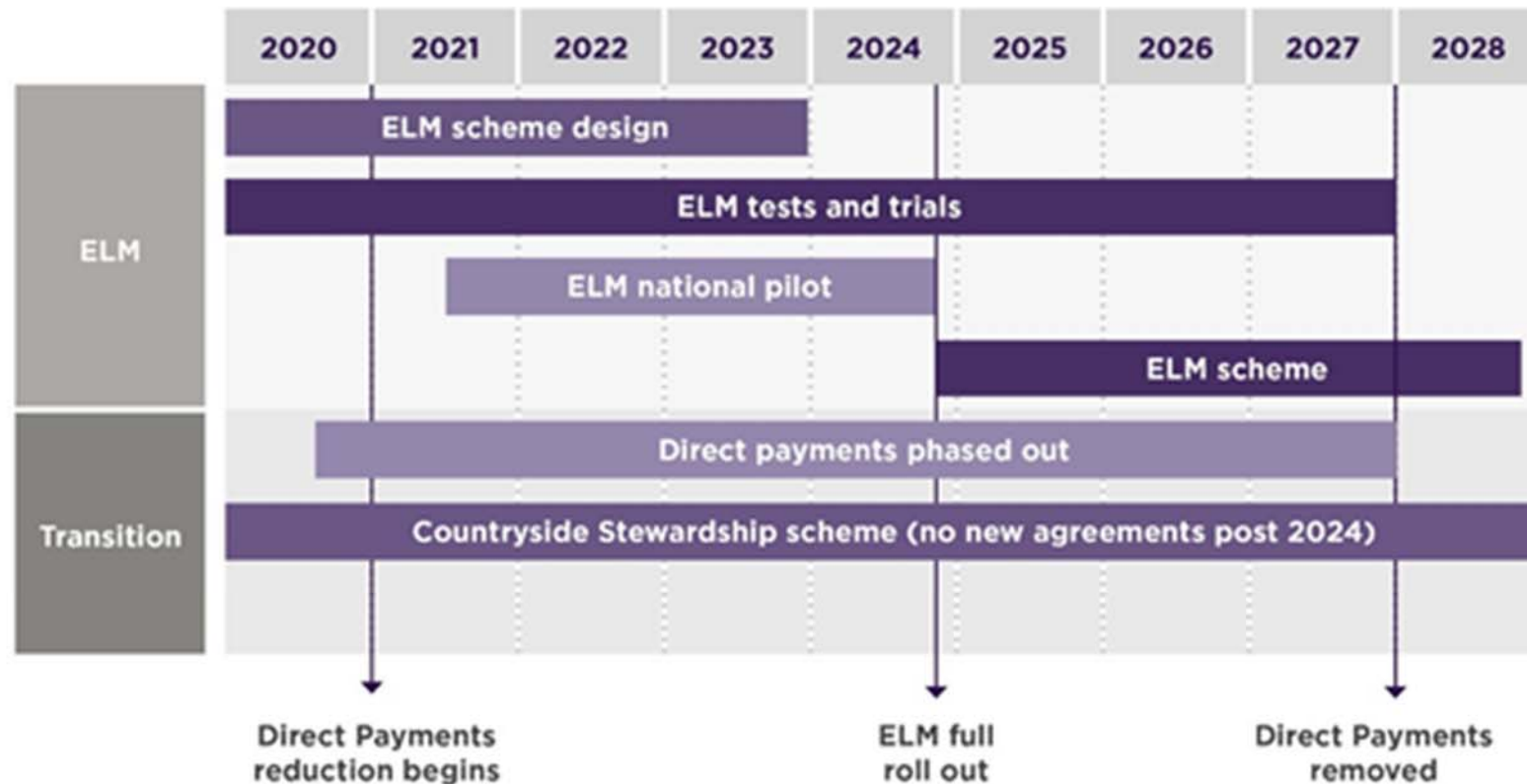


Figure 14: Transition period

ELMS comprises three components with differing levels of ambition, scale of actions and length of agreements:

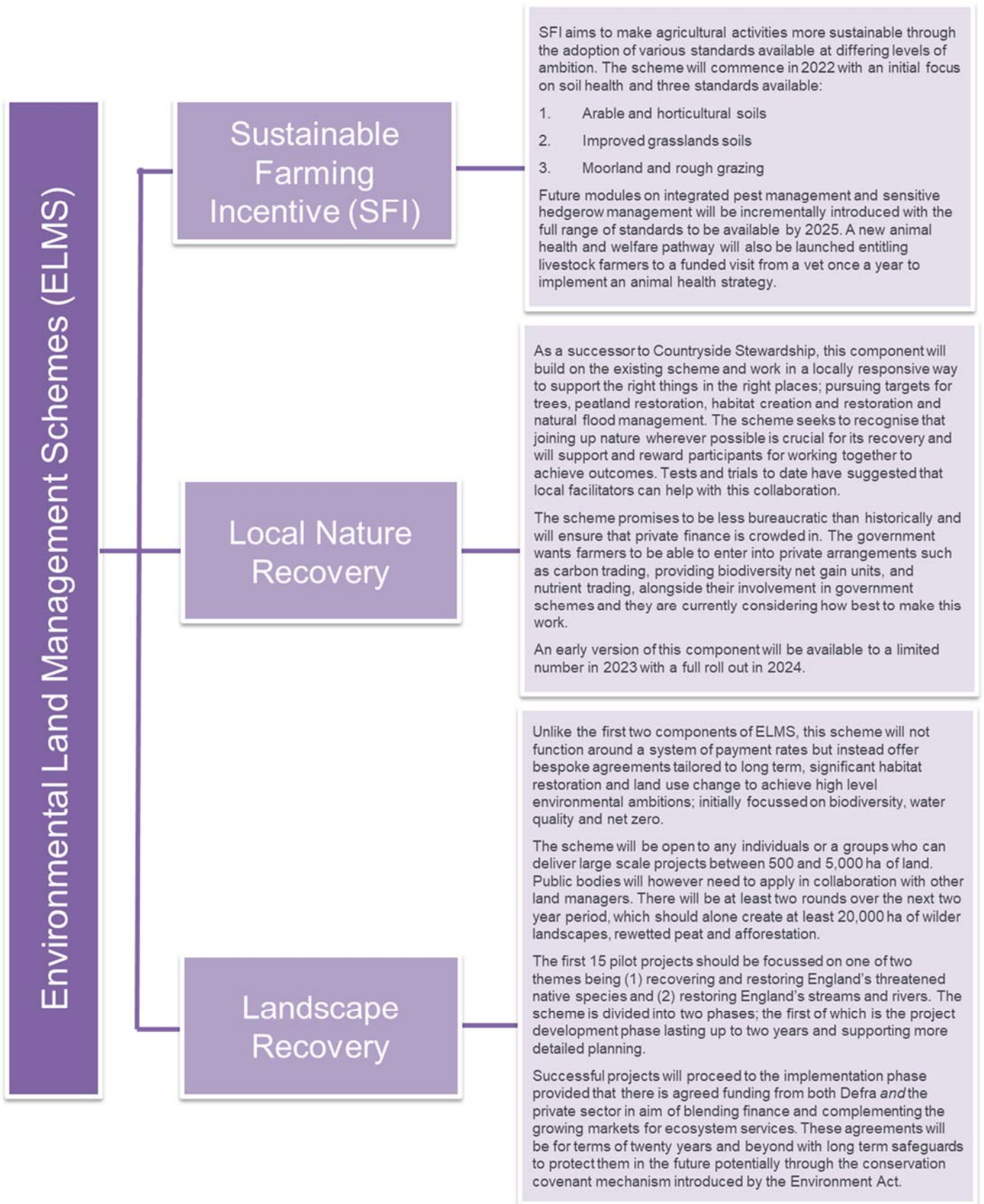


Figure 15: Environmental Land Management Schemes

Applicants will be able to enter a combination of the Sustainable Farming Incentive and Local Nature Recovery scheme, so long as the actions they commit to are compatible and there is no double funding for the same outcome.

DEFRA intend the Sustainable Farming Incentive to help deliver the environmental outcomes required under the Agricultural Act and 25 Year Environment Plan. Some of the key measures for success include the following:

- Extensive take-up of the Sustainable Farming Incentive, with a target of “70% of farms and farmland in the scheme by 2028”;
- Increasing participation, both in terms of amount of land and wider delivery of environmental actions under the scheme;
- Increasing soil health as one of the significant targets for “profitable and sustainable” farming.

The example is given that if “by 2028 the soil standards cover 50% to 70% of eligible agricultural soil in England, this could save approximately 330 to 460 thousand tonnes of CO2 equivalent in 2028”. Therefore the combined impact of farmland being entered to the minimal level of ELMs will make a significant contribution to reducing climate change.

Countryside Stewardship agreements are considered to be the bridge to the new Environmental Land Management Schemes and in 2022, payment rates increased for both new and existing agreements on average by 30% compared to 2013; sending a powerful signal to land managers to get involved in the interim.

The government are committed to ensuring that farmers are better off when they seek private financing opportunities, whereby three major markets for environmental services are materialising as detailed on Figure 16 below.



Figure 16: Evolving markets for environmental services

Renewable Energy

The Climate Change Act 2008 (amended in 2019) committed the UK to achieving net zero by 2050. It introduced the long-term target for the UK to reduce greenhouse gas emissions in response to the climate change crisis. The UK Energy White Paper: Powering Our Net Zero Future, sets out how the country intends to transform energy. It is widely acknowledged that the way we produce energy requires a decisive shift from fossil fuels to using clean energy for electricity generation. Decarbonising the energy system over the next 30 years means replacing fossil fuels with clean energy technologies such as renewables, which will become the predominant form of energy.

Delivering this transition will require investment and support from Local Authorities. The Sheffield Core Strategy (2009) includes the Council's policies in relation to climate change and the intentions to reach net zero targets. Policy CS 63 (Responses to Climate Change) illustrates the steps proposed by the Council to reduce the city's impact on climate change. One of the key actions is for the Council to promote developments that generate renewable energy. Policy CS 65 (Renewable Energy and Carbon Reduction) sets a target for the Council to achieve renewable energy capacity in the city in excess of 60MW by 2021. It recognises large-scale grid-connected renewable energy developments will play an important part in exceeding this capacity target. This figure is likely to increase as the Emerging Draft Local Plan is produced and published.

Access to the Countryside

The Council aims to make countryside and open space as accessible as possible. Countryside and open space ranges from large areas of woodland, grassland and moorland to small areas of public managed grassland on the outskirts of settlements and small woodland blocks in remote locations.

A large part of the Council's portfolio is designated as "Access Land" under the Countryside and Rights of Way Act 2000 (CROW). This land is largely let on long leases and agricultural tenancies but there are rights for the public to access the land for recreational purposes including walking, sightseeing, bird-watching, climbing and running.

The government will also be working to support access and heritage through ELMS.

Planning

Land within the Rural Estate falls within the boundaries of Sheffield City Council, North East Derbyshire Council and the Peak District National Park. We have undertaken a review of the Rural Estate portfolio to identify land which may be suitable for development. As part of this a desktop review of each property was completed screening the sites against environmental constraints and planning constraints including local and national planning policy. Relevant local and national planning policy considerations are highlighted below this also includes a summary of the emerging Sheffield Local Plan. For clarity we have not reviewed individual buildings which will require appraisal when opportunities arise.

Local Planning

Sheffield City Council

The Council's Current Development Plan comprises the Core Strategy (CS) which was adopted in 2009 and the saved policies of the Unitary Development Plan (UDP) which was adopted in 1998.

In addition to the Development Plan national guidance in the form of the National Planning Policy Framework (NPPF) is a material consideration in decision making.

Core Strategy (2009)

The following policies are not an exhaustive list but are considered relevant and have been given consideration as part of the review of the Rural Estate:

- CS1 Land for Employment and Economic Development
- CS2 Business and Industrial Development on Brownfield and Greenfield Land
- CS22 Scale of the Requirement for New Housing

- CS23 Locations for New Housing
- CS71 Protecting the Green Belt
- CS72 Protecting Countryside not in the Green Belt

Unitary Development Plan (1998)

The following policies are not an exhaustive list but are considered relevant and have been given consideration as part of the review of the Rural Estate:

- GE1 Development in the Green Belt
- GE2 Protection and Improvement of the Green Belt Landscape
- GE 3 New Buildings in the Green Belt
- GE 4 Development and Green Belt Environment
- GE 5 Housing Development in the Green Belt
- GE 8 Areas of High Landscape Value and the National Park

Emerging Planning Policies

The Publication Draft Sheffield Local Plan (the 'Sheffield Plan') was published for consultation in January 2023 and is due to be submitted to the Government for examination in summer 2023. The Plan is scheduled to be adopted by December 2024.

Under the Publication Draft Plan, the intention is to meet development needs to 2039 primarily within the existing urban areas. Green Belt release has been limited to a single, sustainably located brownfield site in the south of the city (around 270 homes are proposed on the former Norton Aerodrome site). Across the city as a whole, the plan aims to deliver 2,040 additional homes per year and provide 12.8 hectares of employment land per year. The Council is not convinced that exceptional circumstances exist to justify further Green Belt release on the grounds that sufficient homes can be provided in the urban areas to meet the city's jobs growth targets. Limiting the outward expansion of the built-up areas is regarded by the Council as an important response to the Climate and Biodiversity Emergencies, helping to reduce the need to travel, supporting more sustainable travel modes and protecting the countryside and greenspace.

Peak District National Park

The Development Plan for the Peak District National Park comprises the Core Strategy (CS) which was adopted in 2011 and the Development Management Plan (DMP) which was adopted in 2019.

The Core Strategy 2011 sets out the vision, objectives and spatial strategy for the national park, and core policies to guide development and change in the National Park to 2026. The Development Management Policies (DMP) document includes a Policies Map and guides and manages development across the National Park alongside the Core Strategy up to 2026.

Core Strategy (2011)

Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.

Policy GSP2: Enhancing the National Park states that:

- Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon.
- Proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.
- When development is permitted, a design will be sought that respects the character of the area.
- Opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings. Work must be undertaken in a manner which conserves the valued characteristics of the site and its surroundings.

- Development in settlements necessary for the treatment, removal or relocation of nonconforming uses to an acceptable site, or which would enhance the valued characteristics of the National Park will be permitted.

Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities. 27.

Policy GSP4 sets out that to aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting, including, where consistent with government guidance, using planning conditions and planning obligations.

Development Management Policies (2019)

The following policies are not an exhaustive list but are considered relevant and have been given consideration as part of the review of the Rural Estate:

- DMC1 Conservation and enhancement of nationally significant landscapes
- DMC4 Settlement limits
- DMC5 Assessing the impact of development on designated and non-designated heritage assets and their settings
- DMC6 Scheduled Monuments
- DMC7 Listed Buildings
- DMC8 Conservation Areas
- DMC10 Conversion of a heritage asset
- DMH5 Ancillary dwellings in the curtilages of existing dwellings by conversion or new build
- DME2 Farm diversification
- DMR1 Touring camping and caravan sites
- DMR2 Holiday occupancy of touring camping and caravan sites
- DMR3 Holiday occupancy of self-catering accommodation

North East Derbyshire Council

The Development Plan for North East Derbyshire Council comprises the North East Derbyshire Local Plan (2014-2034) which was adopted on 29 November 2021.

North East Derbyshire Local Plan (2014-2034)

The following policies are not an exhaustive list but are considered relevant and have been given consideration as part of the review of the Rural Estate:

- Policy SS10: North East Derbyshire Green Belt
- Policy SDC5: Development within Conservation Areas
- Policy SDC1: Re-use and Conversion of Buildings in the
- Policy SDC1: Re-use and Conversion of Buildings in the Green Belt and Countryside
- Policy WC6: Camping, Chalets, Caravans and Lodges in the Countryside
- Policy WC5: Visitor and Tourism Development

National Planning Policy

In addition to the Development Plan (please see below Local Policy sub-section), national guidance in the form of the National Planning Policy Framework (NPPF) is a material consideration in decision making.

Originally coming into force on 27 March 2012, the Framework (along with the subsequent Planning Practice Guidance - PPG), were published in revised form on 19 February 2019. Annex 1: Implementation of the Framework

sets out the relationship between the Framework (and PPG) to various local planning documents stating that it is a material consideration from the date of publication (paragraph 218). The Framework was further revised on 21 July 2021, which includes a targeted focus on design quality of places.

The National Planning Policy Framework (2021) has a presumption in favour of sustainable development at its core, a defining principle which takes precedence over out-of-date development plan documents. A further remit of the Framework is to promote economic growth, social inclusion, and environmental sustainability.

Introductory paragraphs for the Framework set out its context. Paragraph 7 informs that the (overarching) purpose of the planning system is to contribute to the achievement of sustainable development and that the policies in Paragraphs 18 to 223 should be taken as a whole, as they constitute the Government's view of what sustainable development means in practice.

Paragraph 8 sets out the three interdependent and overarching objectives of sustainable development, which should be pursued in mutually supportive ways to secure net gains across each of the objectives:

- An Economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A Social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An Environmental role – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Chapter 13 relates to Protecting the Green Belt. It sets out in paragraph 137 that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. It goes on to highlight in paragraph 138 that the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land".

Chapter 140 highlights that once established, "Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans".

Paragraph 141 states that "before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

- a) makes as much use as possible of suitable brownfield sites and underutilised land;
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
- c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

Paragraph 142 states that "when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policymaking authorities should consider the

consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land”.

Paragraph 143 provides guidance stating that “when defining Green Belt boundaries, plans should:

- a) ensure consistency with the development plan’s strategy for meeting identified requirements for sustainable development;
- b) not include land which it is unnecessary to keep permanently open;
- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent”.

Paragraph 176 relates to National Parks and states that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”.

Minerals

Sheffield has very few mineral deposits which are potentially available for extraction and it is unlikely that opportunities for commercial mining or quarrying will arise upon the Rural Estate.

As an urban area with a legacy of industrial uses, there will be limited opportunity for mineral extraction within the City. The large “rural” areas to the west border sit within the Peak District National Park, so mineral extraction would be more or less precluded.

We have undertaken a review of the minerals and waste planning policies and allocations within the two relevant Plans:

- Sheffield Core Strategy, adopted on 4 March 2009 and the emerging Replacement plan, October 2020
- The Peak District Plan is The Peak District National Park Local Development Plan, adopted October 2011.

We found that there are no new minerals allocations on SCC land, and no allocation for minerals in any of the inset maps.

STAKEHOLDER ENGAGEMENT

Key stakeholders for the Rural Estate were identified with engagement taking place via an online survey and focused online stakeholder meetings. Restrictions relating to Covid-19 prevented in person meetings.

Stakeholders included representatives from the Environment Agency, Sheffield and Rotherham Wildlife Trust, the RSPB, local landowners, outdoor recreation groups, SCC tenants, SCC Cabinet Members, SCC Officers and the National Farmers Union to name a selection.

Stakeholder Survey

The online stakeholder survey was available to the selected participants in June 2021 with 37 responses in total. As shown in Figure 17 below there was a range of respondent types.

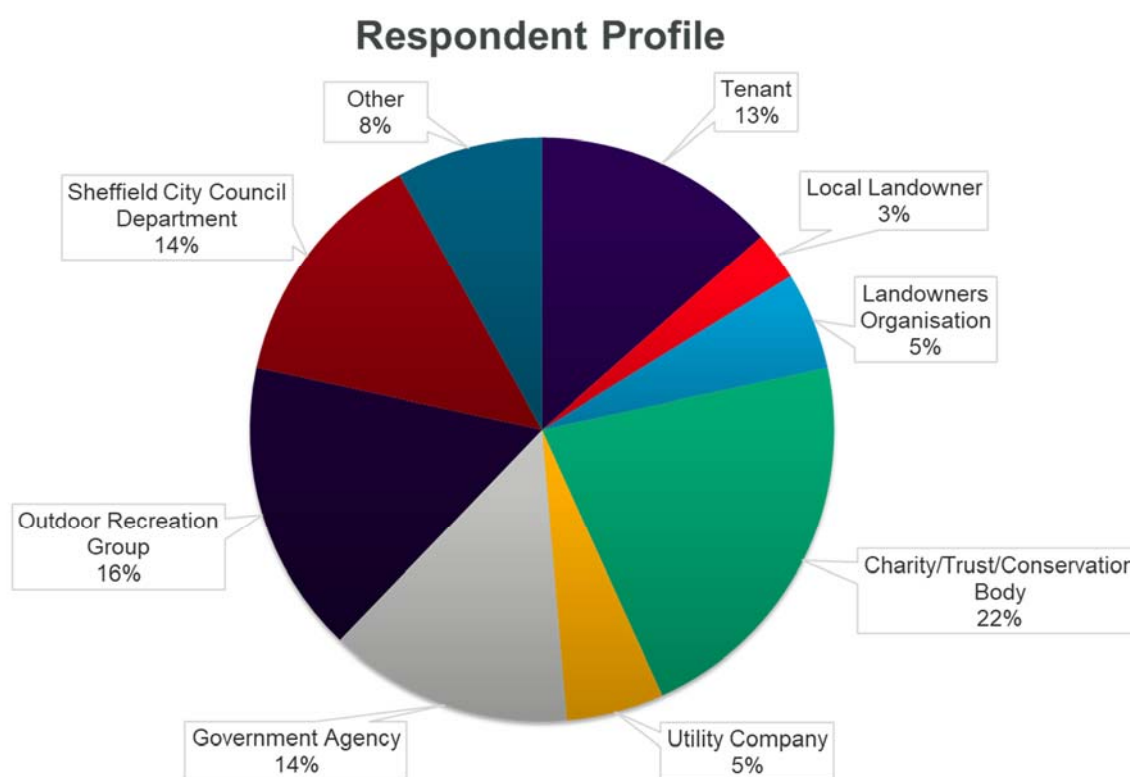


Figure 17: Respondent profile

We summarise below the key findings from the Survey.

- Participants felt that tenants were the top stakeholder group with whom it is important to collaborate with in pursuit of delivering wider benefits; however, there was a distinct lack of tenant engagement across the survey and the majority did not wish to be contacted further.
- Solar panels (small scale) were the most popular renewable energy technology that participants would like to see the Council prioritise.
- More participants saw the agricultural transition period as an opportunity rather than a challenge and the majority would be interested in Environmental Land Management Schemes.
- In terms of what the Rural Estate should be prioritising in its current operations, natural capital opportunities and sustainable land management practices were seen to be the most important when combining the first and second

choice of individuals (who selected five in total). The maximisation of capital receipts and commercial development did not feature in anyone's first or second selection as indicated in Figure 18.

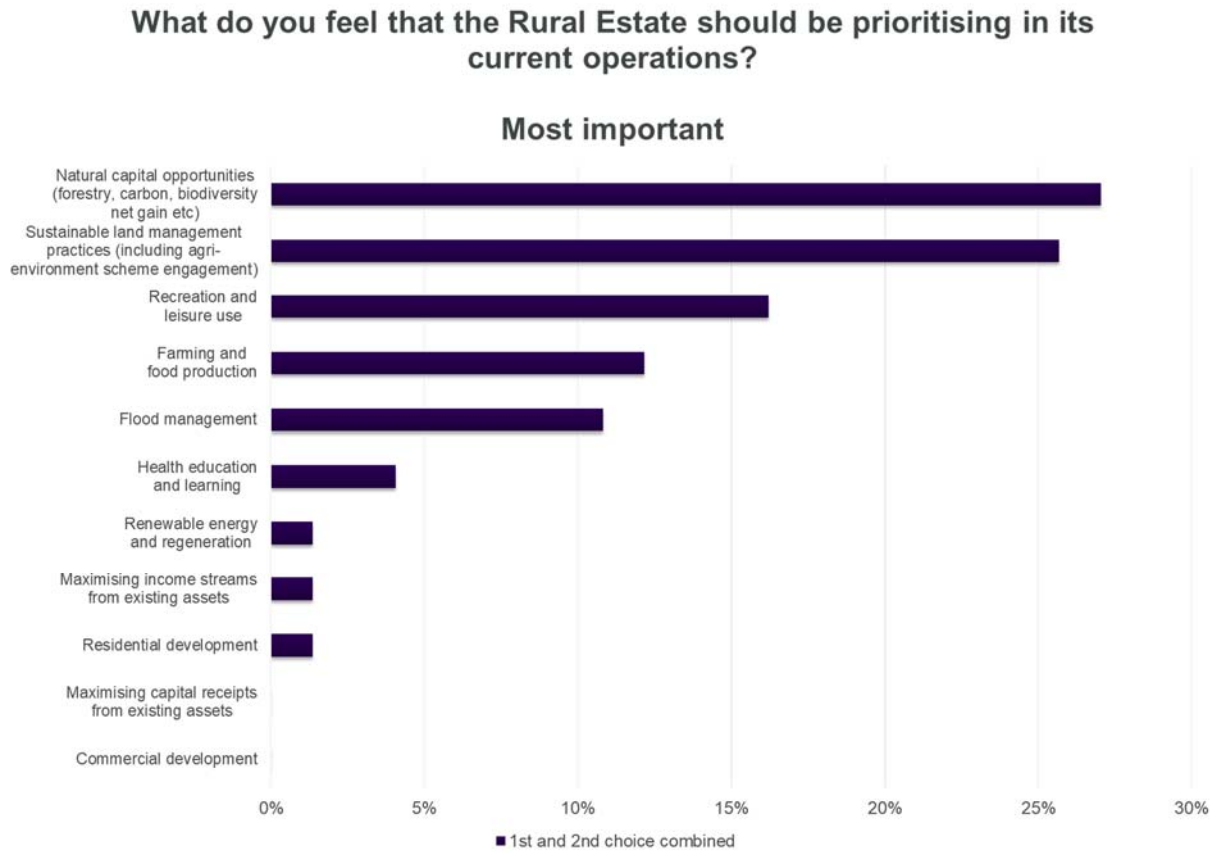


Figure 18: Priorities for current operations

- Similar opinions were expressed in relation to the Council’s future operations as indicated in Figures 19 & 20 below.

