

## CITY OF SHEFFIELD

### METROPOLITAN DISTRICT

#### MEETING OF THE CITY COUNCIL – 1<sup>ST</sup> DECEMBER, 2021

#### COPIES OF QUESTIONS AND ANSWERS THERETO

#### Questions of Councillor Shaffaq Mohammed to the Leader of the Council (Councillor Terry Fox)

**Q.1** Barnsley have recently unveiled a very moving Covid memorial in their Glassworks Square, what plans does Sheffield have to honour and remember our citizens who have sadly passed away during the pandemic?

**A.1** Our city has faced enormous loss since the beginning of the pandemic, everyone has been touched by the devastation left by Covid-19 and it is only right that as a city we remember and pay tribute to those who have lost their lives and the heroes that have shone in our darkest times.

Over the past few months, we have been exploring a range of ideas, from physical memorials to memorial trails around the city and this work will continue and grow in the new year to ensure the tributes we make reflect the needs of the city and pay our respects appropriately.

This is being looked at cross-party and we are working alongside partners to deliver something special. We have also secured a substantial financial package.

I believe the final result will be the perfect memorial to the resilience of the people of Sheffield and those we have loved and lost.

**Q.2** Were you consulted about the decision to cancel free Christmas parking in Sheffield city centre pay and display carparks that was recently announced?

**A.2** No decision has been made.

Previous Labour Administrations have endorsed free Christmas parking, alongside an improved public transport offer, to increase footfall and support business during this crucial trading period.

We are currently working with South Yorkshire Passenger Transport Executive to explore ways to enhance the public transport offer, with officers continuing to work on these opportunities.

We are able to confirm we will be supporting public transport to operate on Boxing Day and New Year's Day in Sheffield. Without our financial support, these services wouldn't run.

**Questions of Councillor Mohammed Mahroof to the Leader of the Council (Councillor Terry Fox)**

**Q.1 How many consultants, locums and agency staff are employed by the Council?**

A.1 Written answers to follow.

**Q.2 How many consultants, locums and agency staff are employed in each Council department?**

A.2 Written answers to follow.

**Q.3 What is the cost of consultants, locums, and agency staff in each Council department in each of the last 4 quarters?**

A.3 Written answers to follow.

**Q.4 What is the cost of consultants, locums, and agency staff in each Council department in each of the last 4 years?**

A.4 Written answers to follow.

**Questions of Councillor Shaffaq Mohammed to Councillor Cate McDonald (Executive Member for Finance and Resources)**

**Q.1 How many properties in Sheffield are currently in arrears?**

A.1 For all years up to 31 March 2021 there are currently 59,080 properties (89,236 accounts) with Council Tax arrears.

**Q.2 What is the total value of Council Tax arrears in Sheffield currently?**

A.2 As at 31/10/21 the total amount of Council Tax outstanding for all years up to 31/03/2021 was £67,386.905. This is down from £78,203 995 at 31/03/2021.

**Q.3 How many Council-owned properties are in rent arrears?**

A.3 To be answered by Councillor Paul Wood.

**Q.4 What is the total value of rent arrears in Sheffield currently?**

A.4 To be answered by Councillor Paul Wood.

**Q.5 For the last five years, how much Council Tax support funding has the Council received and how much of this has been allocated to Sheffield residents struggling to pay their Council Tax? Please provide a detailed year-by-year breakdown.**

A.5 The Council does not receive specific funding for its Council Tax Reduction scheme (known as Council Tax Support (CTS)). The cost of the CTS scheme in terms of Council Tax foregone for the last five years is:

2016/17 £37.2m

2017/18 £37.7m

2018/19 £39.1m

2019/20 £39.2m

2020/21 £39.5m

**Question of Councillor Brian Holmshaw to Councillor Cate McDonald (Executive Member for Finance and Resources)**

**Q. On the Review of Polling Districts and Places 2021 currently being consulted on Crookesmoor Training Centre is down as not being available as a polling centre for local and Mayoral elections in May 2021. Why is that the case?**

- A. Following a marketing exercise, the building is now under offer and it is anticipated that the sale will be completed before the election in May 2022.

The lack of suitable available provision in and around this area is a known issue and the Returning Officer's team will be looking at this together with all other responses to the Polling District and Places Review 2021 in the coming weeks.

**Questions of Councillor Shaffaq Mohammed to Councillor Alison Teal (Executive Member for Sustainable Neighbourhoods, Wellbeing Parks and Leisure)**

**Q.1 How many CCTV cameras are located in our parks? Please provide a list of locations and numbers.**

**A.1 Botanical Gardens.** X4 Cameras ,Recording, Hard drive on site, Monitoring CCTV still offline due to technical issues.

**Graves Park Animal Farm.** X10 Cameras Recording, Hard drive on site. Monitoring CCTV still offline due to technical issues.

**Weston Park.** X2 Cameras Recording Hard drive on site , Monitored CCTV control room ( Old cameras require replacement).

**Claywheels Depot** X10 Cameras, Hard drive on site Recording, Monitoring CCTV still off line due to technical issues.

**Chapelton Park.** X1 Cameras Recording Hard drive on site.

**Firth Park.** X4 Cameras Recording, Hard drive on site, Monitored CCTV control room + Temporary Camera Carpark Monitoring Fly tipping issues checked by ERS.

**Norfolk Park.** X3 Cameras Recording, Hard drive on site, Monitored CCTV control room ( Old cameras require replacement)

**Millhouses Park Water Play** X1 Hard drive on site. Not operational.

**Hillsborough Park.** Tennis courts X1 camera. Recording, Hard drive on site Operated by Parks tennis.

**Tinsley Green.** X2 Cameras . Not operational formerly monitored by CCTV. ( Old cameras require replacement).

**Q.2 How are these cameras maintained and monitored?**

**A.2** See answer above.

**Q.3 Are you aware of any cameras that are currently offline or awaiting maintenance?**

**A.3 Graves Park** – Animals have been mutilated and killed.  
**Botanical Gardens** – Lead Theft from roof costs thousands of pounds to repair.  
**Claywheels Depot** – Expensive plant equipment onsite.

We require an internet connection (SCC IT) to securely link to the CCTV DVR on the sites to get the images back to our CCTV control room.

All three sites have been fitted with motion sensor cameras that would trigger a video alarm though our alarm monitoring software we use for their fire/intruder protection.

**Q.4 Following on from my written question in November around air pollution and ice cream vans in parks:**

**(a) How many complaints have City Councillors received?**

**(b) How many complaints have been formally lodged with Sheffield City Council?**

**(Please provide us with as much detail as possible)**

A.4 (a) The issue has been raised with me by six people. If someone raises a concern with me, I don't tell them they will have to wait till another 999 was made before I look into it, or judge it to be important or not. I'm sure you take a similar approach to your casework. I certainly hope you do.

(b) Our records show that no complaints have been received by Parks and Countryside around air pollution and ice cream vans in parks.

**Q.5 Given that you have previously stated that diesel engines and their fumes are harmful to the public**

**(a) What plans do you have to phase out these vehicles within the parks and open spaces department?**

**(b) What timescales are there for this?**

A.5 (a) There has been no proposal, decision or recommendation made around banning ice cream vans with diesel generators from our parks. We are currently looking at options to see how we can both reduce diesel fumes for those people using our green spaces and support traders going forward.

(b) The Parks and Countryside service are currently exploring the feasibility of installing electric power points for concessions in Public Parks in Sheffield in the short and longer term. The team are exploring the costs of installation, identifying priority sites and understanding timescales for installation. No decisions have yet been made regarding the approach.

**Questions of Councillor Sophie Thornton to Councillor Alison Teal  
(Executive Member for Sustainable Neighbourhoods, Wellbeing  
Parks and Leisure)**

**Q.1 How much is being spent on maintenance of the current CCTV at Jordanthorpe housing office?**

A.1 No maintenance costs have occurred over recent years. The system is outdated and offers poor quality images as many historic CCTV systems that run on analogue do, but it works as intended so no maintenance has been required.

**Q.2 In light of recent events in the area, will the Council now consider replacing the CCTV at Jordanthorpe housing office?**

A.2 The majority of cameras are internal and were installed many years ago when the Jordanthorpe housing office had a customer access point where tenants could pay rent and council tax. This facility no longer exists and therefore there is no requirement to update the CCTV system.

There are two outside cameras which point out on to the car park, but do not capture any wider angles so are limited in their capability.

**Q.3 In an answer to a question at the November Full Council meeting, you stated that upgrading the CCTV system would likely cost around £20,000, could you please provide me with a breakdown of the costs for this upgrade?**

A.3 The estimate of upgrading the CCTV system was explored by the then Housing Manager a few years ago. Unfortunately, they are no longer in the service so further details are not available. No breakdown of costs were obtained and the estimate of £20,000 was given as a ball park figure. A decision was taken that sufficient funds were not available, so the upgrade wasn't pursued any further.

**Question of Councillor Mohammed Mahroof to Councillor Alison Teal (Executive Member for Sustainable Neighbourhoods, Wellbeing Parks and Leisure)**

**Q. In September I asked a few questions around putting more defibrillators in public buildings, including workplaces, industrial units, and commercial venues, and if as a Local Authority, we could ensure all non-residential planning permissions have a defibrillator condition included.**

**Your answer was that we do not have an adopted planning policy on this but that we could encourage it and that it could be submitted as part of the new Local Plan. What progress has been made with this since?**

A. Work is progressing on the Local Plan in accordance with the revised Local Development Scheme that came into effect on 21st October 2021. Public consultation on the Publication Draft Local Plan is scheduled to take place in October/November 2022, following approval by full Council in October.

We intend to include a policy in the Publication Draft Plan that deals with the provision of defibrillators in non-residential buildings.



**Questions of Councillor Shaffaq Mohammed to Councillor Paul Wood (Executive Member for Housing, Roads and Waste Management)**

**Q.1 What is the Council's current policy in relation to undertaking work in previously owned Council properties that have been brought under right to buy and are current owned by leaseholder?**

A.1 The obligations relating to repairs and maintenance of previously owned Council flats are set out in a model lease. Most houses sold under the Right to Buy (RTB) legislation are sold on a freehold basis.

Under the terms of the Lease the leaseholder is responsible for keeping their property (the demised premises) safe, well maintained and good state of repair.

Lease clause 3(20) requires leaseholders to obtain permission for any alterations before they begin any work to their property:

The Council requires any work to gas appliances or gas heating to be carried out by a gas safe registered engineer. Leaseholders are required to supply any safety certificates for electric works and guarantees for windows.

All property entrance doors must meet current fire safety regulations. Leaseholders must not carry out any work that may compromise the fire safety of the block.

Under the terms of the Lease, the Landlord is responsible for the repairs and improvements of the structure of the block and communal areas. Keeping the structure of the block and communal areas in a safe, well maintained and good state of repair.

The Lease requires leaseholders to pay their share of major works, maintenance or improvement work to the block in which their flat is situated. The Council is required to undertake statutory consultation with affected leaseholders and will recharge for works carried out that is allowable to do so under the lease that was agreed at point of sale.

The Council will facilitate dialogue between homeowners and its appointed contractors where the Council is carrying out major renovations adjacent to private owners' homes. Homeowners can ask to be included in the programme of works e.g. roof replacement and an agreement will be reached between the homeowner and, contractor to carry out and charge for owner for the works. The work will be undertaken to the Councils specification and homeowners must ensure that they have appropriate approvals and insurances in place.

The Council's Repairs and Maintenance Service do not carry out work, (including the replacement of gas boilers/heating systems) in leasehold properties.

If repairs are needed as a result of accidental damage e.g. water leak from the flat above, a leaseholder can make a claim against the Leasehold Buildings Insurance for all necessary repairs. The work will be done by appointed contractors.

**Q.2 How many requests has the Council received from leaseholders of formally Council-owned properties to undertake work within these properties, such as replacing heating systems, boilers etc?**

A.2 Over the last 12 months, 137 applications requesting permission to carry out work within their leasehold flat/maisonette have been received.

**Q.3 How many of these have been undertaken?**

A.3 Over the last 12 months:

- 36 leaseholders have completed the work within their property.
- 33 applications withdrawn by Leasehold Services as the application process was not completed by the Leaseholder
- 18 leaseholders, who had received permission to carry out work did not begin that work.

42 permission applications are currently ongoing and work is yet to be completed by the leaseholder.

**Q.4 How many have been refused?**

A.4 Over the past 12 months, eight applications were refused. The work the leaseholder was requesting permission for would lead to a breach of the Lease or was work outside of their demised premises or would affect the exterior structure of the block.

2 x refused as they requested to install patio type doors to open out onto a communal land owned by Sheffield City Council

2 x refused as they wanted to board out the loft area. (The loft space of the block is owned by Sheffield City Council as does not form part of the demised premises).

1 x refused as they wanted to install a wood burner stove.

1 x refused as they wanted to build a porch area on the front of their property.

1 x refused as they wanted to enclose their balcony

1 x refused as they wanted to install a damp-proof course. (The exterior of the block is owned by Sheffield City Council).

**Q.5 If they have been refused, what has been the rationale to refuse this works that leaseholders would be expected to pay for?**

A.5 Leasehold Services would not routinely refuse a permission request for alterations within the demised premises, The work to be carried out must not result in a breach of the clauses in the Lease.

The Councils Repairs and Maintenance Service do not carry out work, (including

the replacement of gas boilers/heating systems) in leasehold properties.

Permission will not be granted for any of the following as these are alterations to the exterior of the block or communal spaces not owned by the Leaseholder:

- Building a ground floor extension or erecting a conservatory or porch.
- Installing patio doors
- Installing metal gates across a property entrance door.
- Conversion of the loft/attic for living or storage space.
- Boarding out the loft space or for any appliance e.g. central heating boiler or water heater to be fitted in the loft area.
- Creating a vehicle hard standing or building a garage/shed on the communal areas
- Fencing off open plan / communal land.
- Building a patio or decking area on communal land.

**Q.6 How many Council-owned properties are in rent arrears?**

A.6 At end of Oct 21, the number of tenants who owed more than five weeks net rent was 12,129.

**Q.7 What is the total value of rent arrears in Sheffield currently?**

A.7 At end of Oct 21:  
Current tenants arrears £11,272, 794  
Former tenancy arrears £5,391,857  
Gross arrears £16,664,651

**Questions of Councillor Tim Huggan to Councillor Paul Wood  
(Executive Member for Housing, Roads and Waste Management)**

**Q.1 Every statement from the Council states that some waste still goes to landfill, what is the nature of this waste?**

A.1 A small amount of waste is sent to landfill. This is made up of waste collected from our Household Waste Recycling Centres that is not suitable for reuse, recycling, or recovery, including asbestos.

**Q.2 How much waste has been sent to landfill during each month from July to November 2021?**

A.2

| Month     | Landfill (tonnes) |
|-----------|-------------------|
| July      | 0                 |
| August    | 5                 |
| September | 0                 |
| October   | 0                 |

**Q.3 Has there been any exploratory work on a household food waste collection service?**

A.3 Yes, working with our partners (Barnsley, Doncaster and Rotherham) in the South Yorkshire waste partnership, we have jointly commissioned indicative modelling for food waste collections including resource requirements. This is in draft form and the partnership are working to finalise the report.

**Questions of Councillor Sophie Thornton to Councillor Paul Wood  
(Executive Member for Housing, Roads and Waste Management)**

**Q.1 What is the current number of outstanding or incomplete council house repairs?**

A.1 There are 11,376 open responsive repairs jobs of which 6,656 are overdue as of 21<sup>st</sup> November, 2021.

**Q.2 What was the average waiting time for a council house repair issue to be resolved over the last month? and what was the longest wait?**

A.2 The average days to complete was 15.13.

The oldest completed job was a firestopping job at 961.89 days. There are ongoing access issues in relation to this job which has been referred to Legal Services.

**Q.3 What was the average waiting time on the council house repairs phone line before answering in the last month? and what was the longest wait?**

A.3 In the past four weeks, the average waiting time for the Repairs Contact Centre was 42m:57s, with the longest wait 2h 46m and the shortest 4 seconds.

This is clearly not good enough, but this performance is due to a combination of factors: the overall repairs backlog, high staff sickness, advisor vacancies, training time for the upcoming Total Mobile system, and seasonal demand.

To help to improve this situation we have taken a different approach to calls: prioritising gas servicing calls (legal requirement) and new repairs (urgent/emergencies) over calls chasing backlog cancelled repairs; the longest wait relates to a backlog call, we have dedicated Advisors answering these in-depth types of calls and answer over 100 per day.

Comparing the first and last two weeks of the month, the average waiting time per call reduced from 56m 48s to 34m 3s whilst the number of answered calls per day increased from 466 to 602. Whether gas servicing, a new repair or chasing a cancelled repair, callers often enquire about more than one repair, and this has the effect of extending handling times and preventing Advisors moving on to the next

call. From the week commencing 29th November, the service will use the new Total Mobile repairs system and we expect to see further improvements for callers as this system is quicker to use.

**Q.4 How many repair issues have been ‘closed’ in the last month as a result of not being able to make contact with a resident?**

A.4 During October there were 1,522 orders closed as result of no access.

**Q.5 How many council housing residents are currently in temporary accommodation due to maintenance issues at their primary residence?**

A.5 There is one area case. If work is significant, we will use temporary accommodation but only for short periods of time until works are completed.

**Question of Councillor Cliff Woodcraft to Councillor Paul Wood  
(Executive Member for Housing, Roads and Waste Management)**

**Q. A constituent has been suggested that there is a greater need for green bin collections at the end of the growing season than the beginning. Has any study been carried out as to whether the current distribution of collections is optimal and if so, what were the findings?**

A. The tonnage of garden waste collected from the green bin collection service and Household Waste Recycling Centres (HWRCs) is monitored to ensure that collections are provided during the peak growing season. This review of collection tonnages has led to an increase in the number of fortnightly green bin collections provided from 15 in 2012 when chargeable collections were first introduced, to 16 in 2018 and then to the current 19 collections in 2020.

The current green bin collection service operates between March and November. In the past three years, the average tonnage collected in March was 364 Tonnes (413 tonnes on average through Green Bin service and 316 tonnes from HWRC’s). That compares to an average for November of 262 tonnes (276 tonnes from the green bin service and 249 tonnes through HWRC’s).

**Question of Councillor Ann Woolhouse to Councillor Paul Wood  
(Executive Member for Housing, Roads and Waste Management)**

**Q. I have been asked by two residents in Beighton who have walked to the Beighton tip to dispose of goods but then were not allowed to go in. They were told this was because of Health and Safety, one of the residents does not have a car. Is this a policy with all the tips in Sheffield and can anything be done for people who want to walk to the tip?**

A. No, this is not a Council policy. The Council’s waste team will direct Veolia to brief

the Household Waste Recycling Centre staff on this. If pedestrian customers are prevented from using our sites – please contact the Council’s Waste Management to ensure timely rectification with Veolia.

**Questions of Councillor Mike Levery to Councillor Paul Wood  
(Executive Member for Housing, Roads and Waste Management)**

**Q.1 It is now over two years since private owners of Council flats on Burncross Road, Chapeltown were asked to contribute to the re-roofing of the flats, and over 14 months since the outcome of the tender process for the works was notified to them. This is part of the £38.6M, 2020 – 2025 re-roofing programme of 6,400 properties which includes council houses and flats in the Thorncliffe and Burncross areas.  
When will the programme for these works be published, and when will they commence?**

A.1 The contract for roofing works was awarded in December 2020. Work commenced later than anticipated due to delays in obtaining Natural England licences that support bat nesting. The programme has begun in the South East of the city and this will continue in 2022 and 2023. The Burncross area is scheduled to have work in 2024/2025. Any customer requiring further details can contact the Council’s Asset Management Team for further information.

**Q.2 This week sees the new work management system for Repairs and Maintenance come into operation. Council tenants will be able to use an app to order repair and maintenance work. A significant number of tenants are either elderly or aren’t IT literate.**

- (a) Will those tenants be able to continue using the telephone service?**
- (b) What is the anticipated take up of the online system compared with the existing system?**

A.2 (a) The on-line offer for tenants to report and check on repairs is a later development in the new IT system implementation. We hope to have the new offer in place by Summer 2022. This means that the principal method for reporting a repair is still via the telephone service at the Contact Centre. We are very aware of the digital exclusion and want to reassure everyone that tenants will still be able to use the Contact Centre to report their repairs.

- (b) In terms of usage we estimate an initial uptake of circa 20%. We hope that this could easily grow to around 40% over 12 to 18 months. This is based upon LGA research into channel shift.

**Questions of Councillor Andrew Sangar to Councillor Paul Wood  
(Executive Member for Housing, Roads and Waste Management)**

**Q.1 In respect of buildings in Sheffield over 18m in height, how many which have been inspected and deemed to have unsafe cladding have yet to have had that cladding replaced?**

A.1 To date, 202 blocks within scope have been inspected to date. This has led to external wall issues being identified in 73 of these.

The Government launched the Building Safety Fund (BSF) for building owners to bid for funding to carry out remedial works related to the cladding. There is no funding currently available to cover any other required works which may have also been identified.

**Q.2 If the Council does not know how many buildings between 11-18m in height have unsafe cladding which needs replacing, does any other agency know this information? If not, how can we be assured that all such buildings are safe from fire risks associated with unsafe cladding?**

A.2 It is the responsibility of the 'Responsible person' to ensure that the fire safety risk assessment has been carried out for their block and ensures appropriate measures are in place for the building.

There is no agency that is required to hold this information. However, the Council is taking a similar approach to the over 18m blocks but this will take significantly longer to fully capture this information.

**Q.3 When will the dedicated website for leaseholders go live?**

A.3 Monday 29<sup>th</sup> November.

