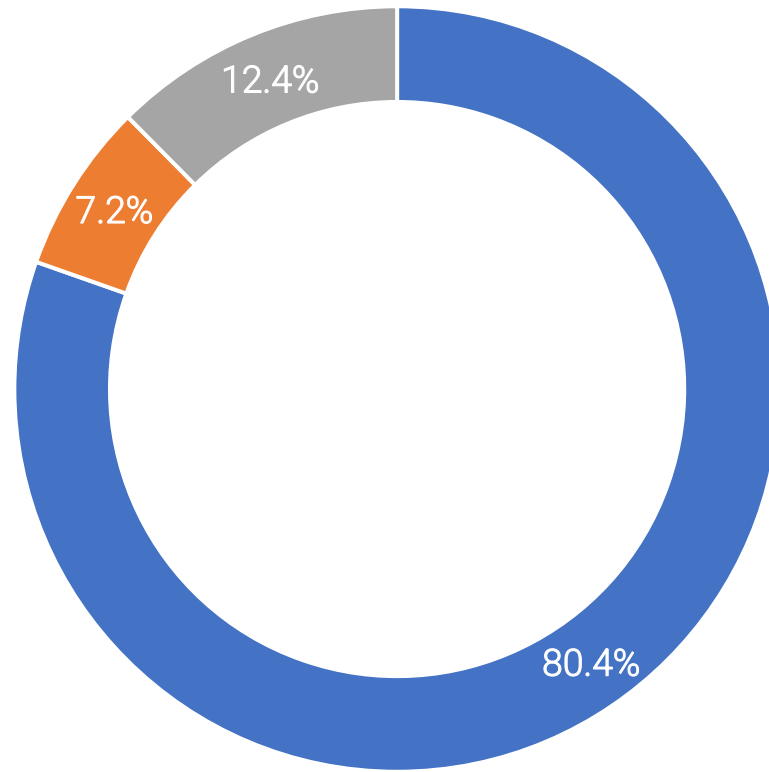


Gleadless Valley Resident Consultation Results

Cooperative Executive Report March 2022

Overall, 80% of all respondents support the proposals for the areas of Gleadless Valley they live in. 7% of respondents are neutral and 12% oppose the proposals.



■ Support ■ Neutral ■ Do not support

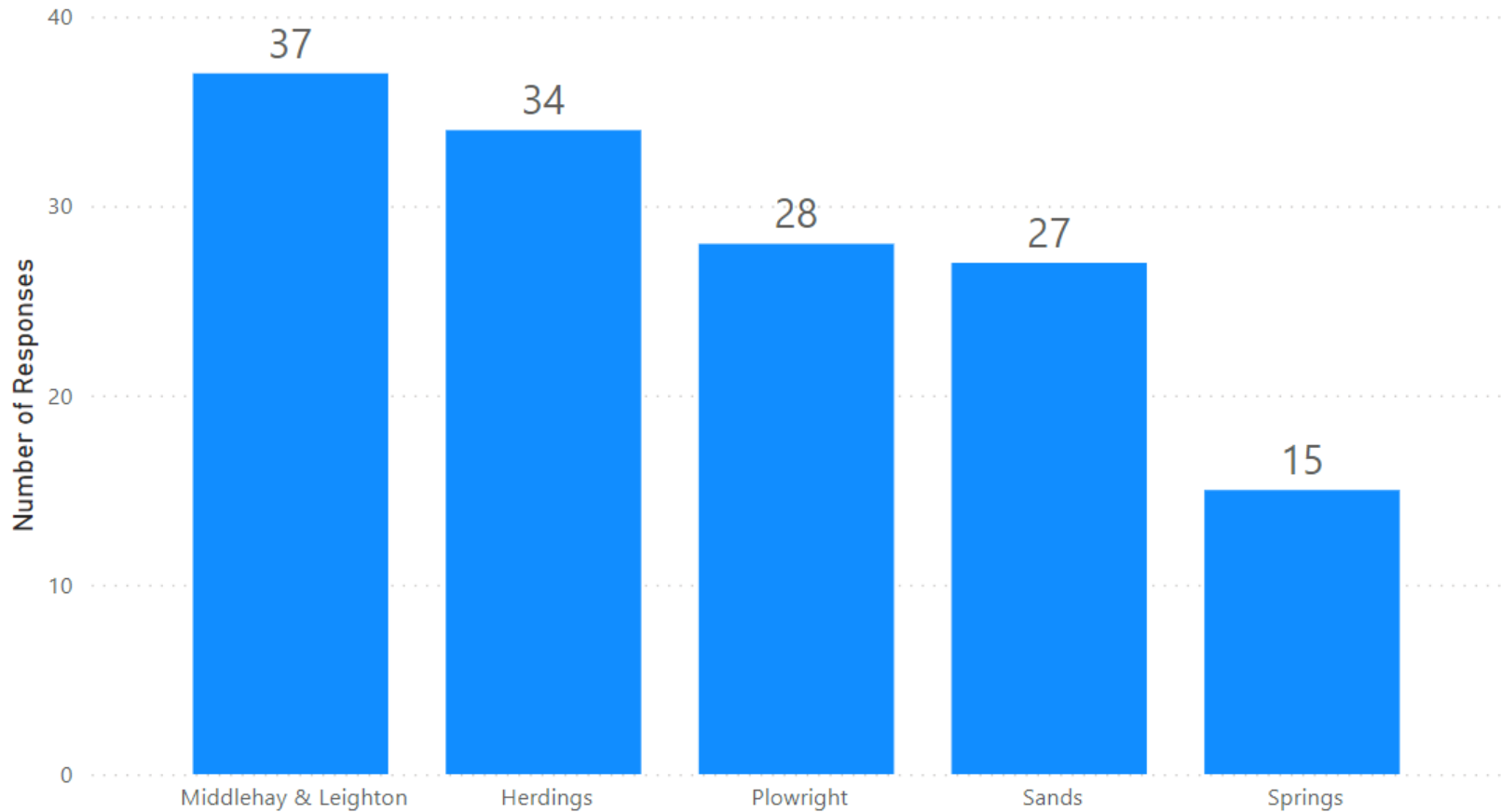
Across the 4 tenure types,

123 support the proposals, **11** are neutral, and **19** do not support the proposals.