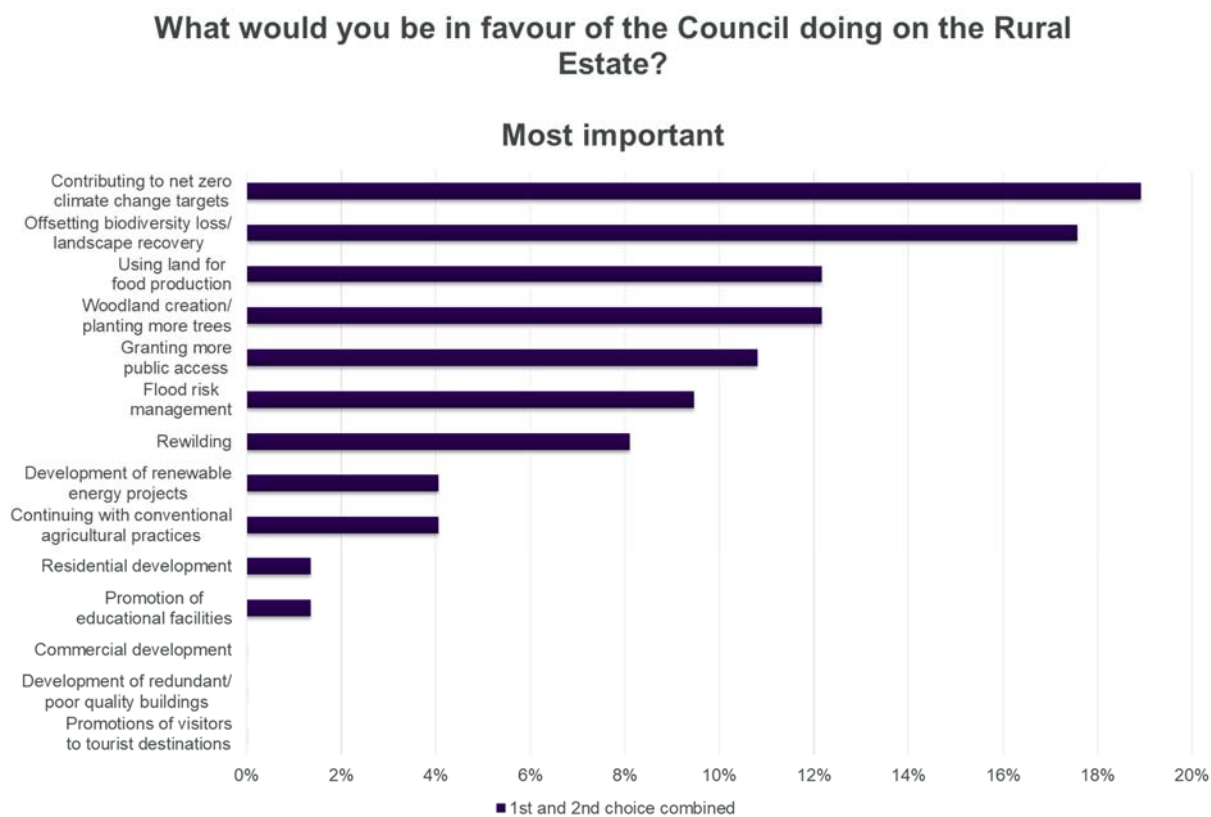


Figure 19: Options favoured on the Rural Estate

What would you be opposed to the Council doing on the Rural Estate?

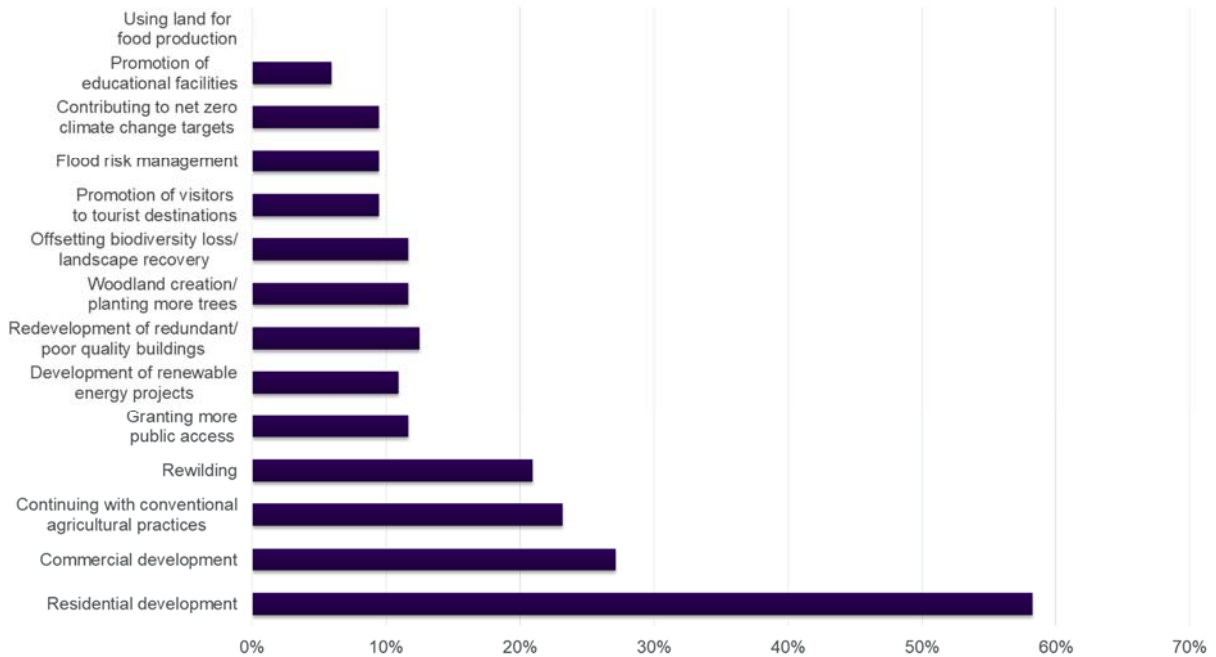


Figure 20: Options opposed on the Rural Estate

- Public grants and environmental schemes were seen as the most important method of funding available to deliver the potential objectives.

How should the Council deliver the potential objectives identified above?

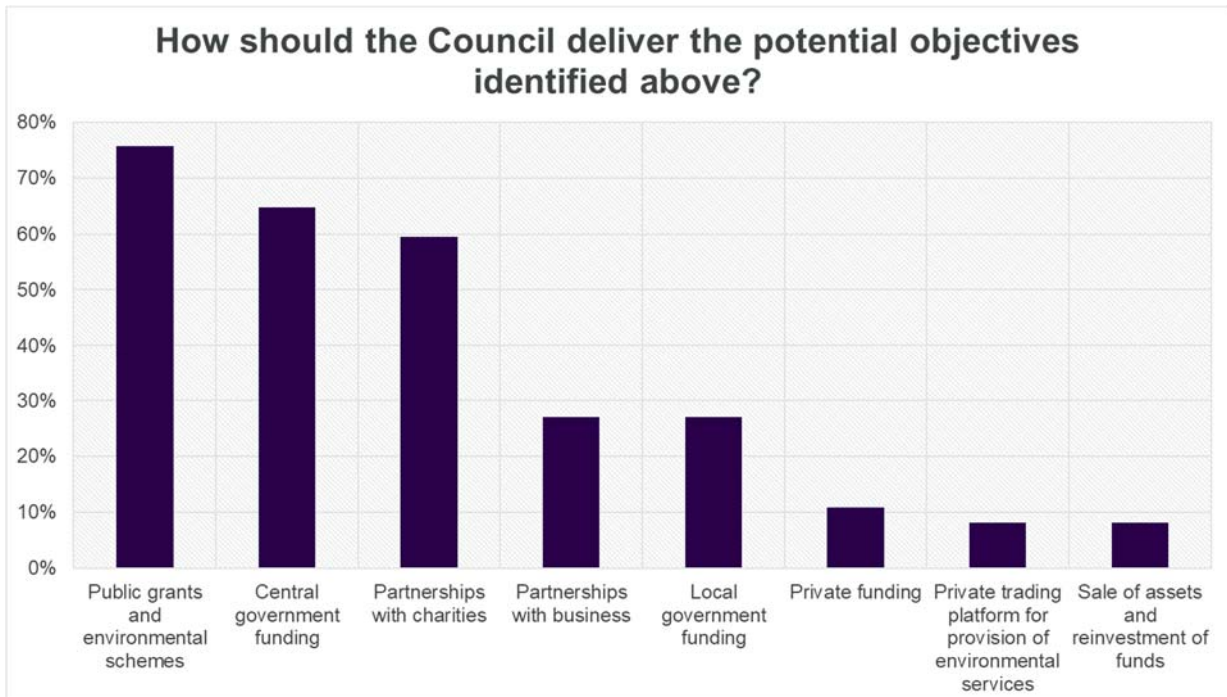


Figure 21: Delivery of potential objectives

- The provision of additional bridleways and cycle paths together with improvements to make existing routes more accessible were considered important in relation to the quality and accessibility of recreational space.

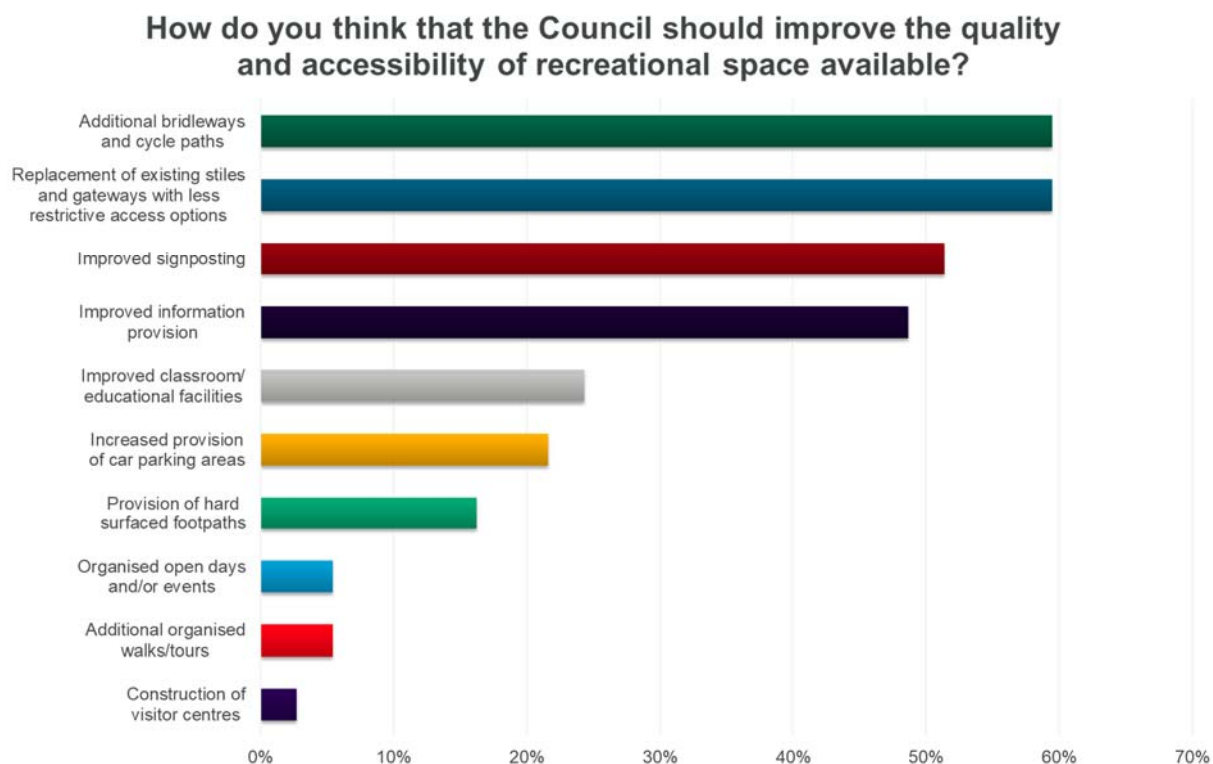


Figure 22: Improvements to the quality and accessibility of recreational space

- Towards the end of the survey, we asked the qualitative question: what is the main issue you would like to see addressed on the Rural Estate in the next 10 years and any additional comments they have? We have provided a selection of the responses received below:

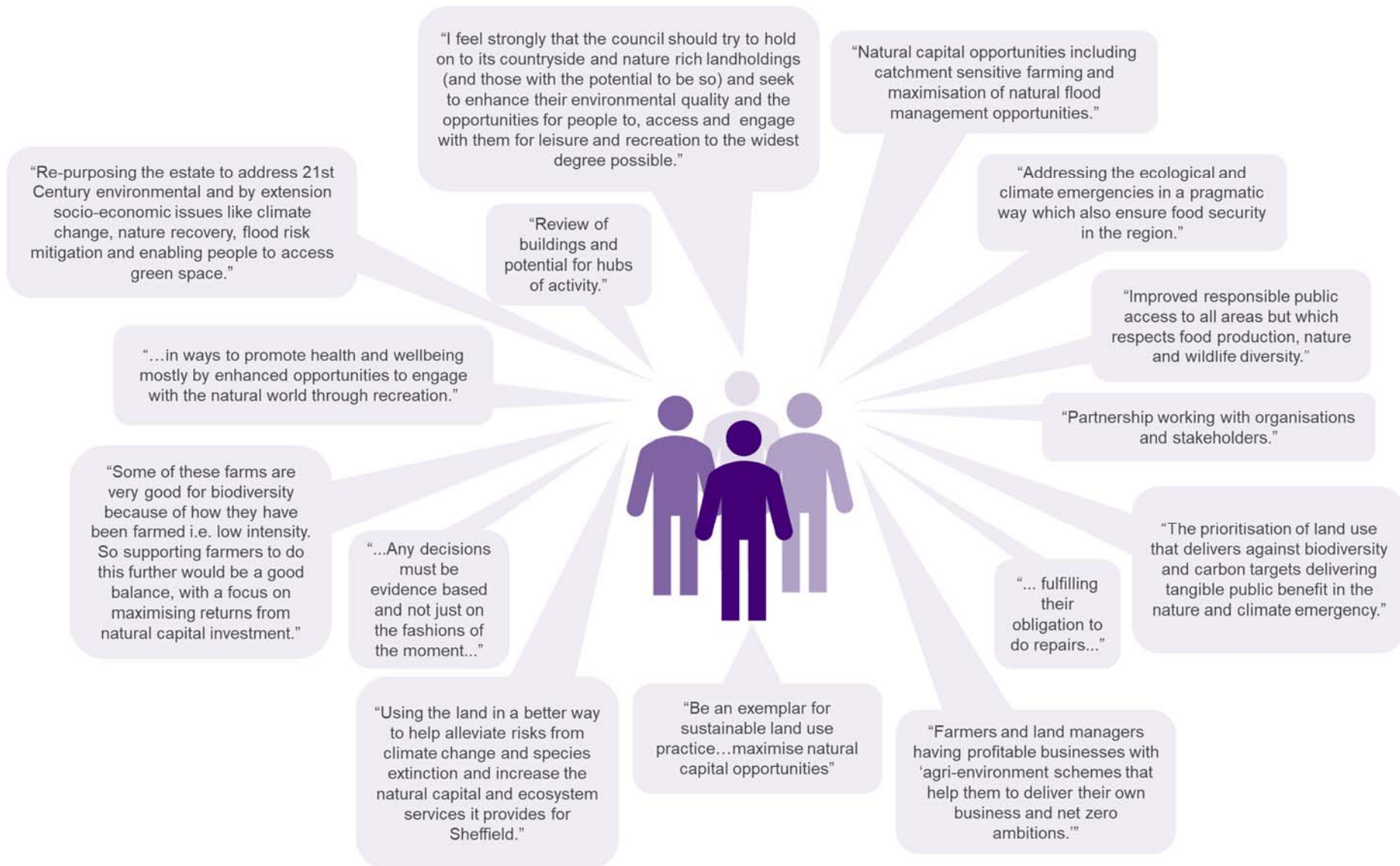


Figure 23: Stakeholder responses

Stakeholder Meetings

Following analysis of the survey responses the outcomes were utilised as a basis for discussion during the Stakeholder meetings in October and November 2021. The following key themes were identified for further discussion:

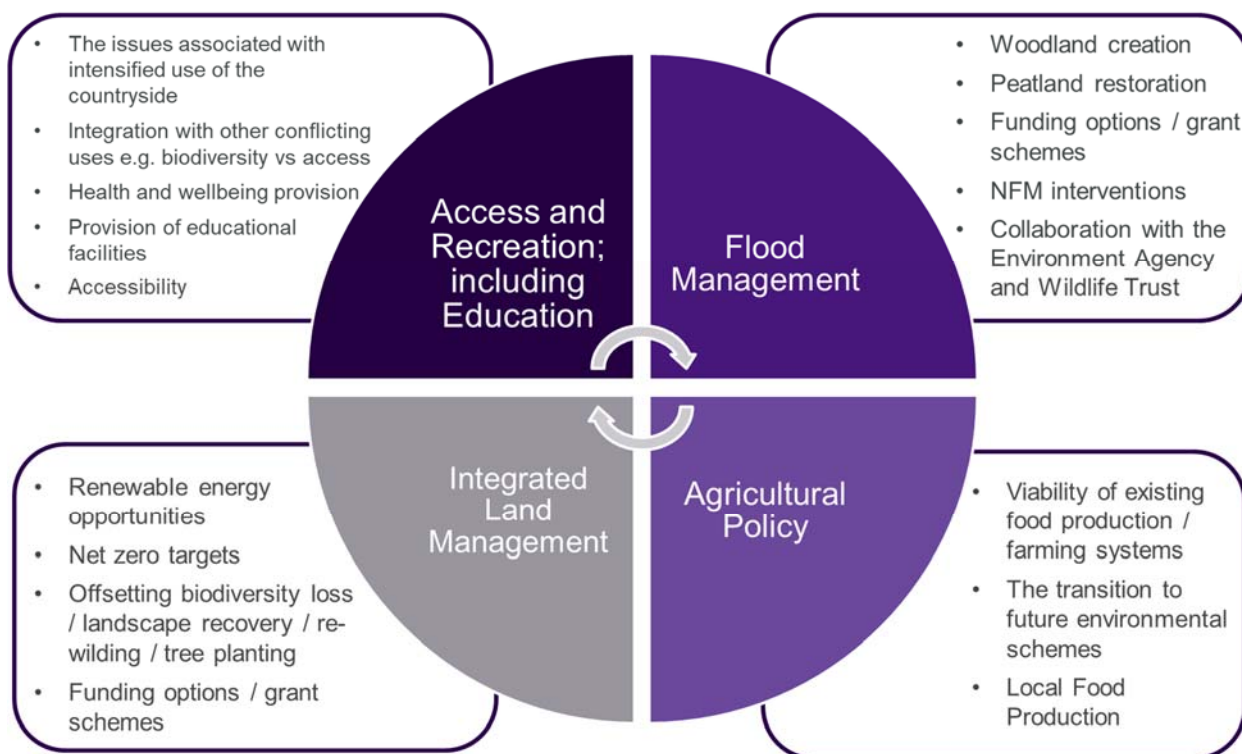


Figure 24: Stakeholder Meeting Key Themes

SHEFFIELD CITY COUNCIL RURAL ESTATE VISION

To promote the adoption of an integrated approach to land management facilitating the delivery of a diverse range of environmental and public benefits through collaboration



RURAL ESTATE STRATEGIC AMBITIONS

Challenges and Opportunities



Strategic Ambitions, Objectives, Action Points & Recommendations

Key aspirations identified in the SCC Land and Property Plan include the following:

- Use the estate to tackle the climate and ecological emergency and support a low carbon economy.
- Look for opportunities to use land and assets to increase the level of renewable and low-carbon energy generation and address resilience through the use of land to restore the natural water cycle, support natural flood management, increase carbon sequestration and energy generation and to restore biodiversity.
- Balance the need to protect biodiversity with the other needs of the city and look for creative solutions to these challenges.
- Dispose of surplus estate in a timely manner to reduce costs, free up revenue funding streams, improve and support service delivery and generate capital for investment in other priorities.
- The Agricultural Estate will adapt its policies and objectives to support the Corporate Landlord function.

Having considered the recently adopted SCC Land and Property Plan together with the existing SCC policies and stakeholder engagement we have formulated various objectives for the Estate as summarised in Table and examined in greater detail below:

Maintenance & Improvements			
Strategic Ambition: To address the existing maintenance backlog and work towards improving the future sustainability of the assets and improving tenant relationships			
<p>It is understood that some of the properties do not currently meet the minimum standards of compliance required for let properties. Examples include the Minimum Energy Efficiency Standards (MEES), Electrical Safety Regulations and The General Binding Rules in relation to septic tanks.</p> <p>The Council also has a considerable backlog of outstanding maintenance works which are required on their holdings in accordance with their obligations under the tenancy agreements. This is in addition to legal compliance works.</p> <p>Ongoing investment is required in the Council's rural holdings in order to ensure that the farms continue to be income generating assets and do not deteriorate and become a liability, which in turn will preserve capital values. This is particularly important with the emphasis on improving future efficiency and sustainability across the Estate. Budgetary constraints are likely to require the Council to initially prioritise investment in statutory requirements.</p> <p>There may also be the potential for joint investment with tenants or obtaining grant funding to improve the infrastructure and buildings on the holdings. In limited circumstances it may be possible for windfalls to be partially re-invested back into the Rural Estate holdings via cross-subsidisation.</p>			
Objectives:	0-5 years	5-10 years	10+ years
Carry out works to meet legal compliance standards	✓	✓	✓
Carry out existing outstanding maintenance works	✓	✓	
Invest in improvements and ongoing maintenance works			✓
Action Points & Recommendations:			
<ul style="list-style-type: none"> • Carry out an audit to identify any existing and pending statutory non-compliances. • Carry out an initial physical inspection of all holdings to review existing and future maintenance requirements. This should be monitored through a programme of annual inspections. Discussions should be held with tenants in relation to their own maintenance obligations. • Review tenancy agreements to establish responsibility for any required works. 			

- Instruct any appropriate surveys and inspections to establish budgetary requirements to carry out any identified works that are the responsibility of the landlord. Obtain approval for an appropriate budget for the works identified; to include a contingency element.
- Given the considerable scale of the backlog, prioritise these works over a maintenance plan period of up to 10 years to enable time to catch up with the backlog and implement anticipated improvements required in line with legislation.
- Establish an Approved Contractors List (ACL) of competent and experienced persons/businesses.
- Carry out enhanced maintenance works, such as choosing more sustainable and efficient options, where appropriate and where budget allows.
- Consider joint investment with tenants to improve farmsteads and farm infrastructure.
- Apply for grant funding where available and in conjunction with tenants or partners where appropriate.
- Consider reinvesting windfalls either partially or in full back into Rural Estate holdings.

Low Carbon Economy, Renewable Energy and Climate Change

Strategic Ambition: To contribute towards the Council's net zero, environmental and sustainability targets

The Council has an ambitious target of reaching net zero and has produced a '10 Point Plan for Climate Action' which establishes the framework for the city to become carbon neutral by 2030.