**Q.4 Is there enough capacity in the homelessness "Winter Plan" to enough that there are rough sleepers in Sheffield throughout the winter months?**

A.4 The Council's 'Winter Plan' has continued throughout the year and has continued to offer accommodation to rough sleepers. As we move into the Winter Months, the Department for Levelling-Up, Housing and Communities (DLUHC) have asked the Council to put forward a proposal for funding from the 'Winter Pressures' fund which would boost the Winter Plan capacity across the winter months. This is currently being developed. Our most recent headcount has shown that the number of rough sleepers is at a low number, and we are working on plans for each individual known to be rough sleeping.

**Q.5 What plans are there for the use of emergency accommodation this winter to ensure that there are no rough sleepers during the winter months?**

A.5 As above – we are still using our ‘Winter Plan’ arrangements and are working to increase bed space capacity for the Winter Plan at present.

**Q.6 How many missed bin collections were there from the recent industrial action at Veolia?**

A.6 If the question relates to the number of properties affected by a delay in their bin collection due to the industrial action, the number was 71,211 of a total 485,441 scheduled black bin and recycling collections during the duration of the action from 8<sup>th</sup> – 17<sup>th</sup> November. However, none of these properties were ‘missed’ as all of them were serviced within a few days of when they should have been.

**Q.7 How many of these missed bins were not rectified within the specified time?**

A.7 All bins were collected within the specified time. The contract provides that Veolia recover collections in five (working) days after the action ends.

**Q.8 What is Veolia doing to replace drivers who have left the service in the last nine months?**

A.8 Veolia have run a national recruitment process to secure HGV drivers. In addition, Veolia Sheffield has a pool of agency drivers to cover holidays, sickness etc. and typically recruit to full time vacancies from this.

**Q.9 How many grit bins are there currently in Sheffield, how does this figure compare with:  
(a) this time last year  
(b) this time 2 years ago?**

A.9 2201, unchanged from the previous two years, and we continue to manage and maintain more grit bins than any other UK Local Authority for residents to use on a self-help basis in adverse weather.

**Q.10 How many days in 2022 is the Sheffield Energy Recovery Facility expected to be shut down for maintenance?**

A.10 Not yet known. Typically, the ERF maintenance shut down is around 10-14 days.

**Questions of Councillor Angela Argenzio to Councillor Paul Wood  
(Executive Member for Housing, Roads and Waste Management)**



**Q.1 How many playgrounds are part of the Housing Department of Sheffield City Council?**

A.1 Housing has 24 playgrounds across the city.

**Q.2 How much glyphosate or equivalent weed killer was sprayed around playground equipment in the year 2020-21?**

A.2 If spraying has taken place around housing playgrounds, unfortunately it is not possible to give the quantity details as it will have been done as part of wider spraying operations on any given day.

**Q.3 How much of the same weed killers was used around housing playgrounds since March 2021?**

A.3 If spraying has taken place around housing playgrounds unfortunately it is not possible to give the quantity details as it will have been done as part of wider spraying operations on any given day.

**Q.4 How can we as a Council justify the use of such poisonous substances so close to where children play?**

A.4 Glyphosate is licenced for safe use as an herbicide in the UK until December 2022 (this may be extended to December 2025 following the UK's departure from the European Union). However, as per the report on Glyphosate usage that was taken to the September 2021 Co-operative Executive meeting, Sheffield City Council is committed to both reviewing and reducing the use of glyphosate across its land where it is possible to do so.

**Q.5 How often are litter bins on the highway emptied on average?**

A.5 The Streets Ahead contract is not set up in a way that litter bins are emptied on a prescribed frequency – it is as many times as is necessary. The most frequently emptied highway litter bins are attended every hour. Typical litter bins on suburban housing estates are emptied two or three times per week with all possible iterations of timescales in between dependent upon footfall and use of the area in question. Emptying routes are designed based on filling trends, and as such emptying frequencies are route optimised by our network of bin fill level sensors.

**Q.6 We have been given conflicting information from Amey, please could you once and for all tell us whether or not there are sensors in the litter bins on the highway?**

A.6 There are bin fill level sensors in 2,000 of over 3,000 bins litter bins on the highway.

**Q.7 Taking into account the increase of take outs from cafes and catering establishments in the last 18 months or so, has the frequency of clearing of litter bins in key areas increased and in what percentage?**

A.7 Over the last 18 months, fill levels have fluctuated wildly depending on the lockdown status of the country and other restrictions – for example when the “rule of 6” was implemented for outdoor socialising, our litter bin emptying demand tripled overnight, conversely, when “Eat Out to Help Out” was introduced, demand on litter bins fell hugely for the month. As the requirement in the contract is to empty on an “as needed” basis, this flexible nature of the contract has allowed for this fluctuating demand to be managed effectively at no additional cost to the taxpayers of Sheffield.

**Q.8 What was the cost of clearing fly tipping in the year 2020-21?**

A.8 The majority of fly tipping incidents are cleared from highway land by Amey and we pay a fixed monthly unitary charge for a complete highways maintenance service, and do not get a breakdown of individual departmental/task costs as this is included in the unitary charge.” Colleagues in Housing and Parks may be able to provide costs for clearance from their land.

**Q.9 What is the cost this financial year so far?**

A.9 As above.

**Q.10 Can I have the cost information by ward and by LAC too?**

A.10 We can provide highway fly tipping information by LAC. The Council’s fly tipping and graffiti project, lead by our Environmental Enforcement team is working with LACs to identify fly tipping hot spots. The team have invested in nine mobile CCTV units and actively deploying these to capture perpetrators.

Last year the Labour administration provided an extra £100K to each LAC to help

**Questions of Councillor Martin Phipps to Councillor Paul Wood  
(Executive Member for Housing, Roads and Waste Management)**

**Q.1 Is Sheffield City Council aware of and working with the UK Green building Council to deliver high quality low carbon, climate adapted housing with biodiversity in mind?**

A.1 We aware of the UKGBC.

**Q.2 Are Sheffield City Council or the Sheffield housing company members of the UK Green building Council?**

A.2 Neither organisations are currently members, however Sheffield City Council engage with several other bodies which provide best practice, benchmarking and networking in this field.

**Q.3 If not, could the above two points be looked into?**

A.3 We have reached out to UKGBC requesting further details about membership and what value this would bring to both the Council, and the residents of Sheffield. We will explore the benefits and be mindful of not duplicating/ensuring public money is well spent.

We have invested some resources around the PAS2035 retrofit standards and are committed to ensuring that properties receive a holistic and quality response. This will be both the Council's own stock and in the supporting private owners.

**Q.4 Are Sheffield City Council supporting the NEF campaign "The Great Homes Upgrade" calling for much needed nationwide insulation?**

A.4 As part of the Council's commitment toward net zero carbon for the city, we do recognise the critical role of domestic housing within this. A 'fabric-first' approach by better insulating homes is vital to minimising heat loss and energy consumption. This works in parallel to reducing fuel poverty in the city and improving living standards.

Significant investment in the Council's social housing stock is already taking place and more is planned in the future to better insulate homes and make them more energy efficient. Two external wall insulation schemes benefitting 400 plus homes will commence in 2022/23.

The Council is committed to securing Government grant funding across both the public and private sectors. Indeed, so far, we have acquired over £3m for the city, with £2m of this for the private sector we are currently delivering through the Green Homes Grant local Authority Delivery (LAD) scheme. We will continue to make successive, ambitious bids to bring in as much warm homes investment into the city as possible.

We do recognise that the funding being made available is massively short to complete the level of retrofit works required and the Council continues to feed this back through a range of different channels and forums.

**Q.5 What progress is being made in working with Sheffield Renewables to make our property stock available to add solar panels to under their scheme?**

A.5 Officers across Sheffield City Council are currently establishing a list of possible sites on council owned housing and corporate buildings stock. Preliminary discussions will commence with Sheffield Renewables when the list has been finalised.

The Council's Housing and Neighbourhood Service has commissioned an expert consultant partner to develop a 'roadmap to zero' for all its social housing stock. This is due to conclude in the summer next year (approximately six months). Solar energy generation will certainly be fully evaluated as part of this process. In parallel we will begin to also evaluate the most suitable funding model/s.

**Q.6 What progress is being made to no longer use the Earl Marshall B&B as temporary accommodation?**

A.6 There is continued high demand for temporary accommodation and the Earl Marshall Guest House is still in use by the Council for single applicants. The hotel is not used for families. Longer term, the Council is looking to reduce or limit use of all hotels with the following strategies:

- Increased prevention work to reduce the need for temporary accommodation
- Introducing new Temporary Accommodation (TA) units via either acquisition or refurbishment. There are 31 planned units and a further 24 under consideration. The units will not meet the forecasted need for TA however so some hotel use is anticipated to continue. The Barnsley Road site (11 units – women and children) opened this week.
- Exploring other options for TA provision such as using private sector properties under a leasing scheme and exploring more efficient procurement such as block booking hotel units, rather than spot purchase arrangements.

The closure of commissioned supported services in 2021 means there are 66 fewer units for homeless single people with complex needs and there has been no like for like replacement. This has led to more single people with complex needs being placed into hotels.

**Questions of Councillor Colin Ross to Councillor Julie Grocutt  
(Deputy Leader and Executive Member for Community Engagement  
and Governance)**

**Q.1** In response to my written question at the November Council, you responded that the working group “is looking at the legality of what is achievable”. Will this working group also look at the legality that increased the portion of CIL that is retained centrally from 85% to 98.5%?

A.1 Sheffield City Council colleagues don't recognise the figure of 98.5%. The vast majority of the 15% Local/Neighbourhood CIL is distributed to individual wards and decisions on spending this are made locally.

**Q.2** Can you share the legal advice that was given in 2018 that deemed it appropriate to redefine “local” as the whole of Sheffield rather than the area in which the development took place?

A.2 The Cabinet Report of October 2018 confirmed the legality of the decision. Under 'Legal Implications' in paragraph 4.3.2 the report stated *“Regulation 59F of the CIL Regulations provides that the Neighbourhood Portion needs to be used to support the development of the relevant area (which is any part of Sheffield which does not have a local council) by funding the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area. The proposals accord with Regulation 59F.”*

For the avoidance of doubt, Regulation 59F(4) defines “relevant area” as *“that part of the charging authority's area that is not with the area of a local council.”* For Sheffield, that means any part of the local authority area except for: Ecclesfield, Bradfield and Stocksbridge.

**Q.3** The Localism Act of 2011 from which the CIL regulations arose envisaged that by retaining 15% of CIL monies in the immediate area of the development it would encourage development by compensating the local community. Does the policy enacted by Sheffield make it harder for local communities to accept development?

A.3 No - any development in a local area will increase the amount of Local CIL available for all wards.

**Q.4** Have any other Authorities defined “local” as the whole of the Authority area like Sheffield rather than the ward in which the development took place?

A.4 We are aware of at least 3 other authorities who do something similar to us, namely Brent, Newham and Reading.

**Questions of Councillor Shaffaq Mohammed to Councillor Mazher Iqbal (Cabinet Member for City Futures: Development, Culture and Regeneration)**

**Q.1 Could you please update the Council on the current plans for the Castlegate area including the Castle?**

A.1 See attached bid document at the end of the document – it can be shared. This is the current plan.



LUF Bid.pdf

**Q.2 When did the Castlegate Working Group last meet?**

A.2 19<sup>th</sup> October, 2021 plus a workshop was held on 22<sup>nd</sup> November, 2021.

**Q.3 When will it be meeting again?**

A.3 14<sup>th</sup> December 2021.

**Questions of Councillor Mohammed Mahroof to Councillor Mazher Iqbal (Cabinet Member for City Futures: Development, Culture and Regeneration)**

**Q.1 Regarding the Leisure Services Review; as the majority of the facilities are leased to Sheffield City Trust which is an independent organisation and as such when the leases were entered into were there condition surveys done and were there photographic indexes appended to the leases?**

A.1 Answered by Councillor Alison Teal at the Council meeting on 18<sup>th</sup> November.

**Q.2 If they were, then should the Council be carrying out dilapidation survey for dilapidation claims? If we are not doing this, why not?**

A.2 Answered by Councillor Alison Teal at the Council meeting on 18<sup>th</sup> November.

**Q.3 The cost of the backlog maintenance is £63 million minimum. Should this not be the responsibility of the Trust?**

A.3 Answered by Councillor Alison Teal at the Council meeting on 18<sup>th</sup> November.

**Questions of Councillor Martin Smith to Councillor Mazher Iqbal  
(Cabinet Member for City Futures: Development, Culture and  
Regeneration)**

**Q.1 Has the Council agreed financial terms with John Lewis concerning the surrender of their lease of the Barker's Pool building and, if so, what is the payment to the Council?**

A.1 The Council is finalising terms with John Lewis and the position will be made clear in the upcoming report to the Co-operative Executive on 15<sup>th</sup> December as per the Forward Plan.

**Q.2 Has the Council received an environmental survey report describing the amount of asbestos in the John Lewis building?**

A.2 We do have a report on the asbestos position in the building. Information will be provided with the report to Co-operative Executive on 15<sup>th</sup> December and published beforehand in the usual way.

**Q.3 Has the Council received a report that describes the potential cost of removing asbestos from the John Lewis building?**

A.3 We are in discussion with asbestos specialists and our project cost consultants. The works will be subject to a competitive tender.

**Q.4 Who is currently responsible for the condition of the Barker's Pool building and its compliance with health and safety and environmental standards?**

A.4 As John Lewis are still in possession, John Lewis are responsible.

**Q.5 How many meetings or discussions have you had with the consortium that wants to redevelop the John Lewis building as a football related museum?**

A.5 We have had three meetings and once the people of Sheffield have their say on the building, it is expected that a development brief will be prepared for all interested parties to bid.

**Q.6 How much has the Council spent in the last 12 months on legal and consultancy fees for work associated with development of the Local Plan?**

A.6 This figure is £61,376 for the period between November 2020 and October 2021.

**Q.7 How many Officers (FTE) are currently working on the development of the Local Plan?**

A.7 The Forward and Area Planning team has the lead responsibility for producing the Local Plan and currently has 10.4 FTEs professional staff with 1.1 FTE Admin support. Although the Local Plan (and production of the associated evidence base) is the main focus of that team, it also produces supplementary planning guidance and provides planning policy advice to the Development Management Team and to other Council services. It also monitors land supply and development completions, provides input to a range of other Council projects and programmes, responds to Government planning policy consultations and supports the production of neighbourhood plans.

**Q.8 What is the current cost estimate for the backlog maintenance at the City Hall?**

A.8 The maintenance and lifecycle requirements for the City Hall through to 2028 are estimated at £6.67m.

**Q.9 When will the Lavatory and Ablution Venue Scheme (LAVS) be relaunched?**

A.9 Although Sheffield City Council supports this, it is actually run by the Sheffield BID. They are reviewing it and hopefully will update at the next board meeting in February.

**Q.10 To date, how many free, publicly available and accessible toilets and changing facilities, has the Council built in the Heart of the City project?**

A.10 The Council will be delivering accessible changing facilities and toilets as part of the Cambridge Street development now under construction. Public toilets are also to be built as part of the Pounds Park development.

**Q.11 How many free, publicly available & accessible toilets and changing facilities does the Council intend to build as part of the Future High Streets project and the remaining phases of the Heart of the City scheme?**

A.11 The response regarding Heart of the City is above for Q.10, where possible and subject to building acquisitions, further consideration will be given for the provision of public toilets as part of the Future High Street work.



**Questions of Councillor Shaffaq Mohammed to Councillor Douglas Johnson (Executive Member for Climate Change, Environment and Transport)**

**Q.1 Before Sheffield City Council took the decision to cancel free Christmas parking in Sheffield city centre, was any economic impact assessment undertaken? If so, please can you provide details?**

A.1 No. Equally, there is no evidence that subsidising people to bring private cars into the city centre instead of using public transport is of significant benefit to business. By contrast, many businesses have benefited from the reduction in traffic in the city centre. It is now well known that businesses consistently over-estimate the number of their customers who arrive by car and underestimate those who arrive on foot, or other modes of transport. Parking is still available in any case. At a time of serious budget pressures, growing commitments to action on the climate emergency and important steps to clean up the city's air pollution, it is hard to see any rationale for spending public money to encourage more people to drive into the city centre.

**Q.2 Can you please update Council with where you are with the plan to provide a free electric city centre bus?**

A.2 The city centre bus is part of a bid being developed by the SYMCA, through the Zero Emissions Buses for Regional Areas (ZEBRA) fund. The full business case is currently being drafted and will be submitted to the DfT in January 2022.

**Questions of Councillor Tim Huggan to Councillor Douglas Johnson (Executive Member for Climate Change, Environment and Transport)**

**Q.1 What are the plans for installing electric power points for concessions in Public Parks across Sheffield?**

A.1 The Parks and Countryside Service are currently exploring the feasibility of installing electric power points for concessions in Public Parks in Sheffield in the short and longer term. The team are exploring the costs of installation, identifying priority sites and understanding timescales for installation. No decisions have yet been made regarding the approach

**Q.2 In particular, what are the plans for installation of electric power points for concessions in Bolehills?**

A.2 At present ,Bolehills isn't one of the sites being identified as a priority for an electric power point. We are, however, considering this as a phased approach over the next few years. Therefore, if there is a need identified, this could be considered at a later date.

**Q.3 What if any plans are there for a roll-out for ‘School Streets’ in Sheffield?**

**A.3** School streets are being rolled out across the city. Currently, schools must be accredited on the National Sustainable Travel Awards ModeshiftSTARS to be assessed for a potential scheme. For a scheme to work, it takes a massive commitment from the school, their involvement with the accreditation scheme means a good working relationship has already been established and the school have tried other avenues to issues arising from the journey to school. Schools are then scored against approved criteria, the top scoring schools going through for feasibility and design. Schemes are developed and implemented where appropriate.

**Q.4 Which Schools are in the next phase for ‘School Streets’ and what dates are they planned to commence?**

**A.4** Anns Grove (closure of Gleadless/Anns Road), Byron Wood (closure of Earldom Road) and Hunters Bar Juniors (closure of Kirkstall Road) are due to be implemented in Jan 2022.

**Q.5 Does the Council have a play-out policy for the streets outside schools?**

**A.5** No, it doesn't. We are in the process of determining what criteria may be used when establishing future "Play Streets" policy. Recommendations are still being considered but it is unlikely that the areas outside schools would be included.

**Q.6 Prior to the Cancellation of HS2, did the Executive Member for Transport or the Leader of the Council have any correspondence to protest about the downgrading of plans for High-Speed Rail for Sheffield?**

**A.6** On my part, no, since there were no plans from Government although the announcements made in the Integrated Rail Plan for the North has been contrary to all discussions that officers have had with HS2 Limited and the Department for Transport. Personally, I will shed no tears over the cancellation of the HS2 East link. It's hugely expensive, hugely destructive and does not meet the real transport needs of millions of people across Sheffield and South Yorkshire. What we actually need are not top-down projects like HS2 dictated from Westminster but investment in priorities that will help more people and more cost effectively than HS2 ever could.

New public transport services are needed, but these are local and regional services such as a new service to Stocksbridge, reopening Victoria station and upgrading the Barrow Hill line; plus services to Heeley, Millhouses and Totley; the city's hospitals and through Rotherham to Doncaster; full electrification of the Woodhead

line to increase capacity between Sheffield and Manchester; improvement of the line and rolling stock on the Penistone Line between Sheffield and Huddersfield.

**Question of Councillor Martin Smith to Councillor Douglas Johnson  
(Executive Member for Climate Change, Environment and Transport)**

**Q. Do you agree with the decision of the MCA Transport and Environment Board not to include the objective to increase bus patronage in the Bus Service Improvement Plan?**

A. No, and I did not vote to approve the draft Bus Service Improvement Plan (BSIP). I expressed my disappointment that, despite many good points in the plan, the Mayoral Combined Authority has accepted the continual downward trajectory of bus services. If the plan is to improve bus services, there must be an aim to increase patronage in both the short and the long term so that the travelling public make the choice to leave the car at home.

**Questions of Councillor Ann Woolhouse to Councillor Douglas Johnson (Executive Member for Climate Change, Environment and Transport)**

**Q. In June, I asked you about progress that had been made regarding parking in the Meadow Gate Avenue area. I note from a visit this week, that cars are still parking on the roundabout and the car park shows no sign of being resurfaced. Can I have some indication, particularly in regard to the car park, when something will be done?**

A. Feasibility design work has started, and a draft scheme proposal is currently being drawn up. This will be ready to share with Members in January 2022 and any feedback received will be fed into the design. Following that, a date will be set for the Traffic Regulation Order to be advertised and public consultation will be carried out.

Councillor Mazher Iqbal's response to Question 1 from Councillor Shaffaq Mohammed.

### **Bid Response**

Please note:

- This is the "Gateway to Sheffield" bid submitted to the Levelling Up Fund on 18<sup>th</sup> June 2021 by Sheffield City Council (SCC), in partnership with Harmony Works and Park Hill Artspace
- Any visualisations contained within the proposal in relation to The Castle site, Canada House or Park Hill Art Space are purely indicative and subject to change
- Importantly, The Castle project is specifically and exclusively for the de- culverting of the River Sheaf and its associated public realm and landscaping, including preservation and interpretation of the archaeology. No further development will be brought forward unless it can be delivered to a density and design quality that is sensitive to the site, its surroundings, the archaeology, and the needs / preferences of stakeholders, as gleaned through public engagement and consultation. This includes any reference to educational use which is still subject to feasibility, consultation and decision making.
- This application form should be read in conjunction with the "Gateway to Sheffield Bid Summary" document

## Levelling Up Fund Application Form

This form is for bidding entities, applying for funding from the Levelling Up Fund (LUF) across the UK. Prior to completing the application form, applicants should read the [LUF Technical Note](#).

The Levelling Up Fund Prospectus is available [here](#).

The level of detail you provide in the Application Form should be in proportion to the amount of funding that you are requesting. For example, bids for more than £10m should provide considerably more information than bids for less than £10m.

