

Scheme name / summary description		Value £'000
A	Economic growth	
	New additions	
	None	
	Variations and reasons for change	
	None	
B	Transport	
	New additions	
	None	
	Variations and reasons for change	
	None	
C	Quality of life	
	New additions	
	None	
	Variations and reasons for change	
	None	
D	Green and open spaces	
	New additions	

	None	
	Variations and reasons for change	
	None	
E	Housing growth	
	New additions	
	<p>Interim Temporary Accommodation (TA) Acquisitions & Interim TA Refurbishments</p> <p>Why do we need the project?</p> <p><i>Problem trying to address</i> A review of existing Temporary Accommodation arrangements in 2017 concluded that the current provision required improvement. The Communities Leadership Team approved the Strategic Business Case recommendations for ‘a new integrated provision for all customer groups with assessment as well as accommodation services’.</p> <p>As it is likely to take up to 18 months to build a new TA facility once designs and costs have been fully approved, it is necessary to take a number of interim steps to meet requirements for TA over the next 2/3 years.</p> <p>Since the review was completed there have been a number of national legislative and policy changes that impact on SCC’s requirements for TA. There is also a policy directive to reduce the use of private bed and breakfast (B&B) and hotel accommodation, which is currently used to meet any shortfall in provision.</p> <p><i>Why address it now?</i> There is a need to identify and secure a number of suitable properties which can be used for TA provision in the short-term. Once surplus to requirements, these properties could become part of the council’s general needs housing stock.</p> <p>There is a particular shortfall in 1 and 2 bed self-contained units to support singles and couples who have presented as homeless and are currently being assessed. The service has identified a number of general needs flats across the city to provide immediate replacement capacity, but this is far from ideal as it reduces the number of available council homes and places an additional burden on the Accommodation and Support Service.</p> <p><i>Implications of not addressing it now?</i> If the issues identified above are not addressed now, the service will have to rely on continued use of dispersed properties and B&B facilities for an extended period of up to 2 years. This will significantly increase the burden on current staff to support and assess individuals. It will also maintain the higher cost of using undesirable B&B accommodation.</p> <p>How are we going to achieve it?</p>	+3,724

The current Housing Growth Stock Increase Programme (SIP) has an approved capital budget to acquire 1000 units over the next 10 years for general needs use. The interim TA acquisitions will be considered part of this (but split out into separate business units so it can be monitored separately) as the units will revert to general needs once more permanent solutions are in place.

Properties will be identified and robustly assessed.

- Where a property requires no capital works - or works can be included in the purchase price - approval will be via Final Business Case, and Property Services will complete the acquisition under existing delegated approvals.
- Where separate capital works are required, approval will be via Outline Business Case and Procurement Strategy, then a Final Business Case and Contract Award. Project Management will be undertaken by Capital Delivery Service.

Each Final Business Case approval will call off the amount required from the overall £3,724K budget.

What are the benefits?

Objectives

To minimise the reliance on dispersed general needs properties and expensive, unsuitable bed & breakfast facilities.

Outputs

Up to 50 self-contained units for use by singles and couples in TA. Units to be provided in as fewer separate blocks and sites as possible.

Benefits

The acquisition of these properties will enable the council to meet its statutory obligations, and allow the service to deliver its assessment and support services efficiently and effectively. It will reduce the reliance on using dispersed general needs properties and unsuitable expensive B&B services.

When will the project be completed?

It is anticipated that acquisitions will be complete within the current financial year 2020/21. Some additional capital works could run into the following financial year 2021/22.

Costs/Budget; initially split out from General Acquisitions & General RTB Refurbishments (see 'Variations' section below)

20/21 Acquisitions £3,250.0K (BU 97498)

20/21 Refurbishments £473.8K (BU 97497)

Initial 20/21 Budget £3,723.8K

Each block of TA acquisitions will then be brought for approval as an individual business case and, where required, request an uplift to the refurbishment budget to meet additional costs directly relating to the TA nature of the accommodation. This will allow these costs to be scrutinised, especially where fees are incurred. It also allows for the funding source and procurement method to be made clear.