The report published by ARUP in 2020, entitled 'Pathways to Net Zero in Sheffield 2020/21', suggests that the main ways in which land use, land use change and forestry can contribute to the achievement of Sheffield's net zero target are through extensive expansion of tree cover and restoration of peatlands; adopting an aspiration of doubling sequestration.

The Council has also declared a Biodiversity and Ecological Emergency and Climate Emergency.

Due to the nature of the occupation of the various assets on the Estate, it will be essential to obtain consent from and work in collaboration with the respective tenants to deliver the measures required in pursuit of the Council's objectives. With many environmental opportunities, management control or ongoing tenant co-operation is required. This could be negotiable with tenants on marginal areas of land that are the least productive, however there are limited means by which to regain vacant possession of assets subject to long term tenancies where tenants are unwilling to engage.

We understand that in order to contribute to the Council's Net Zero targets a tree planting strategy is to be produced. It is important to consider the most appropriate locations for any planting, some of which may be within the Rural Estate, to avoid any unanticipated negative impacts. Any proposed planting must take into consideration the species to be planted, tree-spacing, soil type, climate variability, any required boundary work and future woodland management intentions.

Peatlands can provide a large carbon store; however they are a significant source of greenhouse gas emissions when in a degraded state. When in good condition, peatlands act as a carbon sink, sequestering additional carbon dioxide from the atmosphere. Restoring peatlands by re-wetting them and ensuring the appropriate vegetation cover is therefore an important action towards net zero targets. Peatlands are also important for biodiversity, flood alleviation and water quality.

There are a number of patches of deep peat in the Council's Estate, many of which cover relatively small areas. These have been identified by using the BGS Soil Property Peat Coverage mapping layer, as well as Priority Habitats as a secondary source, and establishing soil types. The England Peat Action Plan (May 2021) has a target to deliver an updated peat map by 2024.

Some of the largest areas of peatland on the Estate are subject to long term leases. For example, one of the largest areas of deep peat within the Council's rural estate is under the management control of the RSPB and the National Trust who occupy the landscape under a long term lease. The conservation charities look after the Eastern Moors on behalf of the Peak District National Park Authority and the Burbage

Moors on behalf of the Council, under the joint venture entitled the Eastern Moors Partnership. The site is also part of a larger scale management project known as the Sheffield Moors Partnership (SMP). A Management Plan has been produced in draft for the Eastern and Burbage Moors covering the period 2018-2023, with a longer 25 year vision published in 2013.

Any environmental schemes and improvements which generate significant environmental outcomes are anticipated to be long term and therefore tenancy arrangements should be considered. It may be necessary for the Council to be party to the scheme agreements at the outset should the term of the tenancy not extend to the length of the required scheme implementation and maintenance periods or should any tenancy unexpectedly cease.

Dependent on the environmental measures carried out there may be long term impacts on the capital values of the properties. The emerging markets for natural capital and biodiversity attribute values to some of the environmental outcomes produced. Whilst the Council will encourage tenants to enter into suitable environmental agreements it may be necessary for the Council to consent to the works and retain some of the benefits of the environmental outcomes to reflect any impact on the Council's retained land. However, it is acknowledged that this may deter tenants from undertaking environmental improvements and therefore a share of the environmental outcomes may be negotiated.

There is potential for the Council to capitalise on opportunities to develop renewable energy projects on the Estate either through leasing the land to a developer, through partnerships or developing the project themselves. Whilst not all renewable energy projects will contribute to net-zero targets, opportunities may arise which could generate significant income for the Council providing the ability to cross-subsidise investment in delivering projects to meet sustainability targets.

It is likely that in order to maximise benefits to the Council management control of the sites will need to be obtainable. In a fast moving continuously developing market, good knowledge of market transactions is essential. In order to obtain the best commercial terms for either a lease or sale of the asset or SCC to develop the sites, it will be necessary to work with specialist consultants. Consideration will need to be given to the impact of these schemes on the wider Estate and environment against the Council's Land and Property Plan objective of utilising the Estate for energy generation.

Objectives:	0-5 years	5-10 years	10+ years
Establish policies for consenting to and implementing the delivery of Environmental Schemes with tenants and partnerships	✓		
Establish policies for future control and attribution of environmental outcomes e.g. Carbon Credits	✓		
Plant trees adopting the principle of "the right tree in the right place"	✓	✓	✓
Peatland restoration projects working in partnership with third parties and/or utilising grant funding where appropriate	✓	✓	✓
Exploit opportunities for renewable energy installations	✓	✓	✓

Action Points & Recommendations:

Environmental Schemes and Attributing Environmental Outcomes

- Consider agreement terms and future tenancy renewals to ensure that appropriate funding sources are obtainable whilst ensuring that environmental outcomes are monitored. Longer term agreements may need to be considered to enable partners and tenants to enter into appropriate schemes and deliver the desired outcomes.
- Give consideration to the implications of the sale or allocation of any environmental outcomes (to the Council or third parties), e.g. carbon credits, which may impact on the capital value of a site. This could be significant if identified for disposal.
- Explore opportunities for public and private funding and regularly signpost to tenants where applicable, for example Countryside Stewardship and the upcoming Environmental Land Management Schemes

(ELMS), the Nature of Climate Peatland Grant Scheme and private financing through the sale of any surplus carbon units where the strict criterion is satisfied.

- Where appropriate, collaborate with environmentally focussed and/or neighbouring stakeholders and pursue a landscape-scale approach in order to maximise the benefits, as well as promoting opportunities for the understanding and enjoyment of the countryside by the public. The upcoming Landscape Recovery tier of ELMS could lead to a greater environmental benefit in terms of peatland restoration, and other climate change goals such as reversing biodiversity decline.

Tree Planting

- Work in conjunction with the wider Council departments to implement the tree planting strategy and access funding where appropriate sites have been identified.
- Give consideration to the long-term impacts that wide scale tree planting may have on the capital value of a site. This could be significant if identified for disposal.

Peatland Restoration

- Continually review available data sources to identify any suitable peat areas within the Estate and where appropriate progress with further detailed investigations.
- Assess the viability of restorative works on small acreages of deep peat, alongside potential carbon income or carbon units for the Estate's own use.
- Consider whether the Council will actively pursue such schemes themselves or to work in partnership with a third party or tenant. As this is an emerging market there are limited precedents for these arrangements which should be reviewed on a case by case basis by someone working within the Natural Capital field.
- Where vacant possession of an identified peatland is available and/or tenants are willing to engage, the Council should look to ensure that these areas are within a recovering condition and under suitable land management practices.
- Give consideration to the long-term impacts that measures implemented may have on the capital value of a site. This could be significant if identified for disposal.

Renewable Energy Installations

- Establish an internal approval procedure to allow for agile decision making where viable opportunities are identified.
- Progress with opportunities identified within the rural estate subject to any internal policy or other constraints. This should include battery storage schemes which could allow for cross-subsidisation to contribute towards wider sustainability ambitions.
- Enter into early negotiations to obtain vacant possession where opportunities arise. Collaboration with tenants could also be considered.
- Consider the impact of these schemes on the wider estate and environment against the Council's Land and Property Plan objective of utilising the Estate for energy generation.
- Seek external expertise to obtain the best commercial terms for either a lease or sale of the asset or give consideration to SCC developing the sites. Specialist external consultants will be required due to commercial and technical nuances and fast and continually evolving markets in this sphere.
- Carry out periodic screening reviews of the rural estate to identify any opportunities arising from changes in viability and policies.
- Provide support and encouragement to tenants to consider opportunities for small scale generation on farms to improve the energy efficiency of holdings in particular where grant funding is available.

Public Access, Recreation & Education

Strategic Ambition: To accommodate inclusive access and enhance education opportunities across the rural estate where appropriate in order to facilitate the health and wellbeing of Sheffield's inhabitants and visitors.

In recent years there has been increased utilisation of the countryside around Sheffield as part of the Outdoor City. This has been intensified during the Covid-19 pandemic which has increased pressure on rural habitats. In order to ensure that access is inclusive car parking and electrical charging provision should be maximised together with improved public transport links, footpaths which are well maintained and where possible footpaths should be accessible and hard surfaced with obstacles removed. We understand an updated Rights of Way improvement plan to cover the period 2023-2033 is currently being prepared.

There may be public benefits deliverable via woodland planting, in addition to carbon sequestration and natural flood management. The England Woodland Creation Offer (EWCO) offers stackable payments for the provision of public goods as well as providing support for the buying and planting of trees, including payments for improving public access to woodland and planting close to settlements.

Maximising the connectivity of blue green infrastructure could improve local habitats and enhance the experience of visitors to the countryside. A careful balance must be struck between encouragement of recreational activities and public access where demands are significant and may have an adverse impact on any existing habitats and conservation measures.

The Council should foster relationships with education providers, such as those with the existing tenant Whirlow Hall Farm Trust, which hosts schools on day and residential visits to enable pupils to learn in an alternative environment to the classroom.

Objectives:	0-5 years	5-10 years	10+ years
Encourage tenants to consider tourism and education opportunities via farm diversification	✓	✓	✓
Enhance infrastructure to improve access and mitigate issues associated with intensified use of the countryside	✓	✓	✓

Action Points & Recommendations:

- Support the ongoing development of the updated Rights of Way Improvement Plan and its eventual implementation.
- Encourage tenants to grant permissive footpaths where improved network connectivity may be achieved.
- Where an approach is received from a tenant wishing to explore diversification activities, guidance should be provided in relation to any consents and information required by the Council to assist in a decision as to whether the project will be permitted. Where a project is deemed suitable and is consented to, this should be formally documented and recorded on the Council's internal systems. Any such changes should be noted as part of the annual inspections.

Collaboration and Partnerships

Strategic Ambition: Strengthen existing partnerships and build new relationships with relevant parties to deliver wider objectives and maximise outcomes

It is unlikely that the Council will be able to deliver all of their objectives independently due to budgetary constraints and limited resources. Therefore it is considered essential that partnerships are formed and enhanced to facilitate delivery and maximise specialist knowledge from external bodies.

The Council is currently working in partnership with organisations such as the Sheffield and Rotherham Wildlife Trust on management of Nature Reserves and through broader partnership arrangements such as the Sheffield Lakeland Landscape Partnership; hosted by Sheffield and Rotherham Wildlife Trust to deliver

environmental and wider benefits. There is scope for further interaction with such organisations and adjoining landowners, which may enable environmental outcomes to be maximised through improved connectivity and projects on a landscape scale. We understand that the Sheffield Lakeland Partnership and SCC tenants are currently taking part in an ELMS Landscape Recovery trial which suggests that a similar approach may be adopted for future environmental schemes on the land. It is likely given the terms of the tenancies and length of agreements involved that the Council would need to be party to any such agreements. It is noted that such schemes may not be open to public bodies and therefore collaboration with tenants and partners will be essential to meet eligibility criteria.

Communication and engagement with tenants has been limited in recent years. Fostering better relationships through more frequent correspondence with tenants and regular physical inspections will improve engagement with initiatives and willingness to collaborate. Where possible options to amalgamate holdings will be considered when tenancies end to enable holdings sizes to be increased which should improve the viability of the Council's equipped farm holdings and improve existing tenant relations, reducing the administrative burden on the Council.

The Council will work with tenants and third parties to encourage opportunities and branding initiatives to add value to farm outputs and diversify incomes.

Objectives:	0-5 years	5-10 years	10+ years
Improve communication, engagement and collaboration with tenants and existing partners	✓		
Improve internal communication between Council departments to ensure co-ordinated decision making, policy formulation and record keeping	✓		
Identify and maintain new and existing partnerships to foster a coordinated approach to environmental schemes and improvements between tenants, local landowners and organisations	✓	✓	✓
Provide support for tenants to add value to farm outputs and improve business viability		✓	✓

Action Points & Recommendations:

- Carry out a coordinated review across Council departments of existing and proposed projects with external partners enabling the identification and recording of key points of contact on a central database.
- Enhance cross-departmental communication and record keeping through improved systems, engagement and coordinated, collective decision making.
- Conduct annual visits with key tenants to consolidate relationships and identify any opportunities or actions required as part of proactive management.

Integrated Land Management

Strategic Ambitions: To utilise the rural estate to maximise the provision of ecosystem services, reduce emissions and address the nature and climate emergencies; utilising nature based solutions in collaboration with third parties where appropriate

For some sites, there are various potential competing land use options. It will be necessary to establish the Council's preferences and priorities on a site by site basis dependent on the characteristics of the asset, the potential outcomes and internal policy.

Natural capital mapping had been undertaken in conjunction with Natural Capital Solutions and other partners. This mapping uses a Geographic Information System (GIS) to provide spatial perspective on the variation in natural capital assets, the potential benefits which could be delivered across an area and where there is local demand for some ecosystem services. The work has been carried out in conjunction with the

other South Yorkshire local authorities and should be considered in its wider context in order to maximise and potentially 'stack' any benefits resulting from environmental improvement works.

Whilst this mapping is able to provide an indication of possible target sites, further information gathering and measurements are required 'on the ground' to assess site specifics and identify other possible constraints and opportunities.

A South Yorkshire Catchment Plan is in draft which aims to reduce flood risk, mitigate climate change and support climate resilient communities. The creation of the Plan arose after the November 2019 flooding and includes specific actions for the Sheffield City Region including "to carry out further economics assessment and wider natural capital analysis to support development and ongoing nature based solutions investment in the catchment". We understand that the Council have already carried out a study on the high level benefits of NFM to Sheffield flood protection and mapped various storage based features, such as earth banks on obvious flood paths, where the topography was most suitable. This may be complimentary to the existing Sheffield Lakeland Landscape Partnership work and potential Landscape Recovery pilot schemes which could include contiguous land holdings located across the Rural Estate.

Stewardship is considered to be the 'bridge' to the upcoming Environmental Land Management Schemes. There are currently various Countryside Stewardship Agreements across the Estate; some of which span multiple holdings within the Council's ownership and include other areas which are outside of the Estate. There are a multiplicity of other schemes currently available, including the Farming in Protected Landscapes Fund, which may offer additional options which should also be explored.

The Council should be aware that any obligations entered into under an environmental scheme may bind the Council and any subsequent tenants, for instance if the scheme holder surrenders their tenancy agreement or the tenancy agreement expires prior to the termination of the scheme.

Following the Council's declaration of a Biodiversity and Ecological Emergency in 2021, the Council should support biodiversity enhancement across the Estate where the Council benefits from management control or has the co-operation of the Tenant. Enhancement could be funded in part through environmental schemes or through the private sector and Biodiversity Net Gain (BNG) once this becomes a legal requirement.

As the Local Planning Authority, Sheffield City Council may need to create a 'bank' of Biodiversity Net Gain units and land for use by those developers who are unable to achieve on-site or off-site Biodiversity Net Gain. Local Nature Recovery Strategies are to be developed in time which will identify areas to target nature recovery. However, it may be suggested that the Rural Estate can contribute to this bank of Biodiversity units. Notably, this can only be achieved where the site is vacant, comes back in-hand/tenancy renewed or through negotiation and collaboration with existing tenants.

Where biodiversity gains need to be delivered off site, 'offsetting' assets within the same local authority will be considered favourably by the Biodiversity Metric; whereby the number of units are reduced for offset delivered in a neighbouring authority and further afield.

Recent market analysis published as part of the consultation adopts a central assumption of £20,000 to £25,000 per biodiversity unit. Using the Biodiversity Metric 3.0, changing intensive grassland considered to be in poor ecological condition to a more species-rich habitat could deliver somewhere between 1.4 and 4.7 units of biodiversity gain per hectare. However, this will vary by site and a detailed assessment would be required to account for the existing habitat and its condition, soil type, location and timescales for any proposed change. The Biodiversity Metric is also likely to continue being updated and therefore any figures are subject to change.

Under the current BNG consultation, the government are considering whether to allow enhancement of the non-designated features of statutorily protected sites however this could introduce additional complexity or be difficult to deliver and enforce in practice, making it an unlikely inclusion.

Where full management control of a site is unavailable, the Council could signpost tenants to appropriate professional advisors to assist in accessing environmental schemes or private sector investment to support environmental enhancement. This option, whilst potentially incurring a cost, could help the Rural Estate to be pioneers in these options, fast-tracking improvements on the Council's property in support of the Biodiversity Emergency and providing workable examples to other farmers in the Authority Area.

Alternative land uses such as peri-urban farming or community orchards could also be considered, particularly in areas on the urban fringe where traditional agriculture may be challenging and there may be wider benefits to the community.

Objectives:	0-5 years	5-10 years	10+ years
Manage competing land use priorities and ensure appropriate record keeping is maintained	✓	✓	✓
Facilitate Natural Flood Management	✓	✓	✓
Encourage participation in environmental schemes	✓	✓	✓
Enhance biodiversity across the Estate and explore opportunities for Biodiversity Net Gain	✓	✓	✓

Action Points & Recommendations:

Land Use Priorities & Record Keeping

- Review all available information in relation to sites such as natural capital mapping and any identified development potential in order to prioritise land uses which deliver the greatest beneficial outcomes.
- As part of a wider audit of the farms and annual inspections, there will be a need to update and maintain appropriate records for particular land uses or improvements which are undocumented via addendums to tenancy agreements; in particular where there may be a breach of tenancy terms had permission not been formally granted.
- Encourage tenants to regularly collate data for their farms and undertake carbon auditing using one of the tools currently available on the market. If the information was forthcoming this would provide baseline carbon data which could be used to inform future decision making.

Natural Flood Management

- Continue to identify key target areas for NFM through more detailed information gathering with partners and/or grant funding where appropriate.
- Collaborate with the relevant partners to achieve the collective actions set out in the draft South Yorkshire Catchment Plan following its finalisation.
- The Council should continue to work with organisations, such as the Sheffield Lakeland Partnership, to implement the recommended NFM actions where the tenants (if applicable) are willing to participate, and such actions will not sterilise the existing practices over the holding.
- Consider environmental schemes and private funding opportunities that may finance the works prior to instigating NFM.

Environmental Schemes

- The Council should endeavour to regularly update tenants regarding environmental schemes available and the Council should assess any interest on a case by case basis prior to granting consent; to be documented on a centralised system.
- Tenants should be supported in entering into schemes such as stewardship subject to the terms of their occupation and with the options selected having been reviewed in the wider context of the Strategy.

Biodiversity Net Gain

- Where there is any development identified on the Estate, the Council will need to consider what land (where there is full management control available) may be best placed to deliver Biodiversity Net Gain (BNG) requirements.
- As part of screening sites for potential BNG, the Council should give due consideration to site specifics and existing landscape designations (e.g. SSSI) which could impact on the eligibility and/or the ability to deliver gains.

Identified Opportunities for Potential Development

Potential Planning Sites

Sites located within the Peak District National Park:

A large proportion of the Rural Estate sites are located within the Peak District National Park and Sites of Scientific Interest (SSSI). As set out within the Policy overview above the statutory purposes of National Parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. Development within National Parks is therefore restricted by national and local planning policy.

Within the Peak District National Park, the only development potential is for conversion of traditional buildings to alternative uses subject to meeting relevant planning policies.

We suggest that sites with buildings with potential for conversion to alternative uses are reviewed in further within a site-specific Planning Appraisal detail to determine the prospects.

Sites located within Sheffield City Council:

Urban Sites

There are two sites within the urban area which have been identified as having potential for residential development subject to a detailed technical review:

- Part of Land at Reignhead Farm, Eckington Way, Woodhouse Lane, Moss Way, Beighton (05339) which sits outside of the Green Belt
- 03878 - Land at Greengate Lane North (which was identified as suitable for housing within the Housing and Economic Land Availability Assessment under reference: S02514)

We suggest that these sites are investigated further through a detailed technical review (review of highways/access, ecology, heritage, arboriculture) to determine if there are any constraints to development and refine the development potential further to inform a Planning Strategy.

Green Belt

A large proportion of the Rural Estate is located within the Green Belt. As highlighted in the policy review above national and local planning policy restrict development in the Green Belt with paragraph 137 of the Framework stating that *“the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”*.

In the short term whilst planning policy restricts development in the Green Belt there are certain forms of development which are deemed to be not inappropriate such as the re-use of existing buildings, provided, they preserve its openness and do not conflict with the purposes of including land within it. In the short term there is therefore the potential for conversion of existing agricultural buildings within the Green Belt to alternative uses subject to meeting relevant planning policies. We suggest that sites with buildings with potential for conversion to alternative uses are reviewed in further within a site-specific Planning Appraisal detail to determine the prospects.

It is acknowledged that the spatial strategy being progressed by the Council within the draft Sheffield Local Plan is to only release brownfield sites in the Green Belt due to there being no exceptional circumstances to justify the release of greenfield land. As a result, there is therefore no opportunity to bring forward the Rural Estate land which is located within the Green Belt within the emerging Local Plan, which covers the development period to 2038.

In the much longer term, beyond the currently emerging Local Plan there are a number of properties which are within the Green Belt but sit adjacent to the urban area and may have development potential for residential development subject to:

- A technical review of the site
- Green Belt Reviews as part of the preparation of a future Local Plan for the development period beyond 2038
- Exceptional circumstances cases to justify release of land from the Green Belt for development as part of a new Local Plan (beyond 2038) or a Local Plan Review

Examples of Green Belt sites which may have potential in the long term subject to the points highlighted above include:

- The farms at Ryecroft in Dore and Ecclesfield / Grenoside,
- Agricultural land in Beighton

We suggest that these sites are reviewed in further detail to determine the prospects for promotion of these sites within subsequent Local Plan reviews and/or when preparation of a new Local Plan commences for the development period beyond 2038.

Sites located within the North East Derbyshire Council

There are two sites (UPRN reference 01235 and 01284) located within North East Derbyshire. Both sites are located within the Green Belt and conservation areas. In the short term whilst planning policy restricts development in the Green Belt there are certain forms of development which are deemed to be acceptable such as the re-use of existing buildings, provided, they preserve its openness and do not conflict with the purposes of including land within it. In the short term there is therefore the potential for conversion of existing agricultural buildings within the Green Belt to alternative uses subject to meeting relevant planning policies. We suggest that sites with buildings with potential for conversion to alternative uses are reviewed in further within a site-specific Planning Appraisal detail to determine the prospects.

It is unlikely that land referenced UPRN 01235 would be suitable for development in the longer term given the location of the site within the Green Belt.

Part of land referenced UPRN 01284 which is located adjacent to Mossbrook Infant and Junior Special School may have development potential in the longer term subject to technical review and the need for release of Green Belt land within an emerging Local Plan or subsequent Local Plan reviews.

Potential Energy Sites

To assist the Council with attaining its renewable energy capacity targets we have undertaken a review of the Rural Estate portfolio to identify land which may be suitable for renewable energy development. A desktop review of each property was completed screening the sites against environmental constraints, planning constraints and the feasibility of obtaining a grid connection.

Of the 95 sites screened, seven sites are thought to have potential for renewable energy developments, providing there is a viable grid connection. Each of our recommendations relies on sufficient grid capacity being available at a nearby substation. Capacity is finite, and competition for grid connections is extremely high and capacity may be taken up by other developments nearby. For a scheme to go ahead the Council must act quickly in decision-making and agreeing terms with a developer, so that grid capacity for the project can be secured.

In addition to a viable grid connection, for a parcel of land to be deemed suitable for an energy development it must be free from any planning or environmental constraints, have suitable topography, sufficient screening or landscaping to minimise any visual impact from public highways and/or residential properties and must be of sufficient size for the particular technology. Typically, this is in excess of 40 acres for a grid connected solar farm and over two acres for a battery energy storage scheme. Consequently, some sites are not suitable for a grid connected solar farm due to lack of available space, however, they are suited to a battery energy storage scheme.

Of the remaining sites, many were discounted due to a combination of the above. Some sites lie within the National Park, as well as the Green Belt and Conservation Areas. In addition, the closest point of connection to the grid for most sites was located in excess of 2km away, a distance that, dependent on connection costs, may cause a development to be commercially unviable.

At the time of this review there is no legislation in England to support onshore wind development and as such we have not made any recommendations for this in our review. Should legislation change in favour of onshore wind development we recommend revisiting the portfolio for this technology and any other advances in renewable energy.