Specifically, for larger transport projects requesting between £20m and £50m, bidding entities may submit the Application Form or if available an Outline Business Case (OBC) or Full Business Case (FBC). Further detail on requirements for larger transport projects is provided in the [Technical Note](#).

One application form should be completed per bid.

### **Applicant & Bid Information**

**Local authority name/ Applicant name(s)\*:** [Sheffield City Council](#)

*\*If the bid is a joint bid, please enter the names of all participating local authorities / organisations and specify the lead authority*

**Bid Manager Name and position:** [Nalin Seneviratne - Director, City Centre Development](#)

**Contact telephone number:** [+44 7891 833771 / +44 \(0\) 1142736148](#)

**Email address:** [nalin.seneviratne@sheffield.gov.uk](mailto:nalin.seneviratne@sheffield.gov.uk)

**Postal address:** [Sheffield City Council, Howden House, Union Street, Sheffield S1 2SH](#)

**Nominated Local Authority Single Point of Contact:** [Nalin Seneviratne](#)

**Senior Responsible Officer contact details:** [Nalin Seneviratne / Lisa Firth](#)

**Chief Finance Officer contact details:** [Eugene Walker](#)

**Country:**

[\[g\]](#) England

**Scotland**

**Wales**

**Northern Ireland**

Please provide the name of any consultancy companies involved in the preparation of the bid:

Fourth Street Limited

Amion Consulting Limited

Studio Egret West Limited

Turner & Townsend UK Limited

For bids from **Northern Ireland applicants** please confirm type of organisation

Northern Ireland Executive

Third Sector

Public Sector Body

Private Sector

District Council

**Other (please state)**

## PART 1 GATEWAY CRITERIA

Failure to meet the criteria below will result in an application not being taken forward in this funding round

|   |   |
|---|---|
| <p>1a</p> <p>—</p> <p>Please tick the box to confirm that your bid includes plans for some LUF expenditure in 2021-22</p> <p><i>Please ensure that you evidenced this in the financial case I profile.</i></p>      | <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> |
| <p>1b Gateway Criteria for private and third sector organisations in <b>Northern Ireland bids only</b></p> <p>(i) Please confirm that you have attached last two years of audited accounts.</p>                     | <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> |
| <p>(ii) <b>Northern Ireland bids only</b> Please provide evidence of the delivery team having experience of delivering two capital projects of similar size and scale in the last five years. (Limit 250 words)</p> |   |
|   |   |



## PART 2 EQUALITY AND DIVERSITY ANALYSIS

2a Please describe how equalities impacts of your proposal have been considered, the relevant affected groups based on protected characteristics, and any measures you propose to implement in response to these impacts. (500 words)

The commitment to fairness and social justice is at the heart of the Council and partnering organisations' values. We believe that everyone must get a fair and equal chance to succeed in Sheffield. Promoting equality of opportunity, means creating an environment where people can achieve their potential, free from barriers, prejudice and discrimination. Inclusion and equality recognises that in a diverse society, people's needs are met in different ways - as a citizen, customer or employee. Diversity is about understanding that each individual is unique, recognising, respecting and celebrating the added value that differences bring.

We are committed to meeting responsibilities outlined in the **Public Sector Equality Duty** and have developed this proposal to ensure that it would not adversely impact individuals / groups with the protected characteristics in the **Equality Act 2010**:

- **Age**
- **Disability**
- **Gender Reassignment**
- **Marriage and Civil Partnership**
- **Pregnancy and Maternity**
- **Race**
- **Religion or Belief**
- **Sex (gender)**
- **Sexual Orientation**

We promote fairness, equality, diversity and inclusion, for instance by providing:

- Safe and inclusive environments that are physically accessible to all
- Information about all projects is accessible to those with impairments, in physical and digital form
- Community access to art, heritage and culture in some of the country's most deprived wards
- Facilities for schools and colleges that need additional learning resources
- A regional music hub that raises awareness and broadens access to talented young musicians from across Sheffield
- Staff remuneration at Living Wage level or above and measures to challenge barriers to entry in arts administration

When authorities submit a bid for funding to the UKG, as part of the Government's commitment to greater openness in the public sector under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004, they must also publish a version excluding any commercially sensitive information on their own website within five working days of the announcement of successful bids by UKG. UKG reserves the right to deem the bid as non-compliant if this is not adhered to.

Please specify the weblink where this bid will be published: [www.sheffield.gov.uk](http://www.sheffield.gov.uk)

## PART 3 BID SUMMARY

3a Please specify the type of bid you are submitting

**D** Single Bid (one project)

Package Bid (up to 3 multiple complimentary projects)

3b Please provide an overview of the bid proposal. Where bids have multiple components (package bids) you should clearly explain how the component elements are aligned with each other and represent a coherent set of interventions

(Limit 500 words)

This package bid brings together three projects that respond directly to the Levelling Up Fund's call to 'prioritise investment that not only brings economic benefits, but also helps bind communities together'. It welcomes visitors, residents and investors into a previously neglected part of Sheffield's heritage, using public realm interventions to create new sense of place. It links historic sites with revitalised cultural institutions that will nurture the city's talent for generations to come.

The three projects are:

- The Castle
- Park Hill Art Space
- Harmony Works

**The Castle** is the centrepiece. It provides essential infrastructure and enabling work to unlock the future development of a large brownfield site and the economic regeneration of Castlegate quarter.

Castlegate is the birthplace of Sheffield. At the confluence of the River Sheaf and the River Don, this was once the heart of the city, and the site of the castle demolished in 1648. Once a thriving commercial area, it has lost its identity and purpose.

The Castle project will re-establish Castlegate as a vital part of the city centre. The River Sheaf will be de-culverted and complemented by new green space and public realm. Land will be readied for future development, with a first anchor already identified: a Sixth Form College and Adult Education Centre. Other plots will be activated by 'meanwhile uses' that encourage healthy lifestyles.

This is the culmination of a 'grey to green' process that is transforming a derelict 'no go' space into one of Sheffield's most exciting neighbourhoods.

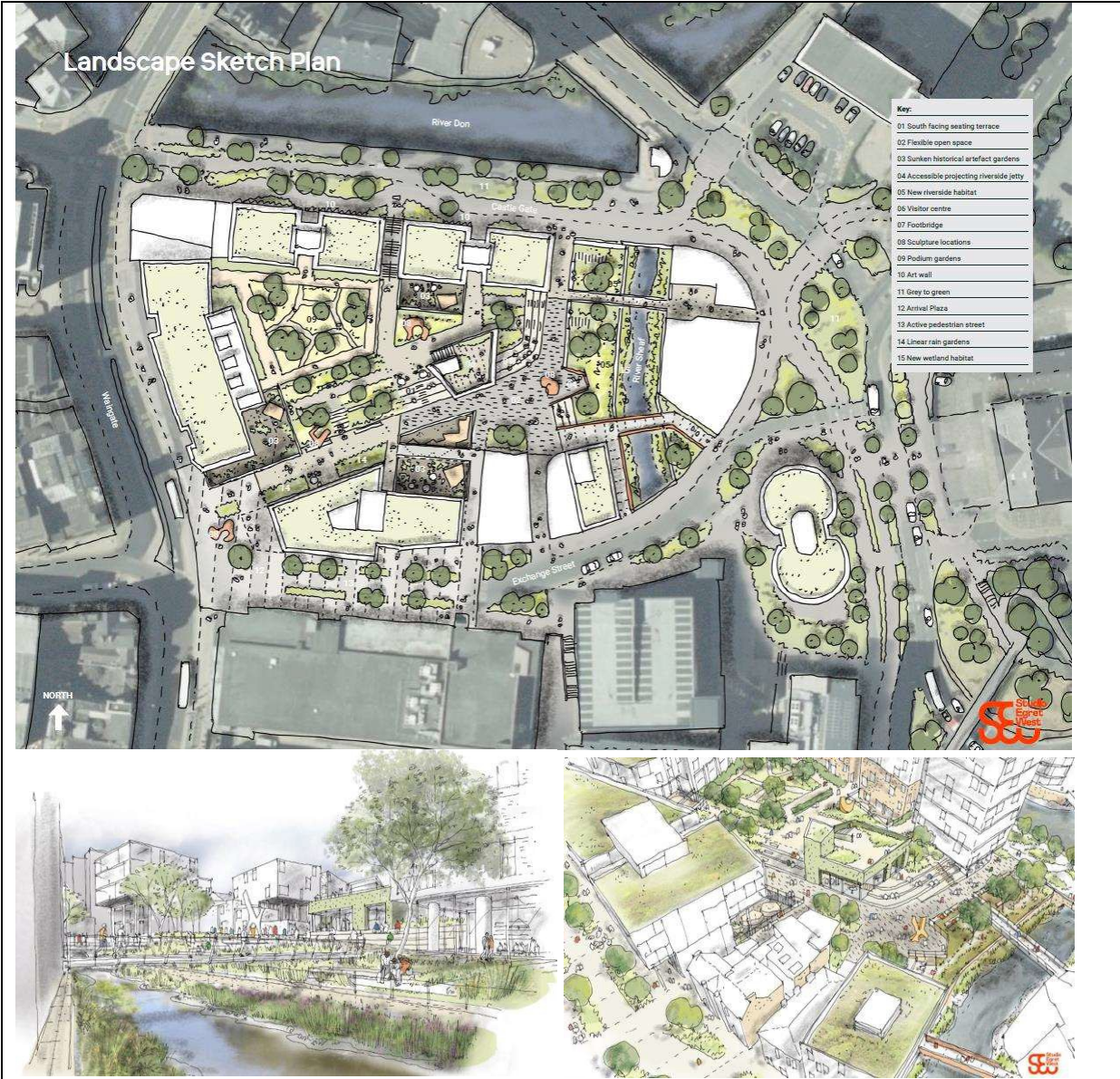


Figure 1 - The Castle

**Park Hill Art Space** will deliver an arts, cultural and heritage destination at the Park Hill estate, just a short walk from the Castle. It will be one of the largest contemporary art galleries in the North, complemented by creative workspace and learning facilities, within a six-acre sculpture park connected directly to the Castle site. This will deliver arts infrastructure commensurate with the world class programming for which S1 Artspace is renowned.

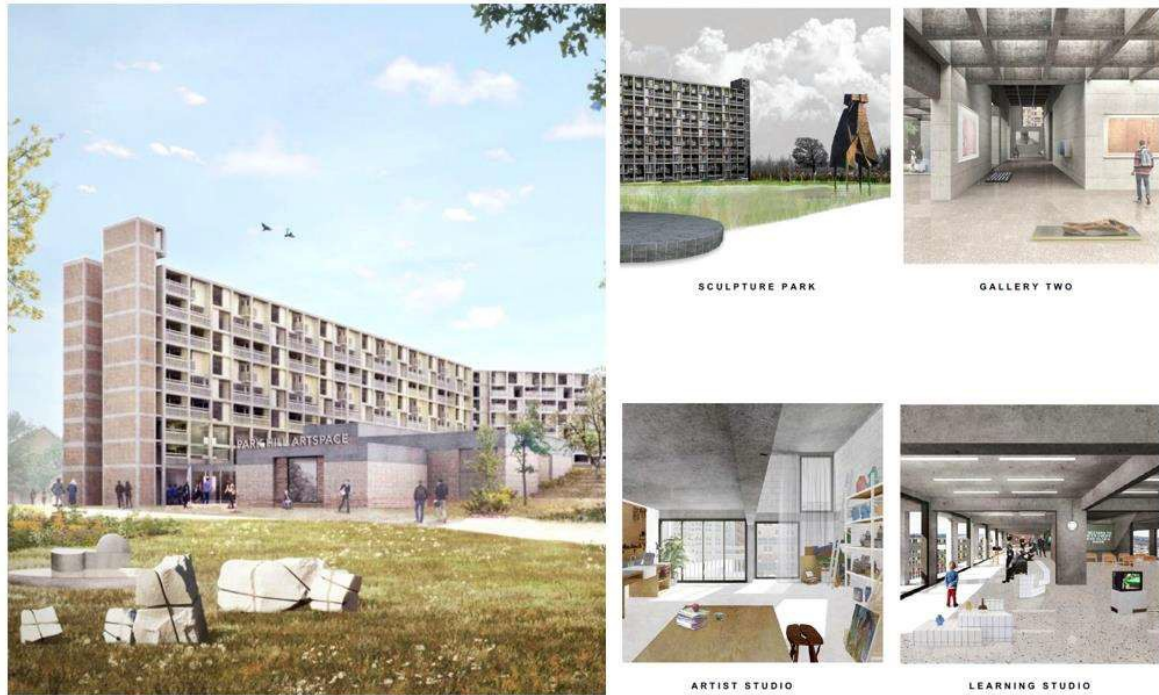


Figure 2 - Park Hill Art Space

**Harmony Works** brings together two music institutions: Sheffield Music Academy and Sheffield Music Hub. The Hub introduces young people to music through community outreach; the Academy identifies and develops promising young talent. Both operate out of 'borrowed' facilities that are not suited to the scale and quality of their work. Harmony Works will acquire Canada House, a Grade II Listed building beside the Castle site. It will provide fit-for-purpose facilities in an accessible location, securing the future of an asset that would otherwise fall into disrepair.

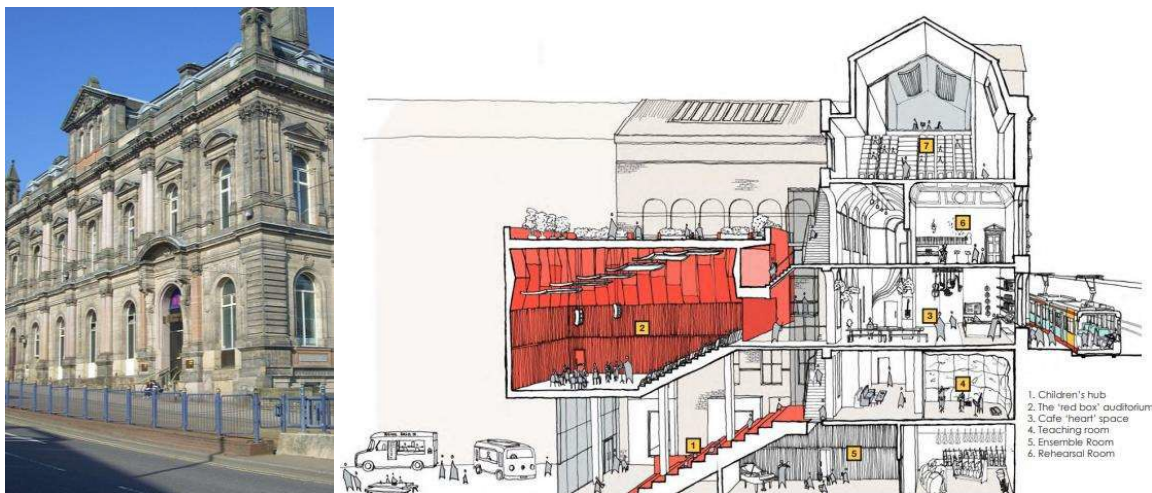


Figure 3 - Harmony Works, Canada House

These projects will:

- 1) Regenerate heritage assets and brownfield sites

- 2) Improve the natural environment and advance the Net Zero Carbon agenda
- 3) Deliver cultural anchors of national significance
- 4) Create education, skills and training opportunities
- 5) Reduce disparities through better connectivity and equitable access to culture and learning
- 6) Create a sense of place and community
- 7) Create jobs and build investor confidence
- 8) Improve quality of life and encourage active travel

|   |                              |     |
|---|------------------------------|-----|
| 3c Please set out the value of capital grant being requested from UK Government (UKG) (£). This should align with the financial case: | £20,000,000                  |     |
| 3d Please specify the proportion of funding requested for each of the Fund's three investment themes                                  | Regeneration and town centre | 78% |
|   | Cultural                     | 22% |
|   | Transport                    | 0%  |

## PART 4 STRATEGIC FIT

### 4.1 Member of Parliament Endorsement (GB Only)

See technical note section 5 for Role of MP in bidding and Table 1 for further guidance.

4.1a Have any MPs formally endorsed this bid? If so confirm name and constituency. Please ensure you have attached the MP's endorsement letter.

Yes  
D No

Paul Blomfield MP  
Sheffield Central

### 4.2 Stakeholder Engagement and Support

See technical note Table 1 for further guidance.

4.2a Describe what engagement you have undertaken with local stakeholders and the community (communities, civic society, private sector and local businesses) to inform your bid and what support you have from them. (Limit 500 words)

All three projects will be represented within the Castlegate Partnership - a standing committee of community, commercial, civic and cultural stakeholders working together for a thriving future for Castlegate. The committee meets every two months to discuss key development issues.

This package - and its constituent projects - were presented to the partnership in May 2021. Stakeholders provided valuable feedback, which has helped to further define the bid. Stakeholders are keen to ensure that the archaeology is suitably preserved and interpreted; that the public realm is delivered to a high standard; and that any future development is thoughtfully and sensitively brought forward.

Each project also carried out its own programme of public consultation, building on extensive prior community engagement:

- Park Hill delivered a successful programme of public engagement that focussed on young people, including workshops with local Sixth Form colleges. Two broader public consultations welcomed 200 people via drop-in sessions. The resulting feedback confirmed widespread community support.
- Harmony Works gained feedback via postcards distributed at events and concerts. These included 'tram jam' events, where live music was played on Sheffield's tram network to stimulate public response.
- For the Castle site, 150 face-to-face interviews were conducted at Weston Park Museum, the Peace Gardens, and Wilkinson's Store in Castlegate, with

79% of respondents keen to see new a new public space that preserves and interprets the archaeological remains of The Castle. Respondents were enthusiastic about de-culverting the River Sheaf.

All three projects have also connected with civic organisations to extend their reach and obtain broader input and feedback.

Park Hill consulted with groups including: teachers; the Manor and Castle Development Trust; Friends of Sheaf Park; City of Sanctuary Sheffield; and existing S1 studio holders. Former Park Hill residents were also invited to tell their stories as part of a film commissioned by artist Ilona Sagar. This process confirmed the importance of the project to improving perceptions of the estate and overcoming an inherited 'stigma'.

The Harmony Works partnership has engaged with local organisations that are representative of wider constituencies. Among those that have attended workshops or briefings are: University of Sheffield; Sheffield Hallam University; Sheffield Culture Collective; Sheffield Property Association; and Sheffield Theatres. Through their generous feedback, Harmony Works has learned from the experience of existing venues, which has helped to shape the project's planning and design.

The Castle site is hugely important to Sheffield City Centre and has been the subject of extensive stakeholder engagement, not least in connection with past attempts to deliver the de-culverting of the Sheaf. Consultees have included: The Environment Agency; Don Catchment Rivers Trust; Wild Trout Trust; Blue Loop Trust; Trout in the Town; Sheffield and Rotherham Wildlife Trust; Sheffield Waterways Strategy Group; Sheffield River Stewardship Company; and Friends of Sheffield Castle. An online survey of environmental and heritage groups demonstrated overwhelming support for the project.

4.2b Are any aspects of your proposal controversial or not supported by the whole community? Please provide a brief summary, including any campaigns or particular groups in support or opposition? (Limit 250 words)

Park Hill Art Space and Harmony Works are non-controversial projects, championed by local organisations who are long-established, highly respected and widely trusted. There is no objection to either project and we are not aware of any organisation, campaign or individual who opposes them.

The Castle project is centred on a site of extraordinary heritage significance and economic importance. A partnership of interested stakeholders has been convened to monitor its progress (see 4.2a). While we are not aware of any opposition to this project, we are mindful of the site's sensitivities and the principles, preferences and priorities already expressed by stakeholders. These include:

- Creation of green space and public realm
- Preservation of the archaeology
- Improved connectivity to encourage active travel



While it is broadly understood that some property development is appropriate for a site of this scale, stakeholders will be keen to ensure that any new build is of a type, quality, and density that is sensitive to the site, its surroundings and the underlying archaeology.

The first major development will be a Sixth Form College and Adult Education Centre. Further development will not be brought forward until land values have increased enough to make high quality design affordable in a viable scheme that does not compromise the natural environment, the character of the public realm, or the setting of archaeological remains. Surplus land will be opened and activated by meanwhile uses with a focus on outdoor sport, physical activity and healthy lifestyles.

4.2c Where the bidding local authority does not have the statutory responsibility for the delivery of projects, have you appended a letter from the responsible authority or body confirming their support?

Yes  
 No  
 N/A

For Northern Ireland transport bids, have you appended a letter of support from the relevant district council

Yes  
 No  
 N/A

### 4.3 The Case for Investment

See technical note Table 1 for further guidance.

4.3a Please provide evidence of the local challenges/barriers to growth and context that the bid is seeking to respond to. (Limit 500 words)

This package responds to pressing local challenges and barriers to growth have contributed to long-term under-investment in Castlegate and a spiral of decline as traditional commercial uses have ceased. Among these are the following:

#### Heritage

- All three sites involve heritage assets from different periods, as well as the natural heritage of the River Sheaf, which need to be preserved, interpreted and made accessible.
- Such is their scale and prominence that failure to develop these sites will limit the effectiveness of other measures to regenerate the area.
- The cost of preserving and re-animating these assets is prohibitive to commercial investors.

#### Culture

- Strong potential to develop cultural anchors is not being realised due to lack of funding and facilities.

- Sheffield receives, on average, £16.4m per annum less in arts funding than its peer cities (£27 less per capita). National Lottery Heritage Fund support is significantly below the national average.
- ACE investment in South Yorkshire is less than other Combined Authorities at just over £15 per capita.
- There is insufficient supply of artist studios and music rehearsal space. The level of excess demand points to a wealth of untapped talent.
- Sheffield is notable for its support of homegrown organisations. They are cultivating talent and programming work of national calibre, but do not have premises of commensurate quality.
- We will enhance arts provision by creating permeable spaces in accessible places.