COUNCIL TENANT RESPONSES.

Responses as of 04/03/2022

Number of Responses

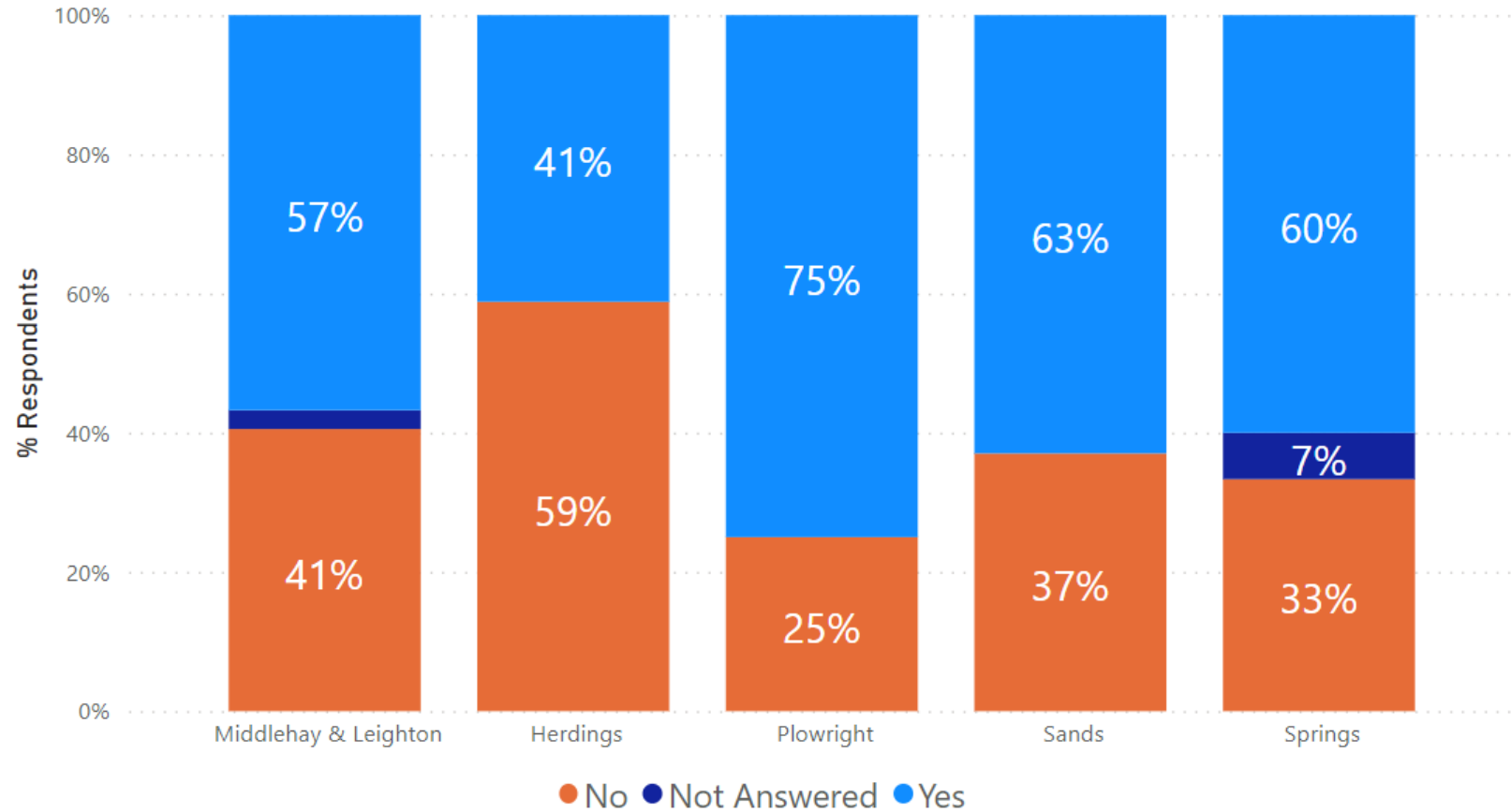
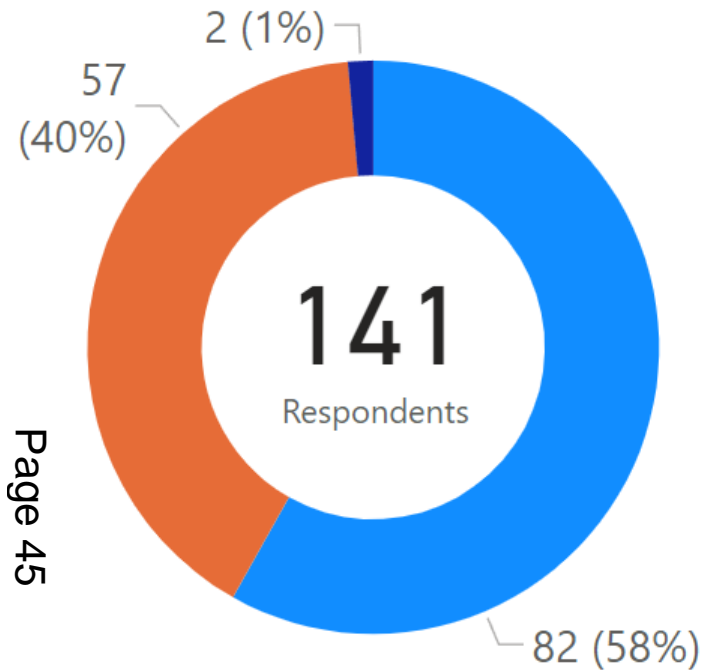


141

Respondents

We have had 141 responses out of 217 council tenants we reached out to. This is a response rate of 65%.

Are you aware the Council has been developing a masterplan for your area?