A brief summary of each site is included below:

Butterthwaite Farm	<ul style="list-style-type: none"> • Private wire solar into Hydra Business Park • Grid-connected solar farm (up to circa 13MW based on land area) • Battery energy storage scheme
Land at Greengate Lane North	<ul style="list-style-type: none"> • If other development is pursued the opportunity to supply this with renewable energy should be explored, such as rooftop solar and/or a district heating scheme

Land at Myrtle Bank (comprising two land parcels)	<ul style="list-style-type: none"> • Private wire solar into industrial site located at Orgreave Drive or two nearby schools (Ballifield Primary School and Handsworth Grange Community Sports College) • EV charging station off Beaver Hill Road • If other development is pursued the opportunity to supply this with renewable energy should be explored, such as rooftop solar and/or a district heating scheme
Reignhead Farm	<ul style="list-style-type: none"> • EV charging station off A57 • Private wire solar into Crystal Peaks Shopping Centre or Drakehouse Retail Park
Land at Shotnell and Stubbing Farm	<ul style="list-style-type: none"> • Grid-connected solar farm (up to circa 10MW based on land area)
Land at Waverley Cottages	<ul style="list-style-type: none"> • Battery energy storage scheme • Peak power gas scheme • EV charging station off A630
Land at Westfield (comprising two land parcels)	<ul style="list-style-type: none"> • Private wire solar into Crystal Peaks Shopping Centre or Drakehouse Retail Park • If other development is pursued the opportunity to supply this with renewable energy should be explored, such as rooftop solar and/or a district heating scheme

The Council have already considered potential battery storage sites at Jordanthorpe Parkway and Hazlebarrow Farm which have not been pursued. Although battery storage sites would not contribute to net zero targets they should still be considered as a standalone option, given that there appear to be inadequate suitable sites with grid connection or land availability to develop a commercial scale joint solar and battery storage scheme. The additional income stream from a standalone battery storage scheme could be used to cross-subsidise investment to achieve the wider estate objectives detailed above. This could include suitable renewable energy schemes, essential repairs and environmental initiatives such as tree planting, peatland restoration and natural flood management.

Next Steps

It is recommended that any opportunity is progressed via an Option to Lease agreement between the Council and a developer. It may also be possible for the Council to consider developing the site, subject to availability of funding and the appropriate expertise. There is a need to ensure that the Council are achieving best value and are progressing with a reputable, experienced firm with a proven track record of project delivery. Therefore, an independent consultant will be required to provide advice in relation to the promotion of each site via informal tender to technology-specific developers using a succinct set of marketing particulars, inviting highest and best offers by a strict deadline. Following bid analysis and developer selection the independent advisor will progress to negotiation of Heads of Terms. Once agreed the chosen developer will be provided with a Letter of Authority allowing them to apply for and secure a grid connection for the proposed scheme. Once a viable grid connection is secured, the developer will progress with a planning application. It is at this point legal negotiations of the Option and Lease documents will be undertaken and agreed.

Should the Council wish to progress a private wire opportunity, it is suggested that a similar approach is followed. Once a chosen developer has been selected, we recommend that the developer then identifies and secures an off-taker for the electricity generated on site. The Council can then agree Option and Lease documents with the developer.

The table below provides an indication of the current market terms for each development type.

	Battery Energy Storage Scheme	EV Charging Station	Peak Power Gas Scheme	Solar PV (Grid Connected & Private Wire)
Land Area	2 – 3 acres	0.5 – 3 acres	0.5 – 2 acres	20 – 80 acres
Lease Term	25 years	20 – 25 years	20 - 30 years	35 – 40 years
Rent	£1,500 - £3,000/MWh	£44,000 - £70,000/annum	£3,000 - £3,500/MW	The higher of £900 - £1,000/acre or a % gross annual revenue share (typically 6 – 7%)

RURAL ESTATE PLAN AND MANAGEMENT POLICIES

Core Estate Policy

The Bradfield Estate

The Bradfield Estate is located to the northwest of the City of Sheffield. The properties within the estate comprise both equipped farms and bare land lettings. Land types are typically grassland and moorland with some woodland. The extent of the Bradfield Estate is shown on the Figure 26 below.

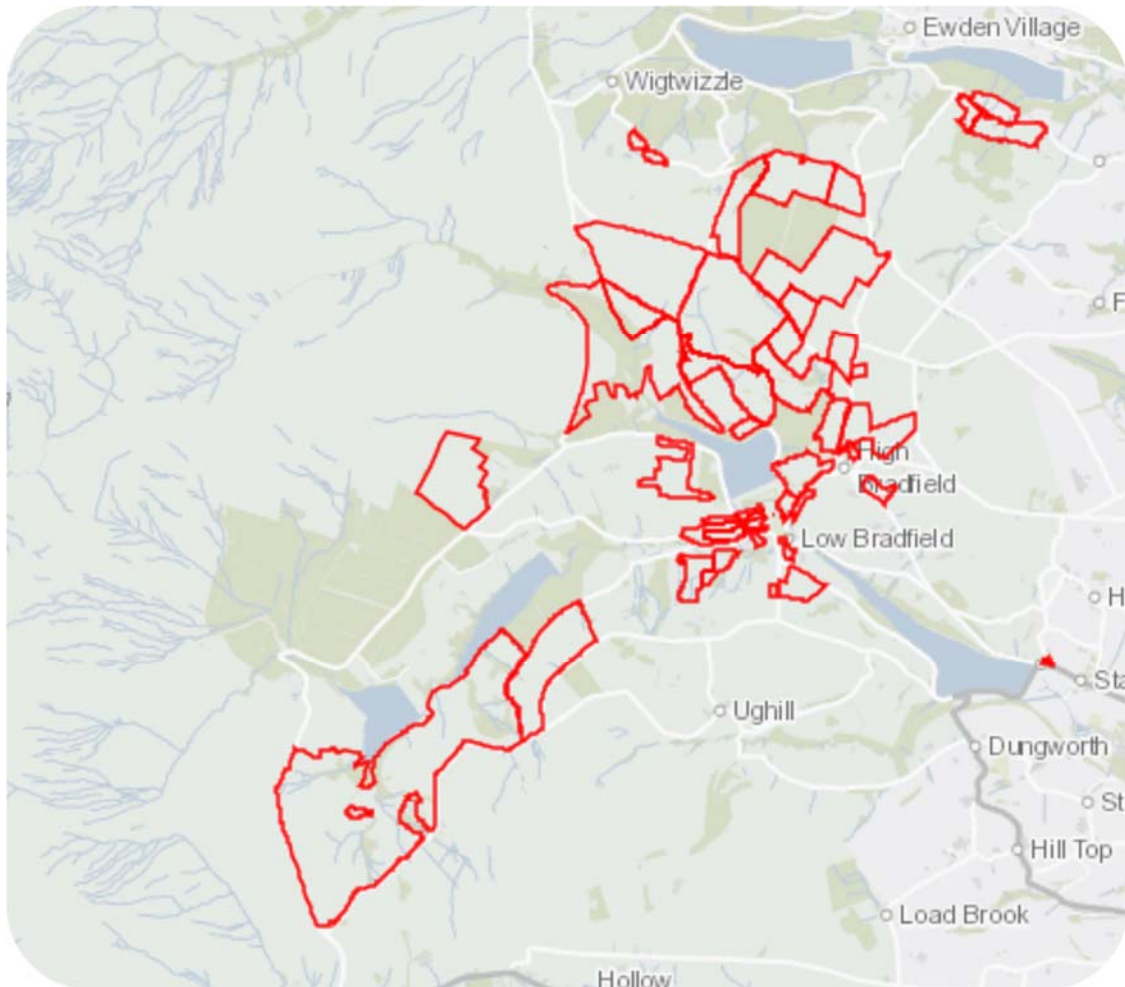


Figure 25: The Bradfield Estate (Contains OS data © Crown Copyright and database right 2020)

To date this area has been the focus of the projects carried out by the Sheffield Lakeland Landscape Partnership as the large contiguous blocks of land are suited to landscape scale environmental improvements. The varied upland nature of the farms also provides excellent potential for a wide range of future schemes and activities which will likely look to foster collaboration at a landscape scale in pursuit of maximising any environmental benefits. It is therefore recommended that where possible the Estate remains intact as a core estate with any sales off limited to small areas of land on the periphery or where a significant premium may be achieved such as garden land plots or developable farmsteads in accordance with the disposals policy set out below.

The Ringinglow and Dore Estate

The Ringinglow and Dore Estate is located to the southwest of the City and comprises equipped farms and bare land holdings; some of which are understood to be held as charitable assets. The Estate includes both upland and lowland land types with the large areas of moorland to the west considered to be of particular interest for future environmental works and schemes.

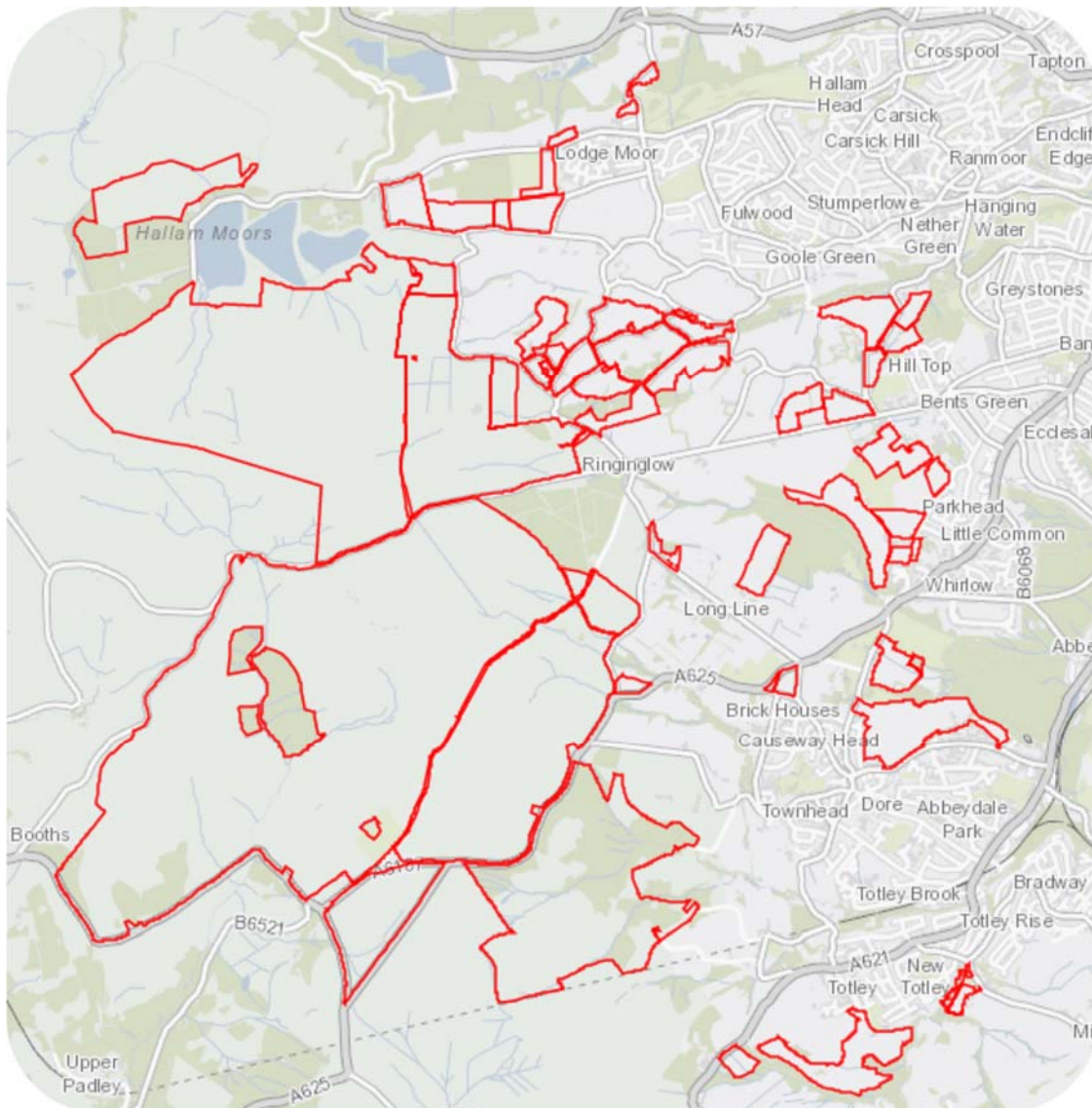


Figure 26: The Ringinglow and Dore Estate (Contains OS data © Crown Copyright and database right 2020)

As with the Bradfield core estate it is considered that the land holdings should be retained to enable landscape scale interventions to be implemented; with sales of peripheral plots or developable farmsteads possible where appropriate if windfalls or sales to special purchasers may be agreed.

Wider Estate

The wider Sheffield City Council portfolio includes various individual farms and parcels of agricultural and amenity land located around Sheffield and at Great Longstone in Derbyshire.

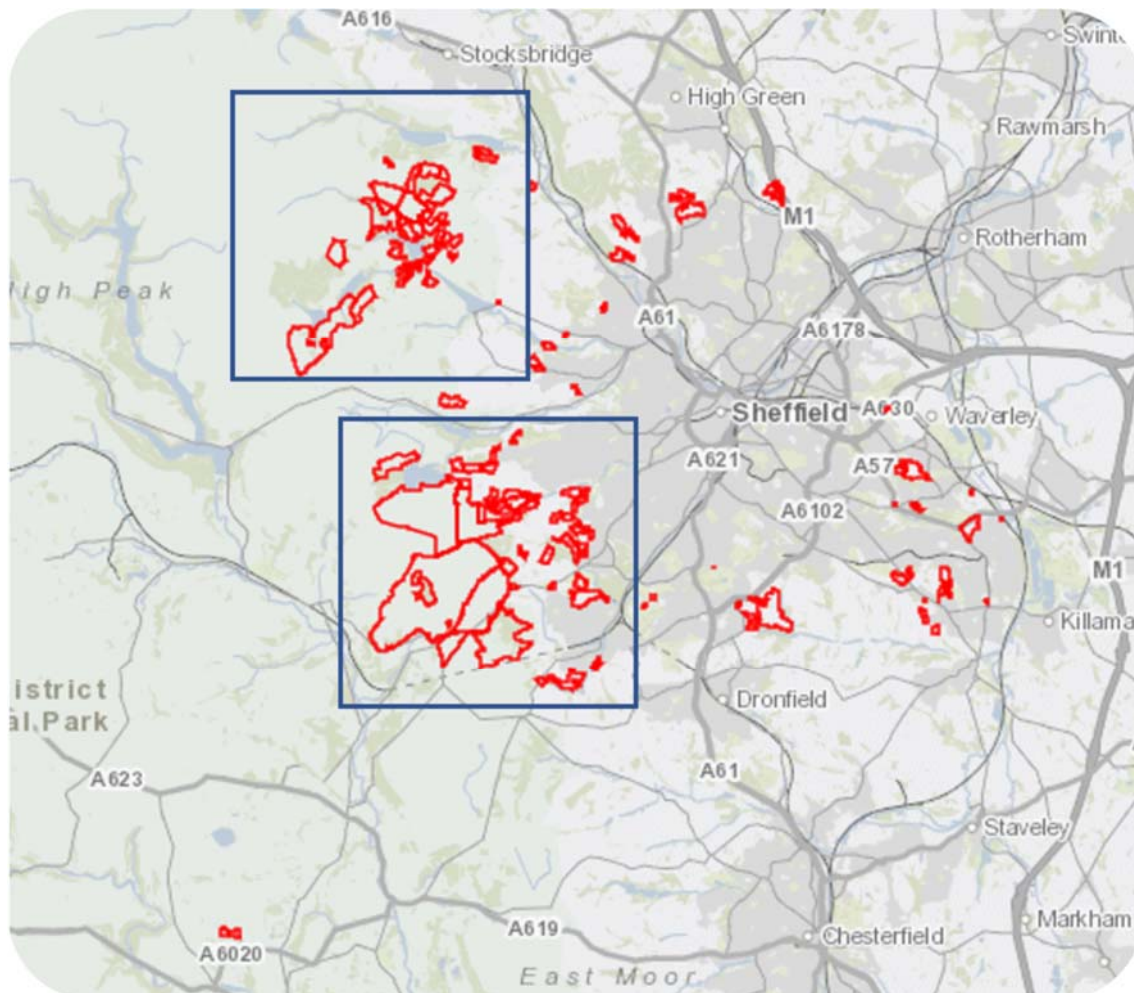


Figure 27: The Wider Estate (Contains OS data © Crown Copyright and database right 2020)

These parcels are mainly urban fringe parcels which experience the difficulties associated with urban fringe farming such as trespass. It is therefore considered that these parcels would be suited to consideration for alternative uses such as renewable energy, peri-urban farming, community orchards or development. Where possible in accordance with the disposals policy set out below opportunities should be capitalised on to maximise capital and revenue receipts from the sites.

Tenancy Management

Tenants will be expected to occupy the holdings and carry out their business in a way that respects the terms of the tenancy agreement(s).

Breaching of tenancy agreements will be addressed by direct communication with the tenant in the first instance so as to encourage the remedying of such a breach and to foster goodwill and cooperation. However, serious and/or persistent breaches will result in formal enforcement; referral to arbitration and/or legal action as appropriate. It is considered essential to regularise any historic works carried out to date where SCC consent had been granted.

Significant breaches of animal welfare regulations will be subject to legal action via the police, Trading Standards and/or other agencies as appropriate.

The Council should encourage existing tenants to plan for moving on or retirement where necessary and to hold annual meetings and farm inspections to increase contact.

For AHA tenancies without eligible successors, the Council will seek to enter into constructive dialogue with tenants, and their advisors, to explore retirement options. Decisions will be made taking account of the wishes of the tenant, availability of alternative residential accommodation, the level of the tenant's business activity on the holding, significant breaches and any other extenuating circumstances.

In respect of new lettings, where a Business Plan is submitted as part of the tender process for the holding the tenant's activities will be monitored against the Business Plan. If after two years the Plan has not been followed, other than through negotiation with the Council, then the tenant will be given 12 months to remedy this otherwise and if available to the Council a three/five year break clause to end the tenancy will be utilised.

The Estate will be managed in such a way as to promote good stewardship of the land, to enhance the landscape and to conserve and further biodiversity. Prospective tenants will be asked to address ELMS/stewardship in any Business Plans if relevant. Existing tenants will be encouraged to enhance the farms above their current condition.

The Estate will be managed in such a way as to safeguard the historic landscape and environment including but not limited to, Sites of Special Scientific Interest, archaeological sites, listed and vernacular buildings, wetlands, woodlands, hedgerows and ancient trees. Safeguarding should be secured via lease terms and monitored as part of the farm inspection process.

Diversification of farm enterprises will generally be supported through the Council 'signposting' tenant's to grant funding, mentoring, business development and training opportunities so as to ensure they benefit from every available form of assistance in support of business growth and creating new employment opportunities across the Estate.

Maintenance Policy

Property Management – Holdings including dwellings, land and buildings

Farms and properties will be inspected at least once every year with a detailed visual inspection undertaken and a record made of the general condition of the holding. The initial inspection in Year 1 will provide a benchmark for the future.

Any landlord's or tenant's repairing obligations will be noted upon inspection and actioned in accordance with the Council's obligations and available budgets. Tenants will be made aware of their repairing obligations during the annual inspection.

The Council will comply with its legal repairing obligations as required by the wide range of statutes covering the variety of lettings found on the Rural Estate.

The property management team will utilise the information gathered during annual and other inspections to allow the Council to budget more accurately for repairs and renewals required across the Estate and to inform the disposals policy.

Given the unique nature of the dwellings and farm buildings on the holdings it may be necessary to have an Approved Contractors List (ACL) of external contractors who are better suited to carrying out repairs rather than relying on internal Council Housing Repairs Service (more suited to conventional housing stock). This should also include contractors who specialise in farm buildings and listed buildings.

The Council will maintain an appropriate level of insurance to cover all liabilities as stated within the various tenancy agreements and vacant properties. This should be reviewed by a qualified Building Surveyor every five years to ensure that appropriate levels of insurance are maintained. Where the insuring liability lies with the tenant, the Council should request copies of the appropriate sections of their insurance policy annually. The sums insured should also be reviewed by the qualified Building Surveyor quinquennially.

Tenant's Improvements under Agricultural Holdings Act & Farm Business Tenancies

Only improvements appropriate to the scale of the Council's holding will generally be agreed. Larger scale developments to facilitate the farming of other non-Council land owned or leased by the tenant will be at the tenant's risk and written landlord's consent may not be provided.

For AHA tenancies landlord's written consent should be on a conditional basis where granted, with an appropriate write down period to reflect the economic life of the improvement to the farm holding.

Compensation to outgoing tenants for FBT's will be based upon details contained in the tenancy agreement, memorandums of agreement and/or statute.

Diversification outside the terms of the current tenancy agreement must be agreed in advance with the Council and all relevant consents and permissions obtained by the tenant. Where diversification is appropriate and represents business growth, the Council will seek a rent increase at rent review and when varying the terms of the tenancy. Where diversification is significant the Council, in giving its consent, will seek to negotiate a new agreement, which could include a surrender of an AHA agreement and re-letting on an FBT.

Property Management – Woodland

It is assumed that the woodland on the Rural Estate will continue to be actively managed and maintained in conjunction with external partners and/or the Parks & Countryside Service. This will include ensuring trees are safe and do not cause a hazard to the public or third-party property.

Annual tree survey inspections of roadside trees and trees along public rights of way should be carried out for insurance purposes.

As stated above farms and properties are inspected at least every year and woodland areas are to be included as part of the annual holding inspection, but undertaken by the Parks & Countryside Service Team, who will utilise the information gathered during annual and other inspections to allow the Council to budget correctly for repairs and improvements required across the Estate.

The property management team will also explore with farm tenants areas of future cooperation where woodland areas could be taken back 'in-hand' or where increased grant funding may be made available as part of ELMS or other sources.

Capital and Revenue Investment for the Existing Portfolio

There will be a presumption against capital investment except where it is essential and where:

1. the fixed equipment on a holding is inadequate in connection with a statutory function and the farm is designated for long term retention as a viable commercial holding; or
2. holdings are being aggregated and surplus buildings are to be developed or sold off, requiring investment in the consolidated farmstead;
3. substantial refurbishment to specific farm buildings of traditional construction is required to save consequential repair costs and where long term development potential is to be safeguarded;
4. substantial capital receipts can be achieved over and above the capital expenditure;
5. substantial additional revenue streams in diversified ventures may be achieved;
6. as an incentive for surrender of part of a holding.

The Council will consider capital investment in buildings and fixed equipment for commercial and diversified enterprises where a supporting case identifies opportunities to increase capital and revenue returns for the Council such as a visitor and/or educational facility.

In addition, the Council should consider cross-subsidisation, reinvesting a proportion of the additional revenue streams, from specific projects, such as battery storage rental income, to address the maintenance backlog and compliance issues.

Decision Making Triangle

The below triangle sets out the Council's priorities in terms of land management options for the Rural Estate.

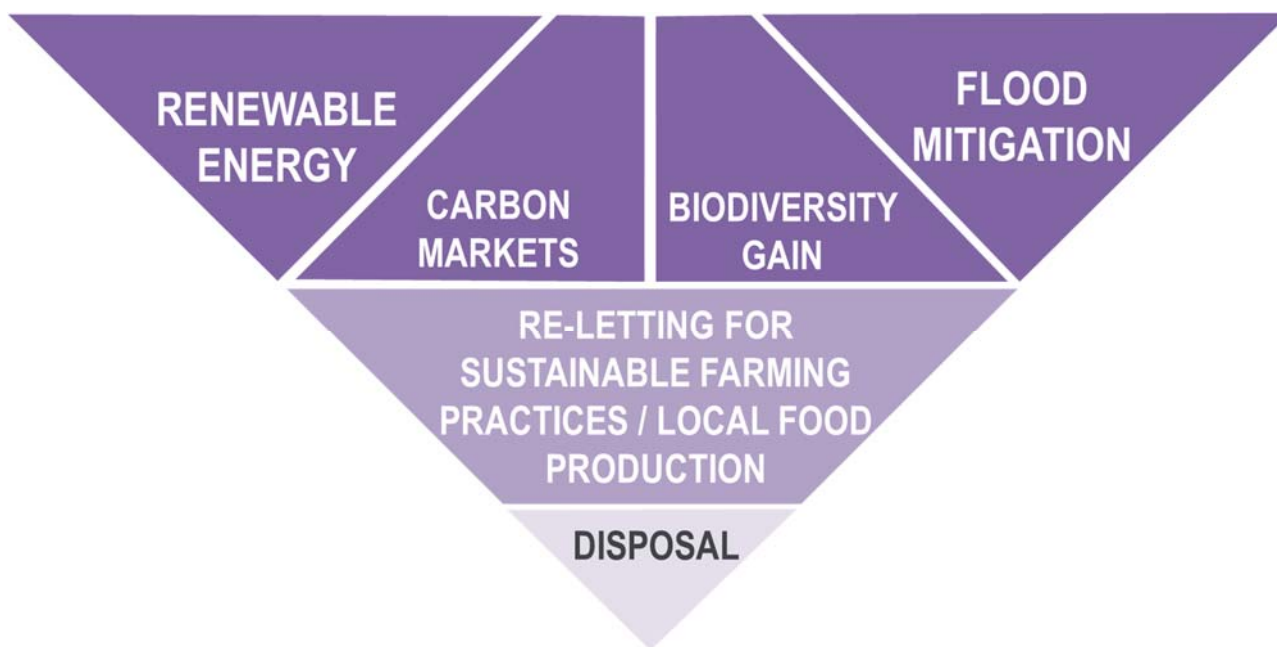


Figure 28: Decision making triangle

Environmental Policy/Integrated Land Management

The Trees and Woodlands Strategy 2018-2033 includes a headline action to “plant at least 100,000 additional trees and replace trees on a 2 for 1 basis in our greenspaces and woodlands over the next 10 years”. In pursuit of this and their ambitious net zero target by 2030, as well as addressing the Climate and Biodiversity and Ecological emergencies declared in 2019 and 2021 respectively, the Council should adopt a policy of integrated land management in order to ensure the maximisation of environmental improvements and income opportunities across the Estate.