### **Image**

- Despite its proximity, Castlegate is not perceived as part of the city centre. Its isolation is a brake on economic development, depressing land values and attracting crime. The Castle site has been fallow since 2015; it will continue to blight the neighbourhood without enabling work.
- Park Hill, despite its heritage significance, remains emblematic of post-1980s industrial decline. Park Hill Art Space will reverse this perception and strengthen the estate's connection to the city centre.
- Harmony Works will breathe new life into a prominent heritage asset that would otherwise fall further into disrepair.

### **Economy**

- This was historically the retail and civic heart of the city, but those functions moved away, culminating in relocation of the central markets and the closure of several large department stores.
- That The Castle site and adjacent Old Town Hall have remained undeveloped for years evidences the challenge created by physical disconnection, negative perceptions and lack of any sense of place.
- This package addresses this issue by restoring a strong identity, centred on heritage, arts and culture, and their ability to inspire a burgeoning cluster of creative and digital businesses.

### **Climate and Environment**

- Castlegate lacks green space and public realm. This reinforces its isolation.
- De-culverting the River is an important project that creates a stretch of open waterfront and a new green space that is welcoming and accessible.
- These projects create an attractive, activated route from Park Hill, through the Castle, past Canada House into the city centre. These new connections will remove physical barriers and encourage more active travel.

4.3b Explain why Government investment is needed (what is the market failure)?  
(Limit 250 words)

The whole package delivers vital improvements to the cultural infrastructure, built environment, public realm and connectivity of Castlegate that would not come

forward in the absence of public investment. Importantly, it considers Castlegate as a whole, which individual site owners and investors cannot do.

**Park Hill Art Space** and **Harmony Works** are 'public goods' that could not be delivered in the absence of public investment. They are important additions to the city's cultural infrastructure, building on the good work of existing grassroots organisations. Their business models are predicated on making music education and the visual arts accessible to the widest possible audience. While robust and sustainable in operation, they do not generate a commercial return that would make them deliverable through private sector funding models. However, they provide an important long term investment in the future talent of Sheffield.

For **The Castle**, this bid focusses on those aspects that would be threatened by a purely private funding model - infrastructure, public realm, placemaking and archaeology. Multiple scenarios have been modelled and traditional commercial models all compromise the site through excess density, height and value-engineering. Negative land values would prevent an appropriate development from coming forward.

Our aim is to take control of the key placemaking principles that will be built into the spine of the site. Remaining land plots will be activated through a programme of 'meanwhile uses' and readied for development when land values are capable of sustaining a higher quality of design for an appropriate scale of development.

4.3c Please set out a clear explanation on what you are proposing to invest in and why the proposed interventions in the bid will address those challenges and barriers with evidence to support that explanation. As part of this, we would expect to understand the rationale for the location. (Limit 500 words)

This package will address long-term decline and underinvestment in a prominent historic area in the heart of Sheffield. Castlegate's problems affect perceptions of the whole city and are immediately evident to visitors. Addressing them and creating a sense of place and new cultural institutions will instil a sense of confidence and pride, creating a climate for new commercial investment.

The individual projects are described below, along with their proposed investment, and evidence of the challenges they address.

### **The Castle**

#### *Proposed investment:*

- Regeneration of a brownfield site through the creation of 11,900sqm of high quality public realm
- De-culverting and re-naturalisation of the River Sheaf
- Revealing the Castle ruins through carefully designed public realm
- Creation of development-ready land plots - one of which is earmarked for a Sixth Form College and Adult Education Centre

#### *Challenges addressed:*

- Climate and environment, culture, heritage, image, economy

*Evidence:*

- The Castle site has been fenced off and fallow since removal of the markets in 2015.
- Multiple development scenarios have been considered by SCC and private development partners, all of which reveal negative land values in the absence of significant investment in infrastructure, public realm and placemaking.
- In the absence of this intervention, the site will continue to blight the area and its surroundings, limiting the effectiveness of other regeneration efforts.

**Harmony Works**

*Proposed investment:*

- Acquisition of Grade-II Listed Canada House to house a music education centre and performance venue. Harmony Works has secured a time-limited option to purchase the building.

*Challenges addressed:*

- Culture, heritage, economy, image, climate and environment

*Evidence:*

- The partners that constitute Harmony Works have been operating for nearly a decade, from 'borrowed' facilities in peripheral areas. Demand for their education and outreach services is proven, but cannot be fully met without fit-for-purpose space in a more accessible location.
- Canada House has been mostly vacant and unused since 2011. It is a complicated heritage asset that has not found a commercial tenant despite multiple attempts to market it. In the absence of an appropriate cultural use, it is likely to fall further into disrepair and dilapidation, creating further challenges for the Castlegate area.

**Park Hill Art Space**

*Proposed investment:*

- Creation of new, fit-for-purpose galleries, complemented by a public foyer, cafe, shop and event space within an existing Listed asset.
- Delivery of a 6-acre sculpture park that creates an attractive, activated route between the estate and the Castle site and city centre.

*Challenges addressed:*

- Culture, heritage, economy, image, climate and environment

*Evidence:*

- S1 Artspace is an established organisation that has grown from the grassroots into of the country's most respected visual arts institutions.
- The scale and quality of its facilities is no longer commensurate with the calibre of its work.

- Sheffield is also notable for lacking the quantum and quality of visual arts space enjoyed by other major cities like Newcastle (Baltic), Bristol (Arnolfini), Birmingham (Ikon), Liverpool (Tate), and Leeds (Tetley).

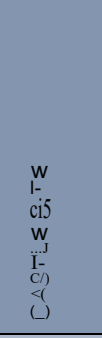
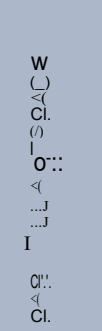
4.3d For Transport Bids: Have you provided an Option Assessment Report (OAR)

Yes

No

4.3e Please explain how you will deliver the outputs and confirm how results are likely to flow from the interventions. This should be demonstrated through a well-evidenced *Theory of Change*. Further guidance on producing a Theory of Change can be found within [HM Treasury's Magenta Book](#) (page 24, section 2.2.1) and [MHCLG's appraisal guidance](#). (Limit 500 words)

This bid is organised around six impact areas. A full Theory of Change is provided below.

|                   |  |  |  |
|-------------------|--|--|--|
| <b>INPUTS</b>     | £20m LUF funding<br>£1.25 million funding from Lottery funds, local sources, Trusts, Foundations, private investment, HNWLs, other   | Specialist expertise<br>Community resources and expertise<br>Land of - £2.36m value provided by SCC  |  |
| <b>ACTIVITIES</b> | Renovation of Canada House and Park Hill - Duke Street block<br>Creation of visual arts and music 'hubs'<br>Deculverting of River Sheaf<br>New public realm and accessible green space<br>Excavation / interpretation of castle ruins<br>Project, strategic and operational planning | Development-ready plots for sixth form college, adult education centre, and meanwhile uses<br>Design development<br>Construction procurement<br>Funding  |  |
| <b>OUTPUTS</b>    |   | A destination allowing re-engagement with built and natural heritage through: <ul style="list-style-type: none"> <li>- Deculverted, re-naturalised River Sheaf</li> <li>- Revealed and interpreted castle ruins</li> </ul> 8,120 sqm of new public realm<br>Land for new Sixth Form College and Adult Education Centre | -6000 locals engaged by end of project<br>Six development-ready plots for private, educational, community and meanwhile uses<br>Job opportunities  |
|                   |  |   | Five galleries for exhibitions and events (650 sqm)<br>Foyer, cafe, shop and event space<br>Learning Studio<br>30-50 workspaces for up to 60 artists and creatives<br>Nine live/work flats for creative sector use |

|                 |  |  |  |
|-----------------|--|--|--|
|                 |  | <p>Collaborative music education centre offering:</p> <ul style="list-style-type: none"> <li>- 1160sqm teaching space</li> <li>- Instrument storage</li> <li>- Social hub</li> <li>- Flexible performance spaces (-350sqm)</li> <li>- Outdoor breakout space</li> </ul>  | <p>Spaces for use by other cultural organisations</p> <ul style="list-style-type: none"> <li>-200sqm income-generating space (e.g. cafe)</li> <li>Accessible music education</li> </ul>  |
| <b>OUTCOMES</b> |  | <p>Heritage of two listed buildings and the Castle site preserved for future generations</p> <p>Population reconnected to heritage</p> <p>Increased confidence of funders in the heritage sector, inspiring greater investment</p>   |  |
|                 |  | <p>Greater arts investment , reducing the £27-per-capita funding gap relative to comparable cities</p> <p>Improved access to arts, culture, leisure and recreation activities for visitors and locals</p> <p>Improved access to workspace, facilities and accommodation for creative sector</p>  | <p>National and international profile of Sheffield City Region increases</p> <p>Improved perception of marginalised areas</p> <p>Improved attractiveness to visitors and residents</p> <p>Reduction in antisocial behaviour</p> <p>Placemaking</p> <p>Press coverage</p> |
|                 |  | <p>Reduced disparities</p> <p>Local employment, investment and turnover increase</p> <p>Better training and education opportunities in the CAH sector</p> <p>Increased visitor spend</p> <p>Activation of Castle site via meanwhile uses will:</p> <ul style="list-style-type: none"> <li>Change public perception</li> <li>Drive up values</li> </ul> <p>Create future investment opportunities</p> | <p>Increased connectivity between marginalised areas and town centre</p> <p>Reduced car use</p> <p>Improved individual health and wellbeing</p> <p>More active travel and public transport use</p> <p>Re-use of existing assets</p>                                      |
| <b>IMPACT</b>   |  | <p>Sustainable regeneration and preservation of heritage assets for future generations</p>   |  |
|                 |  | <p>Better engagement in culture, arts and heritage</p>   | <p>Reduced stigma around marginalised areas to create destinations</p>   |

|  |                             |   |  |   |
|--|-----------------------------|---|--|---|
|  | >-<br>0<br>Z<br>0<br>U<br>W | Greater visitor spend and investment from funders | 1-<br>0<br>Z<br>W<br>Z<br>-><br>U<br>W | Improved health and wellbeing; more active travel; improved air quality |
|--|-----------------------------|---|--|---|

**ASSUMPTIONS**

|   |   |   |  |   |
|---|---|---|--|---|
| Individual desire exists to engage in heritage, culture and wellbeing | Better connectivity will encourage walking, cycling and use of public transport | Regeneration of existing assets is more sustainable | Health and wellbeing benefits are induced from cultural engagement and open spaces | Cultural uses and public realm bring economic and social benefits |
|---|---|---|--|---|

**4.4 Alignment with the local and national context**

See technical note Table 1 for further guidance.

4.4a Explain how your bid aligns to and supports relevant local strategies (such as Local Plans, local economic strategies or Local Transport Plans) and local objectives for investment, improving infrastructure and levelling up. (Limit 500 words)

This package is squarely aligned to the emerging **Sheffield Local Plan** and advances a host of city plans, policies and strategies. This bid supports objectives that are fundamental to achieving the city's cultural, public realm, transport, environmental and economic aspirations. The renewal of Castlegate and Park Hill are long-term ambitions that have been supported by successive political administrations and command widespread business and public support. Alignment with local strategies is shown by reference to the overarching Sheffield Vision below:

**New Sheffield Vision**

*"In 2038 Sheffield will be a fair, inclusive and environmentally 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"*

**Strategic Themes:**

**Heritage and Image**

- Improve understanding of Sheffield by preserving, promoting and celebrating its heritage.
- Improve the built environment to enhance quality of life, incentivise university graduates to stay in the city, and attract the right people for the right jobs.
- **How:** We will ensure the preservation and interpretation of heritage assets, including two listed buildings and the layered archaeology of the Castle site that reveals some 1,000 years of Sheffield history. We will restore an important part of our natural heritage and biodiversity by de-culverting the River Sheaf.

**Culture**

- Support cultural organisations and work with partners to advocate for improved access to culture - removing barriers to participation
- Ensure every child and young person has access to an inspiring cultural education and activities.
- Support the development of cultural practitioners to nurture future cultural leaders.
- **How:** Promoting cultural engagement, opportunities and attracting talented creatives from diverse backgrounds. Delivering music education, live performance and visual arts facilities that are fit-for-purpose and equal to the proven quality and calibre of their promoters.

**Economy**

- Make Sheffield an attractive location to start a business, achieved through keeping up with new technologies, supporting local businesses, providing local people with the skills for employment and growing the private sector economy.
- Invest where there is social value, promoting employment opportunities, supporting business growth and creating opportunities for young people.
- **How:** Culture makes a demonstrable contribution to the local economy, including creative industries, tourism, health and education. This bid will significantly improve cultural engagement, education, work experience, and provision of creative studios and workspaces. We will prepare the way for a new Sixth Form College and Adult Education Centre that focusses on skills training and employability.

**Climate and Environment**

- Ensure Sheffield's fair and green city reputation is reflected in good quality public realm, providing a proud place with unique architecture.
- Enhance the quality and safety of green spaces to improve access and support residents' wellbeing.
- Facilitate climate change management and conserve biodiversity.
- Ensure modern, reliable and clean journeys for everyone, allowing people to access opportunities and prioritising active travel.
- **How:** We will provide an important new green space in the city centre. We will create an attractive route connecting parts of the city that are currently disconnected and marginalised, encouraging more walking and cycling.

4.4b Explain how the bid aligns to and supports the UK Government policy objectives, legal and statutory commitments, such as delivering Net Zero carbon emissions and improving air quality. Bids for transport projects in particular should clearly explain their carbon benefits. (Limit 250 words)

This bid supports government priorities to enable prosperous and sustainable communities.



Our cultural investments align with the **Build Back Better** growth plan, which promotes places driving social, economic and cultural advancement. Our bid enhances skills and prospects through cultural education and engagement. This aligns with the **National Infrastructure Strategy (2020)** which seeks to boost growth and productivity, alongside steps to decarbonise infrastructure and achieve net zero emissions by 2050. Sheffield City Council aims to be carbon neutral by 2030.

Safer, greener spaces and improved public realm interventions support the **Future of Mobility Strategy (2019)**. New cultural facilities will be accessible through active travel modes such as walking, cycling and public transport. This, along with a more welcoming public realm, will bring health benefits, reduced carbon emissions and improved air quality - in line with the **Sixth Carbon Budget**.

This bid will respectfully enhance key heritage sites, honouring principles of environmental sustainability. These actions align with the **Planning White Paper (2020)** and its ambition to create 'beautiful places that will stand the test of time'. New green spaces will enhance the natural environment and safeguard ecosystems, advancing the **Ten Point Plan for a Green Industrial Revolution's** ambition to "*accelerate our path to net zero*".

The **DCMS Culture White Paper (2016)** promotes the historic built environment as a unique asset which can drive wider regeneration, business growth and prosperity. It encourages the creation of new cultural spaces. The **MHCLG Communities Framework (2019)** also highlights the importance of shared community spaces and prosperity.

4.4c Where applicable explain how the bid complements / or aligns to and supports other investments from different funding streams. (Limit 250 words)

1. 

#### **The Castle**

- A vital project for Sheffield that will build on the city centre regeneration delivered through the Tax Increment Financing of Heart of the City II and the Future High Streets investment centred on Fargate.
- The project will knit Castlegate back into the city centre, creating conditions to incentivise future private investment.
- The first major new build is expected to be a Sixth Form College and Adult Education Centre, wholly funded by The Sheffield College through its Department of Education and other funding sources.
- The Environmental Agency has also committed funding towards the de-culverting of the Sheaf.

#### **Harmony Works**

- Redevelopment of Canada House will help enliven Sheffield's historic quarter, to create a thriving cultural hub. Due to its central location, it will provide a focal point for musical talent, enabling broader access.
- The need to advance musical education has been recognised by key organisations, with significant support from Arts Council England, Sheffield

City Council and Architectural Heritage Funds, all of whom have committed funding.

**Park Hill Art Space**

- Advances key arts, culture, heritage and growth aspirations for Sheffield and the UK. Funding partners include Department of Education, HM Treasury, Arts Council England and both the National Lottery Heritage Fund and Architectural Heritage Fund.
- This flagship venue will provide an anchor institution within the award-winning Park Hill redevelopment. The Art Space will ensure that art and culture remains central to the site and will further animate the iconic heritage building.

4.4d Please explain how the bid aligns to and supports the Government's expectation that all local road projects will deliver or improve cycling and walking infrastructure and include bus priority measures (unless it can be shown that there is little or no need to do so). Cycling elements of proposals should follow the Government's cycling design guidance which sets out the standards required. (Limit 250 words)

This bid is not a local road project; nevertheless, where relevant it aligns with the Government's aim to deliver or improve cycling and walking infrastructure.

The award-winning 'Grey to Green' scheme has already improved pedestrian and cycle routes in and around this area. The projects proposed in this bid seek to harness these recent improvements, establishing destinations which give residents and visitors more reasons to make use of this upgraded infrastructure. The proposed cultural, heritage and community anchors are expected to increase use of the cycling and pedestrian infrastructure. Notably, the removal of the high retaining wall at the Castle site will provide easy access to the 'grey to green' landscape, increasing its visibility from the newly created public realm within the Castle site.

It should also be noted that the proposed projects fall along Sheffield's existing tram network, improving their connectivity to other areas of Sheffield. They are also within 10 minutes' walk from the railway station, which will facilitate access on foot or by cycle for visitors from further afield.

The improvements to the public realm will also encourage walking, opening up a new route across the Castle site. 'Meanwhile' uses on the Castle site will be carefully orchestrated to provide opportunities to engage in activity within this central location, furthering Sheffield's reputation as the 'outdoor city'.

## PART 5 VALUE FOR MONEY

### 5.1 Appropriateness of data sources and evidence

See technical note Annex Band Table 1 for further guidance.

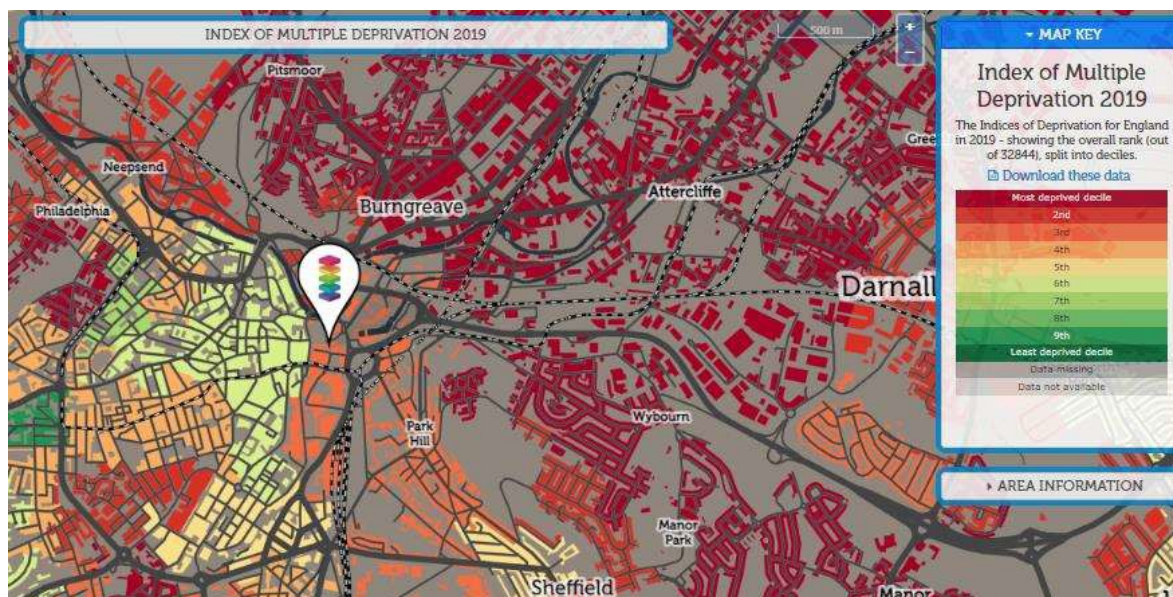
All costs and benefits must be compliant or in line with [HMT's Green Book](#), [DTF Transport Analysis Guidance](#) and [MHCLG Appraisal Guidance](#).

5.1a Please use up to date evidence to demonstrate the scale and significance of local problems and issues. (Limit 250 words)

Sheffield is Priority Category 2 for Levelling Up Fund and the data highlights the need for change.

Productivity is only 86% of the UK average<sup>1</sup> and median weekly pay is below the England level (91% for full-time workers and 90% for part-time, 2020)<sup>2</sup>. Nearly 1 in 20 people are unemployed (Jan-Dec 2020)<sup>3</sup> and the city is the 57<sup>th</sup> most deprived local authority in England (out of 317)<sup>4</sup>.