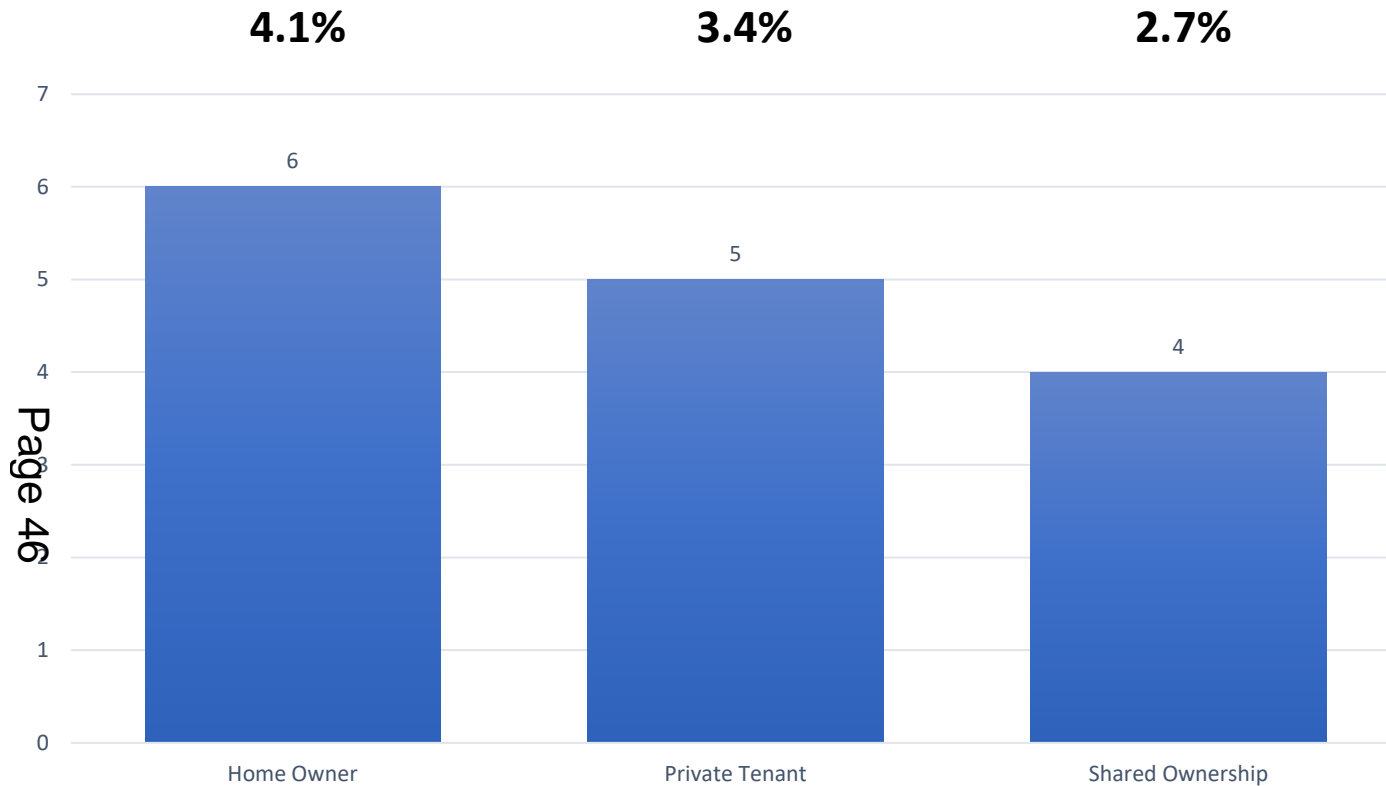


58% of current respondents were aware of the Gleadless Valley masterplan, however this awareness ranged drastically between the different areas of Gleadless Valley. Plowright residents have been the most aware of the masterplan.

Over half of respondents in Herding's were unaware of the masterplan. This area is characterised by 1-bedroom flats.

Comments on this question go into detail about when and how tenants learnt about the plan, or about the extent they are aware of the plan.

What other rehousing options is the tenant interested in?



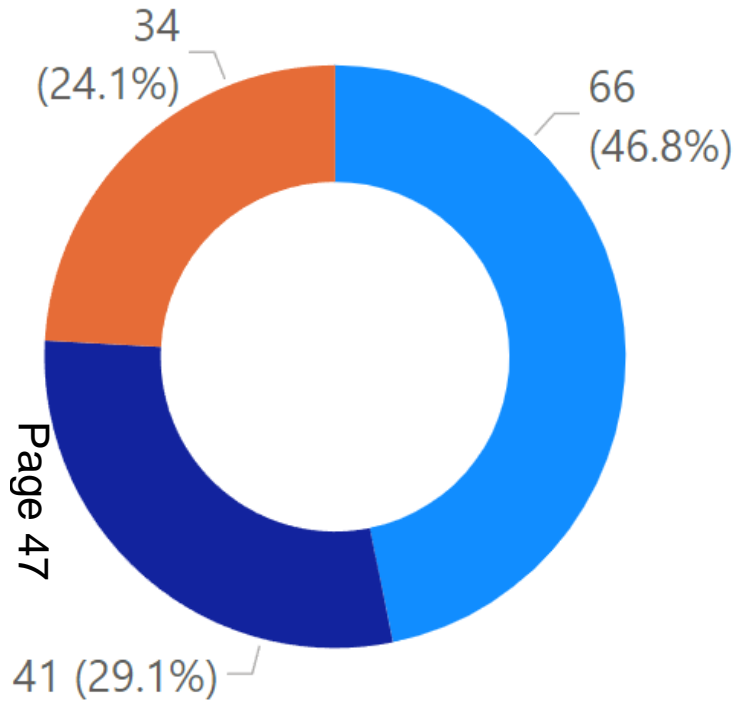
Theme	Count	%
Wants to remain in a Council House or Housing Association.	101	72%
Would consider other housing options but has a preference for Council House or Housing Association	6	4%
No clear preference in comment box	11	8%
No comment	23	16%
Total wanting to remain in a Council Property	107	76%

At least 76% of respondents mentioned that they'd prefer to remain in a Council tenancy if they were rehoused. 4% of total respondents said they would consider other rehousing options however their preference is Council tenancies.

