



SHEFFIELD CITY COUNCIL

Officer Non-Key Decision Report

Report of: Simon Ogden, Head of City Regeneration

Report to: Simon Green, Executive Director of Place

Date: 17 March 2016

Subject: Putting the Sheaf Back Into Sheffield – Acceptance of Grant for Development Costs

Author of Report: Simon Ogden (0114 273 4189)

Summary:

To request approval to accept a grant of £50,000 from the Environment Agency for the development costs of preparing a Round 1 application to the Heritage Lottery Fund in support of the Putting the Sheaf back into Sheffield project.

Reasons for Recommendations:

The contribution from the Environment Agency allows the Council to fund the costs of an HLF application and to save its own S106 funding as match if the application is successful. There is no liability to the Council if the Heritage Lottery Fund application is unsuccessful.

Recommendations:

That the Environment Agency Grant be accepted.

Background Papers: Outline Business Case to Competitive City Board
February 2016

Category of Report: OPEN

If CLOSED add 'Not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended).'

* Delete as appropriate

Statutory and Council Policy Checklist

Financial Implications
YES Cleared by: Sarah Uttley
Legal Implications
YES/NO Cleared by: Henry Watmough-Cowney
Equality of Opportunity Implications
YES/NO Cleared by: N/A
Tackling Health Inequalities Implications
YES/NO Cleared by: N/A
Human Rights Implications
YES/NO Cleared by: N/A
Environmental and Sustainability implications
YES/NO Cleared by: N/A
Economic Impact
YES Cleared by: Edward Highfield
Community Safety Implications
YES/NO Cleared by: n/a
Human Resources Implications
YES/NO Cleared by: n/a
Property Implications
YES/NO Cleared by: n/a
Area(s) Affected
City Centre
Relevant Cabinet Portfolio Lead
Business and Development
Relevant Scrutiny Committee
Business and Development
Is the item a matter which is reserved for approval by the City Council?
NO
Press Release
NO

REPORT TO THE EXECUTIVE DIRECTOR OF PLACE

Putting the Sheaf Back Into Sheffield – Acceptance of Grant for Development Costs

1.0 SUMMARY

1.1 To request approval to accept a grant of £50,000 from the Environment Agency for the development costs of preparing a Round 1 application to the Heritage Lottery Fund in support of the Putting the Sheaf back into Sheffield project.

2.0 WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE

2.1 This is the first step in opening up the River Sheaf at the Sheaf Field in Castlegate which gives its name to Sheffield. Initial consultation has revealed strong support and interest among local residents generally and particularly those with an interest in rivers and the environment.

2.2 The project if successful will also contribute to the regeneration of the Castlegate area, a key location in the reshaping of the City Centre.

3.0 OUTCOME AND SUSTAINABILITY

3.1 At this stage the proposal is simply to apply for development funds to design and cost the proposal with community consultation.

3.2 A further report will follow if the application is successful and leads to a full capital project. However there are already outline plans for the future management of the proposed Sheaf Field open space.

4.0 MAIN BODY OF THE REPORT

4.1 Background

The project forms a component of the Castlegate Regeneration Project approved in 2013.

The specific problems and opportunities addressed by this project are:

- The low River Sheaf culvert under the former Castle Market site is in a poor state of repair and is already incapable of bearing heavy vehicles. It is owned by Sheffield City Council and requires either repair or removal
- The culvert is therefore a constraint on redevelopment of the Castle site
- The confluence of the Rivers Don and Sheaf at this point marks the

historic origin of the city and the strategic site of the castle

- Uncovering and part-naturalisation of the Sheaf at this location will make a major contribution to place-making and creating value in Castlegate and will encourage new investment
- The Sheaf culvert and the weir within it present a barrier to fish and other aquatic creature passage and bio-diversity of the river at a time when salmon and other fish are being attracted back to the local rivers system through a programme of fish pass construction partly funded by Heritage Lottery Fund
- Deculverting and re-profiling of the river will allow public amenity access and also access for maintenance and stewardship
- The creation of a new urban park at this location was the most widely supported proposal in public consultation on the City Centre Breathing Spaces Programme and this preference was confirmed in more recent consultation on the City Centre Master Plan in 2013
- Based on discussions with the Heritage Lottery Fund, the Environment Agency have invited Sheffield City Council to partner with them in a bid to Heritage Lottery Fund for the re-naturalisation and habitat enhancement works alongside a public engagement programme. The bidding process is a two stage one – Round 1 is for an initial Heritage Lottery Fund grant for development, design, consultation, community engagement and planning permission
- The Environment Agency has provided a grant from their Water Framework Budget to fund the development work

4.2 Current Work

A joint Environment Agency / Sheffield City Council Project Team has been appointed to