The Castle, Harmony Works and Art Space sites are adjacent to some of the city's most deprived areas:



Source: CDRC, Index of Multiple Deprivation 2019

The large vacant Castle site blights the neighbourhood and reduces natural surveillance, with over 800 crimes recorded annually; most commonly public order,

<sup>1</sup> ONS, Sub-Regional Productivity data, Nominal (smoothed) GVA (B) per hour worked (£); Local Authority District, 2004 - 2018

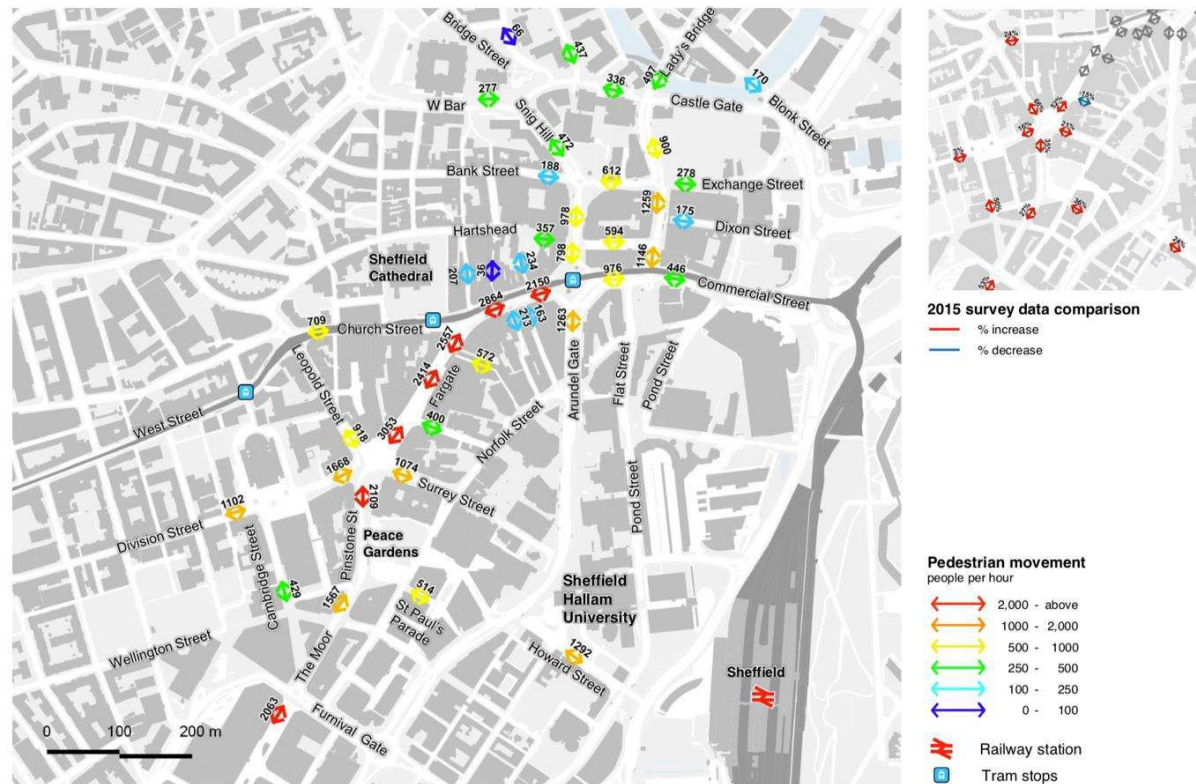
<sup>2</sup> Annual Survey of Hours and Earnings, 2020

<sup>3</sup> NOMIS, Model-based estimates of unemployment for local authorities

<sup>4</sup> English Indices of Deprivation, 2019

anti-social behaviour and violence/ sexual offences<sup>5</sup>. Transformational change is required to generate higher footfall beyond the thoroughfares of Haymarket and Waingate.

**Pedestrian movement** All day average Weekday



Source: Space Syntax for Sheffield City Council, Jan 2020

The arts provide wellbeing and economic opportunities, and music is an invaluable tool for academic and social development<sup>6</sup>. Due to a lack of investment, opportunities for young people in Sheffield to engage in arts and culture are limited. Pupils are more likely to be from deprived backgrounds than is the case nationally, and the city lags well behind its peers in terms of investment per head.

| Sheffield school pupil demographics, 2019/20 |                       |                       |
|--|-----------------------|-----------------------|
|  | Primary               | Secondary             |
| Pupils                                       | 47,596                | 32,418                |
| % first language not English                 | 23.5% (England 21.2%) | 18.4% (England 16.9%) |
| % eligible for Free School Meals (FSM)       | 30.9% (England 23.0%) | 34.5% (England 27.7%) |

Source: Gov.uk, cited in Harmony Works draft business plan, May 2021

<sup>5</sup> Data.police.uk

<sup>6</sup> '10 Things Schools Should Know About Music', Music Mark

**Arts Investment  
per capita 2019/20**



Based on annual core arts investment to ACE NPO and national arts organisations, core funded arts organisations

5.1b Bids should demonstrate the quality assurance of data analysis and evidence for explaining the scale and significance of local problems and issues. Please demonstrate how any data, surveys and evidence is robust, up to date and unbiased. (Limit 500 words)

Evidence from a range of sources provides a comprehensive understanding of the local context for Castlegate, ensuring that issues are identified and interventions are targeted appropriately to meet need and gaps in existing provision. This includes secondary source data and specifically commissioned research / studies. We have used the latest and most up-to-date releases of all the data sets used in this analysis. It is a current and fair reflection of the current state of the reference area.

A range of publicly available datasets have informed the analysis of need, including:

- ONS Annual Population Survey (2020),
- ONS Annual Survey of Hours and Earnings (2020),
- ONS Index of Multiple Deprivation (2019),
- Levelling Up Fund: Prioritisation of places methodology note (2021)
- ONS Sub-regional Productivity (2020)
- ONS Claimant Count (2021)
- DfE School Performance Data (2019)
- South Yorkshire police crime data (2018-2021)

Specific research used to inform the LUF proposals includes:

- Space Syntax Design Impact Assessment (2020)
- S1 Artspace review of arts funding (2019/20)

- Harmony Works analysis of potential demand and comparator offers (draft business plan, 2021)

Robustness and unbiasedness of public datasets

To ensure robustness, multiple sources of information have been reviewed to triangulate data and ensure it supports shared conclusions. The ONS data sources provide a clear picture of the main issues facing Castlegate, Park Hill and Sheffield more widely, with the IMD evidencing the need for levelling up in opportunities and prosperity across the city. Both constituency and ward level data for Sheffield Central provide an indication of the high number of students now resident in the city centre, which masks the scale of need amongst the local population. Analysis of data from Arts Council England (ACE) and DCMS provides comparator data across the Core Cities, giving an understanding of the extent to which the arts in Sheffield are under-funded compared to other areas.

Robustness and unbiasedness of bespoke data and research

The robustness and unbiasedness of the bespoke data and research which has informed the analysis of local issues is ensured by research being undertaken by specialist organisations including Space Syntax, who specialise in using advanced digital technologies to forecast the impacts of development.

In addition, thorough and extensive engagement has been undertaken over a number of years to gather feedback on the proposed projects and ensure they respond to need. More detail on stakeholder engagement can be found in section 4.2.

IIII Please demonstrate that data and evidence chosen is appropriate to the area of influence of the interventions. (Limit 250 words)

Although all three projects are located in the city centre, their impact will be felt across the entire city given the nature of the projects and their location close to key (public and road) transport links. The Harmony Works and Park Hill Art Space projects are specifically designed to reach out beyond the immediate area to engage with people and communities across the city, with a particular focus on those most in need of support.

When assessing the employment and economic impact of the proposals on the local economy, it is crucial to understand the extent to which new activity is truly additional, and does not simply displace existing activity. The same applies to the assessment of benefits at national level in the value for money assessment. It is also important to understand who is likely to benefit from the impacts generated and the degree to which further demand and investment is stimulated.

One of the key elements to understand is leakage: the proportion of outputs that benefit those outside the project's target area or group. Travel to work data for Sheffield has informed the assessment of leakage, although this is now rather

dated. This additionality assessment informed the area of influence and thus the geographical level of data and evidence within this bid.

## 5.2 Effectiveness of proposal in addressing problems

5.2a Please provide analysis and evidence to demonstrate how the proposal will address existing or anticipated future problems. Quantifiable impacts should usually be forecasted using a suitable model. (Limit 500 words)

The LUF proposals are expected to significantly address existing and anticipated problems, as below:

| Project             | Existing/ anticipated problem  | Outputs   | Outcomes/ impacts  | Modelling approach/ evidence   |
|---------------------|--|---|--|--|
| Castle site         | <ul style="list-style-type: none"> <li>Large vacant site in the heart of Castlegate blighting the area</li> <li>Abnormal costs and low values make commercial re-development unviable</li> <li>Low footfall further reduces incentives for investment</li> </ul> | <ul style="list-style-type: none"> <li>8,120m<sup>2</sup> transformed public realm</li> <li>760m<sup>2</sup> de-culverted River Sheaf</li> <li>3,303m<sup>2</sup> site readied for future development</li> <li>Castle remains preserved for future generations</li> </ul>   | <ul style="list-style-type: none"> <li>Transformed image and perceptions of Castlegate</li> <li>Increased footfall and dwell time</li> <li>Attraction of sport/ leisure meanwhile uses</li> <li>Creation of permanent Outdoor City attraction</li> <li>Accelerated development of surrounding plots for residential/ commercial use</li> </ul> | <ul style="list-style-type: none"> <li>Urban design options (Studio Egret West)</li> <li>Feasibility cost plans (Turner &amp; Townsend) show significant costs of de-culverting and tackling abnormal</li> <li>Development Appraisals highlight viability gap for surrounding plots, requiring external public sector funding for public realm works</li> <li>AMION CBA model includes: LVU and wider LVU benefit estimates; active mode, heritage and wellbeing benefits</li> </ul> |
| Park Hill Art Space | <ul style="list-style-type: none"> <li>Long-term under-investment in the arts</li> <li>Lack of major gallery space</li> <li>Lack of studio space constrains opportunities for artists and creatives</li> </ul>   | <ul style="list-style-type: none"> <li>650m<sup>2</sup> gallery space</li> <li>Cafe, shop &amp; event space</li> <li>Learning Studio</li> <li>Workspaces for artists and creative businesses</li> <li>9 live/work flats for creative-sector use</li> <li>2 'heritage flats' managed by National Trust</li> <li>6-acre Sculpture Park</li> </ul> | <ul style="list-style-type: none"> <li>14 FTE direct jobs</li> <li>Up to 60 artists and creative workers accommodated</li> <li>1040+ people trained annually</li> <li>500 locals engaged in creative projects/ events</li> <li>80,000+ visits annually</li> </ul>  | <ul style="list-style-type: none"> <li>RIBA Stage 3 cost estimate (Gardiner &amp; Theobald)</li> <li>Economic impact model (Counterculture Partnership LLP) estimate jobs, GVA and visitor benefits</li> <li>AMION CBA model informed by impact assessment includes wellbeing benefits from attending arts and cultural events, productivity from skills uplift and wage premium, and amenity benefits from the sculpture park</li> </ul>  |

|   |  |   |  |  |
|---|--|---|--|--|
| <ul style="list-style-type: none"> <li>· Harmony Works</li> </ul> | <ul style="list-style-type: none"> <li>· Existing music services for Sheffield's children constrained by inappropriate accommodation</li> <li>· Existing locations are hard for some to access</li> <li>· Canada House at risk of long-term decline if not reoccupied and redeveloped, with negative impact on surrounding area</li> </ul> | <ul style="list-style-type: none"> <li>· 1 heritage building preserved</li> <li>· Collaborative music education centre and public venue</li> <li>· c.1160sqm teaching space</li> <li>· Flexible performance spaces (~3S0sqm)</li> <li>· Outdoor breakout space (roof garden)</li> </ul> | <ul style="list-style-type: none"> <li>· Increased number of young people benefiting from music-related support</li> <li>· Increased audience for events and concerts</li> <li>· Wellbeing benefits linked to preservation of heritage asset</li> <li>· Wellbeing benefits of young people and volunteers</li> </ul> | <p>Detailed cost estimates (BWA (Europe) Ltd (updated May 2020)), informed by building condition survey (Watts Group, March 2020)</p> <p>Business plan (Jura Consultants) includes financial modelling and forecasts students supported; staffing and turnover; and audience/volunteer numbers</p> <p>AMION CBA model informed by business plan includes wellbeing benefits from attending arts and cultural events, wellbeing benefits to young people and volunteers, and wider place-making effects arising from preservation of Canada House</p> |
|---|--|---|--|--|

5.2b Please describe the robustness of the forecast assumptions, methodology and model outputs. Key factors to be covered include the quality of the analysis or model (in terms of its accuracy and functionality) (Limit 500 words)

The assumptions are based on a range of forecasts, baseline evidence, expert advice and consultations, which have informed quality assured modelling by independent specialists, as follows:

- Turner & Townsend developed the **feasibility cost plans** for the Castle site projects, informed by the work of Studio Egret West. Key assumptions are set out in the cost document provided, and costs have been benchmarked against other schemes. RIBA Stage 3 costs have been provided for Park Hill Art Space and well-developed cost estimates are available for Harmony Works. The procurement process for RIBA Stage 3 for Harmony Works is at the final stage of being completed.
- Sheffield City Council has developed high level **Development Appraisals** for the various Castle site plots and public realm. Cost categories include construction costs, professional fees, disposal and other costs. Value is estimated based on the space occupied by use and the rental rates which can be achieved on this. This has demonstrated the need for LUF to fund the up-front investment in the public good of high quality public realm at Castlegate.
- Counterculture have prepared an **Initial Impact Assessment** of the Park Hill Art Space project. The analysis identifies direct, beneficiary and visitor effects. Economic value is reported in terms of gross and net GVA informed by CEBR's study of the contribution of the arts and culture industry to the UK economy (2019). A **business plan** has been developed for Harmony



Works by Jura Consultants which provides estimates of audiences, volunteers, staffing and young people supported.

- AMION Consulting have developed a comprehensive **Cost Benefit Assessment** model for the projects, which is linked to the Impact Model, based on assumptions and best practice outlined in the HM Treasury Green Book - for example, there is a consideration of optimism bias and a discount factor of 3.5% is applied. Costs and benefits have been profiled over an appropriate period (which varies according to the specific benefits being assessed - see Technical Note), and an additionality factor is applied to each benefit category. A detailed explanation of the benefits assessed is contained within 5.4a. The modelling framework has recently been reviewed by Homes England analysts on behalf of MHCLG.

### 5.3 Economic costs of proposal

5.3a Please explain the economic costs of the bid. Costs should be consistent with the costs in the financial case, but adjusted for the economic case. This should include but not be limited to providing evidence of costs having been adjusted to an appropriate base year and that inflation has been included or taken into account. In addition, please provide detail that cost risks and uncertainty have been considered and adequately quantified. Optimism bias must also be included in the cost estimates in the economic case. (Limit 500 words)

#### Converting Financial to Economic Costs

The nominal financial costs in the Financial Case (Deliverability section) have been converted to economic costs in line with the Green Book approach applying an assumed inflation rate of 2% per annum to convert estimates of future costs to constant (2021) prices.

The constant price costs have been adjusted to present values by applying the Treasury's Social Time Preference discount rate of 3.5% per annum. LUF funding within the programme is expected to run until March 2024, in line with the published guidance.

#### Optimism Bias

The economic costs include an allowance for optimism bias. This has been estimated using an Optimism Bias Mitigation Model based on the Supplementary Green Book Guidance. Different levels of optimism bias apply to the Castle site ('standard civil engineering'), Harmony Works ('standard building') and Park Hill Art Space ('non-standard building') projects. The mitigations made to each element of optimism bias for each intervention are summarised below.

| Optimism Bias Mitigation, by Intervention | Type                       | Upper    | Mitigated | Comments  |
|---|----------------------------|----------|-----------|---|
|   |                            | Bound OB | OB        |   |
| <b>Castle site</b>                        | Standard Civil Engineering | 44%      | 25%       | Key mitigations include reducing the impact of an inadequate business case, as Sheffield City Council has developed a good understanding of the issues involved in similar work through the Grey to Green programmes and previous de-culverting e.g. at Matilda Street / Porter Brook/ Nursery Street. The Council's procurement processes will also mitigate against potential disputes. Environmental risks will be reduced due to the experience of the Council in similar projects. |
| <b>Harmony Works</b>                      | Standard building          | 24%      | 10%       | Key mitigations include ensuring an adequate business case by drawing on expert advisors to ensure the works are appropriately scoped, costed and programmed; and reducing the impact of procurement issues through a closely managed procurement process which will ensure disputes are avoided. To reduce the risk of environmental issues impacting on the costs, the local community will be consulted about environmental priorities.  |
| <b>Park Hill Art Space</b>                | Non-standard building      | 51%      | 30%       | Key mitigations include ensuring an adequate business case by using the £1m up-front funding provided by HM Treasury to test and pilot programmes and work with expert advisors to ensure the works are appropriately scoped, costed and programmed; careful procurement of contractors to avoid disputes and delays; and having cognisance of external factors which could impact on the delivery of the project, e.g. the on-going impact of Covid-19 on the arts sector.             |

The impact of higher levels of optimism bias is tested in the sensitivity analyses.

### Capital costs

The estimated discounted public sector costs of the overall programme in constant 2021 prices are set out in below. These costings are based on cost appraisals and financial modelling undertaken for each project.

| <b>Public sector economic costs (£m), discounted, excluding Optimism Bias</b> |         |           |           |           |         |
|---|---------|-----------|-----------|-----------|---------|
|   | 2021/22 | 2022 / 23 | 2023 / 24 | 2024 / 25 | Total   |
| intervention  | £6.296  | £13.872   | £18.004   | £2.975    | £41.147 |

Optimism bias has been applied to the economic costs of the each project, as set out above. There is not expected to be any income to the public sector as a result of the LUF investments, and there would be no spend in the reference ('no LUF')

case, so the marginal cost is the same as the net cost. The net present public sector cost including optimism bias for the proposed programme is set out below.

| <b>Net present public sector costs including Optimis,-m_B_i_as (£_m ) ----- 1</b> |         |
|---|---------|
| <b>Preferred Option</b>   |         |
| Gross public sector cost  | £41.147 |
| Optimism Bias   | £9.889  |
| Gross public sector cost including OB   | £51.037 |
| Income and residual value (minus opportunity cost)                                |         |
| Net public sector cost including OB   | £51.037 |
| Marginal net public sector cost including OB                                      | £51.037 |

## 5.4 Analysis of monetised costs and benefits

5.4a Please describe how the economic benefits have been estimated. These must be categorised according to different impact. Depending on the nature of intervention, there could be land value uplift, air quality benefits, reduce journey times, support economic growth, support employment, or reduce carbon emissions. (Limit 750 words)

### Economic Benefits

The framework for assessing economic benefits has been developed having regard to the HM Treasury Green Book, and guidance published by MHCLG, DCMS and DfT. Economic benefits reflect the net marginal position over and above the reference case in which no Levelling Up Fund monies are received, in which none of the projects can be taken forward.

The full range of benefits has been assessed. Following published guidance, this considers the following:

- **Land value uplift (LVU)** - Analysis of changes in land values, which reflect the efficiency benefits of converting land into a more productive use. Existing land value is subtracted from the value of more productive use. The assessment of LVU is based on financial analysis of each development. No LVU is expected to arise from The Castle site or Harmony Works projects, both of which support non-commercial activities. Some LVU will arise at Park Hill Art Space, based on the number of live/ work units provided.
- **Wider land value uplift** - The Castle public realm works are expected to have wider placemaking effects, due to their transformational nature. Both Harmony Works and Park Hill Art Space will have lesser, but still significant, impacts. These were estimated using Valuation Office Agency (VOA) data for commercial analysis and Council Tax band data for residential value assessment. The Art Space is expected to add 1.9% to the value of surrounding properties, whilst The Castle public realm will add 4.1%.

- **Crime cost savings** - These benefits relate to reduction in the number of recorded offences within the immediate area due to the high-quality development and increased natural surveillance from higher footfall. Estimated costs to society of each crime type are applied to the reduction in crime, comprising of costs incurred in anticipation of crime, as a consequence of crime, and in response to crime. These costs are taken from Home Office Research Report, updated to 2021 prices.
- **Amenity benefits** - Consistent with the MHCLG Appraisal Guide, amenity benefits are assumed to arise from the investment in public realm at The Castle site, and the sculpture park at Park Hill.
- **Active mode transport benefits** - an assessment of active mode benefits has been undertaken having regard to increased walking and cycling journeys, encouraged by the improvement of The Castle site, the Art Space and the relocation of music services to a central location. These are estimated using DfT's AMAT Toolkit, based on forecasts produced by Space Syntax and expected user numbers.
- **Labour Market benefits:**
  - o Labour supply - the significant job creation through the programme will lead to labour supply benefits as new entrants / re-entrants are attracted into the workforce. The GVA benefits arising from an increased labour supply are assessed over a 10-year period.
  - o Wellbeing benefits associated with unemployed residents moving into jobs created through the programme have been estimated by applying a value of £11,180 to the number of full-time equivalent jobs assumed to be taken up by those not currently in work.
  - o Productivity benefits arising from the transfer of labour into more productive roles, e.g. in the creative workspace at Harmony Works / Park Hill Art Space, and through the enhanced skills which will be delivered through these projects.
- **Wellbeing benefits:**
  - o From attending arts and cultural events, estimated based on audience numbers, and with a wellbeing value taken from DCMS's Culture and Heritage Capital Evidence Bank (Fujiwara 2014).
  - o From participating in 'sports' activities at the Castle site meanwhile uses (e.g. climbing, beach volleyball, ice skating etc), estimated based on participant numbers, and with a wellbeing value taken from DCMS's Culture and Heritage Capital Evidence Bank (Fujiwara 2014).
  - o From volunteering, applied to the number of additional volunteers in the LUF funding scenario, using a wellbeing value from the HACT research<sup>7</sup>.

<sup>7</sup> HACT(2014), Measuring the Social Impact of Community Investment: A Guide to using the Wellbeing Valuation Approach

- **Benefits experienced by young people** - including improved wellbeing from participating in youth groups, and the reduced lifetime costs of exclusions
- **Heritage** - Benefits associated with the value from enabling visitors to access heritage assets from three eras of Sheffield's development has been estimated. Allowance has been made for the well-being benefits enjoyed by attendees at all three heritage assets, having regard to benchmark values derived from 2014 research published by DCMS.

Further detail in relation to the calculation of benefit is included within the appended technical cost benefit paper.