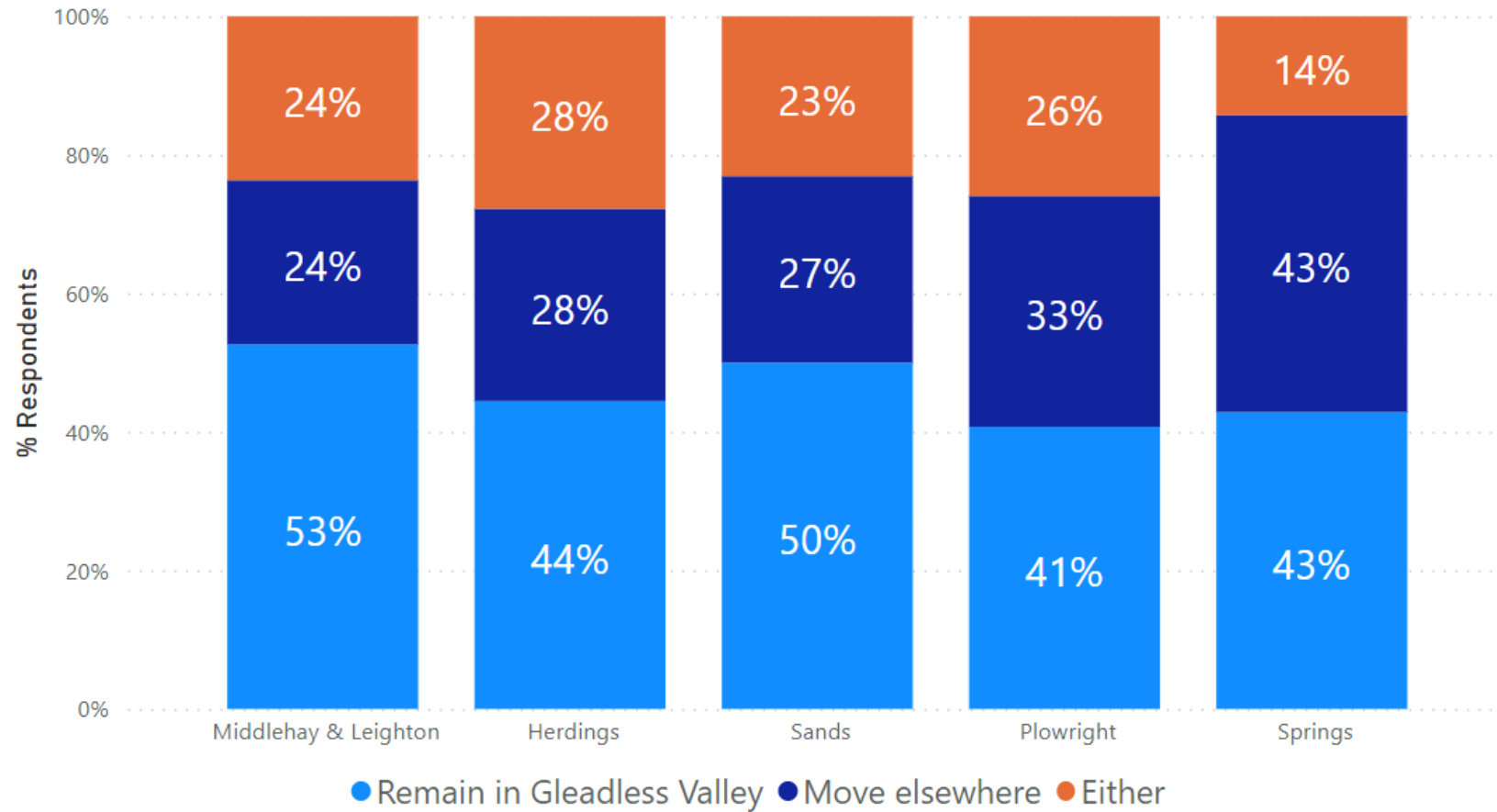
Several people also mentioned their intentions of using RTB to purchase their Council property in the future.

8% of respondents didn't have a clear preference for rehousing option provided in the comment field.

Would the tenant want to remain in Gleadless Valley or move elsewhere?



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47% of respondents want to remain in the valley, however this differs greatly between areas. 29% of respondents want to move out of the valley. 24% of respondents would consider remaining or moving elsewhere.

Comments on this question go into detail on why residents would want to remain in the valley or leave.

Schools, communities, friends and family are all considerations for why some respondents want to remain in the valley.

Of the 47% of tenant respondents who said they'd want to remain within Gleadless Valley, the key themes include:

Reason for wanting to remain in Gleadless Valley	Number of comments which contained this theme (SCC Tenants)
Remain close to family and friends	15
Remain close to schools	14
Have lived in Gleadless Valley for a long-time	8
Familiar with the area	4
Would like to remain in a specific area of Gleadless Valley	4
Gleadless Valley has good/convenient transport links	3
Remain due to community	2
Loves the area	2
Works in the Valley	2
Enjoys the local walks and woodlands	1
Would like to remain in Gleadless Valley depending on circumstances when requiring to be rehoused	1
Gleadless Valley has shops and services	1
Feels secure	1
Comment has no clear theme relevant to WHY someone wants to stay in the Valley	8