Funding	HRA/1-4-1	Amount	£3,724K	Status	To be split out from existing	Approved	HGPG Approved
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	Source				Acquisitions and Refurb Budgets		
	Procurement	<ul style="list-style-type: none"> i) Property acquisitions by delegated authority to Head of Property ii) Refurbishment works either through – in descending order of priority: <ul style="list-style-type: none"> a. The Council’s in-house repairs and maintenance service b. Existing contracts c. A tender procedure (prioritising local contractors registered on Constructionline if the works are for under £500k, in accordance with Contracts Standing Orders). 					
Variations and reasons for change							
	Council Housing Acquisitions & General Right To Buy (RTB) Refurbishments Scheme description Scheme with devolved approval to Property Services for the acquisition of properties that are already or can be brought up to Council Housing standard to increase SCC’s council housing stock. What has changed? It has been agreed that up to £3,724K of acquisition resources can be made available with an a budget transferred to new business units to for the purpose of providing interim temporary accommodation. Please see the entry in ‘Additions’ above. Variation type: Budget Decrease Budget to be moved to the separate BUs 97551 Current 20/21 Budget (net of acceleration) £6,998.4K - £3,250.0K = £3,748.4K (for General Needs) 97444 Current 20/21 Budget (net of acceleration) £1,020.2K - £473.8K = £546.4K (for General Needs)						-3,724
	Funding	Housing Revenue Account (HRA) /1-4-1 initially					
	Procurement	N/A					
F	Housing investment						
	New additions						
	None						

Variations and reasons for change	
<p>External Wall Insulation Precast Reinforced Concrete (PRC) Airey Homes</p> <p>Scheme description Problems of carbonation and the presence of detrimental chloride levels in reinforced concrete houses sometimes resulted in the corrosion of steel reinforcements and subsequently cracking and spalling of concrete. This led to certain concrete housing systems being designated defective under the 1984 housing defects legislation (subsequently incorporated into the Housing Act 1985). These included the Airey -type constructions.</p> <p>The SCC HRA housing stock currently contains 167 Airey properties located in Beighton, Hackenthorpe, Halfway, Lane End, Main St / Blacksmith Lane and Wharnccliffe Side. There is now a need to address the structural condition of these properties.</p> <p>What has changed? The initial stage of feasibility is now complete. This suggests an indicative cost of £55K per unit for the “Leeds scheme” which was approved around 30 years ago. It may be possible to register a new repair scheme with BRE Global, which could reduce the cost per unit to approximately £45K. This would involve a single skin of blockwork to make the existing columns structurally redundant, with an applied rendered / cladding finish.</p> <p>It is therefore recommended that a detailed feasibility study is carried out to determine whether the new solution described above is viable, and to allow more detailed and meaningful cost estimates to be developed. The final feasibility report will present a clear comparison between the two proposed solutions including confirmation of the extended lifespan each solution will offer, any maintenance issues which need consideration, the overall customer impact and energy performance of the finished properties.</p> <p>Variation type: - Budget Increase</p> <p>Budget Original IBC Budget £5.0K <u>Revised IBC Budget £57.8K</u> Increase of £52.8K</p> <p>Original Budget in BU £50.0K <u>Revised IBC Budget £57.8K</u> Drawdown from Q79 £7.8K</p>	
Funding	HRA
Procurement	Specialist appointment competitively procured through Delivery Partner.
<p>Heating, Energy Efficiency, and Carbon Reduction</p> <p>Scheme description Block allocation of HRA funds for energy related schemes.</p>	
	-8