5.4b Please complete Tab A and Bon the **appended excel spreadsheet** to demonstrate your:

Tab A - Discounted total costs by funding source (£m)

Tab B - Discounted benefits by category (£m)

## 5.5 Value for money of proposal

5.5a Please provide a summary of the overall Value for Money of the proposal. This should include reporting of Benefit Cost Ratios. If a Benefit Cost Ratio (BCR) has been estimated there should be a clear explanation of how this is estimated i.e. a methodology note. Benefit Cost Ratios should be calculated in a way that is consistent with [HMT's Green Book](#). For non-transport bids it should be consistent with [MHCLG's appraisal guidance](#). For bids requesting funding for transport projects this should be consistent with [DfT Transport Analysis Guidance](#). (Limit 500 words)

The appraisal summary table below sets out the estimated costs and benefits of the Gateway to Sheffield LUF package, over and above the reference case in which no LUF is provided. It is estimated that the scheme will generate direct monetised benefits of more than £125 million across the three projects.

The Harmony Works and Park Hill Art Space projects have contributions from the private sector, which have been converted to constant prices and discounted, and had optimism bias applied, in order to arrive at a private sector economic cost.

The private sector contributions are taken into account in the assessment of value for money. The private sector contributions are subtracted from the total economic benefits for each project before the BCR is calculated, resulting in a net economic benefits figure of £120m.

The net marginal economic costs (including Optimism Bias) are £51.0 million, resulting in an overall package BCR of 2.4:1.

| Net marginal economic costs and benefits (NPV, £m) | Intervention |
|--|--------------|
| <b>Costs</b>                                       |              |
| Net marginal public sector costs (including OB)    | £51.037m     |
|  |              |
| <b>Benefits</b>                                    |              |
| Land Value Uplift                                  | £0.081       |
| Wider Land Value Uplift                            | £15.115      |
| Wellbeing benefits - arts and cultural events      | £35.187      |
| Heritage benefits                                  | £26.085      |
| Active Mode benefits                               | £16.508      |
| Productivity benefits - skills uplift              | £8.012       |
| Productivity benefits - wage premium               | £2.809       |
| Labour supply benefits                             | £2.038       |
| Residents into employment                          | £0.329       |
| Wellbeing benefits for young people                | £6.945       |
| Wellbeing benefits from sports participation       | £4.901       |
| Wellbeing benefits from volunteering               | £1.679       |
| Public realm amenity benefits                      | £4.081       |
| Crime cost savings                                 | £1.850       |
|  |              |
| Total Benefits                                     | £125.619     |
|  |              |
| Total Benefits less private sector contribution    | £120.448     |
|  |              |
| <b>Total BCR</b>                                   | <b>2.4</b>   |

5.5b Please describe what other non-monetised impacts the bid will have, and provide a summary of how these have been assessed. (Limit 250 words)

The proposed investments will result in a range of important wider impacts, which cannot be monetised and therefore are not included in the BCR. However, they should be given equal weight in the assessment process:

- **Acting as a catalyst for further investment and regeneration** - by creating a platform for taking forward the commercial plots on the Castle site, which are already attracting interest from future occupiers, and by establishing a cultural anchor of national significance in the city;
- **Levelling up access to arts and music across the city** - by providing increased opportunities for participation by young people and communities at two highly accessible, dedicated city centre locations - ensuring engagement can happen on a larger scale and to a greater depth, with long-term, potentially life-changing benefits;

- **Creating a strong sense of place and community** - by linking Sheffield's future as a city with a lively atmosphere, distinctive culture and green, healthy living environment directly to its heritage;
- **Sustainable development** - by locating new facilities and future commercial and educational developments in an area adjacent to the bus station, tram network and rail interchange the programme will help promote public transport use.

A weighting and scoring system has been used to assess these impacts - the figure below demonstrates how the most important wider benefits relate to levelling up access to the arts and music. Overall, substantial wider benefits are expected with a score of 9.2/10.

| <b>Weighting and scoring of the qualitative benefits</b> |               |              |                        |
|--|---------------|--------------|------------------------|
| <b>Castlegate LUF programme</b>                          |               |              |                        |
| <b>Wider benefit</b>                                     | <b>Weight</b> | <b>Score</b> | <b>Weighted score</b>  |
| Catalyst for investment                                  | 25%           | 9            | 2.25                   |
| Levelling up access to arts and music                    | 40%           | 9            | 3.6                    |
| Sense of place and community                             | 20%           | 8            | 1.6                    |
| Sustainable development                                  | 25%           | 7            | 1.75                   |
| <b>Total</b>   | <b>100%</b>   |              | <b>9.2 (Very High)</b> |

5.5c Please provide a summary assessment of risks and uncertainties that could affect the overall Value for Money of the bid. (Limit 250 words)

A Risk Register has been prepared for each project. Key risks and uncertainties that affect Value for Money (VfM) are those that impact on costs and/or benefits. Mitigation measures are being implemented. The main VfM risks are:

- Issues relating to cost - including capital costs exceeding budget; higher than expected inflation; inadequate contingency allowances.
- Issues which would delay the delivery of projects and therefore outputs - including site issues, the on-going impact of the Covid pandemic, delays in securing the required permissions.

To test the sensitivity of the value for money results to changes in key variables, an analysis of 'switching values' has been carried out. This calculates how much public sector costs or benefits would have to change in order for the preferred option programme's BCR to be less than 1.0

### Switching values

|   | % Change |
|---|----------|
| Percent change in net additional benefits | -58%     |
| Percent change in net costs               | 136%     |

Alternative scenarios were modelled to test the sensitivity of BCRs to changes key variables. The key variables adjusted were as follows:

- Scenario 1 - Benefits 10% lower than anticipated
- Scenario 2 - Costs 10% higher than anticipated
- Scenario 3 - Standard upper bound optimism bias levels applied (24% for standard buildings, 44% for civil engineering)

Results are set out below. Under each scenario test, the package continues to provide high value for money, with a BCR of at least 2.0:1.

### Scenario testing

| Scenario   | Net public sector-inc OB | Total benefits | BCR |
|--|--------------------------|----------------|-----|
| Central case   | £51.037m                 | £120.448m      | 2.4 |
| Scenario 1 - 10% lower benefits                        | £51.037m                 | £112.162m      | 2.2 |
| Scenario 2 - Costs 10% higher than anticipated         | £55.964m                 | £119.931       | 2.1 |
| Scenario 3 - Standard upper bound optimism bias levels | £58.616m                 | £119.815m      | 2.0 |

5.5d For transport bids, we would expect the [Appraisal Summary Table](#), to be completed to enable a full range of transport impacts to be considered. Other material supporting the assessment of the scheme described in this section should be appended to your bid.



## PART 6 DELIVERABILITY

### 6.1 Financial

See technical note Table 1 for further guidance.

6.1a Please summarise below your financial ask of the LUF, and what if any local and third party contributions have been secured (please note that a minimum local (public or private sector) contribution of 10% of the bid costs is encouraged). Please also note that a contribution will be expected from private sector stakeholders, such as developers, if they stand to benefit from a specific bid (Limit 250 words)

£20m is requested from the LUF.

This would be distributed as shown below (full costings appended):

| Project       | LUF                | Public Match       | Provisional Match   | Total              |
|---------------|--------------------|--------------------|---------------------|--------------------|
| Castle Gate   | £15,760,894        | £ 2,375,620        |                     | <b>£18,136,514</b> |
| Harmony Works | £ 1,600,000        |                    | <i>£ 11,200,000</i> | <b>£12,800,000</b> |
| S1 ArtSpace   | £ 2,639,106        |                    | <i>£ 15,960,894</i> | <b>£18,600,000</b> |
| <b>Total</b>  | <b>£20,000,000</b> | <b>£ 2,375,620</b> | <b>£ 27,160,894</b> | <b>£49,536,514</b> |

Match funding for The Castle site is based on the value of land to be developed. The latest valuation of the full site (9,844m<sup>2</sup>) was £4.8m; this has been apportioned to the landscaped areas (8,120m<sup>2</sup>). The last valuation was 2018, conducted on the assumption of residential use. The value has therefore been reduced by 40% to £2.88m. Adjusted to reflect the landscaped element only, this gives the match of £2.4m which equates to 12% of the total LUF ask.

The remaining allocation has been split between Harmony Works and Park Hill Art Space. LUF only represents a portion of the funding to complete those projects, but it is vital as the 'first hurdle' grant that will unlock other sources. For Harmony Works, £1.6m will be used to acquire Canada House. This price is agreed with the current owner, and an option to purchase has completed (see **Appendix 5.2**). For Park Hill Art Space, the grant will go towards the refurbishment of the Duke Street block.

Sheffield City Council's bid to the fund for £1.6 towards the Harmony Works project is subject to final agreement of site options with the Harmony Works project team. The bid to the fund for both Harmony Works and Park Hill Art Space is on the basis that the remaining funding for those projects is the responsibility of each project body to secure with no further call on the City Council.

|  |                               |
|--|-------------------------------|
| <p><b>excel spreadsheet</b></p> <p>setting out details of the costs and spend profile at the project and bid level in the format requested within the excel sheet. The funding detail should be as accurate as possible as it will form the basis for funding agreements. Please note that we would expect all funding provided from the Fund to be spent by 31 March 2024, and, exceptionally, into 2024-25 for larger schemes.</p>   |                               |
| <p>See appended excel spreadsheet</p>  |                               |
| <p>6.1c Please confirm if the bid will be part funded through other third-party funding (public or private sector). If so, please include evidence (i.e. letters, contractual commitments) to show how any third-party contributions are being secured, the level of commitment and when they will become available. The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Where relevant, bidders should provide evidence in the form of an attached letter from an <u>independent</u> valuer to verify the true market value of the land.</p>  | <p>Yes</p> <p><b>D</b> No</p> |
| <p>6.1d Please explain what if any funding gaps there are, or what further work needs to be done to secure third party funding contributions. (Limit 250 words)</p>  |                               |
| <p>Sheffield City Council is contributing the land (evidence of value attached), so no further funding is required to initiate and deliver The Castle project. Thereafter, development will only be brought forward when land values and market conditions allow for the delivery of viable schemes at a density and design quality that respect their surrounds, the environment and the site's important archaeology.</p> <p>The Levelling Up Fund represents the initial cornerstone funding for the Harmony Works and Park Hill Projects. Both promoters have robust fundraising strategies to raise the balance through traditional arts, cultural and heritage funding sources (e.g. Arts Council England, National Lottery Heritage Fund, major trusts and foundations, high net worth individuals, etc.). Both projects are sufficiently advanced to make swift and strong applications to the main funding bodies, all of which will be considerably strengthened by confirmation of initial funding through the LUF.</p> <p>It is also important to note that both Harmony Works and Park Hill Art Space have been prudently conceived and designed such that they can - if necessary - be phased and scaled. In the unlikely event that total funding falls short of the full target, then the projects can nonetheless deliver the most valuable and visible elements within the timescale required to satisfy LUF conditions.</p> |                               |

6.1e Please list any other funding applications you have made for this scheme or variants thereof and the outcome of these applications, including any reasons for rejection. (Limit 250 words)

An application was made to the National Lottery Heritage Fund in 2016 for the de-culverting of the River Sheaf. While the Fund was enthusiastic about the concept, the application was turned down because of uncertainty about the surrounding archaeology and development context. A smaller grant was awarded to support archaeological excavations - which have since taken place - and the applicant was encouraged to re-submit as part of a wider scheme that considered the whole of The Castle site.

S1 Artspace and Harmony Works are accomplished fundraisers that regularly raise capital and revenue funding through traditional arts, heritage and cultural funding sources including, but not limited to, the main Lottery funding bodies. Park Hill Art Space has successfully raised funding through HM Treasury, the National Lottery Heritage Fund, and South Yorkshire Venture Philanthropy Fund, amongst others. Harmony Works has secured development funding through the Architectural Heritage Fund.

Importantly, however, the intent and purpose of work to date has been to develop these concepts to an exceptionally high design standard and support them with robust business planning and fundraising strategies. This gives us confidence that the balance of funding can be raised subject to securing that 'first hurdle' cornerstone investment through the LUF.

6.1f Please provide information on margins and contingencies that have been allowed for and the rationale behind them. (Limit 250 words)

The key assumptions on margins, fees, prelims and contingency for each project are itemised in the table below.

|                     | Contractor<br>Prelims | Contractor<br>OH&P | Design<br>Development | Client<br>Contingency | Inflation |
|---------------------|-----------------------|--------------------|-----------------------|-----------------------|-----------|
| The Castle          | 12.0%                 | 6.0%               | 2.0%                  | 7.5%                  | 2.0%      |
| Harmony Works       | 16.0%                 | included           | 10.0%                 | 10.0%                 | 5.3%      |
| Park Hill Art Space | 15.0%                 | 6.0%               | 5.0%                  | 10.0%                 | 5.0%      |

- Each project cost consultant has made a professional judgment given the project specifics and stage of design for each of the margins and contingencies above.
- The timing of each project has determined the inflation allowance.
- Contingency on The Castle was originally set at 15% but after a line by line review, further contingency was built into site abnormal costs
- The Castle project has the benefit of direct comparisons with current tender prices on other city projects.

6.1g Please set out below, what the main financial risks are and how they will be mitigated, including how cost overruns will be dealt with and shared between non-UKG funding partners. (you should cross refer to the Risk Register). (Limit 500 words)

Each of the project bodies has produced a Risk Register, all of which are appended.

Among the main risks and the following, which we are closely monitoring and effectively mitigating.

1. Financial instability of suppliers/contractors may affect the deliverability of the programme. Mitigated by conducting a financial evaluation of the proposed suppliers as part of the tender evaluation process. This is in line with government guidance on assessing and monitoring of the economic and financial standing of suppliers and will include an annual review of the supplier financials if they are deemed medium risk.
2. Match funding is not secured to complete the Park Hill Art Space and/or Harmony Works projects. Mitigation includes:
  - a. Regular communication with principal funders (ACE/NLHF) on project progress and expectations. Project bodies are in regular contact with both funders at senior levels.
  - b. Robust and professionally advised fundraising strategies in place.
  - c. Projects conceived and designed such that they can be phased and scaled to match the funding secured.
3. Capital costs exceed budget leading to reduced contingency/ project overspend. Mitigation includes:
  - a. Clear communication of project budget
  - b. Early integration of good practice cost and design disciplines - i.e. active cost management
  - c. Robust change control procedures adopted with savings obtained through value engineering exercises as required
4. Inflation exceeds industry forecasts. Mitigation includes:
  - a. Prices contractually fixed as soon as practicable in the programme to achieve cost certainty
  - b. Obtain regular market updates and inflation reviews
  - c. Detailed costs and appraisals carried out on basis of known, precedent schemes.
  - d. Expert advice obtained across a range of disciplines to support the assumptions used in this bid.
5. Inadequate contingency allowance in cost plan. Mitigation includes:

- a. Contingency allowances that are appropriate to the type project, its stage of development, and the level of extant certainty/uncertainty
- b. Early engagement of Quantity Surveyor
- c. In-depth review of risk with confirmation of high risk areas and specialist works in cost plan
- d. Separate allowances for known risk areas and 'abnormal' conditions (e.g. archaeology)

6. Project proves to be unviable in operation. Mitigation includes:

- a. Partnering with established and experienced project bodies with a proven track record of successful operations
- b. Robust and professionally advised Business Plans in place for all projects.
- c. Adaptable business models that can flex in response to unforeseen circumstances or market 'shocks'.

## 6.2 Commercial

See technical note Section 4 and Table 1 for further guidance.

6.2a Please summarise your commercial structure, risk allocation and procurement strategy which sets out the rationale for the strategy selected and other options considered and discounted. The procurement route should also be set out with an explanation as to why it is appropriate for a bid of the scale and nature submitted.

Please note - all procurements must be made in accordance with all relevant legal requirements. Applicants must describe their approach to ensuring full compliance in order to discharge their legal duties. (Limit 500 words)

Each body responsible for the delivery of projects within has its own bespoke procurement strategy designed to provide the highest level of assurance and confidence of successful project delivery. While there are individual strategies for each project, we will continuously assess if projects can be delivered more efficiently by combining the procurement of contractors.

### The Castle

This project will be required to submit a Commercial Strategy Form and Contract Award, **Appendix 10**, for scrutiny and approval by commercial services, prior to progressing through the gateway process.

The key elements of this project are:

- De-culverting the River Sheaf
- Creation of public realm and infrastructure

- Preparation of sites for future development, activated as 'meanwhile' spaces until then

It is anticipated that works will be procured directly by SCC through its Delivery Partner Framework and Regional Construction Framework - YorBuild. The YorBuild Framework is the most direct route to market. It is supported through the Capital Delivery Service and is OJEU-compliant.

Should the bid be successful early engagement will take place to test the market and identify the most preferable contract options. This will enable competitive procurement process and a value for money solution. Should the level of interest through the framework be deemed insufficient a full competitive process will be carried out including the use of Pre-Qualification.

### **Harmony Works**

The nature of this project and the listed status of the building means that a significant proportion of design work will be undertaken before going to market.

A single stage tender process will be adopted with contractors selected based on both price and relevant experience of delivering projects of this nature. A review of available contractor frameworks will take place to test the appropriateness of the contractors on those frameworks. If nothing suitable is identified, then a fully compliant competitive tender process will be undertaken. If this route is adopted then an initial pre-qualification process will be used to select a tender list of between 4 to 6 contractors.

### **Park Hill Art Space**

Negotiations are underway with the building owner, Urban Splash, for them to undertake the shell-and-core work required in the existing building.

A competitive design and build procurement exercise would then be undertaken to procure a contractor. This procurement may be via a framework if one can be sourced that contains appropriately qualified contractors.

Due to the nature of the new build art space it has been determined that a separate procurement exercise would be required in order to appoint a contractor with the experience of delivering these types of projects, particular ones with specialist installations. The nature of the work is very different to the fit out within the existing building and so separate appointments are considered necessary. Similar to the Harmony Works procurement, it is considered appropriate to undertake a significant amount of design work to 'fix' all the major elements of the scheme, before inviting tenders. Tenders will be based on a price/quality split and frameworks will be explored for appropriately qualified contractors.

## **6.3 Management**

See technical note Section 4 and Table 1 for further guidance

Delivery Plan: Places are asked to submit a delivery plan which demonstrates:

- Clear milestones, key dependencies and interfaces, resource requirements, task durations and contingency.
- An understanding of the roles and responsibilities, skills, capability, or capacity needed.
- Arrangements for managing any delivery partners and the plan for benefits realisation.
- Engagement of developers/ occupiers (where needed)
- The strategy for managing stakeholders and considering their interests and influences.
- Confirmation of any powers or consents needed, and statutory approvals eg Planning permission and details of information of ownership or agreements of land/ assets needed to deliver the bid with evidence
- Please also list any powers/ consents etc needed/ obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them.

6.3a Please summarise the delivery plan, with reference to the above (Limit 500 words)

## **Programme**

Separate programmes for all three projects included in this bid can be found in **Appendix 7**.

Importantly all programmes, as well as including clear milestones and dependencies, demonstrate that development work is planned to commence before the end of the 2021/22 financial year.

All programmes recognise the unique nature of each project and take account of identified risks by building in prudent timescales for delivery. We have kept the programmes separate in order to evidence that each project can be delivered in its own right and is not dependent on the other projects.

## **Programme and Project Management**

The Capital Delivery Service (CDS) is the Council's centre of excellence for programme and project delivery. The service consists of multi-disciplinary professionally qualified staff and delivers all capital construction projects on behalf of the City Council ranging from small scale boiler replacements and park improvements through to multimillion pound schools, office blocks and infrastructure.

CDS lead on Programme and Project Management across the Council and operate an ISO9001 accredited Service Management System (SMS) - see appended diagram for further detail. Within CDS there is an established Programme Management Office (PMO) that has ownership of the SMS, best practice, and assurance. The PMO also administer the flow of projects to Programme Groups for approval as part of the Council's Gateway process which enables appropriate assurance, scrutiny and governance of all projects. It also owns and manages the

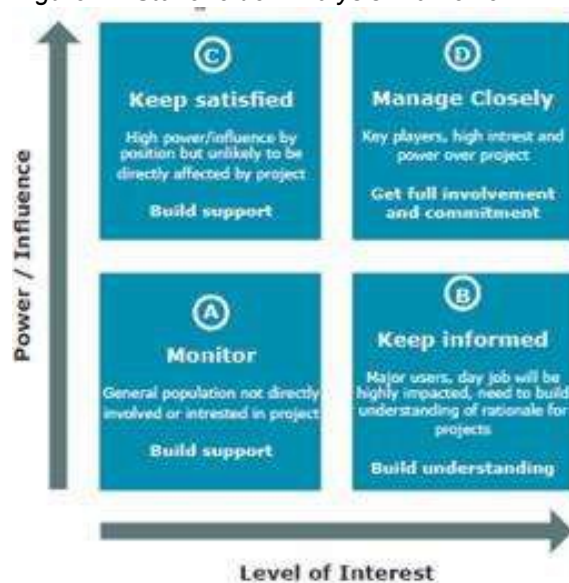
Council's monthly reporting process including the production of programme dashboards.

## Managing Stakeholders

Effective stakeholder management is key to successful programme management. When all stakeholders are engaged, informed and forewarned, the ability to maintain programme is improved. We will:

- Identify, examine and understand stakeholder interest and influence (*Figure 4*)
- Develop and implement a stakeholder management strategy

Figure 4 - Stakeholder Analysis Framework



We will work with all project partners to:

- Identify key stakeholder groups and individuals
- Identify key issues for each stakeholder
- Develop a clear communications plan

Our stakeholder management strategies will be based on the following principles:

- We will actively monitor the concerns of all legitimate stakeholders, and will take their interests appropriately into account
- We will listen to and communicate with stakeholders about concerns and contributions
- We will provide the opportunities for active involvement of all who can affect and be affected by the project in the definition and planning stages.

## Consents and Statutory Approvals



The Castle project will require planning consent.

Harmony Works will require planning and Listed building consent and will need to exercise its option (already secured) for the acquisition of Canada House. This is planned before the end of the 2021 Calendar Year

Park Hill Artspace has secured planning and listed building consent and will require a lease agreement for the work within the existing Park Hill flats. This agreement is currently being negotiated.