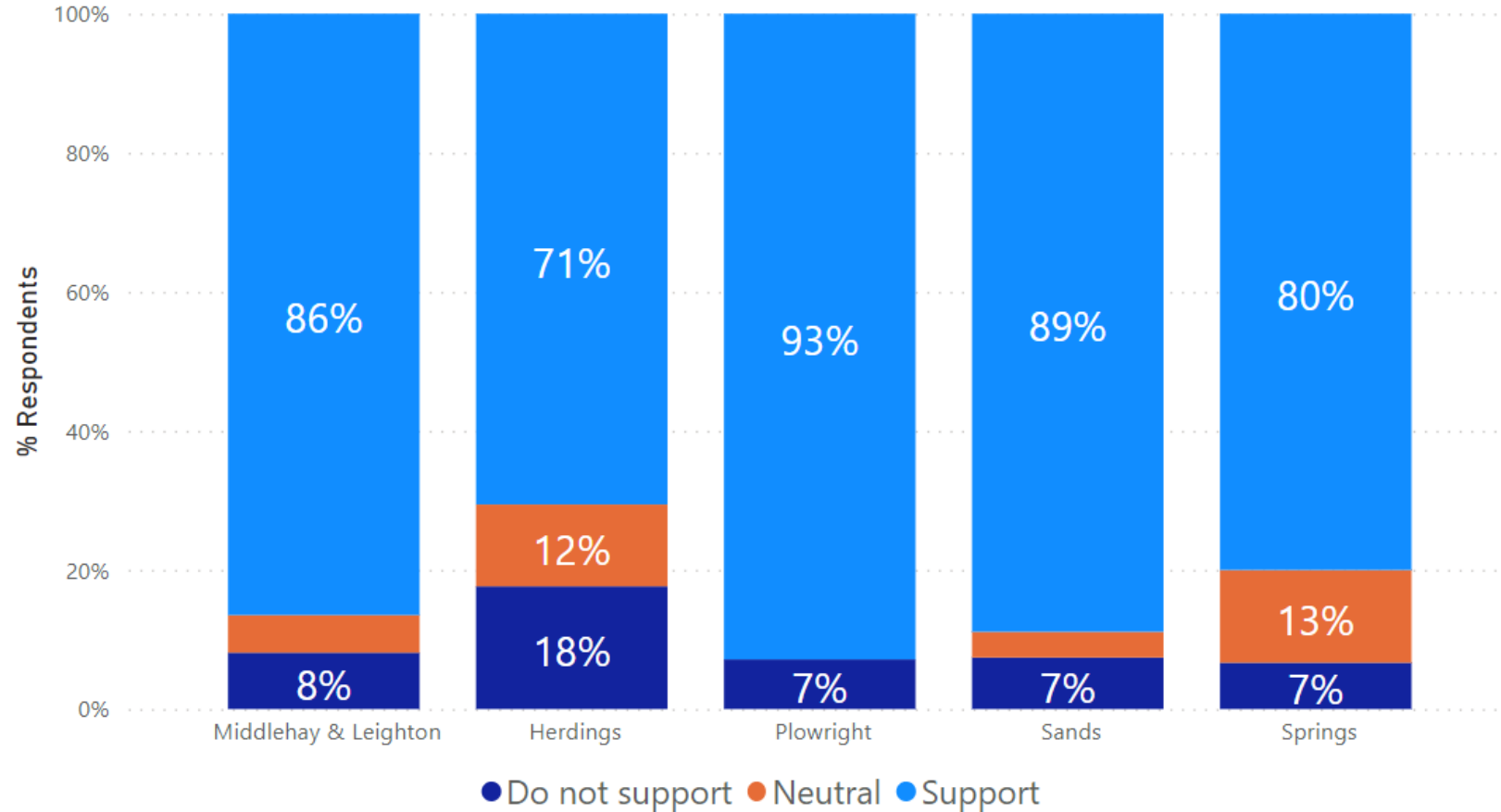
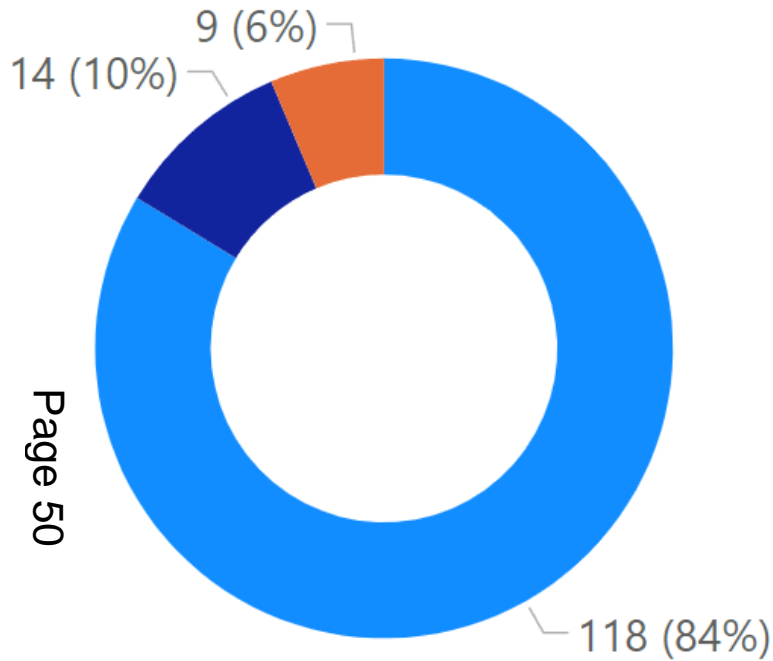
Please note that some responses are more detailed than others. Not every response has a comment detailing their reasoning. If multiple themes appear in a single comment I have broken them out in this tally.

29% of current SCC tenants would want to leave Gleadless Valley. These are the most frequent reasons for wanting to leave the valley:

Reason for wanting to relocate outside Gleadless Valley	Number of comments which contained this theme (SCC Tenants)
Would like to move to specific area of Sheffield	9
Move closer to family	9
Move towards schools	5
Would like to move out of Gleadless Valley due to concerns around ASB, drugs or crime	4
Would only like to remain in Gleadless Valley depending on rehousing provided	3
Move closer to place of work	2
Doesn't like living in Gleadless Valley	2
Concerned the area won't improve after the masterplan due to ASB	1
Closer to city centre	1
Move somewhere flatter for accessibility	1
Closer to hospital	1
Would like to move due to disrepair	1
Move out of Gleadless for mental health	1
Move out of Sheffield	1
Comment has no clear theme relevant to WHY someone doesn't want to stay in the Valley	4

Please note that some responses are more detailed than others – if multiple themes appear in a single comment I have broken them out in this tally.

How does the tenant feel about the proposals for their respective areas?



84% of all Council Tenant responses so far have been in support of the proposals.

Residents in Herding's have shown the least support for the proposed plans in their area of the Gleadless Valley, with 18% of respondents not supporting the proposals.

84% of tenant respondents currently support the plans for masterplan.