- a) Deliver outline costed civil engineering, landscape designs and supporting documentation for the proposed Sheaf Field pocket park between Castlegate and Exchange St, including the deculverting and renaturalisation of the River Sheaf
- b) Use the design and cost to inform and submit a Round 1 Heritage Lottery Fund Heritage Grant application by 10 March 2016
- c) These tasks have been successfully completed and the bid submitted to the Heritage Lottery Fund

4.3 Financial Implications

- 4.3.1 The Environment Agency has made the grant from its Water Framework budget purely to ensure that all development work is completed by the City Council's Project Manager, Landscape Team, Civil Engineers and QS in time for submission by 10th March. These objectives have all been

met in full and signed off by the appropriate Environment Agency officer. Therefore there is no ongoing financial liability or obligation arising from the grant.

- 4.3.2 The Heritage Lottery Fund Round 1 application is for a total of £160,000 of which £40,000 will be the Council contribution. This contribution has already been identified from City Centre Section 106 funds and approved by Competitive City Programme Board.
- 4.3.3 If the application for Round 1 funding is successful there is no obligation on the Council to submit a Round 2 application or to make any further financial commitment unless this is approved by Competitive City Programme Board, Capital Programme Group and Cabinet at the end of the Round 1 development phase.
- 4.3.4 The Collaboration Agreement commenced 01 September 2015 and ended 10 March 2016.
- 4.3.5 Total cost of the work is £50,000 and Sheffield City Councils financial contribution towards the cost of this work is £10,000 in officer time.
- 4.3.6 The funding provides a financial contribution towards the development costs of preparing a Round 1 application to the Heritage Lottery Fund. We are required to prepare an outline design for the Castlegate pocket park to include de-culverting and re-naturalising the River Sheaf, a concept way-marking scheme and costings need to be for each.
- 4.3.7 The Grant must be and has been spent solely on the eligible works and the funding will be claimed in arrears.
- 4.3.8 We are required to submit a Heritage Lottery Fund Grant Stage 1 application by 10 March 2016. Should the application be successful, we are required to provide £40,000 of match funding which has previously been approved from Section 106 funds by the Competitive City Programme Board.
- 4.3.9 Neither the Council or the Environment Agency will be liable to each other in respect of loss of actual or anticipated profit or economic loss, loss of revenue or loss of contract.

4.4 **Governance**

A joint Project Board has been set up to:

- a) Ensure that monies are spent as stipulated in this agreement
- b) Project progress and momentum is maintained to ensure the 10 March 2016 HLF deadline is met

- c) The quality of the Heritage Lottery Fund application is to a high standard
- d) The Pocket Park design is of a sufficient standard and meets the requirements of both parties

5.0 ALTERNATIVE OPTIONS CONSIDERED

- 5.1 Option 1- Do Nothing. The Sheaf culvert is in a poor state of repair and will require repair or removal in the next three years. This option is not acceptable.
- 5.2 Option 2 – Simple removal. The Council funds the development and capital works. The Council does not have funds to complete the proposed works including the creation of new public space. It would only be able to carry out repair or removal of the culvert roof. This option is rejected as it would not contribute to heritage, regeneration or place making.
- 5.3 Option 3 – Apply for funds from the Local Levy. This option would be open if the project could demonstrate significant flood prevention benefits. Following modelling carried out for the Flood Management Team it has been established that this is not the case so the option is not viable.

6.0 REASONS FOR RECOMMENDATIONS

- 6.1 The contribution from the Environment Agency allows the Council to fund the development costs of preparing a Heritage Lottery Fund application.
- 6.2 There is no liability to the Council if the Heritage Lottery Fund application is unsuccessful;

7.0 LEGAL IMPLICATIONS

- 7.1 Section 1 of the Localism Act 2011 provides a general power of competence for local authorities. It gives local authorities the same power to act that an individual generally has and provides that the power may be used in innovative ways, that is, in doing things that are unlike anything that a local authority - or any other public body - has done before, or may currently do. Where the authority can do something under the power, the starting point is that there are to be no limits as to how the power can be exercised.

- 7.2 The letter of agreement states that SCC shall initially provide 10K staff time to deliver a design for the proposed park, make a Heritage Lottery Grant application and if successful commit to provide a 40K match funding. SCC are deemed the originating party. The agreement deals with the design aspect and the lottery fund application only, there appears to be no contractual obligation beyond this point. SCC are responsible for the outline design of the project and to ascertain projects costs (to RIBA of Works Stage 3). SCC owns the land where the intended building project is to take place.
- 7.3 Approval to the match funding (40K) has already been identified and approved by the Competitive City Programme Board.

8.0 RECOMMENDATION

That the Environment Agency Grant be accepted, we commit to match funding of 40K and 10K of staff time.

Simon Ogden
Head of City Regeneration
16 March 2016