6.3b Has a delivery plan been appended to your bid?

Yes

No

6.3c Can you demonstrate ability to begin delivery on the ground in 2021-22?

Yes

No

6.3e Risk Management: Places are asked to set out a detailed risk assessment which sets out (word limit 500 words not including the risk register):

- the barriers and level of risk to the delivery of your bid
- appropriate and effective arrangements for managing and mitigating these risk
- a clear understanding on roles / responsibilities for risk

### **Identifying both key and non-key risks**

To identify key and non-key risks on all three projects, a series of facilitated interviews, workshops, one-to-one interviews, and/or questionnaires with key parties have been undertaken. Given the differing nature of the three projects these have been captured in separate, standalone risk registers are appended.

For each risk identified, the likelihood of occurrence and potential severity of impact was estimated. Key risks were further evaluated to understand the exposure, looking at the net effect of the identified threats and opportunities on an activity when aggregated.

### **Mitigating against and managing both key and non-key risks**

Implementing the appropriate course of action in response to the risks identified is crucial; especially in relation to key risks with potential to impact the critical path. In order to reduce risk exposure and optimise opportunities, a process of action

planning, assigning ownership, evaluating cost and time impact of the actions, and management of realistic deliverables was undertaken.

Accountability for risks is clearly defined, with specific, named individuals responsible for owning and actioning mitigation of those related risks. Where critical, clear delivery dates have been committed to, with performance review forming an integral and routine part of the risk process.

### **On-going risk management**

The process of risk management doesn't stop at the production of a risk register. Risk in projects is dynamic and the risk profile is constantly changing, therefore the on-going assessment and management of risk is crucial.

Each project in this bid is at a different stage and the risk registers for each reflect that status. Indeed many risks identified in the early stages of projects have now been managed and closed out, for example:

- Planning consent has been received for Park Hill Art Space
- Harmony Works has an option to purchase Canada House at an agreed price
- For The Castle project, a significant amount of information has been collected in respect of ground conditions and factors surrounding the existing culvert, informing the design decisions that will need to be made.

### **Transfer of Risk**

As part of the procurement strategy for all projects, an assessment of the risk profile will be undertaken to assess which risks are best managed by the building contractor and which should remain with the client. This will both inform the most appropriate procurement and contract strategy and also inform the on-going management of residual risks.

6.3f Has a risk register been appended to your bid?

Yes

No

6.3g Please evidence your track record and past experience of delivering schemes of a similar scale and type (Limit 250 words)

SCC has a strong track record of project delivery. They have delivered a significant number of buildings and infrastructure projects via the Council's in-house Capital Delivery Service, utilising their programme and project management methodology. Examples of successful projects delivered by **SEC** include:

- Grey to Green 1: £4m public realm and infrastructure improvement including installation of SUDs
- Porter Brook pocket park: culvert was opened over a stretch of brook previously hidden by a car park, creating a thriving new riverside park
- Knowledge Gateway: £4m public realm and infrastructure improvements
- Trolley School: £3.5m refurbishment and new build school
- Broadstreet West: £400k refurbishment of office space
- Mercia School: £25m new build secondary school
- Astrea Academy: £26m refurbishment and new build primary and secondary school
- Heart of the City Block D: £85m new build office block and public realm
- Charter Square: £6m infrastructure project, changing road layout and introducing cycle facilities and public realm
- Building Schools for the Future Programme: £200m+ delivery of new schools, expansions and refurbishments
- Housing Growth Programme: £100m+ delivery of new council housing across various sites in Sheffield

**LUF** support will enable SCC to build on strong, long-standing relationships with Harmony Works and Park Hill Art Space to deliver a wider, more diverse cultural offering for the city. Despite the lack of adequate space to date, these organisations have successfully been delivering programmes across the city region for several years.

Furthermore, the professional teams and advisers commissioned by each organisation unlocks extensive experience in the delivery of similar projects.

6.3h Assurance: We will require Chief Financial Officer confirmation that adequate assurance systems are in place.

For larger transport projects (between £20m - £50m) please provide evidence of an integrated assurance and approval plan. This should include details around planned health checks or gateway reviews. (Limit 250 words)

See section 7.2

All capital projects delivered by SCC follow the Gateway Process which sees the delivery of a business case from initial through to final with approval from dedicated Programme Groups, Corporate Programme Group and Cabinet at key stages of project development.

Throughout the delivery phase each project will be monitored through the gateways and monthly reporting process. Each project manager will be required to complete a monthly report in line with SCC's monthly reporting process.

Reports provide updates on the programme, financial position and progress to date and are reviewed and approved by the Programme Manager. The reports are then

compiled to produce a programme report which the Programme Manager shares with relevant parties and presents at Steering Group and Programme Board highlighting any risks or issues that require escalation and any outstanding decisions.

Project Managers must also complete a monthly forecast in the council's financial system, Qtier. The forecast profiles expenditure and allows any variances to be highlighted and scrutinized by the capital finance team. This process ensures project finances are managed effectively and transparently.

## 6.4 Monitoring and Evaluation

*See technical note Section 4 and Table 1 for further guidance.*

6.4 a Monitoring and Evaluation Plan: Please set out proportionate plans for M&E which should include (1000 word limit):

- Bid level M&E objectives and research questions
- Outline of bid level M&E approach
- Overview of key metrics for M&E (covering inputs, outputs, outcomes and impacts), informed by bid objectives and Theory of Change. Please complete Tabs E and F on the **appended excel spreadsheet**
- Resourcing and governance arrangements for bid level M&E

A monitoring and evaluation plan has been produced for the Gateway to Sheffield LUF programme setting out the monitoring and evaluation activity which will be undertaken.

This will be crucial to a successful delivery of the bid and its three distinct projects: The Castle; Park Hill Art Space; and Harmony Works. Sheffield City Council are committed to a robust evaluation of the programme, drawing on both internal expertise and external support where an objective view will add value.

Key questions have been identified linked to the programme objectives including:

**1) Regenerate key heritage assets and brownfield sites:**

- Have key heritage assets been brought back into public use?

**2) Improve the natural environment and advance the Net Zero Carbon agenda**

- Has the programme helped advance the Net Zero carbon agenda?

**3) Deliver new cultural anchors of national significance**

- Has the programme delivered the key outputs?
- Has this helped improve engagement in this sector?
- Are more people engaging with the heritage and participating in the arts?
- Has the programme received national press coverage?
- Are more events held in the area as a result of the programme?

#### **4) Create education, skills and training opportunities**

- Has the project provided appropriate community education and training facilities?
- Are more people attaining higher qualifications?
- Are more people transitioning from education/training programmes into full-time employment?

#### **5) Reduce disparities through better connectivity and more equitable access to culture and learning**

- Is there a reduction in economic disparities?
- Has the project improved connectivity?
- Has this led to increased footfall and expenditure in the area?

#### **6) Create a strong sense of place and community**

- Is the project creating a better environment for daytime and evening visitors?
- Is the project creating a safer environment?
- Has the programme helped boost public perception of Castlegate?

#### **7) Create jobs and build investor confidence**

- Has the programme created employment and growth opportunities for individuals and creative businesses?
- Has this led to increased business investment in the area?

#### **8) Improve quality of life and encourage active travel**

- Has the programme helped increase active travel?
- Are people participating more in sport and physical activity through the public realm and its meanwhile uses?

Monitoring and Evaluation will be undertaken in accordance with MHCLG guidance. Table F (appended) details the metric that will be monitored during and after the funding period. This is in line with the Theory of Change model's outputs and outcomes, and corresponds to the five key impact areas: heritage, culture, economy, image and climate and environment.

Key metrics for each of the core areas are set out below, with further detail relating to data sources and baseline data in Table F of the appended spreadsheet:

## **Heritage**

- Surveys measuring engagement with heritage
- Ongoing heritage maintenance, management and conservation budgets

## **Culture**

- Engagement surveys
- Ticket sales/visitor numbers
- Participant and student numbers
- Special events and exhibition attendance

## **Image**

- Public perception surveys
- Surveys of businesses
- Coverage in local and national media

## **Economy**

- Socio-economic metrics and market data e.g. gross weekly earnings, unemployment rate, Multiple Index of Deprivation Ranking
- Participation in training and education workshops and other events
- Business start-up and survival rates
- Inward investment
- Surveys of local businesses including accommodation providers to monitor increases in overnight stays

## **Climate and Environment**

- Surveys of public transport use (especially tram network)
- Footfall/ cycle counts
- Transport metrics including connectivity measures e.g. National Infrastructure Commission's Connectivity dataset
- Air quality surveys

Monitoring and evaluation will be conducted by the bid manager at SCC to incorporate all bid elements and ensure consistency in measuring and reporting. Metrics used will be consistent with the stated objectives. Sheffield City Council has experience delivering robust M&E programmes for example in relation to the successful Future High Streets Fund bid. It is envisaged that the monitoring and evaluation of this bid, if successful, would follow the same proven model.

Regular feedback will be given to partners and stakeholders on the progress and performance of the project. This may include:

- distribution of high-level monitoring results every six months including a short progress report on activities completed in the period and outputs achieved to date;

- focus groups or meetings to discuss any issues identified during the monitoring of the project and arising from the interim and impact evaluations;
- annual progress reports; and
- publication of the impact evaluation report on the Council's website, as well as the Harmony Works and Park Hill Art Space websites

Allocation of funding for monitoring and evaluation will run until March 2024 (and beyond if required). This will be used for:

- SCC officer time to gather, verify and report the required monitoring information
- Purchase of data/ commissioning of surveys and data gathering by market research or other specialist companies (e.g. on vacancies, rental levels etc)
- Independent set-piece evaluation studies at the interim and impact evaluation stages, ensuring an objective and robust assessment of progress and enabling all stakeholders to provide their views.

Interim and impact evaluations will involve surveys of businesses to identify, for example, any changes to local spend and the extent to which businesses are locating in the area as a result of the project. Separate visitor surveys (both local people and visitors from elsewhere) will be undertaken to identify any social impacts resulting from the project, such as improved perceptions of safety and changes in likelihood of visiting the area for social reasons. These surveys will be conducted on-site - at the Castle site, Park Hill Art Space and Harmony Works - as well as online in an effort to increase and broaden participation. A consultation exercise will also be undertaken with various stakeholders. These may include, for example, the police (in relation to, for example, crime and anti-social behaviour levels) plus landlords, key stakeholders and other public sector bodies based in the locality.

A key challenge for the Sheffield LUF bid evaluation will be the attribution of impact to the LUF investments, and the consideration of the counterfactual, given the many different factors which will influence development in Sheffield Castlegate and Park Hill in the coming years.

See Table F for more detail.

## **PART 7 DECLARATIONS**

### **7.1 Senior Responsible Owner Declaration**

As Senior Responsible Owner for Gateway to Sheffield I hereby submit this request for approval to UKG on behalf of Sheffield City Council and confirm that I have the necessary authority to do so.

I confirm that Sheffield City Council will have all the necessary statutory powers and other relevant consents in place to ensure the planned timescales in the application can be realised.

Name:

Nalin Seneviratne - Director, City Centre Developments, Sheffield City Council.

Signed:

## 7.2 Chief Finance Officer Declaration

As Chief Finance Officer for Sheffield City Council I declare that the scheme cost estimates quoted in this bid are accurate to the best of my knowledge and that Sheffield City Council

- has allocated sufficient budget to deliver this scheme on the basis of its proposed funding contribution
- accepts responsibility for meeting any costs over and above the UKG contribution requested, including potential cost overruns and the underwriting of any funding contributions expected from third parties
- accepts responsibility for meeting any ongoing revenue requirements in relation to the scheme
- accepts that no further increase in UKG funding will be considered beyond the maximum contribution requested and that no UKG funding will be provided after 2024-25
- confirm that the authority commits to ensure successful bids will deliver value for money or best value.
- confirms that the authority has the necessary governance / assurance arrangements in place and that all legal and other statutory obligations and consents will be adhered to.

Name: Eugene Walker

Signed:

## 17.3 Data Protection

Please note that the Ministry of Housing, Communities and Local Government (MHCLG) is a data controller for all Levelling Up Fund related personal data collected with the relevant forms submitted to MHCLG, and the control and processing of Personal Data.

The Department, and its contractors where relevant, may process the Personal Data that it collects from you, and use the information provided as part of the application to the Department for funding from the Levelling Up Fund, as well as in accordance with its privacy policies. For the purposes of assessing your bid the



Department may need to share your Personal Data with other Government departments and departments in the Devolved Administrations and by submitting this form you are agreeing to your Personal Data being used in this way.

Any information you provide will be kept securely and destroyed within 7 years of the application process completing.

**You can find more information about how the Department deals with your data [here](#).**

**Annex A - Project One Summary** (only required for a package bid)

| Project 1  |                        |
|--|------------------------|
| Name   |                        |
| The Castle Site  |                        |
| <p>A2. Strategic Linkage to bid:<br/>Please enter a brief explanation of how this project links strategically to the overall bid. (in no more than 100 words)</p>  |                        |
| <p>This project seeks to reveal the ruins of Sheffield's castle and the river Sheaf - two key pieces of Sheffield's heritage - via the creation of excellent quality public realm.</p> <p>The project will encourage residents and visitors to engage with Sheffield's rich and diverse heritage in a space where activated meanwhile uses will also promote health and wellbeing. This will act as one of three 'anchors' in the Castlegate / Park Hill area of Sheffield to create a cultural and heritage quarter which will drive up footfall, increase accessibility to culture, arts and heritage and improve connectivity between disparate areas of Sheffield.</p>             |                        |
| <p>A3. Geographical area:<br/>Please provide a short description of the area covered by the bid (<u>in no more than 100 words</u>)</p>   |                        |
| <p>The Castle site is located in the East of Sheffield city centre, at the confluence of the River Don and the Sheaf (currently culverted). It is approximately 700m North of Sheffield railway station.</p> <p>The surrounding area is mixed use - predominantly retail, with some chain hotels in the immediate vicinity. Other notable land-uses include the Magistrates' Court and Old Town Hall, currently up for redevelopment.</p> <p>The area is well-connected by cycle routes, tramways and bus routes.</p> <p>Currently the area is run-down, partially due to the site in question whose substantial footprint has been empty since the demolition of markets in 2015.</p> |                        |
| A4. OS Grid Reference  | SK358876               |
| A5. Postcode   | S2 5TR                 |
| A6. For Counties, Greater London Authority and Combined Authorities/Mayoral Combined Authorities, please   | Sheffield City Council |

|   |   |
|---|---|
| provide details of the district council or unitary authority where the bid is located (or predominantly located)  |   |
| A?. Please append a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No  |
| AS. Project theme<br>Please select the project theme  | <input checked="" type="checkbox"/> <b>Transport investment</b><br><input type="checkbox"/> <b>Regeneration and town centre investment</b><br><input type="checkbox"/> <b>Cultural investment</b> |
| A9. Value of capital grant being requested for this project (£):  | £15,760,894   |
| A10. Value of match funding and sources (£):  | £2,275,620 - public funding (land value)  |
| A11. Value for Money<br><br>This section should set out the full range of impacts - both beneficial and adverse - of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. However, there may be some impacts where only a qualitative assessment is possible due to limitations in the available analysis. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, bidders should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment (Limit 250 word) |   |
| Reflecting on the nature of the Castle site regeneration, the following benefits have been included within the BCR:   |   |

- **Wider LVU** - The public realm works are expected to have significant wider placemaking effects. These have been estimated using VOA data and Council Tax band data. The works will add 4.1% to local values.
- **Crime cost savings** - These benefits relate to a reduction in the number of recorded offences due to the high-quality development and increased natural surveillance once there is a higher level of footfall in the Castle area. The estimated costs to society of each crime type are applied to the reduction in crime. These costs are taken from the Home Office Research Report and have been updated to 2021 prices.
- **Amenity benefits** - Consistent with the MHCLG Appraisal Guide, amenity benefits are assumed to arise from the public realm investment
- **Active travel** - Active mode benefits have been assessed regarding increased walking and cycling journeys which will be encourage. These have been estimated using DfT's AMAT Toolkit, based on forecasts produced by Space Syntax and expected user numbers.
- **Wellbeing from participating in sports activity** - (e.g. climbing, beach volleyball, ice skating etc) estimated based on participant numbers, and with a wellbeing value taken from DCMS's Culture and Heritage Capital Evidence Bank (Fujiwara 2014).
- **Social value of heritage** - Benefits associated with the value from visitors being able to access heritage assets have been estimated using benchmark values derived from 2014 research published by DCMS.

A12. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be reported in applications. If this is not possible, then the application should include a clear explanation of why not.

The appraisal summary table below sets out the estimated costs and benefits of the Castle site project. It is estimated that the scheme will generate direct monetised benefits of more than £42.7 million.

The net marginal economic costs (including Optimism Bias) are £21.314 million, resulting in an overall package BCR of 2.0:1.

| Net marginal economic costs and benefits (NPV, £m) | Castle site |
|--|-------------|
| <b>Costs</b>                                       |             |
| Net marginal public sector costs (including OB)    | £21.314     |
|  |             |
| <b>Benefits</b>                                    |             |
| Wider LVU  | £11.666     |
| Crime cost savings                                 | £1.850      |
| Amenity benefits                                   | £0.859      |
| Active travel                                      | £15.277     |
| Wellbeing from participating in sports activity    | £4.901      |
| Social value of heritage                           | £8.207      |
|  |             |
| Total Benefits                                     | £42.759     |

|   |              |
|---|--------------|
| Total Benefits less private sector contribution | £42.759      |
| <b>Total BCR</b>                                | <b>2.0:1</b> |

A13. Where available, please provide the BCR for this project

2.0:1

A14. Does your proposal deliver strong non-monetised benefits? Please set out what these are and evidence them.

The proposed investment will result in strong non-monetised benefits, particularly with respect to how it will act as a catalyst for further investment and regeneration. In particular, the project will create a platform for taking forward the commercial plots on the Castle site, which are already attracting interest for future occupiers.

| Weighting and scoring of the qualitative benefits |             |             |                |
|---|-------------|-------------|----------------|
| Wider benefit                                     | Weight      | Castle site |                |
|   |             | Score       | Weighted score |
| Catalyst for investment                           | 35%         | 9           | 3.15           |
| Sense of place and community                      | 30%         | 8           | 2.4            |
| Sustainable development                           | 35%         | 8           | 2.8            |
| <b>Total</b>                                      | <b>100%</b> |             | <b>8.4</b>     |

**A15. Deliverability**  
 Deliverability is one of the key criteria for this Fund and as such any bid should set out any necessary statutory procedures that are needed before it can be constructed.

The following statutory procedures will be required to be achieved before the project can be constructed

- Planning consent
- Listed building consent
- Building Regulations Approval

**A16. The Bid - demonstrating investment or ability to begin delivery on the ground in 2021-22**

As stated in the prospectus UKG seeks for the first round of the funding that priority will be given to bids that can demonstrate investment and ability to deliver on the ground in 2021-22

The programme included in **Appendix 7.1** sets out the activities required to deliver the project. It has been prepared taking into consideration the nature of the project and the risks identified (particularly third party risks), to set out a robust plan for

|  |   |
|--|---|
| delivery. The result of this is that construction work will start within the 2021/22 financial year.   |   |
| A17. Does this project include plans for some LUF expenditure in 2021-22?  | <input checked="" type="radio"/> Yes<br><input type="radio"/> No  |
| A18. Could this project be delivered as a standalone project or do it require to be part of the overall bid?   | <input checked="" type="radio"/> Yes<br><input type="checkbox"/> No   |
| A19. Please provide evidence   | This project is not dependent on the other two projects contained within this bid: it could be delivered as a standalone project. The net benefit of each project would, however, be compounded should all three projects obtain the funding required to proceed. The projects represent a joined-up approach to the large-scale regeneration of an area by the conversion of three key heritage sites into cultural and community spaces. The three projects in combination have the potential to reshape and revitalise the Castlegate and Park Hill areas, creating a diverse and attractive cultural quarter. |
| A20. Can you demonstrate ability to deliver on the ground in 2021-22.  | <input checked="" type="radio"/> Yes<br><input type="checkbox"/> No   |
| A21. Please provide evidence   | The programme included in <b>Appendix 7.1</b> sets out the activities required to deliver the project. It has been prepared taking into consideration the nature of the project and the risks identified (particularly third party risks), to set out a robust plan for delivery. The result of this is that construction work will start within the 2021/22 financial year.  |
| <b>Statutory Powers and Consents</b>   |   |
| A22. Please list separately each power / consents etc obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be | None obtained at the time of this application   |

|  |  |
|--|--|
| <p>referenced in your project plan.</p>  |  |
| <p>A23. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.</p> | <p>Planning consent - submission planned for September 2021 and included in project programme</p> <p>Building Regulations Approval - Building regulation approval will ultimately be received on completion of the construction project. It will take the form of various submissions by the design team and contractor throughout the duration of the project</p> |

**Annex B - Project Two description and funding profile** (only required for package bid)

| Project 2  |                        |
|--|------------------------|
| Name   | Harmony Works          |
| <p>B2. Strategic Linkage to bid:</p> <p>Please enter a brief explanation of how this project links strategically to the overall bid. (in no more than 100 words)</p> <p>This project seeks to create a cultural 'anchor' centred on music as part of a wider cultural and heritage offering completed by the Castle site and Park Hill Art Space.</p> <p>Currently, the well-established organisations involved in Harmony Works suffer from a lack of suitable, centrally-located space for music education. This project seeks to address this problem in the same way as Park Hill does for the visual arts: by the provision of an appropriate, accessible venue. All three projects in combination will revitalise a marginalised part of Sheffield, creating a thriving cultural quarter where music, art and heritage are front-and-centre.</p> |                        |
| <p>B3. Geographical area:</p> <p>Please provide a short description of the area covered by the bid (<u>in no more than 100 words</u>)</p> <p>Canada House - the proposed site for Harmony Works - is located in the east of Sheffield City centre, directly adjacent to Fitzalan Square/Ponds forge tram stop on Commercial Street.</p> <p>The surrounding area is mixed use, with retail, food and beverage, office and hotel uses. The properties in the area are predominantly three- to four-storeys and a mix of ages.</p> <p>The area is well-connected by cycle routes, tramways and bus routes.</p> <p>The area has some vacant properties, and Canada House has been mostly vacant since 2011.</p>  |                        |
| B4. OS Grid Reference  | SK358875               |
| B5. Postcode   | S1 2AT                 |
| B6. For Counties, Greater London Authority and Combined Authorities/Mayoral Combined Authorities, please provide details of the district council   | Sheffield City Council |



|   |   |
|---|---|
| or unitary authority where the bid is located (or predominantly located)  |   |
| B7. Please append a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.   |   |
| B8. Project theme<br>Please select the project theme  | <b>D Transport investment</b><br>1:2:J <b>Regeneration and town centre investment</b><br>1:2:J <b>Cultural investment</b> |
| B9. Value of capital grant being requested for this project (£):  | £1,600,000  |
| B10. Value of match funding and sources (£):  | £11,200,000<br>See appended fundraising strategy  |
| B11. Value for Money  |   |
| <p>This section should set out the full range of impacts - both beneficial and adverse - of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. However there may be some impacts where only a qualitative assessment is possible due to limitations in the available analysis. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, bidders should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment</p>  |   |
| <p>The following benefits are included within the BCR:</p> <ul style="list-style-type: none"> <li>• <b>Wider LVU</b> - Harmony Workswill have lesser, but still significant, impacts.</li> <li>• <b>Active travel</b> - Having regard to the increased walking and cycling journeys which will be encouraged by the relocation of music services to a central location</li> <li>• <b>Labour supply benefits</b> - jobs created through the programme will lead to labour supply benefits as new entrants/ re-entrants are attracted into the workforce</li> <li>• <b>Wellbeing of residents into employment</b> - applying a value of £11,180 to the number of full-time equivalent jobs assumed to be taken up by those not currently in work.</li> <li>• <b>Wellbeing from attending arts events</b> - based on audience numbers, and with a wellbeing value taken from DCMS's Culture and Heritage Capital Evidence Bank (Fujiwara 2014).</li> </ul> |   |

- **Wellbeing benefits from volunteering** - applied to the number of additional volunteers in the LUF funding scenario
- **Wellbeing benefits for young people** - including improved wellbeing from participating in youth groups, and the reduced lifetime costs of exclusions.
- **Productivity** - from increased wages and skills
- **Heritage**

B12. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be reported in applications. If this is not possible, then the application should include a clear explanation of why not.