The report published by ARUP in 2020, entitled ‘Pathways to Net Zero in Sheffield 2020/21’, suggests that the main ways in which land use, land use change and forestry can contribute to the achievement of Sheffield’s net zero target are through extensive expansion of tree cover and restoration of peatlands; adopting an aspiration of doubling sequestration. Whilst it is recognised that the potential for practical, accountable carbon emissions reductions from *nature-based solutions* is relatively limited across the Estate, these actions can provide multiple additional benefits to wellbeing and nature. Hence, the need for an integrated approach to land management and collaboration with existing farmers to encourage sustainable management and deliver wider objectives. Moving away from the historic lack of tenant collaboration, the Council must prioritise engagement with tenants in order to achieve such high environmental targets and foster a community of sustainable businesses throughout what is a period of great change for the agricultural sector.

The Council should continue to collaborate with the Sheffield Lakeland Landscape Partnership and other relevant organisations where appropriate on vacant sites and/or whereby there is sufficient tenant appetite, whilst ensuring to regularise any proposed activity or change of land use via timely addendums to tenancy agreements. Any proposals should be considered with a holistic view across the wider Estate, in order to maximise the potential environmental benefits and allow for the ‘stacking’ of co-benefits where feasible; provided that there is no double funding for the same outcome.

The Council should consider further collaboration opportunities with companies such as Yorkshire Water, who through private partnerships and potentially Landscape Recovery Schemes, may be open to funding restoration works and Natural Flood Management (NFM) practices in pursuit of water quality improvements and flood mitigation.

Disposals Policy & Acquisitions Including Vacant Property & Development

Disposals

The criteria for the disposal of land and property will be as follows:

1. An overriding presumption against the premature sale of land which has potential strategic or long term development value and which might otherwise be sold;
2. Property will not be identified for sale where it would have a serious adverse effect on the capital value, environmental value or management of retained land;
3. Land within the identified Core Estates in compact or closely related blocks will be retained;
4. Sales of farmsteads or buildings which are deemed uneconomic to renovate and/or have development potential will be considered;
5. Isolated and detached blocks of land or properties will be considered as suitable for disposal subject to consideration of the alternative land uses specified in the decision making triangle.

Disposals Policy Commentary

The Disposals Policy is to be implemented when assets are identified as surplus or no longer key to Council's functions.

It is assumed that the Council will identify surplus assets in line with their existing disposal policy.

Assets within the Rural Estate will be deemed surplus to requirements where assets do not provide an effective solution for Council functions and objectives or beneficial land use as specified in the decision making triangle.

For clarification, the term "Surplus" in this context may not necessarily reconcile with classification of assets for financial reporting purposes.

If the asset is located outside of the identified Core Estates and/or meets the above criteria for disposal should then be produced in line with the Council's surplus declaration procedure, setting out rationale for disposal, external evidence of Best Consideration (if required and available at this stage), method of disposal and timing.

Examples of suitable assets for disposal which are classified as surplus include small parcels of land with no alternative use potential and surplus tenanted properties with low rental returns and high holding costs in the form of maintenance and statutory compliance costs. Partial sales of holdings may be considered; for example, traditional barns outside the main farmstead area or farmsteads with development potential or deemed uneconomic to renovate to meet the required standards for re-letting.

Disposal of any charitable assets will need to be considered in line with the terms of the legacy gift to ensure they can be sold.

Assets which become suitable for disposal following an unexpected event (e.g. death of a tenant/change in planning policy/unsolicited approach from a potential special purchaser) are known as "Windfall Assets".

Legal and surveyors' costs should be recovered from the buyers where possible, with undertakings provided to cover abortive costs where buyers withdraw. In the event that SCC withdraw from the sale a budget will be required to cover abortive fees. It is assumed disposal costs would be capitalised against capital receipts.

Governance

It will be essential for the Council to have appropriate delegation of some powers in place to enable them to make decisions within a realistic commercial timeframe so as not to be disadvantaged.

This will be particularly relevant for leases over 7 years for agricultural tenancy agreements and commercial leases for renewable energy schemes.

Methods of Disposal

This will either be freehold disposal, a leasehold disposal (in excess of 7 years) or a grant of easements.

There are various methods of sale that may be appropriate for different circumstances, summarised as follows:

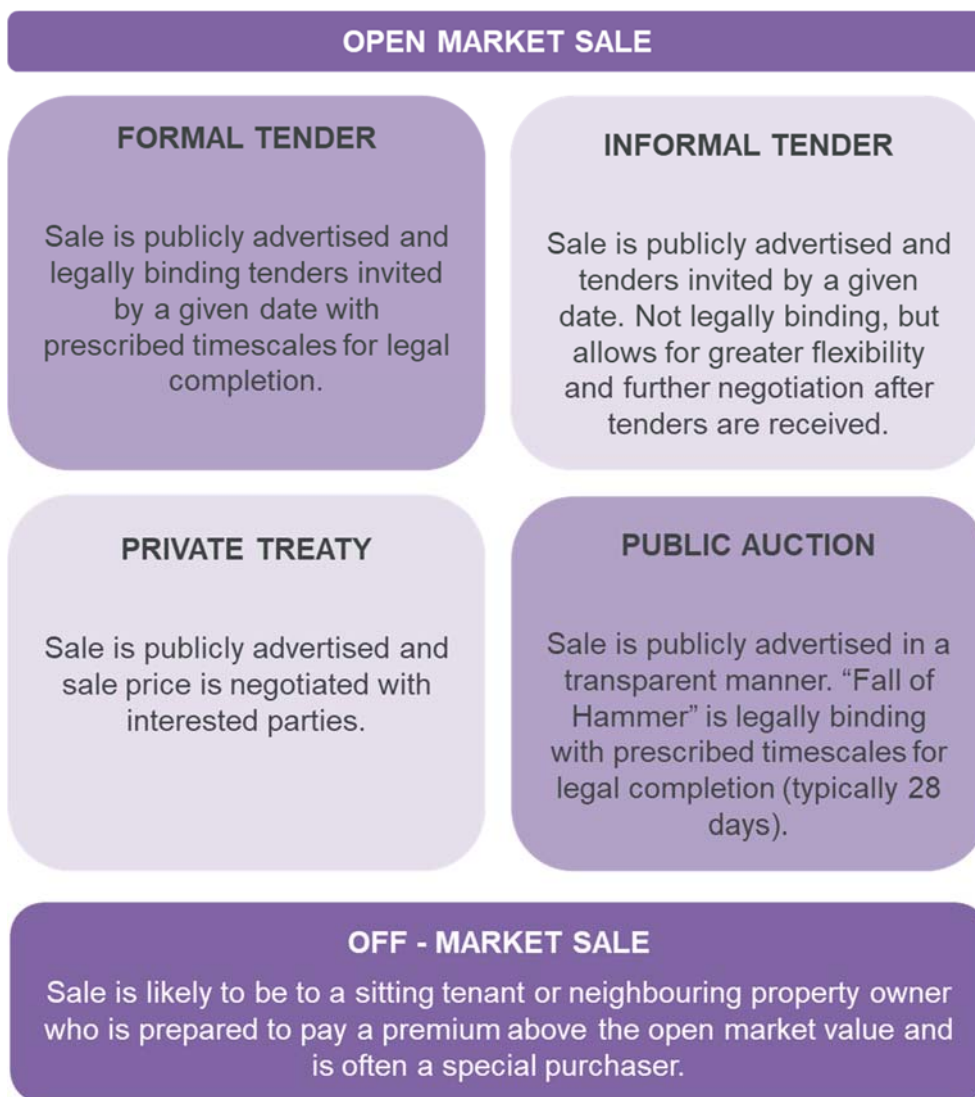


Figure 29: Methods of sale

Disposals Flowchart

The flowchart below at Figure 30 should be read with the commentary above. It applies to disposals of rural estate land holdings held by Sheffield City Council. Specific types of property, such as land held for charitable purposes may be subject to further regulation and consultation.

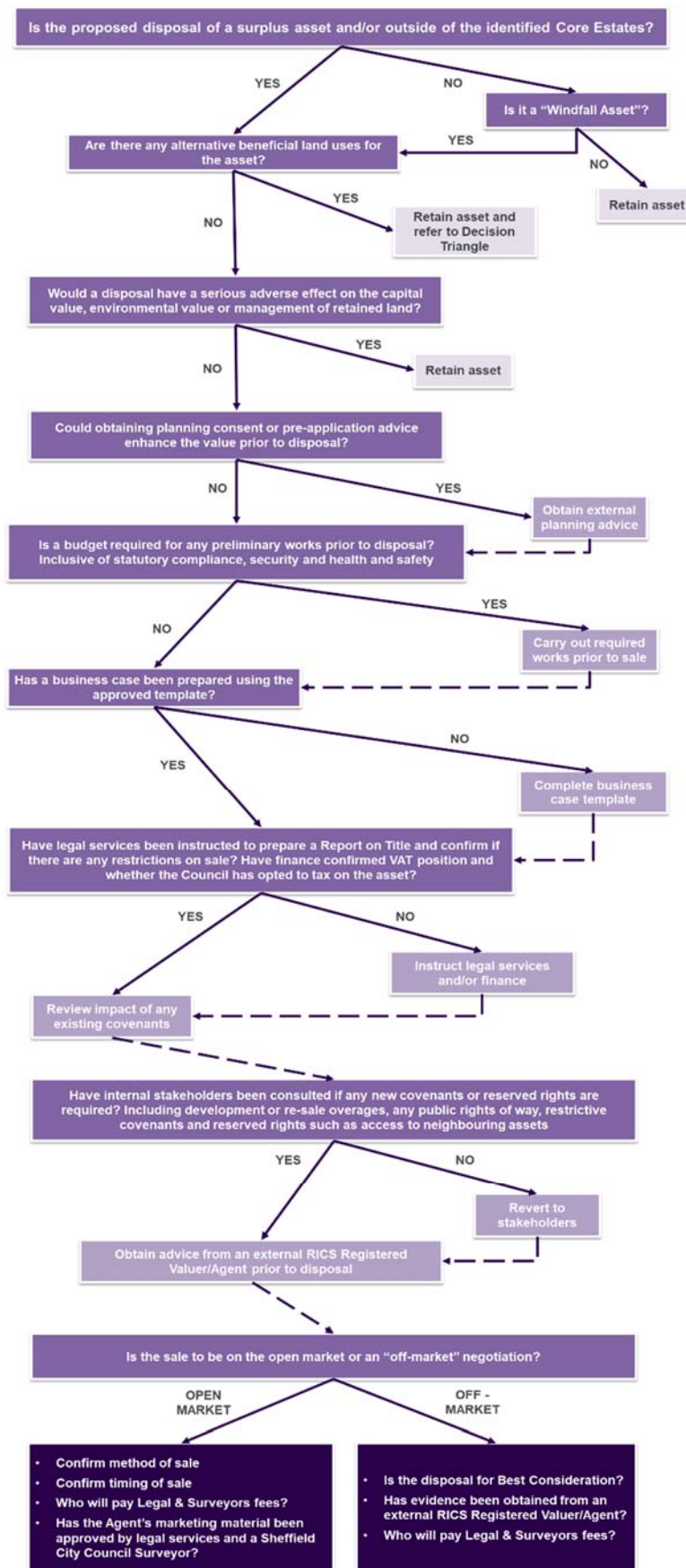


Figure 30: Disposals flowchart

Acquisitions

There will be a presumption against the acquisition of further property in the rural estate unless one or more of the following criteria are met:

1. Land which has long term development value;
2. Land and property that due to its location and strategic value has the ability to add to and/or release latent rental and capital value within the existing portfolio;
3. Land required to enable the statutory functions of the Council to be undertaken;
4. Land in compact or closely related blocks that adds environmental value to existing holdings and supports the Council's emerging climate strategy and environmental objectives.

Subject to the satisfaction of one or more of the above it is expected that any acquisition would provide longer term strategic or environmental benefits.

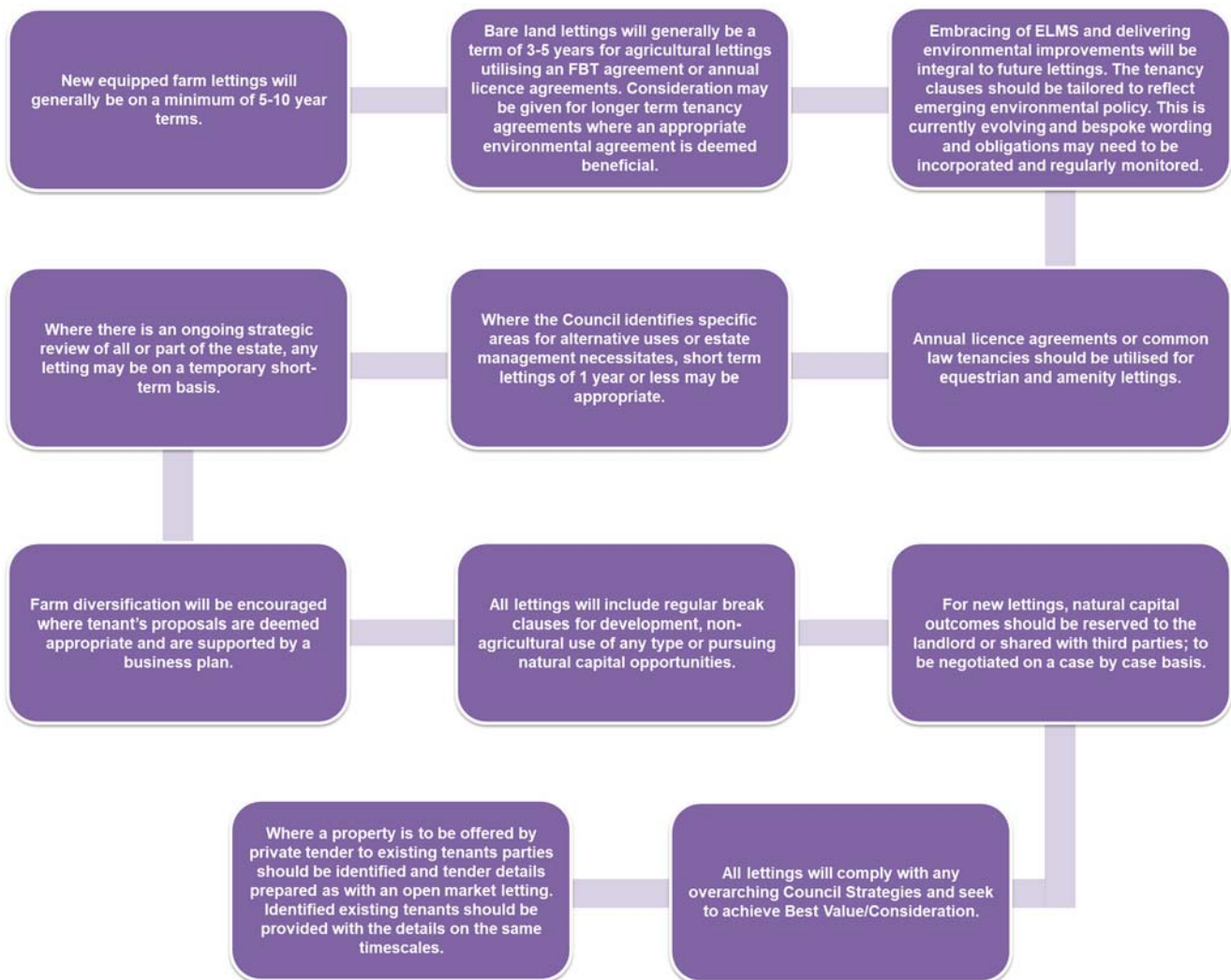
Lettings Policy

The lettings policy for properties within the Rural Estate will take into account the following:

Phase 1 – initial considerations



Phase 2 – Considerations for tenancy terms and applications



Part A

Initial Impact Assessment

Proposal name

Rural Estate Management Plan

Brief aim(s) of the proposal and the outcome(s) you want to achieve

The Council's Rural Estate has the potential to play a significant role in delivering a wide range of objectives and positive outcomes for the inhabitants of Sheffield.

The Rural Estate Management Plan outlines how the Council will effectively and efficiently manage and develop its Rural Estate over a 10-year plan period, with interim reviews. It provides an overarching vision and strategy and principles to guide decision making as well as a practical working document to guide activity.

It is recommended that the Rural Estate Management Plan is approved and the Council adopts the policies contained within to ensure effective management of the rural estate.

Proposal type

Budget

non-Budget

If Budget, entered on Q Tier? Yes No

Q Tier reference

Year of proposal (s)

21/22

22/23

23/24

24/25

other (10 Year Plan)

Decision Type

Committee (select below)

Adult Health and Social Care Policy Committee

Communities, Parks and Leisure Policy Committee

Economic Development and Skills Policy Committee

Education, Children and Families Policy Committee

Housing Policy Committee

Strategy and Resources Policy Committee

Transport, Regeneration and Climate Policy Committee

Waste and Street Scene Policy Committee

Regulatory Committees (e.g. Licensing Committee)

Other Policy Committee or sub-Committee (Finance Sub – Committee)

Local Area Committees

Leader

Executive Director/Director

Officer Decisions (Non-Key)

Council (e.g. Budget and Housing Revenue Account)

Lead Committee Member

Cllr Zahira Naz & Cllr Bryan Lodge

Lead Director for Proposal

Kate Martin

Person filling in this EIA form

Jess Godber

Equality Lead Officer

Ed Sexton

Lead Equality Objective

Understanding Communities

Workforce Diversity

Leading the city in celebrating & promoting inclusion

Break the cycle and improve life chances

Portfolio, Service and Team

Lead Portfolio

City Futures

Is this Cross-Portfolio?

Yes

No

Is the EIA joint with another organisation (eg NHS)?

Yes

No

Please specify

Consultation

Is consultation required?

Yes

No

If consultation is not required please state why

The Rural Estate Management Plan has been informed by engagement with key stakeholders including: Tenants, Local Landowners, Landowner Organisations, officers within relevant departments within SCC, Charities, Utility companies and Government Agencies. Engagement took the form of online surveys and focused stakeholder meetings.

Any future decisions taken on disposal of Council assets will be undertaken in line with the Leader Scheme of Delegation and statutory requirements.

Are Staff who may be affected by these proposals aware of them?

Yes

No

N/A

Are Customers who may be affected by these proposals aware of them?

Yes

No

If you have said no to either please say why

Initial Impact

Under the [Public Sector Equality Duty](#) we have to pay due regard to the need to:

- eliminate discrimination, harassment and victimisation
- advance equality of opportunity
- foster good relations

For a range of people who share protected characteristics, more information is available on the [Council website](#) including the [Community Knowledge Profiles](#).

Identify Impacts

Identify which characteristic the proposal has an impact on tick all that apply

<input checked="" type="radio"/> Health	<input type="radio"/> Transgender
<input checked="" type="radio"/> Age	<input checked="" type="radio"/> Carers
<input checked="" type="radio"/> Disability	<input checked="" type="radio"/> Voluntary/Community & Faith Sectors
<input type="radio"/> Pregnancy/Maternity	<input checked="" type="radio"/> Partners
<input type="radio"/> Race	<input type="radio"/> Cohesion
<input type="radio"/> Religion/Belief	<input type="radio"/> Poverty & Financial Inclusion
<input type="radio"/> Sex	<input type="radio"/> Armed Forces
<input type="radio"/> Sexual Orientation	<input type="radio"/> Other

Cumulative Impact

Does the proposal have a cumulative impact?

- Yes No

<input checked="" type="radio"/> Year on Year	<input type="radio"/> Across a Community of Identity/Interest
<input type="radio"/> Geographical Area	<input type="radio"/> Other

If yes, details of impact

The REMP outlines how the Council will effectively and efficiently manage and develop the Rural Estate over a 10-year plan period, with interim reviews.

Does the proposal have a geographical impact across Sheffield?

- Yes No

If Yes, details of geographical impact across Sheffield

The core elements of the Rural Estate are considered to be in the areas to the north west (around Bradfield) and the south west (Ringinglow and Dore areas) of the City.

The REMP identifies a number of objectives such as: accommodating inclusive access and enhancing education opportunities across the rural estate to facilitate the health and wellbeing of Sheffield's inhabitants and visitors.

Local Area Committee Area(s) impacted

- All Specific

If Specific, name of Local Committee Area(s) impacted

Initial Impact Overview

Based on the information about the proposal what will the overall equality impact?

The proposal has a limited impact from an EIA viewpoint.

Is a Full impact Assessment required at this stage? Yes No

If the impact is more than minor, in that it will impact on a particular protected characteristic you must complete a full impact assessment below.

Initial Impact Sign Off

EIAs must be agreed and signed off by an Equality lead Officer. Has this been signed off?

Yes No

Date agreed 09/03/2023

Name of EIA lead officer Ed Sexton

Part B

Full Impact Assessment

Health

Does the Proposal have a significant impact on health and well-being (including effects on the wider determinants of health)?

Yes No *if Yes, complete section below*

Staff

Yes No

Customers

Yes No

Details of impact

A strategic impact of the REMP is to, accommodate inclusive access and enhance education opportunities across the rural estate where appropriate in order to facilitate the health and wellbeing of Sheffield's inhabitants and visitors.

Comprehensive Health Impact Assessment being completed

Yes No

Please attach health impact assessment as a supporting document below.

Public Health Leads has signed off the health impact(s) of this EIA

Yes No

**Name of Health
Lead Officer**

Age

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

The REMP highlights how the Council should foster relationships with education providers, such as those with the existing tenant Whirlow Hall Farm Trust, which hosts schools on day and residential visits to enable pupils to learn in an alternative environment to the classroom.

Another objective of the REMP is to encourage tenants to consider tourism and education opportunities via farm diversification.

Disability

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

A strategic ambition of the REMP is to accommodate inclusive access to the rural Estate. To ensure that access is inclusive, car parking and electrical charging provisions should be maximised together with improved public transport links.

The plan recommends that footpaths should be well maintained and, where possible, accessible and hard surfaced with obstacles removed.

Carers

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

The plan identifies that the rural estate should be made more accessible by ensuring that footpaths are accessible and hard surfaced with obstacles removed.

Voluntary, Community & Faith sectors

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

Sheffield and Rotherham Wildlife Trust are one of the tenants of the rural estate.

SRWT is a registered charity that works with the local community towards a better future for wildlife, people and the green spaces. They provide volunteering opportunities. However, overall there is limited impact on the VCF sector.

Partners

Impact on Staff

Yes No

Impact on Customers

Yes No

Details of impact

An ambition identified in the REMP is to strengthen existing partnerships and build new relationships with relevant parties to deliver wider objectives and maximise outcomes.

This means:

- Improving communication, engagement and collaboration with tenants and existing partners
- Identifying and maintaining new and existing partnerships to foster a coordinated approach to environmental schemes and improvements between tenants, local landowners and organisations

Action Plan and Supporting Evidence

What actions do you need to take following this EIA?

What evidence have you used to support the info in the EIA?

Detail any changes made as a result of the EIA

Following mitigation is there still significant risk of impact on a protected characteristic. Yes No

If yes, the EIA will need corporate escalation? Please explain below

Sign Off

EIAs must be agreed and signed off by an Equality lead Officer. Has this been signed off?

Yes No

Date agreed

Name of EIA lead officer

Review Date

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Author/Lead Officer of Report: Neil Jones,
Regeneration and Property Services

Tel: 2735539

Report of: Kate Martin

Report to: Finance Sub-Committee

Date of Decision: 22nd March 2023

Subject: South Yorkshire Mayoral Combined Authority
Grant Funding Agreements

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

If YES, what EIA reference number has it been given?