<p>What has changed? The IBC for the PRC Airey Homes scheme has been revised and requires more funds so that a detailed feasibility study can be carried out - see above entry in 'Variations'.</p> <p>Variation type: - Budget Decrease</p> <p>Budget Original Budget in BU £50.0K Revised IBC Budget £57.8K Drawdown from Q79 £7.8K</p> <p><u>Current 20/21 Budget (before slippage) £4,805.1K - £7.8K = £4,797.3K</u> <u>Current 20-25 Budget (before slippage) £29,150.3K - £7.8K = £29,142.5K</u></p>	
<p>Funding</p>	<p>HRA</p>
<p>Procurement</p>	<p>N/A</p>
<p>G People – capital and growth</p>	
<p>New additions</p>	
<p>Malon Way Aspire Hub 1</p> <p>Why do we need the project?</p> <ul style="list-style-type: none"> • The Local Authority has a 'Corporate Parenting' responsibility to provide suitable local accommodation for looked-after children and care leavers. • It has been identified that the service needs to secure suitable accommodation for care leavers. • Project Aspire Hubs will be multi-functional, multi-agency staffed "hubs" which offer 'edge of care' support, residential in care provision and move on placements to foster families and supported lodgings providers. • They will be used to provide support and accommodation to the most complex young people in the city. <p>How are we going to achieve it?</p> <ul style="list-style-type: none"> • The building at Malon Way requires some alterations to the office accommodation. • An additional 6 workstations are required for hub practitioners. • An additional two smaller offices have been identified for use by multi agency partners, the Police and Health . • The current residential accommodation does not need any adaptation as it is adequate for the proposed use. 	<p>+78</p>

<p>What are the benefits?</p> <ul style="list-style-type: none"> Improved access to support services for looked after children and care leavers with the potential for significant cost efficiencies and improved outcomes for the young people Reduced need to accommodate looked after children at distance with independent sector providers which is expensive and inefficient. <p>When will the project be completed? January 2021</p>							
Funding Source	Corporate Investment Fund	Amount	£78,008	Status		Approved	
Procurement		Competitive tender using local contractors sourced from Constructionline.					
<p>Mather Road Aspire Hub 2</p> <p>Why do we need the project?</p> <ul style="list-style-type: none"> The Local Authority has a Corporate Parenting responsibility to provide suitable local accommodation for looked after children and care leavers It has been identified that the service needs to secure suitable accommodation for care leavers Project Aspire Hubs will be multi-function, multi-agency staffed “hubs” which offer ‘edge of care’ support, residential in care provision and move on placements to foster families and supported lodgings providers. They will be used to provide support and accommodation to the most complex young people in the city. <p>Mather Road Children’s Home has been chosen as a Project Aspire hub. An assessment carried out by Facilities Management has identified that there is not enough useable space within the footprint of the building to accommodate the requirements of the facility.</p> <p>How are we going to achieve it?</p> <ul style="list-style-type: none"> The proposal is to build a single storey extension which would accommodate the Project Aspire staff and multi – agency support (Health Workers and Police) Provide additional office space to accommodate the Project Aspire staff. This would comprise: <ul style="list-style-type: none"> 1. Office for hub practitioners with 6 X workstations 2. Office for Police with 1 X workstation 3. Office for Health Workers with 2 X workstations Review welfare facilities due to increased staff based on site Rectify key building condition issues – these have been identified through building condition surveys 							+192

What are the benefits?

- Provision of suitable and sufficient local accommodation improves outcomes for looked after children and care leavers and has the potential to realise significant cost efficiencies for the Council
- Accommodation within Sheffield which provides the appropriate support to enable care leavers to lead successful lives within suitable accommodation.
- Reduces the need to accommodate looked after children at distance with independent sector providers which is expensive and inefficient.

When will the project be completed?

August 2020

Funding Source	Corporate Investment Fund	Amount	£191,988	Status		Approved	
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Procurement

Competitive tender using local contractors sourced from Constructionline.

Mechanical Reactive Works - Schools

Why do we need the project?