The appraisal summary table below sets out the estimated costs and benefits of the Harmony Works project. It is estimated that the scheme will generate direct monetised benefits of just under £32.4 million.

The project has contributions from the private sector, which have been converted to constant prices and discounted, and had optimism bias applied, in order to arrive at a private sector economic cost.

The private sector contributions are taken into account in the assessment of value for money. The private sector contributions are subtracted from the total economic benefits for each project before the BCR is calculated, resulting in a net economic benefits figure of £28.545.

The net marginal economic costs (including Optimism Bias) are £8.812 million, resulting in an overall package BCR of 3.2:1.

| Net marginal economic costs and benefits (NPV, £m) | Harmony Works |
|--|---------------|
| <b>Costs</b>                                       |               |
| Net marginal public sector costs (including OB)    | £8.812        |
|  |               |
| <b>Benefits</b>                                    |               |
| Wider LVU  | £1.296        |
| Active travel                                      | £0.414        |
| Labour supply benefits                             | £0.887        |
| Wellbeing of residents into employment             | £0.144        |
| Productivity - skills uplift                       | £2.617        |
| Productivity- wage premium                         | £1.018        |
| Wellbeing from attending arts events               | £5.996        |
| Wellbeing benefits from volunteering               | £1.116        |
| Wellbeing benefits for young people                | £6.945        |
| Social value of heritage                           | £11.963       |
|  |               |
| Total Benefits                                     | £32.397       |
|  |               |
| Total Benefits less private sector contribution    | £28.5451      |

B13. Where available, please provide the BCR for this project 3.2:1

B14. Does your proposal deliver strong non-monetised benefits? Please set out what these are and evidence them.

The project will deliver strong non-monetised benefits similarly to Park Hill Art Space by levelling up access to arts and music across Sheffield. It will also create a strong sense of place and community.

| Weighting and scoring of the qualitative benefits |             |               |                |
|---|-------------|---------------|----------------|
| Wider benefit                                     | Weight      | Harmony Works |                |
|   |             | Score         | Weighted score |
| Catalyst for investment                           | 25%         | 8             | 2              |
| Levelling up access to arts and music             | 30%         | 10            | 3              |
| Sense of place and community                      | 20%         | 8             | 1.6            |
| Sustainable development                           | 25%         | 6             | 1.5            |
| <b>Total</b>                                      | <b>100%</b> |               | <b>8.1</b>     |

**B15. Deliverability**  
 Deliverability is one of the key criteria for this Fund and as such any bid should set out any necessary statutory procedures that are needed before it can be constructed.

The following statutory procedures will be required to be achieved before the project can be constructed

- Planning consent
- Listed building consent
- Building Regulations Approval

**B16. The Bid - demonstrating investment or ability to begin delivery on the ground in 2021-22**

As stated in the prospectus UKG seeks for the first round of the funding that priority will be given to bids that can demonstrate investment and ability to deliver on the ground in 2021-22

The programme included in **Appendix 7.2** sets out the activities required to deliver the project. It has been prepared taking into consideration the nature of the project and the risks identified (particularly third party risks), to set out a robust plan for delivery. The result of this is that construction work will start within the 2021/22 financial year.

|  |  |
|--|--|
| B17. Does this project includes plans for some LUF expenditure in 2021-22?   | <p style="text-align: center;">Yes</p> <p><input checked="" type="radio"/> No</p>  |
| B18. Could this project be delivered as a standalone project or do it require to be part of the overall bid?   | <p style="text-align: center;">Yes</p> <p><input type="checkbox"/> No</p>  |
| B19. Please provide evidence   | <p>This project is not dependent on the other two projects contained within this bid: it could be delivered as a standalone project. The net benefit of each project would, however, be compounded should all three projects obtain the funding required to proceed. The projects represent a joined-up approach to the large-scale regeneration of an area by the conversion of three key heritage sites into cultural and community spaces. The three projects in combination have the potential to reshape and revitalise the Castlegate and Park Hill areas, creating a diverse and attractive cultural quarter.</p> |
| B20. Can you demonstrate ability to deliver on the ground in 2021-22.  | <p style="text-align: center;">Yes</p> <p><input checked="" type="radio"/> No</p>  |
| B21. Please provide evidence   | <p>The programme included in <b>Appendix 7.2</b> sets out the activities required to deliver the project. It has been prepared taking into consideration the nature of the project and the risks identified (particularly third party risks), to set out a robust plan for delivery. The result of this is that construction work will start within the 2021/22 financial year.</p>  |
| <b>Statutory Powers and Consents</b>   |  |
| B22. Please list separately each power / consents etc obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be | <p>None obtained at the time of this application</p>   |

|  |  |
|--|--|
| <p>referenced in your project plan.</p>  |  |
| <p>B23. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.</p> | <p>Planning consent - submission planned for 1 October 2021 and included in project programme</p> <p>Listed building consent - submission planned for 1 October 2021 and included in project programme</p> <p>Building Regulations Approval - Building regulation approval will ultimately be received on completion of the construction project. It will take the form of various submissions by the design team and contractor throughout the duration of the project.</p> |

**Annex C - Project Three- description and funding profile** (only required for package bid)

| Project 3   |                        |
|---|------------------------|
| Name  | Park Hill Art Space    |
| C2. Strategic Linkage to bid:   |                        |
| Please enter a brief explanation of how this project links strategically to the overall bid. (in no more than 100 words)  |                        |
| <p>This is a national flagship project underlining Sheffield's role as a key player in the North. Park Hill Art Space will act as a catalyst for the city's visitor economy, be a creative industry incubator and encourage inward investment.</p> <p>This will complement the other projects, preserving and celebrating the history and heritage of Sheffield. Together, these three projects will provide a transformative step change to the scale and impact of Sheffield's cultural and heritage infrastructure. Park Hill Art Space, the Castle site and Harmony Works will bring new life, activation and vibrancy to an important part of Sheffield.</p> |                        |
| C3. Geographical area:  |                        |
| Please provide a short description of the area covered by the bid ( <u>in no more than 100 words</u> )  |                        |
| <p>Park Hill Art Space is in the heart of the Park Hill Estate, located in the Manor Castle ward in the Centre of Sheffield. Park Hill estate is a Grade II* listed modernist building of international importance, which opened in 1961, following a post-war slum clearance. The estate overlooks Sheffield railway station and is adjacent to the city centre. Manor Castle ward is the most economically deprived on Sheffield's 28 wards. It is located within the Sheffield Central parliamentary constituency.</p>   |                        |
| C4. OS Grid Reference   | SK 36165 87182         |
| C5. Postcode  | S2 5PN                 |
| C6. For Counties, Greater London Authority and Combined Authorities/Mayoral Combined Authorities, please provide details of the district council or unitary authority where the bid is located (or predominantly located)   | Sheffield City Council |
| C7. Please append a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of   |                        |

particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.

|  |  |
|--|--|
| <p>CB. Project theme<br/>Please select the project theme</p> | <p><b>D Transport investment</b><br/><b>1Z1 Regeneration and town centre investment</b><br/><b>1Z1 Cultural investment</b></p> |
|--|--|

|   |                   |
|---|-------------------|
| <p>C9. Value of capital grant being requested for this project (£):</p> | <p>£2,639,106</p> |
|---|-------------------|

|   |  |
|---|--|
| <p>C10. Value of match funding and sources (£):</p> | <p>£27,160,894<br/>See appended fundraising strategy</p> |
|---|--|

C11. Value for Money

This section should set out the full range of impacts - both beneficial and adverse - of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. However there may be some impacts where only a qualitative assessment is possible due to limitations in the available analysis. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, bidders should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment

The following benefits are included within the BCR:

- **LVU** - Analysis of changes in land values, reflecting the economic efficiency benefits of converting land into a more productive use. A small amount of land value uplift will arise at Park Hill Art Space, based on the number of live/ work units to be provided.
- **Wider LVU** - The Art Space is expected to add 1.9% to the value of surrounding properties
- **Amenity benefits** - Assumed to arise from the investment in the sculpture park at Park Hill
- **Active travel** - Assessed having regard to the increased walking and cycling journeys which will be encouraged by the improvement of the Art Space
- **Labour supply benefits** - Jobs created will lead to labour supply benefits as new entrants / re-entrants are attracted into the workforce. GVA benefits which arise from an increased labour supply are assessed over a ten-year period.
- **Wellbeing of residents into employment** - Estimated by applying a value of £11,180 to the number of full-time equivalent jobs assumed to be taken up by those not currently in work.

- **Wellbeing from attending arts events** - estimated based on audience numbers, with a wellbeing value taken from DCMS's Culture and Heritage Capital Evidence Bank (Fujiwara 2014).
- **Wellbeing from volunteering** - applied to additional volunteers in the LUF funding scenario, using a wellbeing value from the HACT research
- **Productivity** - arising from the transfer of labour into more productive roles in the creative workspace at Park Hill, and through the enhanced skills
- **Heritage**

C12. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be reported in applications. If this is not possible, then the application should include a clear explanation of why not.

The appraisal summary table below sets out the estimated costs and benefits of the Park Hill Art Space project. It is estimated that the scheme will generate direct monetised benefits of more than £50 million.

The project has contributions from the private sector, which have been converted to constant prices and discounted, and had optimism bias applied, in order to arrive at a private sector economic cost.

The private sector contributions are taken into account in the assessment of value for money. The private sector contributions are subtracted from the total economic benefits for each project before the BCR is calculated, resulting in a net economic benefits figure of £49.144 million

The net marginal economic costs (including Optimism Bias) are £20.910 million, resulting in an overall package BCR of 2.4:1.

| Net marginal economic costs and benefits (NPV, £m) | Park Hill Art Space |
|--|---------------------|
| <b>Costs</b>                                       |                     |
| Net marginal public sector costs (including OB)    | £20.910             |
| <b>Benefits</b>                                    |                     |
| LVU  | £0.081              |
| Wider LVU  | £2.153              |
| Amenity benefit                                    | £3.222              |
| Active travel                                      | £0.817              |
| Labour supply benefits                             | £1.151              |
| Wellbeing of residents into employment             | £0.184              |
| Productivity - skills uplift                       | £5.395              |
| Productivity- wage premium                         | £1.791              |
| Wellbeing from attending arts events               | £29.191             |
| Wellbeing benefits from volunteering               | £0.563              |
| Social value of heritage                           | £5.915              |
|  |                     |
| Total Benefits                                     | £50.462             |



| Total Benefits less private sector contribution   |  | £49.144             |                |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
|---|--|---------------------|----------------|---|--|--|--|---------------|--------|---------------------|--|-------|----------------|-------------------------|-----|---|------|---------------------------------------|-----|---|-----|------------------------------|-----|---|-----|-------------------------|-----|---|-----|--------------|-------------|--|------------|
| <b>Total BCR</b>  |  | <b>2.4:1</b>        |                |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| C13. Where available, please provide the BCR for this project   | 2.4:1  |                     |                |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| C14. Does your proposal deliver strong non-monetised benefits? Please set out what these are and evidence them.   | <p>The proposal will deliver strong non-monetised benefits, in particular:</p> <ul style="list-style-type: none"> <li>Establishing a cultural anchor of national significance in Sheffield</li> <li>Levelling up access to arts and music across the city by providing increased opportunities for participation by young people and communities, at a highly accessible, dedicated city centre location, ensuring engagement can happen on a larger scale and to a greater depth, with long-term, potentially life-changing benefits</li> <li>Creating a strong sense of place and community by linking Sheffield's future as a city with a lively atmosphere, distinctive culture and green, healthy living environment directly to its heritage</li> </ul> <table border="1"> <thead> <tr> <th colspan="4">Weighting and scoring of the qualitative benefits</th> </tr> <tr> <th rowspan="2">Wider benefit</th> <th rowspan="2">Weight</th> <th colspan="2">Park Hill Art Space</th> </tr> <tr> <th>Score</th> <th>Weighted score</th> </tr> </thead> <tbody> <tr> <td>Catalyst for investment</td> <td>25%</td> <td>9</td> <td>2.25</td> </tr> <tr> <td>Levelling up access to arts and music</td> <td>30%</td> <td>9</td> <td>2.7</td> </tr> <tr> <td>Sense of place and community</td> <td>20%</td> <td>8</td> <td>1.6</td> </tr> <tr> <td>Sustainable development</td> <td>25%</td> <td>6</td> <td>1.5</td> </tr> <tr> <td><b>Total</b></td> <td><b>100%</b></td> <td></td> <td><b>8.1</b></td> </tr> </tbody> </table> |                     |                | Weighting and scoring of the qualitative benefits |  |  |  | Wider benefit | Weight | Park Hill Art Space |  | Score | Weighted score | Catalyst for investment | 25% | 9 | 2.25 | Levelling up access to arts and music | 30% | 9 | 2.7 | Sense of place and community | 20% | 8 | 1.6 | Sustainable development | 25% | 6 | 1.5 | <b>Total</b> | <b>100%</b> |  | <b>8.1</b> |
| Weighting and scoring of the qualitative benefits   |  |                     |                |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| Wider benefit   | Weight   | Park Hill Art Space |                |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
|   |  | Score               | Weighted score |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| Catalyst for investment   | 25%  | 9                   | 2.25           |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| Levelling up access to arts and music   | 30%  | 9                   | 2.7            |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| Sense of place and community  | 20%  | 8                   | 1.6            |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| Sustainable development   | 25%  | 6                   | 1.5            |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| <b>Total</b>  | <b>100%</b>  |                     | <b>8.1</b>     |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| <p><b>C15. Deliverability</b><br/> Deliverability is one of the key criteria for this Fund and as such any bid should set out any necessary statutory procedures that are needed before it can be constructed.</p> <p>The following statutory procedures will be required to be achieved before the project can be constructed</p> <ul style="list-style-type: none"> <li>Planning consent</li> <li>Listed building consent</li> <li>Building Regulations Approval</li> </ul> |  |                     |                |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |
| <p><b>C16. The Bid - demonstrating investment or ability to begin delivery on the ground in 2021-22</b></p>   |  |                     |                |   |  |  |  |               |        |                     |  |       |                |                         |     |   |      |                                       |     |   |     |                              |     |   |     |                         |     |   |     |              |             |  |            |

As stated in the prospectus UKG seeks for the first round of the funding that priority will be given to bids that can demonstrate investment and ability to deliver on the ground in 2021-22

The programme included in **Appendix 7.3** sets out the activities required to deliver the project. It has been prepared taking into consideration the nature of the project and the risks identified (particularly third party risks), to set out a robust plan for delivery. The result of this is that construction work will start within the 2021/22 financial year.

C17. Does this project includes plans for some LUF expenditure in 2021-22?

Yes  
 No

C18. Could this project be delivered as a standalone project or do it require to be part of the overall bid?

Yes  
 No

C19. Please provide evidence

This project is not dependent on the other two projects contained within this bid: it could be delivered as a standalone project. The net benefit of each project would, however, be compounded should all three projects obtain the funding required to proceed. The projects represent a joined-up approach to the large-scale regeneration of an area by the conversion of three key heritage sites into cultural and community spaces. The three projects in combination have the potential to reshape and revitalise the Castlegate and Park Hill areas, creating a diverse and attractive cultural quarter.

C20. Can you demonstrate ability to deliver on the ground in 2021-22.

Yes  
 No

C21. Please provide evidence

The programme included in **Appendix 7.3** sets out the activities required to deliver the project. It has been prepared taking into consideration the nature of the project and the risks identified (particularly third party risks), to set out a robust plan for delivery. The result of this is that construction work will start within the 2021/22 financial year.

**Statutory Powers and Consents**

|  |  |
|--|--|
| <p>C22. Please list separately each power / consents etc obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be referenced in your project plan.</p> | <p>Planning and listed building consent - granted on 28 August 2019. The consent contains typical conditions which include the requirement to submit details of materials to be used for approval, and that the works have to commence within 3 years of the consent.</p> <p>Date of expiry: the development shall be begun not later than the expiration of three years from the date of the decision.</p> <p>There are a number of technical conditions relating to both consents:</p> <ul style="list-style-type: none"> <li>o Approval of sample materials for external finishes by the Local Planning Authority</li> <li>o Additional design details of elements of the facade to be approved by the LPA</li> <li>o Masonry and other samples to be available on-site for approval by the LPA</li> <li>o Approval of design and location of internal light fittings by the LPA</li> <li>o Location and appearance of new services to be approved by the LPA</li> </ul> <p>The project programme shows that the work that the application relates to is planned to commence on 25 July 2022.</p> |
| <p>C23. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.</p>   | <p>Building Regulations Approval - Building regulation approval will ultimately be received on completion of the construction project. It will take the form of various submissions by the design team and contractor throughout the duration of the project.</p>  |

## ANNEX D - Check List Great Britain Local Authorities

| Questions   | Y/N | Comments   |
|---|-----|------------|
| <b>4.1a Member of Parliament support</b>  |     |            |
| MPs have the option of providing formal written support for one bid which they see as a priority. Have you appended a letter from the MP to support this case?  | Y   | Appendix 1 |
| <b>Part 4.2 Stakeholder Engagement and Support</b>  |     |            |
| Where the bidding local authority does not have responsibility for the delivery of projects, have you appended a letter from the responsible authority or body confirming their support?  | Y   | Appendix 2 |
| <b>Part 4.3 The Case for Investment</b>   |     |            |
| For Transport Bids: Have you provided an Option Assessment Report (OAR)   |     | <b>N/A</b> |
| <b>Part 6.1 Financial</b>   |     |            |
| Have you appended copies of confirmed match funding?  | Y   | Appendix 4 |
| The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Please provide evidence in the form of a letter from an independent valuer to verify the true market value of the land.<br><br>Have you appended a letter to support this case? | Y   | Appendix 5 |
| <b>Part 6.3 Management</b>  |     |            |
| Has a delivery plan been appended to your bid?  | Y   | Appendix 6 |
| Has a letter relating to land acquisition been appended?  | Y   | Appendix 5 |
| Have you attached a copy of your Risk Register?   | Y   | Appendix 8 |
| <b>Annex A-C - Project description Summary (only required for package bid)</b>  |     |            |
| Have you appended a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.                                   | Y   | Appendix 9 |

| Annex E Checklist for Northern Ireland Bidding Entities   |  |  |
|---|--|--|
| Part 1 Gateway Criteria   |  |  |
| You have attached two years of audited accounts   |  |  |
| You have provided evidence of the delivery team having experience of delivering two capital projects of similar size and in the last five years   |  |  |
| Part 4.2 Stakeholder Engagement and Support   |  |  |
| For transport bids, have you appended a letter of support from the relevant district council  |  |  |
| Part 6.1 Financial  |  |  |
| Have you appended copies of confirmed match funding   |  |  |
| The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Please provide evidence in the form of a letter from an independent valuer to verify the true market value of the land.                       |  |  |
| Part 6.3 Management   |  |  |
| Has a delivery plan been appended to your bid?  |  |  |
| Has a letter relating to land acquisition been appended?  |  |  |
| Have you attached a copy of your Risk Register?   |  |  |
| <b>Annex A-C - Project description Summary</b> (only required for package bid)  |  |  |
| Have you appended a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc. |  |  |