Has appropriate consultation taken place? Yes No

Has a Climate Impact Assessment (CIA) been undertaken? Yes No

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:

The purpose of this report is to provide the context for a recommendation to be accountable body for two grant offers from the South Yorkshire Mayoral Combined Authority totalling approximately £7m. This funding will be used to support two major private sector led regeneration projects at Attercliffe Waterside and West Bar.

This report seeks the approval in principle to accept the funding subject to the final terms of proposed funding agreements broadly on the terms previously from SYMCA and as set out in this report. This is capital funding which is to be received by the Council before the end of March.

Part of the funding is to reimburse the Council for acquisitions made in Attercliffe which the Council has already completed in this financial year. The remainder will

be subsequently will be paid to the developers of the projects when they have completed the relevant works, which is likely to be by the end of March 2024.

The future expenditure will be subject to completion of agreements with the developers in compliance with the Council's budget processes, financial regulations and reported through the capital approvals process

Recommendations:

That Finance Sub-Committee –

1. Subject to the finalised grant agreements, being broadly on the terms set out in this report agree to be accountable body for the grant offers from the South Yorkshire Mayoral Combined Authority

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: Alex Hill
	Legal: Haroon Iqbal
	Equalities:
<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	SLB member who approved submission: Kate Martin
3	Relevant Policy Committee: Finance Sub-Committee
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: Neil Jones
	Job Title: Partnership Team Manager, City Regeneration and Property
Date: 13 th March 2023	

PROPOSALS

This report seeks approval to be accountable body for two separate funding offers from the South Yorkshire Mayoral Combined Authority (SYMCA) which have been secured in order to support major, private sector led, regeneration projects at Attercliffe Waterside and West Bar. SYMCA want to pay the funding to the Council in this financial year and so there is an urgency to accept the grants this month.

1.0 Attercliffe Waterside

- 1.1 Attercliffe Waterside is a long standing, ambitious canal side regeneration project which unfortunately has taken many years to progress. The City Council own a large part of the 23 acre site with the remainder owned by the Canal and Rivers Trust and the Duke of Norfolk. Following several previous Cabinet reports regarding the project, an ICMD Report to Cabinet Members for Finance and Business and Investment was approved on 14/03/2019 authorising the disposal of the site by way of a joint sales agreement to bring the land forward for development.
- 1.2 Following marketing by external agents acting on behalf of the three owners, an offer was accepted in December 2019 from Citu who are also developing in Kelham Island. There are similarities between what Citu have achieved in Kelham and their proposals in Attercliffe as both involve changing some negative perceptions of how areas are seen by delivering high quality place making and mixed use development.
- 1.3 Negotiating the development agreement has proven to be extremely complex, not least due to having three landowners involved. Viability of the first phase of development is very challenging as housing values in Attercliffe are currently relatively low, the market for this transformational development unproven and the costs associated with contamination and refurbishment of historic buildings relatively high. The residential development value for the first phase is lower than the existing value as industrial. The existing use values had been assessed by an independent surveyor on behalf of the Council and the other two owners were unwilling to sell at less than those values.
- 1.4 In February 2021 SYMCA awarded the Council revenue funds to help bring forward the Attercliffe Waterside site via the SYMCA Brownfield Housing Fund and an Outline Business Case was submitted in July 2021 with a Full Business Case submitted in November 2021. That was approved by SYMCA in March 2022. This funding is made up of £2,283,927 to cover costs of the Council to acquire the other land from partners at existing use value in order to make the negotiation of the development agreement more straightforward and ensure that the project moves forward. It will also provide £1,710,000 to Citu to help address

abnormal costs that will overcome viability issues in the early phase of the scheme.

- 1.5 In September 2022 a report to the Executive Director City Futures and Director of Finance and Commercial Services authorised the use of capital from the Council's Brownfield Housing Fund to cashflow the acquisition of the Canal and Rivers Trust and the Duke of Norfolk properties. That funding is to be reimbursed from the SYMCA grant reported here, together with the first phase capital receipt payable to the Council from Citu. That report also formally approved entering into the development agreement.
- 1.6 The acquisitions were completed in November 2022 and February 2023. The development agreement with Citu is expected to be exchanged this month with a planning application for the first phase of submitted within the next few weeks. This will include 433 new homes and approximately 20,000 sq ft of commercial space including the refurbishment of Victorian former offices, shops and pubs on the Attercliffe frontage. These frontage buildings have been vacant for many years and have some character and heritage interest but are not listed. The three phases of the project covered by the development agreement will deliver approximately 1,000 new homes and the total land price payable by Citu will exceed the existing use values.

1.0 West Bar

- 2.1 The West Bar project is another large, longstanding regeneration scheme which the Council has been promoting since 2004. The 7.33 acre brownfield site is in a strategic location between Kelham, Burngreave and the city centre. The project aims to deliver a new mixed use district with Grade A offices designed to high environmental and wellbeing standards to address the current shortage of supply and provide much needed floorspace for new jobs; new institutionally owned build-to-rent apartments and high quality public realm. These new squares will provide a breathing space for the development itself and will also create a new attractive, safe and busy route to and from the core of the city centre. The scheme will also continue the Grey to Green landscaping and sustainable urban drainage along the frontage to the inner ring road and incorporates approximately 200 cycle parking spaces.
- 2.2 The Council has an existing development agreement in place with Urbo (West Bar) Ltd from February 2015 and Urbo has privately funded all design, planning, site assembly and reclamation work to date, including underwriting a CPO. The first phase has been funded by Legal & General and construction of 100,000sq ft of offices and 368 apartments is underway but further works are required to secure the successful future of the project. In particular, 1.5 acres of public realm, flood risk mitigation and public art needs to be delivered in the face of economic and viability pressures. The developer, funder and contractors committed to construction of the first phase buildings in Spring 2022 at much higher costs than had previously been tendered due to inflation. The costs of the

public realm are also far higher than anticipated and there is a serious risk that the quality may have to be drastically reduced.

2.3 Delivering the proposed high quality of the public realm will be vital to the success of the scheme, in the current and future phases, maintaining demand and securing occupiers for the new offices and homes and providing a key route to the city centre. Without some form of financial assistance there is a serious risk that Urbo would need to reduce the size and/or quality.

2.4 In October 2022 Urbo submitted an expression of interest to SYMCA's Brownfield Housing Fund for a grant of £3m towards the public realm costs but were unsuccessful as the SYMCA fund was oversubscribed. However, in mid-December SYMCA were awarded some additional funding from Government but with a very tight timescale for that to be defrayed before the end of March 2023.

2.5 In order for the funding to be spent by SYMCA in that timescale it will have to be paid to the Council and projects needed to be identified which are far enough advanced for the funding to be passed on in the next financial year. The previous expression of interest was therefore put forward and accepted by SYMCA. A Full Business Case was subsequently completed by Urbo and their consultants and formal SYMCA approval given this month.

2.6 The SYMCA funding will be used for:

- Site remediation and ground improvements.
- Underground drainage and attenuation systems.
- Hard landscaping.
- Soft landscaping including tree planting.
- Landscape Furniture (bollards, seating, refuse bins etc).
- External lighting
- Public Art (largely incorporated in landscaping).
- Signage and Wayfaring.
- Length of Newly Built Road (km) – 275lm
- Length of New Cycle Ways (km) – 1200lm
- Length of New Active Travel Route (km) – 600lm
- Public Realm Improved (sqm) – 14,192m²
- Number of New Cycle Parking –200 within the public realm – in addition to 280 cycle racks in Phase 1 A/B and 4C of the buildings.

3. HOW DOES THIS DECISION CONTRIBUTE?

3.1 Economic

3.1.1 Strong economy – both projects will bring brownfield land and vacant buildings back into use for development and creating new jobs. Both developments support the Council's desire to create a fairer, more sustainable local economy where everyone has the chance access to good jobs, training and economic opportunity.

3.1.2 Thriving neighbourhoods and communities – the outcomes from both projects will provide a large number of good quality new homes for sale and rent on vacant land in strategic regeneration areas. Both will bring benefits to adjoining neighbourhoods which suffer from deprivation and the wider community.

3.2 Environmental

3.2.1 Both developments will be built on brownfield land which has or is being reclaimed as part of the infrastructure works at the projects. The sites are well served by public transport and active travel is positively being promoted. Both sites are adjacent to and will complement parts of the new active travel routes which the Council is about to construct using Transforming Cities Fund which is also being provided by SYMCA.

3.2.2 The buildings to be constructed or refurbished are designed to high environmental standards.

3.3 Social

3.3.1 The projects are both located adjacent to communities which suffer the effects of longstanding deprivation. The sites have both been vacant for some time and have attracted a certain amount of anti-social behaviour which should be reduced as a result of the developments.

4. HAS THERE BEEN ANY CONSULTATION?

4.1 The funding is being provided to support private sector developments and there has been no specific consultation on the funding. The West Bar project has been the subject of various public consultation in advance of and during the planning processes. Attercliffe Waterside is at an earlier point in the planning process but consultation will be undertaken by the developer at appropriate stages

5. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

5.1 Equality of Opportunity Implications

5.1. Both projects are intended to promote inclusive economic growth and are adjacent to wards that have high levels of economic deprivation, therefore it is an explicit objective of the project that it will have positive equality implications.

5.2 Financial and Commercial Implications

5.2.1 At the time of writing this report the final version of the funding agreements between SYMCA and the Council has not been available to provide detailed comments. However, the Council has entered into several previous SYMCA funding agreements and these are in a standard format other than the schedules which set out timescales, outputs and outcomes which the funding is being provided to support. Verbal updates will be provided at the meeting of this Committee.

5.2.2. £2.284m of the funding will be retained by the council to fund costs of land acquisition at Attercliffe Waterside which have already been incurred.
The use of £1.170m to support the private developer viability gap at the Attercliffe Waterside site will be subject to the Council's capital approvals process
The use of £3m to support the private developer viability gap on public realm works as West Bar will be subject to the Council's capital approval process
Neither of the schemes will impact on the Council's own capital resources.

5.2.3 The grant(s) will be subject to conditions determined by SYMCA, copies of which has not been reviewed by Finance. A summary of standard SYMCA finance terms is supplied at Annex 1 for indicative purposes only. The summary implications are prepared on the basis of previous SYMCA-SCC grant agreements and are to provide an indication to the Committee on the potential financial implications of accepting the grant(s). This summary should not be relied upon as a finalised report on the terms and conditions of the grant(s). The Finance review of the grant(s) will not be finalised until a final version of any grant agreement(s) have been reviewed and full financial implications provided.

5.3 Legal Implications

5.3.1 This report approval to act as accountable body of the grant funding from SYMCA for the Council's two regeneration projects as detailed in the main body of the report. Acceptance of the grant funding will help the Council to complete the above projects. Section 1(1) of the Localism Act 2011 states that a local authority has power to do anything that individuals generally may do. This power of general competence allows local authorities to act in innovative ways and sub section 1(5) makes clear that the generality of section 1(1) is not limited by the existence of any other power of the authority which may over-lap the generality of the power.

5.3.2 The grant will be subject to conditions determined by SYMCA, legal has not had sight of any agreement which will need to be considered before signing off the agreement. The implementation of any of the actions set out in the report will be subject to further decision making in accordance with the constitution, and the legal implications will be considered fully at that time.

5.3.3 All procurement, in delivering the above projects, should comply with Council's Contract Standing Orders, Procurement Guidelines and any other relevant policies or procedures.

6. ALTERNATIVE OPTIONS CONSIDERED

6.1 The Council just could decide not to accept the funding but officers are unable to provide any reason or justification for that course of action.

7. REASONS FOR RECOMMENDATIONS

7.1 The preferred option is to accept the funding as this will support the continuation of two major private sector led regeneration projects which are likely to either stall or be reduced in quality as a result.

7.2 If the grant towards Attercliffe Waterside was not accepted the costs of acquisition which the Council has incurred and paid through the Brownfield Housing Fund would not be reimbursed resulting in less Council funding being available to support other projects in future.

Kate Martin
Executive Director City Futures

ANNEXE 1

South Yorkshire Mayoral Combined Authority (“SYMCA”) – Attercliffe Waterside and West Bar Brownfield Schemes (the “Grants”)

SYMCA has not made available to Sheffield City Council (“SCC”) any draft agreements for the Grants (the “Grant Agreements”). However, as SYMCA grant agreements are often substantially in the same form across various schemes, we would expect the terms and conditions summarised below to feature in the Grant Agreements with SYMCA.

The Project Manager will need to read, understand, and comply with all of the terms and conditions of the Grants once received and the Code of Conduct for Grant Recipients and develop an exit strategy to ensure that there are no ongoing unfunded costs when the Grants end.

The below implications are prepared on the basis of previous SYMCA-SCC grant agreements and are to provide an indication to the Committee on the financial implications of accepting the Grants. This summary should not be relied upon as a finalised report on the terms and conditions of the Grants. The External Funding review of the Grants will not be finalised until a final version of the Grant Agreements have been reviewed and these implications updated.

Project Details

The Grants will be used to undertake regeneration schemes at two Sheffield sites, West Bar and Attercliffe Waterside (the “Project”). The Grant Agreements will most likely provide a detailed operational breakdown of activities and costs that are eligible to be funded by the Grants.

Potential Financial Terms and Conditions

- We expect funding to be around £7,000,000 split across the two sites of the Project. The Grant Agreements will most likely provide a detailed allocation of the Grants between the two sites.
- The Grant will probably be a Capital Grant. SYMCA grant agreements may allow for SCC to recover a prescribed percentage of overhead, staffing or other revenue costs.
- The Grant will most likely be subject up to 100% total Clawback to the extent that the Project Outputs/Outcomes are not achieved in full by the completion dates specified in the Grant Agreements, or if SCC does not comply with the terms and conditions of the Grant Agreements.
- The Grant Agreements may specify that a certain amount of the Grants is spent during a specific financial year and/or on specific activities, as specified in the Grant Agreements. Total claims in any financial year cannot exceed the amount of grant allocated to that financial year or that specific activity.
- SYMCA may make grant payments to SCC in advance, at SYMCA's absolute discretion.
- SCC may have to notify SYMCA in writing by 31st December of each financial year, if the relevant annual grant allocation will not be spent in full.
- SYMCA Grants are often subject to 5% retention, to be retained by SYMCA and paid to SCC on satisfactory completion of Project Outputs/Outcomes.
- SCC may have to notify SYMCA in advance of intention to apply for third party funding,
- SCC may have to inform SYMCA if grant claims profile changes.
- Grant payment may be conditional upon match funding letters provided to SYMCA and match funding will most likely need to be eligible, available to use and evidenced.
- SCC may have to inform SYMCA of other public funding used against the any eligible costs.
- SCC will most likely be responsible for any match funding shortfalls.
- SCC may be restricted in applying for/ accepting duplicate funding for any part of the Project/related administration costs funded by SYMCA.

Potential Claims Conditions

- SYMCA grants will be subject to a prescribed claim procedure.
- Claims should only be made using the approved claim/accrual form and made within the relevant claims period specified in the Grant Agreements.

- SYMCA grants often state release of grant funding is subject to closure of special conditions specified in the Grant Agreements. Often, failure to provide evidence of Special Conditions closure may result in Default/termination of agreement.
- The Grants will most likely be for Qualifying Expenditure defrayed for the Project only. SCC will probably only claim Qualifying Expenditure defrayed from the commencement to the completion date of the Grants. Qualifying Expenditure outside these dates will most likely be ineligible.
- SCC may have to certify the full Project costs defrayed (by s.151 Officer).
- SCC may have to submit a full project reconciliation at Practical Completion of the Project signed by the s.151 Officer (see details).

Potential General Terms and Conditions

- The Grant may have to be used to achieve Project Outputs/Outcomes, which may include Social Value Outcomes.
- The Grant Agreements will most likely contain specific commencement/completion and closure/funding cessation dates in Schedule 2.
- The Grant Agreements will be subject to acceptable subsidies Article 3.4 of UK-EU TCA Rules / WTO-ASCM Rules together.
- Most likely, the Grants cannot not be used for any other purpose without SYMCA permission.
- It is unlikely that SCC will be able to change the Project without SYMCA approval. This includes changes to key Project dates, milestones and budget profiling. The Grant Agreements will most likely specify the procedure for making changes to the Project, and this may be through a subsequent variation to the Grant Agreements.
- SCC will have to ensure VFM in procurement of goods/services funded by the Grants.
- SCC may have to ensure that the Project planning and operation reflects sustainable development principles.
- Project Outputs/Project Outcomes will have to be achieved by the relevant completion dates.
- Grant will be subject to Subsidy Rules and SCC may have to warrant/represent that Grants are not prohibited by the subsidy control rules.
- SCC will be required to not breach subsidy control rules.
- SCC may have to comply with the accounting audit, monitoring and reporting requirements specified in the Grant Agreements.
- SCC may have to commence the Project within a certain time period after accepting the Grants.
- SCC may have to comply publicity requirements contained in the Grant Agreements.
- SCC may have to comply with detailed performance management, project evaluation and key performance indicator requirements specified in the Grant Agreements.
- SCC will most likely have to comply detailed risk management obligations contained in the Grant Agreements and maintain appropriate risk registers.
- Grant may be subject to External Audit.
- On the relevant completion date, SYMCA may take account of the extent to which the Project Outputs/Outcomes have been achieved.
- The Grant Agreements will contain a final review date.
- The Grant Agreements will contain a retention period for records.

Commercial Implications

All public sector procurement is governed by and must be compliant with 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, comply with the Local Government Transparency Code 2015. The Portfolio / Service Grant Manager will need to contact the Commercial Services Team for detailed guidance on adherence to these rules when spending the Grant.



Author/Lead Officer of Report: Neil Jones,
Regeneration and Property Services

Tel: 2735539

Report of: Kate Martin

Report to: Finance Sub-Committee

Date of Decision: 22nd March 2023

Subject: Sheffield Olympic Legacy Park: Proposed lease of land for National Centre for Child Health Technology and adjoining offices

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

If YES, what EIA reference number has it been given?

Has appropriate consultation taken place? Yes No

Has a Climate Impact Assessment (CIA) been undertaken? Yes No

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:-

"Part 2 of the Report is not for publication because it contains exempt information under Paragraphs 3 and 5) of Schedule 12A of the Local Government Act 1972 (as amended)."

Purpose of Report:

To seek approval to the City Council entering into a lease to deliver a new research facility together with an adjoining office building at the Sheffield Olympic Legacy Park on the terms outlined within the report.

Recommendations:

- 1 Pursuant to the terms of the development agreement between the Council and Scarborough, to agree in principle the disposal of land through a lease for a term of 250 years, as detailed in this report.
- 2 To delegate to the Executive Director City Futures in consultation with the Chief Property Officer and the Director of Legal and Governance the final decision to dispose land as set out in this report.

Background Papers:

Report to Cabinet 17th July 2019 and earlier papers referred to in that report and report to Co-operative Executive 23rd June 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: Liz Gough
		Legal: Rahana Khalid and David Sellers
		Equalities: Annemarie Johnston
<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	SLB member who approved submission:	Kate Martin
3	Relevant Policy Committee	Finance Sub-Committee
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: Neil Jones	Job Title: Partnership Team Manager, City Regeneration and Property
	Date: 13th March 2023	

1.0 BACKGROUND

1.1 In recent years the site of the former Don Valley stadium has been transformed. The Sheffield Olympic Legacy Park (SOLP) now represents one of the most exciting regeneration projects in the city region; delivering a tangible legacy from the London 2012 Olympic Games by promoting an integrated approach to health, wellbeing and sport to a local, national and international audience via a combination of education, research, community participation and professional sports

1.2 A report to Cabinet in July 2019 approved continuing the delivery arrangements whereby a special purpose vehicle, Legacy Park Ltd (LPL), chaired by Richard Caborn and with representatives of the main public sector partners on the SOLP, has responsibility for delivery of the SOLP vision in close consultation with the Council as landowners.

1.3 That Cabinet report also authorised Council officers to negotiate with the private sector developers Scarborough International Properties Ltd (Scarborough) in respect of an overarching development agreement for the commercial development plots on SOLP. That development agreement was entered into in December 2020 and Scarborough have since completed constructing the SOLP Community Stadium under the terms of an earlier agreement and lease.

1.4 The SOLP development agreement has recently been novated to a new company called Scarborough Legacy Holdings Ltd which is a new special purpose vehicle. The Scarborough SPV that constructed the community stadium has provided security to third party lenders and it would be better for that to be separate from the developer of the wider site. The parent company, Scarborough Group International Ltd will remain guarantor to both agreements/lease

1.5 A report to Co-operative Executive in June 2021 gave approval to the Council entering into an agreement for lease and lease to deliver the Canon Medical Park Community Arena which is a combined research and sports facility. That development is currently being constructed by Canon Medical Systems Ltd and will open this summer.

1.6 In addition to these facilities at the SOLP, the Sheffield Children's NHS Foundation Trust (the Trust) has been working on a proposal to develop a new research centre for the development of innovative technologies for child health on the park. The National Centre for Child Health Technology (NCCHT) is explained in more detail at section 2 of this report. In 2021 the Council and the Trust entered into a Memorandum of Understanding to adopt a collaborative approach by bringing each party's remit, skills, contacts, and experience together to support the development of the NCCHT and seek to achieve a deliverable project without exposing either party to an unacceptable degree of financial risk

1.7 In order to support the Trust the Council successfully applied to the Government for approximately £9m from the first round of the Levelling Up Fund. This must be defrayed by the Council by 31st March 2024. More recently, the Trust

applied to the South Yorkshire Mayoral Combined Authority for an additional £6m grant and that was approved in January, subject to finalising details of total costs.

1.8 The Scarborough development agreement allows the Council to elect to retain up to 10% of net developable area on the SOLP for other publicly funded research facilities where these are agreed to be of strategic benefit and in line with the SOLP vision. Whilst the NCCHT could be designated as such as, if the site was designated then it would take the total amount of land withdrawn to over 10%. Whilst Scarborough may be willing to accept this, there are commercial and logistical reasons not to do seek their agreement which are explained in Part 2 of this Committee agenda.

1.9 It is therefore proposed that Scarborough develop the NCCHT in a building which the Trust are happy with and which was granted planning permission in November 2022.

1.10 Scarborough are also about to submit a planning application for a new office building of approximately 60,000sq ft which will sit alongside the NCCHT on the same plot. Subject to planning being granted this will be built slightly later but it is intended that the external works are completed, as far as possible, prior to the NCCHT opening in order to reduce disruption to that facility.

2. PROPOSALS

2.1 NCCHT Vision

2.1.1 The NCCHT is proposed to be a unique centre for the development of innovative technologies for child health. The scheme will have at its heart a ground-floor co-creation space to facilitate user-centred design and allow designers, clinicians, children and their families to explore unmet needs, create new designs and test evolving technologies.

2.1.2 Whilst it is not primarily a centre for treatment, clinical spaces will bring a new approach to contact to create the 'Paediatric Consultation of the Future'. Facilities will include 3D printing, robotics, laser cutting, oculus rift and other technology tools to develop prototypes. Children with long term conditions will have access to novel technologies in dedicated therapy and rehabilitation space while a living lab will re-create home and hospital environments for the testing of novel technologies.

2.1.3 Flexible office space will allow the co-location of clinicians, researchers and industry partners to focus on innovations that improve the health of children. A dedicated public engagement space will be used to provide up to date information on best practice healthcare, help change behaviour in children, families and clinicians and disseminate successes to the media.

2.2 New Offices

2.2.1 Alongside the research centres that are open or being built, the SOLP will have a range of commercial spaces suitable for businesses at every stage of development

from single person start-ups to rapidly growing enterprises. Next to the NCCHT the Grow-On Centre will provide new state-of-the-art workspace for established SMEs looking to grow and move into larger accommodation but still tap into the Park's first-class facilities, thriving business networks and academic expertise. It could also be suitable for a larger single corporate occupier.

2.3 Proposed Property Arrangements

2.3.1 The existing development agreement with Scarborough contains provisions that set out what needs to be done prior to drawing down individual sites. It also includes a standard form of long lease and a mechanism for the Council and Scarborough to agree the premium payable for the land. The details of this proposed transaction are set out in the report in Part 2 of this agenda which is broadly to enter a lease for a term of 250 years pursuant to the development agreement dated 21st December 2020

2.3.2 The intention is that Scarborough construct the NCCHT building and then grant an underlease of the building to the Trust that mirrors the headlease, but with a lease period of 3 days less. The headlease and underlease will be in the standard format to match the other leases on the SOLP and ensure that the property is used in accordance with the SOLP Vision. It will also include provisions in respect of promoting and sale of healthy foods and contributing towards the costs of maintaining the public realm and car parking at the SOLP through a service charge.