- Heating plant and equipment is an essential part of a building and by nature has potential to fail.
- The reasons for failure are age, condition and non-compliance.
- Despite a robust servicing / maintenance programme, heating plant has a shelf life and as such can cease functioning at any time. This then impacts on the core business of the building's occupants and visitors, placing service delivery at risk.
- There are over 200 plant items across the estate that are over 25 years old. These are being managed by a replacement programme addressing each site

How are we going to achieve it?

- To replace some plant items immediately to prevent service delivery failure and to provide fit for purpose accommodation.
- Respond swiftly to heating plant breakdown as it occurs.
- Deliver heating plant renewals following issues highlighted during servicing.
- Replace hot water heaters as required.

This list of works is not exhaustive, but represents the most common causes of failure.

What are the benefits?

- To ensure compliance with statutory requirements; ensuring emergency works are carried out in a timely manner.
- To maintain business continuity across the Schools Estate.

When will the project be completed?

£91k of works were completed in 2019/20; £109k is now allocated for potential works in 2020/21

+200

Funding Source	School's Condition Allocation	Amount	£200,000	Status		Approved			
Procurement		The works will be delivered by the Council's in-house repairs and maintenance service. In the event this is not possible, then we will seek to either use existing contracts or alternatively run a tender process using local contractors registered on Constructionline.							
<p>Hilltop School (Special Educational Needs and Disability) SEND Places</p> <p>Why do we need the project?</p> <ul style="list-style-type: none"> ● Provide up to nine places for Sheffield's most complex learners who do not currently have a placement for September 2020. All special schools in Sheffield have confirmed that they are unable to meet need. ● Hilltop School has been identified as appropriate, but funding is needed to create additional space on-site. <p>How are we going to achieve it?</p> <ul style="list-style-type: none"> ● Provide £59,000 contribution in capital funding to enable Nexus to placement of these young people from September 2020 <p>This funding will enable the following works to take place:</p> <ul style="list-style-type: none"> ● Development of two new toilet areas; ● 'Open up' KS1 & 2 corridor; ● Creation of a new KS1 classroom. <p>It is proposed that the works are procured and carried out directly by Nexus Multi Academy Trust. Funding will be managed via a funding agreement with Nexus Academy Trust for the completion of the capital works and provision of the 9 additional places. The authority to enter into this agreement will be the subject of a separate approval.</p> <p>What are the benefits?</p> <ul style="list-style-type: none"> ● Meeting the needs of nine learners. ● Avoiding the following potential disadvantages if alternative placements have to be sourced: <ul style="list-style-type: none"> - reduced individual outcomes for the learners; - long travel times; - separation from family; - higher costs for the local authority. <p>When will the project be completed?</p> <p>September 2020</p>								+59	

Funding Source	Special Provision Capital Allocation	Amount	59,000	Status		Approved	
Procurement		All procurement of capital works to be undertaken by Nexus Academy. The funding agreement will require appropriate competition to take place.					
<p>Manor Lodge (Special Educational Needs and Disability) SEND Places</p> <p>Why do we need the project?</p> <p>This project is required to:</p> <ul style="list-style-type: none"> • Enable the SEND Strategy to be implemented by increasing the number of places in Integrated Resources (IR) in mainstream schools. • Create 8 new SEND places at Manor Lodge Primary School to help meet the needs for Reception and Key Stage 1 SEND children in Locality C with high and complex needs. 8 IR places will help meet demand for IR places in the area and reduce demand on specialist places. <p>How are we going to achieve it?</p> <ul style="list-style-type: none"> • Sheffield South East Trust has carried out feasibility works regarding accommodating the expansion at Manor Lodge Primary School within existing accommodation. • The estimated capital project costs are £120k. <p>It is proposed that the works are procured and carried out directly by the Sheffield South East Trust. Funding will be managed via a funding agreement with Sheffield South East Trust for the completion of the capital works and provision of the 8 additional places. The authority to enter into this agreement will be the subject of a separate approval.</p> <p>What are the benefits?</p> <ul style="list-style-type: none"> • Growth of Integrated Resource places. • Growth of assessment, support and locality inclusion. <p>When will the project be completed?</p> <p>September 2020</p>							+120
Funding Source	Special Provision Capital Allocation	Amount	120,000	Status		Approved	
Procurement		All procurement of capital works to be undertaken by Sheffield South East Trust. The funding agreement will require appropriate competition to take place.					