Reason for supporting proposal	Number of comments which contained this theme (SCC Tenants)
Properties are old and/or in disrepair	15
Would benefit/improve the area (such as in appearance)	14
Proposals may improve ASB, crime and drug use in the neighbourhood	8
Modernising the Valley	5
Wants to live in a house and/or area they can be proud off	2
Good for the community	1
Properties would have private gardens	2
Supports as has opportunity to stay in the valley afterwards	1
Council will help with rehousing	1
Would improve the valley for residents in local care home	1
New houses will encourage residents to remain in the valley longer	1
Comment doesn't detail WHY they support proposals	27

Please note that some responses are more detailed than others – if multiple themes appear in a single comment I have broken them out in this tally.

10 % of tenant respondents don't support the plans.

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Reason for not supporting proposal	Number of comments which contained this theme (SCC Tenants)
Wants to remain in current property	8
Concerns around the bidding process of getting a new property	2
Concerned "bad" tenants would be put into the new builds	1
Concerns around the financial aspect of rehousing	1
Plans are too tall for the area	1
Concerned they will be forced to downsize (i.e. going from a 3-bed to a 1-bed)	1
Wants the masterplan only to improve the external image of the valley	1
Comment doesn't detail WHY they don't support proposals	0

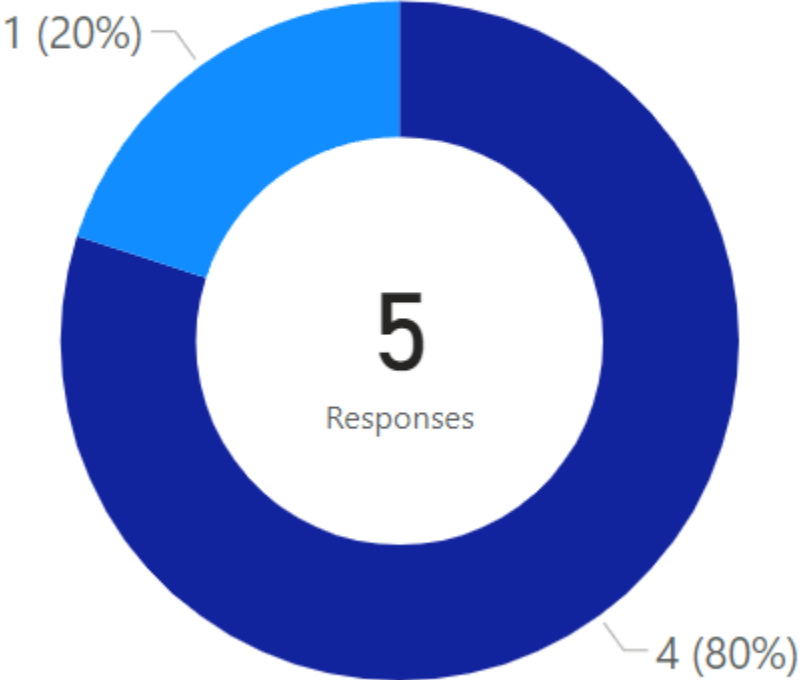
Some tenants mentioned that they'd support the plans if they didn't have to move from their current property. Reasons for not wanting to move from current property include age, stress, memories and hassle.

Please note that some responses are more detailed than others – if multiple themes appear in a single comment I have broken them out in this tally.

OWNER OCCUPIER RESPONSES.

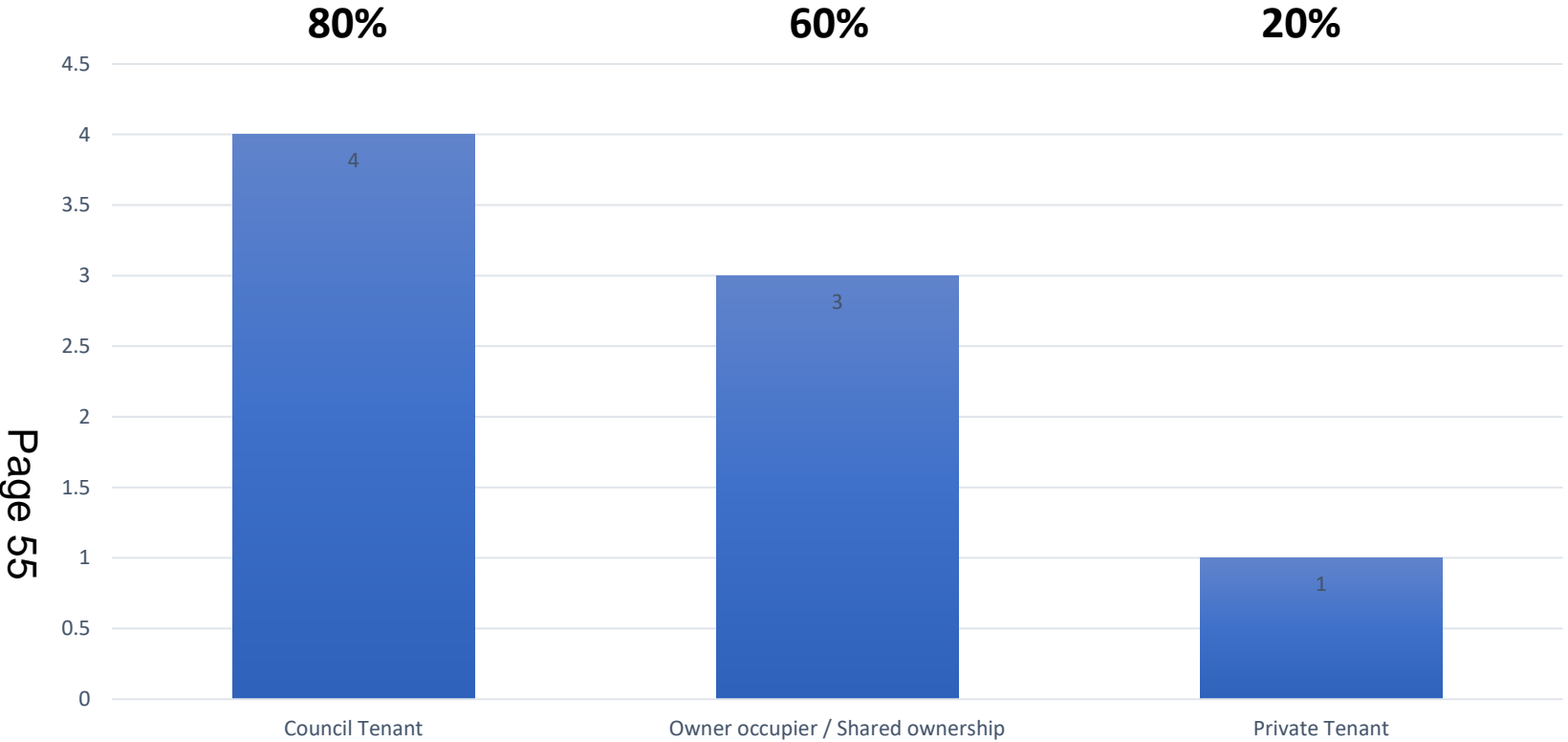
Responses as of 04/03/2022

Are you aware the Council has been developing a masterplan for your area?