3. HOW DOES THIS DECISION CONTRIBUTE?

3.1 Economic

3.1.1 Strong economy – by bringing brownfield land back into use for the development and creating new jobs, the SOLP supports the Council's desire to create a fairer, more sustainable local economy where everyone has the chance access to good jobs, training and economic opportunity. The new research facilities to be provided by the Trust and the activities of the businesses within the Grow-On Centre will enhance both the SOLP and in the wider Advanced Manufacturing Innovation District.

3.1.2 Thriving neighbourhoods and communities – By converting low quality land into international standard community and commercial space with high quality public realm, SOLP has already transformed the image and perception of its immediate surrounding area. The research and clinical activities at the NCCHT are intended to directly benefit adjoining neighbourhoods which suffer from deprivation and the wider community, offering 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. New jobs will also be created and supported in the Grow-On Centre.

3.2 Environmental

3.2.1 The development will be built on brownfield land which has been reclaimed as part of the previous infrastructure works at the SOLP. The site is well served by public transport and active travel is positively being promoted.

3.2.2 The planning application for the NCCHT included a detailed Sustainability Statement which set out in detail a range of environmental benefits and the intention for it to be BREEAM Excellent

3.3 Social

3.3.1 Located between communities which suffer the effects of longstanding deprivation SOLP provides new ways to bring people of different backgrounds together through health and wellbeing and employment opportunities, supporting Council policies to make it easier to overcome obstacles by investing in the most deprived communities and supporting individuals to help themselves and achieve their full potential.

3.3.2 The NCCHT will focus on developing technologies to address key national strategic priorities in child health including prevention and health inequalities, children's mental health, obesity, long term conditions, children's cancer, and children's disability.

4. HAS THERE BEEN ANY CONSULTATION?

4.1 The proposals set out within this report relate to a specific site disposal are aimed at accelerating the delivery of the project and as such there has been no formal consultation. However, the principle of comprehensive redevelopment at the SOLP has been the subject of previous public consultations with positive feedback. Community consultation was undertaken as part of the recent NCCHT planning application

4.2 LPL carry out regular community engagement events and online publications.

5. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

5.1 Equality of Opportunity Implications

5.1.1 Sheffield Olympic Legacy Park is intended to promote inclusive economic growth, community engagement and improved health and wellbeing outcomes. The site is surrounded by wards that have high levels of economic deprivation, therefore it is an explicit objective of the project that it will have positive equality implications.

5.1.2 The outcomes of the research to be carried out at the NCCHT are intended to be made available to all of the community and should be of real and long lasting benefit to local people as well as nationally and globally.

5.2 Financial and Commercial Implications

5.2.1 Section 123 of the Local Government Act 1972 states that 'a Council should not dispose of land under this section for a consideration less than the best

that can be reasonably obtained. The provisions in the development agreement with Scarborough ensure that the premium to be paid for the land complies with this statutory duty. This is explained in more detail in the report in Part 2 of this agenda.

5.2.2 The reclamation and infrastructure works on the SOLP were funded through grants from ERDF and SCRIF and were subject to certain provisions regarding uses for the disposal of development plots. The proposed disposal is in accordance with those requirements.

5.2.3 Other than the premium to be paid to the Council there are no other financial implications arising from the proposed disposal.

5.3 Legal Implications

5.3.1 Section 1(1) of the Localism Act 2011 states that a local authority has power to do anything that individuals generally may do. This power of general competence allows local authorities to act in innovative ways and sub section 1(5) makes clear that the generality of section 1(1) is not limited by the existence of any other power of the authority which may over-lap the generality of the power. As with all functions of the Local Authority the exercise of the power of general competence is subject to the public law limitations in respect of vires and any existing specific limits imposed by other legislation.

5.3.2 The legal implications of the proposed disposal is set out in Part 2 of this report.

5.3.4 As this report proposes to dispose of land on open market commercial terms there are currently no implications arising under the Subsidy Control Act 2022 and this will be reviewed again when consideration is given for a decision to dispose under delegation.

5.3.5 As referred to above section 123 of the Local Government Act 1972 requires that the Council obtains best value for the proposed transaction.

6. ALTERNATIVE OPTIONS CONSIDERED

6.1 The Council could decide not to enter into the proposed agreement to dispose of the site to Scarborough and to try to persuade them to allow it to be withdrawn from the development agreement in order that it be developed by the Trust.

6.2 There are commercial and logistical reasons not to do this as set out in the report in Part 2 of this agenda.

7. REASONS FOR RECOMMENDATIONS

7.1 The proposed NCCHT is another exciting new development which further enhances the existing facilities in accordance with the SOLP Vision and accelerates its growth and brings a range of economic benefits for both the local community and wider city region. The results of the research which will be carried out will potentially improve the health of children throughout the world.

7.2 The new offices in the Grow-on Centre will deliver further private investment and will attract attention and interest from other organisations and businesses who wish to be associated with the ongoing success of the SOLP

7.3 The proposed disposal of the site to Scarborough as set out in this report and in Part 2 will enable both of these developments to proceed, subject to officers agreeing the final terms of the lease.

Kate Martin
Executive Director City Futures

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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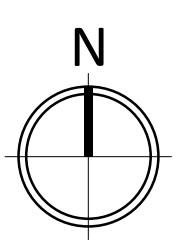
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Site Location Plan
1 : 2500

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NOTES:
Please note that that this plan is based upon existing topographical information issued by Technics- drawing "SS33-0122-01A". Please note that there may be discrepancies between OS data and topographical information, the drawing is therefore for illustrative purposes only. Whittam Cox Architects assumes no liability for discrepancies between the survey drawings.

LEGEND:
▬ Attercliffe Common Plot Boundary

No	Date	Description	By	CRD
PO2	10/03/23	RED LINE AMENDED FOLLOWING CLIENT COMMENTS	AP	RSF
PO1	09/03/23	FIRST ISSUE	AP	RSF

CLIENT
Scarborough Premier Developments Limited

PROJECT
Centre for Child Health Technology, SHEFFIELD

TITLE
Attercliffe Common Plot Boundary Plan

DRAWING STATUS
SKETCH

Drawn	AP	Checked	RSF
SCALE	As indicated @ A1		

DATE
09/03/23

Whittam Cox ARCHITECTS
 Chesterfield / 01246 360 261
 London / 02033 880 019
 Leeds / 0113 468 2450
 whittamcox.com

Project Originator Volume Level Type Role Number Revision
220085 - WCA - A1 - 00 - DR - A - SK047 - PO2

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Report to Policy Committee

Author of Report: Lee Inkles / Nathan Rodgers

Lead Officer: Nathan Rodgers, Head of Facilities Management

Report of: Ajman Ali, Executive Director, Operational Services

Report to: Finance Policy Sub-Committee

Date of Decision: March 2023

Subject: Essential Compliance and Maintenance Asset Management Plan

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? 1426				
Has appropriate consultation taken place?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Does the report contain confidential or exempt information?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-				
<i>"Appendix A and Appendix C are not for publication because they contain exempt information under Paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended)."</i>				

Purpose of Report:

The purpose of this report is to outline the challenges being faced in terms of the maintenance of the Council's property estate and the associated risks, such as non-compliance with legal standards and possible building closures due to unsafe conditions. It sets out how, pending the outcome of the Strategic Accommodation Review agreed by Finance Sub-Committee in November 2022, the Council will ensure that these risks are managed.

In November 2022, Finance Sub-Committee also requested a detailed breakdown of the investment required to address current maintenance issues across the Council's estate and this report also provides that detail.

The report proposes an approach to the prioritisation of repairs which will minimise disruption to services and building users, ensure any maintenance issues are

resolved in a timely manner and allocate funding in accordance with a prescribed prioritisation framework.

Recommendations:

That the Finance Sub-Committee:

- Approves the approach to the prioritisation of maintenance works within the current funding envelope as set out in this report.

Background Papers:

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

The Accommodation Strategic Review Committee Report of November 2022:

[Draft Protocol for Cabinet Reports \(sheffield.gov.uk\)](http://sheffield.gov.uk)

The Local Renewable Energy Fund Committee Report of November 2023:

[Draft Protocol for Cabinet Reports \(sheffield.gov.uk\)](http://sheffield.gov.uk)

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: Kerry Darlow
		Legal: Richard Marrick
		Equalities & Consultation: Ed Sexton
		Climate: Jessica Rick
<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	SLB member who approved submission:	Ajman Ali
3	Committee Chair consulted:	Cllr Bryan Lodge
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 Committee by the SLB member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: Tom Smith	Job Title: Director of Direct Services

1. PROPOSAL

- 1.1 This report seeks approval of the approach to the prioritisation of maintenance works within the current funding envelope as set out in this report.
- 1.2 All future commissioning decisions implementing the approach set out in this report will be in accordance with the Council's constitution and subject to the relevant Council approvals.

Introduction

- 1.3 Sheffield City Council (SCC) has a large portfolio of buildings. These buildings need to be properly maintained to ensure that they continue to function as efficiently and effectively as possible in supporting the delivery of a wide range of services and our communities.
- 1.4 The deterioration of buildings due to the lack of maintenance can lead to future financial burdens, pose health and safety, legal and other risks and affect the delivery of services. Therefore, the maintenance of buildings is critical for the City Council to deliver its key policy objectives and provide a good environment for SCC's customers, employees, and other users of SCC buildings.
- 1.5 The Accommodation Strategic Review, agreed by Finance Sub-Committee in November 2022, set out the roadmap to reduce the size of the estate, and to provide a more financially sustainable approach to the maintenance of the Council's buildings. However, until this review is complete it is essential that our buildings continue to be maintained and that any investment is allocated and prioritised in the most appropriate way to ensure the effectiveness of our buildings and the safety of our building users.

Background

- 1.6 The Council has an estate of around 4,000 property assets, ranging from statues and monuments to operational farms. Of these assets, 963 fall within the Council's maintenance responsibilities. Of these 963 assets, 864 are buildings. These include the Town Hall and Graves Building. The remainder of the properties are other things such as statues or clocks.

The breakdown is as follows:

Establishment Type	Number
Assets and Monuments	46
Community Building	175
Education Centre	14
Infrastructure / Other	76
Land	288
Lettable Buildings	58
Museums and Leisure	30
Office Accommodation	35
Operational Accommodation	143
Residential and Day Care Centre	28
Service Tenancy	70
Total	963

- 1.7 Given the Council's need to prioritise core service delivery, the funding available for maintenance has been limited for several years. Because of this, maintenance has been prioritised to focus on essential compliance and maintenance requirements and there has been limited funding for life-cycle cost replacement of building elements on a cyclical basis. This has left some of our buildings in a poorly maintained condition. Where a safety issue has been identified actions have been taken to mitigate any risk. This has, on occasion, led to the part or full closure of a building to protect the safety of building users.
- 1.8 A programme of condition surveys was undertaken across the corporate estate by Rider Levett Bucknall (RLB) between 2017 to 2020, to understand the extent of future maintenance and funding requirements. Condition surveys were targeted at the largest establishments and sites with the highest footfall and use. To date 199 establishments out of 675 have been completed. Condition surveys were targeted at the largest establishments and sites with the highest footfall and use. The Council is committed and has identified budget to assess the remaining sites through a programme of surveys and assessments.
- 1.9 The purpose of these surveys is to assess building elements, e.g. roofs, windows, floors, and then report on the elements that require attention using a rating system. Each element is ranked based up on a condition, priority, and severity score. Other data sources are also used, such as fire risk assessments, servicing, repair records and life cycle history to build a programme for investment. Since 2020 further, targeted, condition surveys have also been undertaken to update the current condition data held, as well as to collect data on buildings that were not included in the original survey programme.
- 1.10 As part of the survey process each element surveyed was graded condition "A", "B", "C" & "D", with "A" being like new and "D" having failed

or having reached the end of its useful life. Those items in Category “B”, “C” and “D” were then risk assessed and given a probability and a severity rating according to the likelihood that the risks would be realised and the severity of the consequence, which then produced an overall Risk Score (Ranking) for each element.

- 1.11 The survey data collected enabled the Council to prioritise a programme of rectification works, which has been commissioned with spend committed from existing allocations, such as capital investment fund, revenue funding, and grant funding.
- 1.12 By using the method above to prioritise works the Council has been able to deliver schemes to address compliance issues, such as fire safety, at several sites. Additionally, the Council has also been able to identify works that were suitable for grant funding such as Salix and the Public Sector Decarbonisation Scheme and the Council has already delivered several projects utilising these funding streams, which include:
- The delivery of £1.59m of energy efficiency, including LED lighting, swimming pool covers, heating controls, timers, and Building Energy Management Systems (BEMS). This was financed through an original allocation of £240,000 from Salix’s Recycling Fund, which was match funded by a further £240,000 of SCC capital funding.
 - The Salix Recycling fund works has helped to reduce carbon output across the whole council estate by 1881t/co2e per annum.
 - The Council secured £1.1m of Public Sector Decarbonisation Scheme funding in 2021 and recently completed £1.5m of decarbonisation projects including, draught proofing, discreet heating controls and a new Building Energy Management System at Town Hall; Air Source Heat Pump, solar PV and LED lighting at Acres Hill Store; and LED lighting and solar PV at Moor Market.
 - A £3.5m allocation for energy efficiency and renewable energy projects on council buildings has been made available. A report went to the Transport, Regeneration and Climate Committee on 24th November to agree spending parameters of this allocation. Allocation of these funds will be carried out in accordance with this report (which is included in the ‘background’ section of this report.)
 - 10 Decarbonisation Plans have been commissioned as part of a BEIS funded Low Carbon Skills Fund initiative being administered by the Northeast and Yorkshire Net Zero Hub and the Council has committed £30,000 from our revenue budget to carry out further energy audits and feasibility studies. These energy audits and feasibility studies will help inform future grant applications and identify works for the £3.5m for energy efficiency and renewable

energy projects. These energy audits and feasibility studies will also feed into the Accommodation Review process.

1.13 Future Maintenance & Investment

1.14 The estimated cost of works required to meet all building elements across the 199 establishments surveyed with a condition grade “B”, “C” & “D” is £91m based on nationally published schedules of rates and is broken down as follows:

<u>Building Element</u>	<u>Rectification Cost</u> <u>(£000's)*</u>
CCTV	514
Ceilings	1,937
Electrical Services	4,635
External Areas	26,133
External Walls Windows and Doors	13,369
Fire Protection	13,177
Fixed Furniture and Fittings	191
Floors and Stairs	3,799
Internal Walls and Doors	4,180
Mechanical Services	6,628
Redecorations	2,638
Roofs	13,385
Sanitary Services	644
Grand Total	91,230

A more detailed breakdown of these assessments can be found in Appendix A. (Appendix B is a summarised version of this that does not contain closed information)

1.15 In addition to the above it is estimated that a further £25m is required for Town Hall refurbishment, £10m for Graves Building (Central Library) refurbishment and £35m for depots. The Council estimates that a further £39m will be required across the remaining corporate estate to account for market volatility and anticipated condition survey findings on the remaining estate.

1.16 The table below provides a summary of the estimated funding required across the corporate estate over the next five years:

Item	Estimated Cost (£000s)
Condition Data	91,000
Town Hall	25,000
Graves Building (Central Library)	10,000
Depots	35,000
Market volatility, anticipated condition survey findings on remaining estate	39,000

Totals	200,000
--------	---------

1.17 Of this £200m, it is currently estimated that £48m is required for ‘critical’ work (as referenced in the Accommodation Strategic Review Committee Report of 7th November 2022). The £48m consists of £23m identified in the condition surveys (see Appendix C – Appendix D is a summarised version that does not contain closed information) with elements assessed as being of ‘C’ and ‘D’ grade, and £25m of estimated costs for the future critical maintenance needs of the Town Hall, Graves Building (Central Library), Staniforth Rd & Manor Lane depots. However, these are subject to further detailed survey and investigation.

1.18 It should be noted that the £200m outlined above is an estimated figure created at time of the condition survey and the Council expects that the actual costs could be greater due to a range of factors such as: higher logistics costs, returning demand from industry workload, higher material costs for example the increase in global metals and fuel prices.

1.19 In addition to the £200m investment identified above, there are also other priorities that will require investment that will need to be funded from the total funding allocation. These include:

- Undertaking day to day repairs and maintaining statutory compliance
- Cosmetic elements / decoration to sensitive and high-profile public areas such as crematoriums, chapels, civic ceremonies etc.
- Modernisation of service tenant accommodation to meet the decent homes standard within Parks, Bereavement Services and Maintained Schools
- The maintenance, repair and investment of 22 public clocks, 45 war memorials & monuments, 19 closed church yards, dams & watercourses
- Resurfacing and repairs to unadopted highway footpaths such as Parks and Cemeteries
- Inspection programmes of structural defects and remediation
- Decarbonisation surveys to enable external funding bids to support net zero

1.20 **The Approach to Prioritisation of Building Maintenance Works**

The table below sets out total funding available over the next five years:

	£000s	2021/22- 2022/23	5 years to 2027/28	Grand Total
	Description	Actual	Forecast	Forecast
Revenue Budget	Repairs		10,775	10,775
	Compliance		5,460	5,460
	Total Revenue Budget		16,235	16,235
Investment	Capital budget	6,000		6,000
	B/Sheet provn & Rev to Cap	1,600	4,185	5,785
	Salix fund	480		480
	Total Investment Funding	8,080	4,185	12,265
Spending Plans	Revenue	-685		-685
	Capital	-2,928		-2,928
	Total Committed/Planned Spend	-3,613		-3,613
	Net Investment Funding	4,467	4,185	8,652
Funding Opportunities	Shared Prosperity Fund		2,100	2,100
	Local Renewable Energy Fund		3,500	3,500
	Public Sector Decarbonisation Fund			
	Total Funding Opportunities		5,600	5,600

- 1.21 It is therefore proposed that, given the level of current budget and the estimated cost of required maintenance, a prioritisation approach is required to ensure that the Council is investing its limited budget in a targeted way to address the most critical issues.
- 1.22 Required works have initially been categorised by theme with the intention of targeting the most urgent issues first. The list below shows the themes within two priority areas:

Priority 1:

- Fire Safety
- Mechanical Services
- Electrical Services
- Roofs

Priority 2:

- External Walls Windows and Doors
- Internal Walls and Doors
- Floors and Stairs
- CCTV Programme
- Ceilings
- Redecorations

- External Areas

1.23 Using the condition survey data, elements have then been risk assessed with a weighting score based on the following calculation:

Condition (1 to 4) x Risk (Probability (1 – 5) x Severity (1 – 5))

1.24 The maximum weighting score possible is 100 for the worst condition elements with a high probability of failure and severe consequences should that failure be realised.

1.25 It is also proposed that a set of business rules are then applied in the future to ensure the most urgent repairs are undertaken first. These business rules are as follows:

1. If a repair cost less than £5,000 it will be undertaken using existing revenue budget, regardless of priority.
2. If the cost of the repair is estimated to be above £5,000 and it is an emergency or business critical repair, it will be undertaken.
3. If the cost of the repair is estimated to be above £5,000 and it is not an emergency or business critical, it will be risk assessed using the risk assessment criteria as set out in section 1.23.
4. Works will be added to the programme should the repair be assessed as having an overall weighting score of 60 or above and will be prioritised for repair if funding is available, or for mitigating actions to identified, implemented and continuously monitored.
5. Works falling below the score of 60 will not be added to the programme but will continue to be monitored and recorded.

Worked Example:

- A building fault is identified such as a broken floor tile. The fault is inspected and if it is identified the repair cost is less than £5,000 then it is carried out, funded from revenue.
- If the inspection identifies a further issue with the floor and the repair will cost more than £5,000 it is scored against the criteria of condition, risk and severity. At this point an inspection regime is introduced so the area is inspected regularly, with the findings recorded and any required mitigation is put in place, such as warning signs.
- If the condition score is 2, risk is 2 and severity 1, then $2 \times 2 \times 1 = 4$ and this is considered to be acceptable condition, low risk and low severity as the score is less than 60. On this basis, the issue will continue to be monitored and recorded.
- If the condition score is 4, risk is 5 and severity 5, then $4 \times 5 \times 4 = 80$ and this is considered poor condition, high risk and high severity as the score is higher than 60. On this basis, the work will be added to the capital programme and

prioritised accordingly, with the issue being monitored and recorded until the rectification works are carried out.

1.26 Initial Maintenance Programme Budget Allocation

Based on assessment using the prioritisation approach above, the table below shows the funding that is currently available and how the Council currently intends to use this against the various investment categories. These are subject to review given the ongoing assessment work on the Council estate.

Description	£000s
Compliance Failures - Statutory e.g. Fire Safety, Asbestos, Electric, Gas, Water etc	1,709
Mechanical Services	1,384
Electrical Services	364
Roofs	742
External Walls, Windows & Doors	250
Internal Walls and Doors	173
Sanitary Services	
Redecorations	37
CCTV Upgrade Programme	136
Floors, Stairs, Ceilings	109
External Areas - Non Highway footpaths	250
Fixed Furniture and Fittings	
Cosmetic Improvements High Profile e.g. Crematoriums	250
Decent Homes - Service Tenancies	675
Clocks - 22 designated as public clocks	50
45 War Memorials & Monuments	58
Dams & Watercourses	500
Closed Church Yards	50
Subtotal Investment Cost	6,737
Decarbonisation works towards net zero	480
Condition Surveys	300
Structural Surveys	135
Decarbonisation Surveys	200
BEMS	200
Contingency	600
Subtotal Surveys & Data Gathering	1,915
Net Confirmed Investment Funding	8,652

1.27 There will also be opportunities to bid for addition government funding as and when it becomes available for example: SCC can bid for a share of the Shared Prosperity Fund, this is £2,198,000 of funding over the next 2 years which has been allocated to Sheffield to help reduce inequalities between communities, as part of the Government's wider "levelling up" agenda. SCC has also secured £3.5m from the Local Renewable Energy fund and is working to deliver a number community-based energy efficiency and renewable energy projects.

1.28 **Going Forward – Accommodation Strategic Review**

The mitigation plans above are only a temporary measure and urgent action is needed to bring the estate up to a standard that is fit for purpose. The remaining Capital Investment Fund (CIF) budget of £5,097,794 is not sufficient to deliver the full programme of works and a continued lack of investment could lead to further building closures therefore, the only option is to either increase funding to address the future maintenance needs or to reduce the size of the estate and invest the money saved into the buildings that are to be kept, or a combination of both.

1.29 Reducing the size of the estate in accordance with the Accommodation Strategic Review will ensure that the Council has the ability to maintain its retained estate in such a way that it is of good quality and remains effective and efficient.

1.30 As comprehensive maintenance of the current estate is unaffordable, urgent action is required to address the cost, quality, and use of the estate. This is also referenced in the One Year Plan, the Delivery Plan, Corporate Risk Register, Sheffield Land and Property Plan and the Accommodation Strategic Review that all form part of the 2022-23 budget planning process.

1.31 The Accommodation Review agreed by Finance Sub Committee on the 7th of November 2022 highlighted the issues facing the Council's corporate estate and obtained committee approval for the Accommodation Review's scope, approach, targets, and short-term actions which included seeking approval to reduce the running cost of the corporate estate over the next five years by 25%, with Moorfoot being the first major building approved for closure. This 25% saving in running costs releases the funds to be re-invested into our remaining properties to ensure their ongoing effectiveness. This review will include comprehensive consultation and collaboration with key stakeholders.

1.32 **Reporting Progress**

A quarterly Progress Report will be provided to Finance Sub-Committee, highlighting progress on the schemes as well as expenditure details.

2 HOW DOES THIS DECISION CONTRIBUTE?

2.1 The Council has declared a climate emergency and agreed an ambitious deadline for net zero by the end of the decade. During 2021/22 the Council agreed the Ten Point Plan which sets out the broad objectives that will respond to the climate crisis.

2.2 As part of the property review highlighted in the scope of this programme, there will be opportunities to reduce the Council's carbon footprint by reducing its overall energy usage, decommissioning energy inefficient

buildings and investing in energy improvements for our remaining property.

- 2.3 The installation of renewable energy and associated energy efficiency works on Council buildings, will help deliver on the Council's decarbonisation targets and help reduce energy costs.
- 2.4 The Council's approach to asset management should be about more than just budget savings. There is an opportunity ensure our accommodation is fit for purpose and meets the requirements of our services and communities into the future. The Accommodation Strategic Review provides us with the mechanism to re-shape our estate to suit the needs of our organisation and our communities. This plan ensures that the properties we retain are adequately maintained and invested in so they continue to operate effectively for our organisation and communities.
- 2.5 In order to minimise external expenditure, the Council's in-house services will be utilised wherever possible. A recent modernisation of our Repairs and Maintenance Service means that the Council is able to deploy staff to work on Corporate Buildings, as well as staff from the Corporate Repairs service within Facilities Management. This flexibility will also help mitigate the risks of tendering works in a currently challenging construction and maintenance market. This approach will also provide excellent opportunities for our cohort of apprentices.
- 2.6 Additionally, the Council has begun engagement with Sheffield College to provide trainees the opportunity to gain experience of working within our portfolio, thereby improving the skills and employability of local young people.