Variations and reasons for change		
Bents Green School Expansion Special Educational Needs and Disability (SEND) Implementation		0
<p>Scheme description</p> <p>This scheme was initially approved to provide an additional 42 places at Bents Green school to meet the demand for places in September 2020. Original plans were for this provision to be delivered on the Bents Green site via the following interventions</p> <ul style="list-style-type: none"> ○ 4 additional classrooms with associated break out/quiet area/s ○ Enhancement to 1 existing forest school to provide extended use to support and broaden the curriculum ○ Additional permanent parking for the additional staff (circa 20) <p>What has changed?</p> <ul style="list-style-type: none"> • During the detailed planning stage of the scheme significant risks emerged relating to increased costs (from £0.85m to £1.1m) and potential planning condition issues. • An alternative solution has now been identified to provide the places via the re-opening of the former Gleadless Nursery and Infant School building. The resources identified for the development on the Bents Green site to be diverted to the re-opening of the Gleadless site. • The provision will continue to be managed by Bents Green and children attending will be classed as on the roll at Bents Green School. • Any budget variation required as a result of this change of scope will be brought forward for approval following completion of initial scoping works. <p>Variation type: -</p> <ul style="list-style-type: none"> • Change of scope 		
Funding	Special Provision Capital	
Procurement	Feasibility and investigations in house.	
Aldine House - 2 Bed Extension & MUGA		+100
<p>Scheme description</p> <p>In October 2019 a scheme to develop Aldine House Secure Children’s Home (funded by Department For Education grant) was approved. This consisted of:</p> <ul style="list-style-type: none"> - an extension providing two additional bedrooms, class / multipurpose area, breakout space and staff office & meeting room extension; - external play area and garden space; tarmac surfacing to service the rear extension, and provision of extra parking spaces; - provision of a remotely controlled entrance barrier; - extended services to accommodate the new facilities – relocation of CCTV server, new standby generator, new mains panel, new incoming 		

	electrical supply.		
	<p>What has changed?</p> <p>The total estimated costs of the scheme at the point of going out to tender was £2,471,500. However, the lowest tender return has indicated total costs of £200k above this, the major contributor to this being the costs of revised security. It is anticipated that £100k can be removed from these costs through value engineering. It is proposed that the remaining additional £100k of costs be met by a revenue contribution from the Aldine House Budget to allow the contract to be awarded.</p> <p>Variation type: -</p> <ul style="list-style-type: none"> Budget Increase 		
	Funding	Revenue Contribution to Capital	
	Procurement	As previously approved	
H	Essential compliance and maintenance		
	New additions		
	None		
	Variations and reasons for change		
	None		
I	Heart of the City II		
	New additions		
	<p>Tenant Lease Re-Gear</p> <p>Why do we need the project?</p> <ul style="list-style-type: none"> Initial discussions are underway with an existing tenant to explore the possibility of a re-gearing of the current lease arrangement. This would aim to secure the properties continued viability. <p>How are we going to achieve it?</p>		+250

<ul style="list-style-type: none"> The initial business case is to approve the funding for the fees to continue the commercial negotiations with the tenant to an agreed set of commercial terms. It will also enable a valuation of the current lease to be undertaken. If successful, further cabinet approval will be sought for the full costs of the agreed terms. <p>What are the benefits?</p> <ul style="list-style-type: none"> Retain current occupation and jobs in the city. Protect business rates income. Maintain confidence in the City, making letting remaining premises which form part of HoCII easier. <p>When will the project be completed? Initial Lease negotiations June 2020</p>							
Funding Source	Prudential Borrowing	Amount	£250,000	Status		Approved	
Procurement		All to be delivered by or through existing appointments.					
Variations and reasons for change							
None							