100% of owner-occupier interviews have been conducted. Most were aware of the masterplan.

What other rehousing options is the owner-occupier interested in?

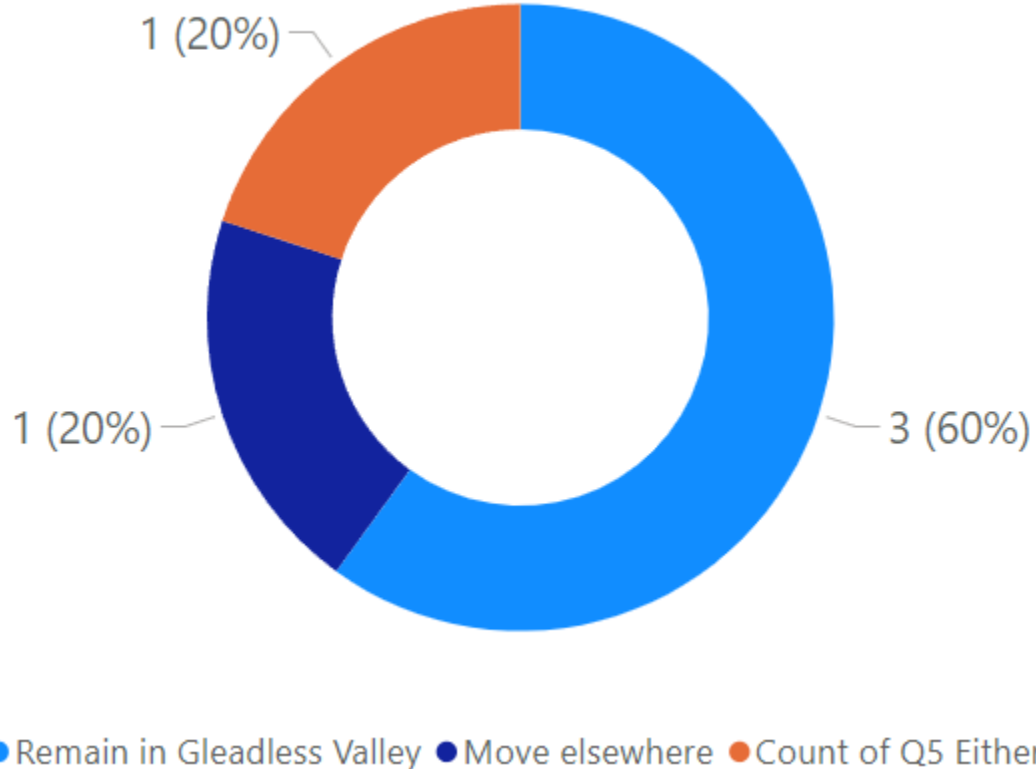


80% of owner-occupiers interviewed are interested in becoming council tenants as a rehousing option. However in some instances, this was to enable them to RTB or utilise their 2nd RTB if the proposals went ahead, rather than choosing a council tenancy as the preferred tenure

There are owner-occupier concerns around being forced to downsize, or being unable to afford another mortgage due to getting the property originally on RTB/ or other external factors affecting them securing a mortgage.

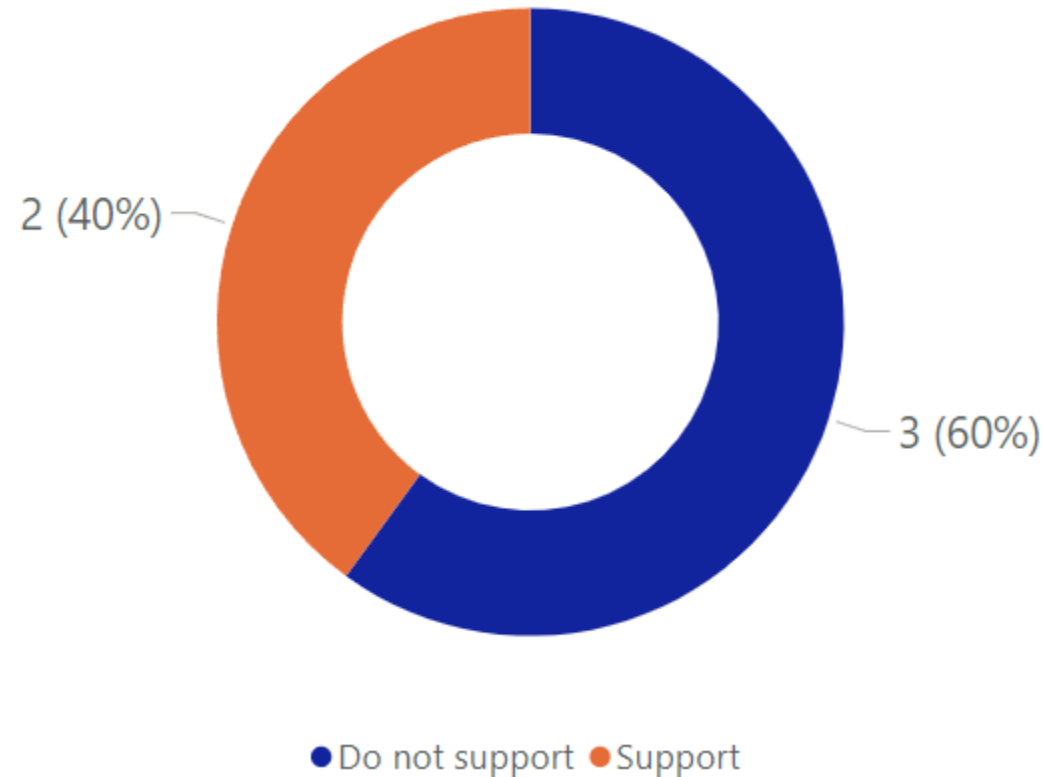
Note – someone can select multiple different rehousing options.