3 HAS THERE BEEN ANY CONSULTATION?

- 3.1. This report has been written in consultation with building experts as well as internal stakeholders in Finance and Legal.
- 3.2. The purpose of this paper is to agree a methodology for prioritising expenditure on critical repairs based on condition data. As such, building professionals were consulted on the best approach to take.
- 3.3 No external consultation has taken place at this high level. Consultation with building users and stakeholders will take place on a property by property basis aligned to the programme of works or need for mitigation measures.
- 3.4 The Accommodation Strategic Review provides a mechanism for us to consult on the future use of buildings. Investment will be targeted at properties we are retaining as agreed through the review or ones which are in imminent risk of failure or causing harm prior to their disposal.

4 RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

An Equality Impact Assessment has been carried out. Failure to invest in our portfolio could potentially lead to some building closures which could result in people being denied access to services.

Each individual scheme for capital works will have its own EIA carried out to ensure all works are fully compliant.

4.2 Financial and Commercial Implications

The financing of these works will be managed through the Council's Capital Approval Process. The Business Partnering Team in Finance and Commercial Services will support colleagues across Direct Services and Capital Delivery Service with strategic procurement input and financial business partnering. Capital Delivery Service (CDS) will also support programme delivery through procurement transactions and contract management as required.

The Accommodation Strategic Review provides the mechanism for us to reduce the size of our estate, thereby reducing the financial liability for further backlog maintenance. i.e. The new estate will be smaller, of higher quality and adequately maintained within affordability.

4.3 Legal Implications

The Council has a duty to ensure that all buildings under their control comply with relevant statutory, regulatory and corporate standards.

The proposed strategies will enable the Council to maintain statutory compliance for some of the Council's buildings.

4.4 Climate Implications

A Climate Impact Assessment has been completed. Investment in our portfolio provides us with the opportunity to make a positive impact by investing in improved insulation, heating controls and lighting etc.

We are also using the condition data combined with energy usage to identify works that are suitable for grant funding such as Salix, Public Sector Decarbonisation Scheme and £3.5m allocation for energy efficiency and renewable energy projects. Each subsequent scheme will have its own individual impact assessment.

The estimated costs identified at the time of the condition surveys were based on like for like replacement of those elements surveyed. However, in order to respond to the Climate Crisis and support the Council's aim for Carbon Zero, additional investment will be required to install low energy alternatives and improve insulation within our buildings, meaning additional investment in our estate will also be required to meet this

commitment. However, this does provide an opportunity to improve the quality of the estate and 'future-proof' the infrastructure within.

4.5 Other Implications

Investment in our properties will make them safer and more effective for delivering services and supporting our communities.

The use of apprentices and trainees will improve the skills and employability of local young people.

5 **ALTERNATIVE OPTIONS CONSIDERED**

5.1 To approve our strategy for prioritising works within the current funding envelope as described in this Policy Committee Report:

Do nothing would result in the continued underinvestment in our properties leading to building failures and potential risks to safety

5.2 To approve the approach to prioritising repairs to the Corporate Estate:

Do nothing would result in pressure on the revenue budget with repairs being carried out beyond affordability, leading to building failures and potential risks to safety.

6 **REASONS FOR RECOMMENDATIONS**

6.1 To approve our strategy for prioritising works within the current funding envelope as described in this Policy Committee Report.

Outcome: Capital Works will be within affordability and prioritised in such a way as to minimise risk and avoid building failure / closure.

6.2 To approve our business rules for prioritising repairs to the Corporate Estate.

Outcome: Repairs will be within affordability and prioritised in such a way as to minimise risk and avoid building failure / closure.

The Capital Works progress and expenditure reporting will be transparent and timely and open to scrutiny in accordance with all council policies and procedures using a methodology which is robust and familiar to all stakeholders.

Appendices

Appendix A – Detailed Condition Data Costs (£91m)

Appendix B – Summary Condition Data Costs (£91m)

Appendix C - Minimum Funding Requirement (£23m)

Appendix D – Summary Minimum Funding Requirement (£23m)

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Building	CCTV Programme	Ceilings	Electrical Services	External Areas	External Walls Windows and Doors	Fire Protection	Fixed Furniture and Fittings	Floors and Stairs	Internal Walls and Doors	Mechanical Services	Redecorations	Roofs	Sanitary Services	Grand Total
Central	£ 269,762.00	£ 292,390.93	£ 1,072,535.36	£ 8,646,648.20	£ 2,271,707.13	£ 7,240,116.00	£ 8,827.03	£ 833,194.14	£ 1,381,394.02	£ 1,391,360.60	£ 487,185.56	£ 3,661,517.12	£ 65,744.81	£ 27,622,382.90
Broomhall Centre			XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Broomhill Library		XXXX		XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Central Library	XXXX					XXXX								XXXX
Claywheels Lane Depot	XXXX	XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX		XXXX	XXXX		XXXX
Crookes Valley Park				XXXX	XXXX						XXXX	XXXX		XXXX
Hillsborough Barracks Unit 7 The Mall	XXXX													XXXX
Hillsborough Library	XXXX	XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX		XXXX		XXXX
Hillsborough Park	XXXX	XXXX	XXXX	XXXX	XXXX			XXXX	XXXX		XXXX	XXXX		XXXX
Holy Green Store			XXXX		XXXX				XXXX	XXXX	XXXX			XXXX
Leader House		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX		XXXX		XXXX
Market Tavern					XXXX							XXXX		XXXX
Medico Legal Centre		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX		XXXX
Millennium Gallery and Winter Gardens		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Montgomery Terrace Road			XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX		XXXX		XXXX
Moor Market	XXXX													XXXX
Moorfoot	XXXX													XXXX
Mudford Buildings		XXXX		XXXX	XXXX			XXXX	XXXX		XXXX	XXXX	XXXX	XXXX
Primrose Childrens Centre		XXXX		XXXX					XXXX	XXXX	XXXX	XXXX		XXXX
Riva Building		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Shoreham Street Building		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX		XXXX
Spring Street Kennels						XXXX								XXXX
The Moor Market		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Town Hall						XXXXX								XXXX
Walkley Library	XXXX													XXXX
Weston Park		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Weston Park Museum		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Weston Park Rest Room/Stores	XXXX													XXXX
Wicker Buildings				XXXX	XXXX					XXXX	XXXX	XXXX		XXXX
Winter Gardens CCTV	XXXX													XXXX
East	£ 155,120.00	£ 602,546.61	£ 1,404,670.91	£ 6,122,569.59	£ 3,594,141.54	£ 3,138,386.00	£ 67,211.11	£ 1,132,162.21	£ 952,008.48	£ 1,348,137.61	£ 888,539.77	£ 4,350,216.90	£ 108,301.27	£ 23,864,012.00
133 Stradbroke Road		XXXX		XXXX	XXXX				XXXX			XXXX		XXXX
Acres Hill Store	XXXX													XXXX
Attercliffe Cemetery				XXXX										XXXX
City Road Cemetery	XXXX	XXXX	XXXX		XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Construction Design Centre	XXXX													XXXX
Darnall Cemetery				XXXX										XXXX
Darnall Education Centre		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Darnall Library	XXXX													XXXX
High Hazels Park		XXXX		XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Hollinsend Park		XXXX		XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX		XXXX
Intake Cemetery		XXXX		XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX		XXXX
Jaunty Park			XXXX	XXXX	XXXX						XXXX	XXXX		XXXX
Lower Manor Neighbourhood Centre		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Manor Lane Depot	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Manor Library	XXXX			XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX		XXXX
Manor Lodge and Castle Remains		XXXX		XXXX	XXXX			XXXX	XXXX	XXXX		XXXX		XXXX
Mather Road				XXXX	XXXX	XXXX			XXXX	XXXX		XXXX		XXXX
Mather Road Recreation Ground		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX		XXXX	XXXX		XXXX
Norfolk Centre In The Park	XXXX													XXXX
Norfolk Park		XXXX		XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Norfolk Park Housing Office	XXXX	XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Pipworth Road Gymnasium				XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Richmond Park		XXXX		XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX		XXXX
Roundabout Centre		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX		XXXX
Spires Youth Club		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX		XXXX
Stadia Technology Park	XXXX	XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Staniforth Road Depot	XXXX	XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
Stradbroke Community Centre		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX		XXXX
Stradbroke Drive 94		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX		XXXX		XXXX
Stradbroke Way Recreation Ground		XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX		XXXX	XXXX		XXXX

Tiddlywinks Centre		XXXX	XXXX	XXXX	XXXX					XXXX	XXXX	XXXX	XXXX															
Tinsley Community Centre			XXXX	XXXX	XXXX	XXXX		XXXX			XXXX	XXXX	XXXX															
Tinsley Park Cemetery		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Tinsley Pavillion Youth Club				XXXX	XXXX							XXXX	XXXX															
Wainwright Crescent		XXXX	XXXX	XXXX				XXXX	XXXX	XXXX	XXXX		XXXX															
Wybourn Childrens Centre		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
North	£	217,730.71	£	315,954.47	£	2,332,455.10	£	1,433,967.78	£	173,867.68	£	33,961.76	£	356,581.49	£	372,533.91	£	405,572.14	£	235,876.47	£	706,013.94	£	74,115.01	£	6,658,630.46		
Angram Bank Recreation Ground				XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Burncross Cemetery		XXXX	XXXX		XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Chapelton Community Centre		XXXX		XXXX	XXXX				XXXX	XXXX	XXXX	XXXX	XXXX															
Chapelton Library			XXXX	XXXX	XXXX	XXXX						XXXX	XXXX															
Coumes Spring Childrens Centre			XXXX	XXXX	XXXX	XXXX				XXXX	XXXX	XXXX	XXXX															
Ecclesfield Cemetery		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Ecclesfield Depot and Laboratory		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Ecclesfield EPU		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Ecclesfield Library		XXXX		XXXX				XXXX	XXXX			XXXX	XXXX															
Ecclesfield Park				XXXX	XXXX						XXXX	XXXX	XXXX															
Glen Howe Park					XXXX							XXXX	XXXX															
Grenoside Park		XXXX						XXXX			XXXX		XXXX															
High Green Miners Welfare Hall			XXXX	XXXX	XXXX			XXXX	XXXX			XXXX	XXXX															
Liberty Close Store		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Loxley Recreation Ground		XXXX		XXXX	XXXX					XXXX		XXXX	XXXX															
Stannington Community Centre		XXXX		XXXX				XXXX	XXXX	XXXX	XXXX		XXXX															
Stannington Library			XXXX		XXXX						XXXX	XXXX	XXXX															
Stannington Park		XXXX		XXXX	XXXX			XXXX	XXXX			XXXX	XXXX															
Stocksbridge Cemetery		XXXX	XXXX	XXXX	XXXX	XXXX				XXXX	XXXX	XXXX	XXXX															
Stocksbridge Library		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Stocksbridge Youth Club		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
The Campus		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Thornccliffe Recreation Ground			XXXX	XXXX	XXXX						XXXX	XXXX	XXXX															
Westwood Country Park				XXXX	XXXX							XXXX	XXXX															
Wharnccliffe Side Community Centre		XXXX	XXXX		XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Whitwell Community Centre		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Wisewood Cemetery				XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
North / North East				XXXX	XXXX			XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX			
Rivelin Valley Park				XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
North East	£	38,898.00	£	142,764.35	£	499,129.03	£	2,486,198.34	£	1,063,694.92	£	961,747.22	£	24,520.04	£	291,679.97	£	304,158.54	£	476,833.84	£	327,643.54	£	934,472.70	£	54,494.39	£	7,606,234.88
Abbeyfield Park			XXXX	XXXX	XXXX	XXXX		XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Adlington Road Community Centre		XXXX		XXXX	XXXX				XXXX	XXXX	XXXX	XXXX	XXXX															
All Saints Youth Club		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Burngreave Cemetery		XXXX		XXXX	XXXX					XXXX	XXXX	XXXX	XXXX															
Burngreave Childrens Centre				XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Burngreave Vestry Hall		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Concord Park			XXXX	XXXX	XXXX	XXXX				XXXX	XXXX	XXXX	XXXX															
Earl Marshall Youth Club		XXXX		XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Fir Vale Centre		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Firth Park		XXXX		XXXX	XXXX					XXXX	XXXX	XXXX	XXXX															
Firth Park Childrens Centre		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Firth Park Library		XXXX			XXXX			XXXX	XXXX			XXXX	XXXX															
Firth Park Library	XXXX												XXXX															
Flower Estate Community Centre		XXXX		XXXX						XXXX	XXXX	XXXX	XXXX															
Fox Hill Community Centre		XXXX	XXXX		XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Longley Park			XXXX	XXXX	XXXX						XXXX	XXXX	XXXX															
Meadow Childrens Centre and Shirecliffe Community Centre			XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX															
Osgathorpe Park		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Parson Cross Park		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Pitsmoor Adventure Playground				XXXX	XXXX						XXXX	XXXX	XXXX															
Sheaf Training Centre		XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Shiregreen Cemetery		XXXX	XXXX	XXXX	XXXX	XXXX				XXXX	XXXX	XXXX	XXXX															
Shiregreen Community Centre		XXXX		XXXX	XXXX	XXXX						XXXX	XXXX															
Sorby House	XXXX	XXXX	XXXX	XXXX	XXXX			XXXX	XXXX	XXXX	XXXX	XXXX	XXXX															
Southey Green Library				XXXX				XXXX	XXXX			XXXX	XXXX															
Sure Start Firth Park	XXXX												XXXX															
The Harry Harpham Community Centre			XXXX	XXXX	XXXX					XXXX			XXXX															

Crookes Cemetery		xxxx	xxxx	xxxx	xxxx		xxxx		xxxx	xxxx		xxxx	xxxx	xxxx														
Ecclesall Library		xxxx	xxxx	xxxx	xxxx			xxxx		xxxx	xxxx	xxxx	xxxx	xxxx														
Ecclesall Woods Saw Mills		xxxx		xxxx	xxxx		xxxx	xxxx	xxxx		xxxx	xxxx	xxxx	xxxx														
Endcliffe Park		xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx		xxxx	xxxx	xxxx	xxxx														
Greenoak Park		xxxx	xxxx	xxxx	xxxx		xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx														
Hallam Community Centre		xxxx		xxxx				xxxx	xxxx	xxxx		xxxx		xxxx														
Millhouses Park		xxxx	xxxx	xxxx	xxxx			xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx														
Porter Valley			xxxx	xxxx	xxxx			xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx														
Rushey Meadow		xxxx	xxxx	xxxx	xxxx		xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx														
Totley Library												xxxx		xxxx														
Whirlow Brook Park		xxxx		xxxx	xxxx		xxxx	xxxx	xxxx		xxxx	xxxx		xxxx														
Whirlow Playing Field				xxxx								xxxx		xxxx														
Whirlow Wheel				xxxx	xxxx							xxxx		xxxx														
Work Limited			xxxx	xxxx	xxxx							xxxx	xxxx	xxxx														
#N/A	£	11,313.00	£	9,694.90	£	27,601.01	£	101,247.19	£	26,440.16	£	45,230.64	£	6,787.36	£	12,950.45	£	32,074.61	£	36,314.34	£	61,055.70	£	24,001.47	£	13,837.70	£	408,548.53
Collegiate Crescent								xxxx																				
Kenwood House			xxxx						xxxx	xxxx		xxxx	xxxx	xxxx														
Long Acre View Travellers Site	xxxx		xxxx	xxxx	xxxx	xxxx		xxxx		xxxx	xxxx	xxxx	xxxx	xxxx														
Redmires Travellers Site			xxxx	xxxx	xxxx	xxxx		xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx														
Sheffield Inclusion Centre			xxxx	xxxx	xxxx	xxxx			xxxx	xxxx	xxxx	xxxx	xxxx	xxxx														
Yew Tree House										xxxx				xxxx														
Grand Total	£	514,782.00	£	1,937,509.55	£	4,635,446.25	£	26,133,056.81	£	13,369,465.83	£	13,177,925.21	£	191,959.86	£	3,799,234.72	£	4,180,134.14	£	6,628,653.77	£	2,638,164.41	£	13,385,845.11	£	644,029.36	£	91,236,207.02

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Building	CCTV		Electrical	External Areas	External Walls Windows and Doors	Fire Protection	Fixed Furniture and Fittings	Floors and Stairs	Internal Walls and Doors	Mechanical Services	Redecorations	Roofs	Sanitary Services	Grand Total
	Programme	Ceilings	Services											
Central	£ 269,762.00	£ 15,786.26	£ 159,257.66	£ 22,779.48	£ 76,947.41	£ 7,240,116.00	£ 2,324.44	£ 58,891.21	£ 965,892.36	£ 51,060.06	£ 926.69	£ 71,606.23	£ 15,179.29	£ 8,950,529.09
Broomhill Library		xxxx		xxxx	xxxx			xxxx	xxxx	xxxx		xxxx		xxxx
Central Library	xxxx					xxxx								xxxx
Claywheels Lane Depot	xxxx													xxxx
Crookes Valley Park				xxxx										xxxx
Hillsborough Barracks Unit 7 The Mall	xxxx													xxxx
Hillsborough Library	xxxx	xxxx	xxxx	xxxx	xxxx			xxxx	xxxx	xxxx		xxxx		xxxx
Hillsborough Park	xxxx		xxxx		xxxx							xxxx		xxxx
Holy Green Store			xxxx							xxxx				xxxx
Leader House		xxxx							xxxx					xxxx
Market Tavern					xxxx							xxxx		xxxx
Medico Legal Centre									xxxx					xxxx
Millennium Gallery and Winter Gardens		xxxx	xxxx					xxxx	xxxx	xxxx			xxxx	xxxx
Montgomery Terrace Road			xxxx	xxxx	xxxx			xxxx	xxxx	xxxx				xxxx
Moor Market	xxxx													xxxx
Moorfoot	xxxx													xxxx
Mudford Buildings		xxxx							xxxx					xxxx
Primrose Childrens Centre									xxxx					xxxx
Riva Building		xxxx	xxxx		xxxx		xxxx	xxxx	xxxx				xxxx	xxxx
Shoreham Street Building			xxxx						xxxx	xxxx				xxxx
Spring Street Kennels						xxxx								xxxx
The Moor Market		xxxx	xxxx								xxxx	xxxx	xxxx	xxxx
Town Hall	xxxx					xxxx								xxxx
Walkley Library												xxxx		xxxx
Weston Park Museum		xxxx	xxxx					xxxx	xxxx					xxxx
Weston Park Rest Room/Stores	xxxx													xxxx
Wicker Buildings					xxxx							xxxx		xxxx
Winter Gardens CCTV	xxxx													xxxx
East	£ 155,120.00	£ 12,419.12	£ 159,968.08	£ 54,901.92	£ 130,013.90	£ 3,138,386.00		£ 22,281.93	£ 143,193.44	£ 142,122.74	£ 14,632.02	£ 1,419,411.20	£ 8,474.21	£ 5,400,524.56
133 Stradbroke Road									xxxx					xxxx
Acres Hill Store	xxxx													xxxx
City Road Cemetery	xxxx	xxxx			xxxx			xxxx	xxxx		xxxx		xxxx	xxxx
Construction Design Centre	xxxx													xxxx
Darnall Education Centre			xxxx		xxxx			xxxx	xxxx			xxxx		xxxx
Darnall Library	xxxx													xxxx
Lower Manor Neighbourhood Centre										xxxx				xxxx
Manor Lane Depot	xxxx		xxxx	xxxx	xxxx	xxxx		xxxx	xxxx			xxxx		xxxx
Manor Library	xxxx													xxxx
Mather Road					xxxx	xxxx						xxxx		xxxx
Mather Road Recreation Ground				xxxx										xxxx
Norfolk Centre In The Park	xxxx													xxxx
Norfolk Park				xxxx						xxxx				xxxx
Norfolk Park Housing Office	xxxx													xxxx
Pipworth Road Gymnasium						xxxx								xxxx
Richmond Park					xxxx									xxxx
Roundabout Centre					xxxx									xxxx
Stadia Technology Park	xxxx													xxxx
Staniforth Road Depot	xxxx	xxxx	xxxx		xxxx					xxxx		xxxx		xxxx
Stradbroke Drive 94		xxxx	xxxx		xxxx				xxxx			xxxx		xxxx
Stradbroke Way Recreation Ground					xxxx				xxxx					xxxx
Tiddlywinks Centre				xxxx								xxxx		xxxx
Tinsley Community Centre						xxxx								xxxx
Tinsley Park Cemetery								xxxx				xxxx		xxxx
Wainwright Crescent									xxxx					xxxx
Wybourn Childrens Centre		xxxx	xxxx	xxxx	xxxx			xxxx	xxxx	xxxx		xxxx		xxxx
North	£ 122,329.16	£ 56,070.77	£ 388,728.79	£ 273,468.29	£ 173,867.68			£ 30,819.03	£ 114,314.53	£ 28,490.98		£ 398,715.80	£ 2,568.20	£ 1,589,373.23
Angram Bank Recreation Ground					xxxx				xxxx					xxxx

Highfield Library			xxxx		xxxx		xxxx		xxxx				xxxx		xxxx													
Hutcliffe Wood Cemetery					xxxx								xxxx		xxxx													
Jordanthorpe Library			xxxx		xxxx								xxxx		xxxx													
Meersbrook Park Offices		xxxx											xxxx		xxxx													
Mount Pleasant Park													xxxx		xxxx													
Newfield Green Library													xxxx		xxxx													
Norton Cemetery		xxxx	xxxx		xxxx								xxxx		xxxx													
Norton Nursery		xxxx			xxxx								xxxx		xxxx													
Sharrow Community Building		xxxx											xxxx		xxxx													
Steel City Gym													xxxx		xxxx													
The Stables Youth Club													xxxx		xxxx													
South / South West			xxxx		xxxx								xxxx		xxxx													
Abbeyle Industrial Hamlet			xxxx		xxxx								xxxx		xxxx													
South East	£	23,732.00	£	13,282.50	£	26,013.25	£	26,648.96	£	7,605.56	£	471,800.00	£	89,789.70	£	33,633.96	£	19,923.75	£	149,280.69	£	861,710.37						
Birley Spa Community Centre			xxxx										xxxx								xxxx		xxxx					
Crystal Peaks Library and Offices		xxxx																				xxxx						
Crystal Peaks Market		xxxx																				xxxx						
Gleadless Library																						xxxx						
Hackenthorpe Community Centre																						xxxx						
Handsworth Cemetery																						xxxx						
Handsworth Recreation Ground																						xxxx						
Malon Way (1)																						xxxx						
Reignhead Farm																						xxxx						
Shirebrook Valley Nature Reserve																						xxxx						
The Lodge Community Centre																						xxxx						
Waterthorpe Council Offices																						xxxx						
South West	£	51,210.69	£	19,359.26	£	44,986.49	£	106,568.96	£	32,931.08	£	47,837.81	£	14,305.28	£	14,929.53	£	224,371.66	£	556,500.76								
Aldine House			xxxx		xxxx																	xxxx						
Bents Green Playing Field																						xxxx						
Bolsover Chapel			xxxx																			xxxx						
Bradway Annexe																						xxxx						
Crookes Cemetery																						xxxx						
Ecclesall Woods Saw Mills																						xxxx						
Endcliffe Park																						xxxx						
Greenoak Park			xxxx																			xxxx						
Hallam Community Centre																						xxxx						
Porter Valley																						xxxx						
Rushey Meadow																						xxxx						
Whirlow Wheel																						xxxx						
Work Limited			xxxx		xxxx																	xxxx						
#N/A	£	11,313.00	£	2,457.26																		82,703.52						
Collegiate Crescent																						xxxx						
Kenwood House																						xxxx						
Long Acre View Travellers Site			xxxx																			xxxx						
Redmires Travellers Site																						xxxx						
Sheffield Inclusion Centre			xxxx																			xxxx						
Grand Total	£	514,782.00	£	328,360.39	£	729,273.34	£	1,493,898.23	£	1,297,901.86	£	13,177,925.21	£	2,324.44	£	326,610.97	£	1,445,931.89	£	566,111.33	£	65,966.46	£	2,866,667.92	£	32,843.04	£	22,848,597.08

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