Would the owner-occupier want to remain in Gleadless Valley or move elsewhere?



Schools, work and family were key reasons for why many owner-occupiers would prefer to remain in the Valley. Though some residents mentioned that they'd want to remain within proximity of Gleadless Valley – so adjoining neighbourhoods may still be in consideration.

How does the owner-occupier feel about the proposals for their respective areas?



3 of the 5 owner-occupiers don't support the proposals.

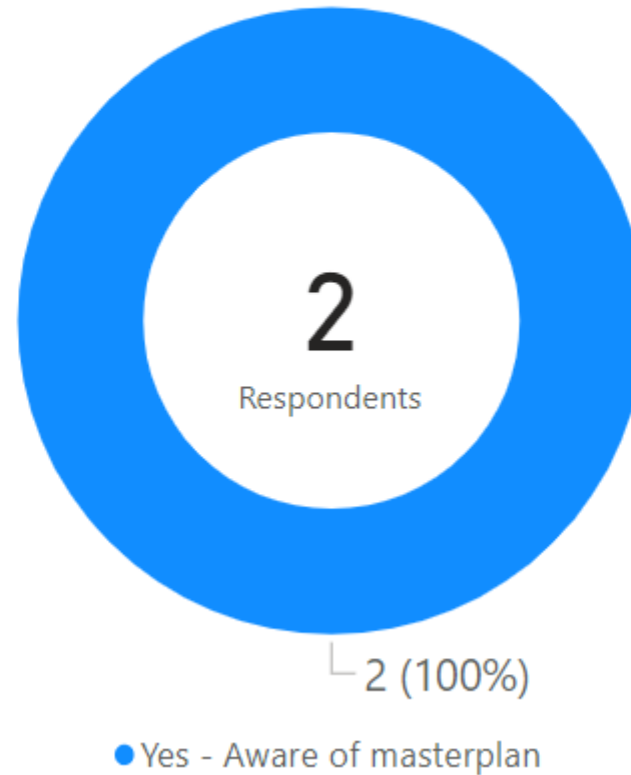
Some residents are concerned about the cost of moving, and the uncertainty on whether they'd be able to secure another mortgage (either due to getting the property on RTB or other external factors affecting them getting a mortgage). Also that they had invested significantly in their current property and to improve it to their liking.

Suggestions that the money should be spent externally improving the housing, rather than remodelling or replacing

PRIVATE TENANT RESPONSES.

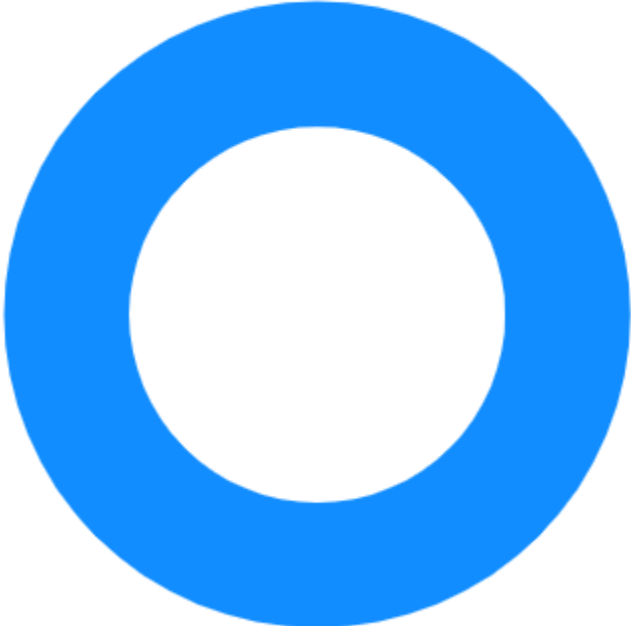
Responses as of 04/03/2022

Are you aware the Council has been developing a masterplan for your area?



Only 2 private tenant interviews have been conducted. This is out of 10 private tenants written to, giving us a 20% response rate.

Would the private tenant want to remain in Gleadless Valley or move elsewhere?

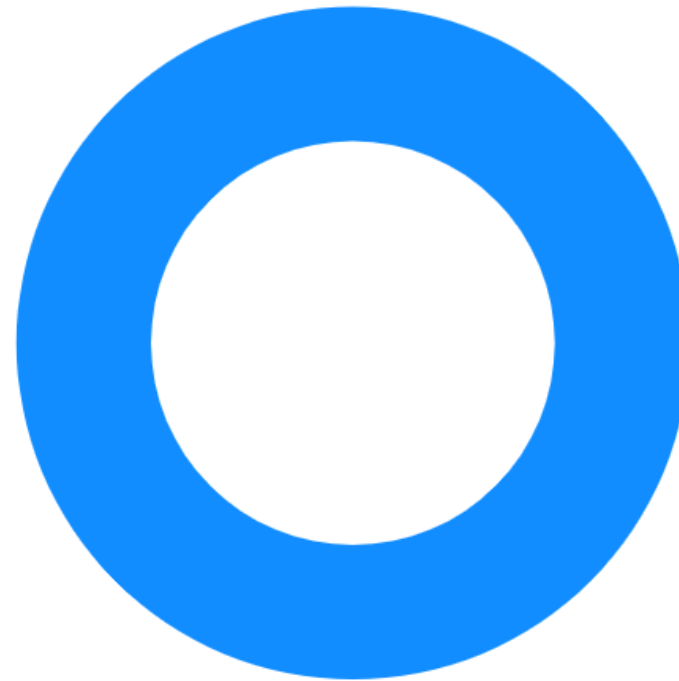


2 (100%)

● Move elsewhere ● Remain in Gleadless Valley ● Either

Both tenants interviewed would prefer to remain in Gleadless Valley.

How does the tenant feel about the proposals for their respective areas?



2 (100%)

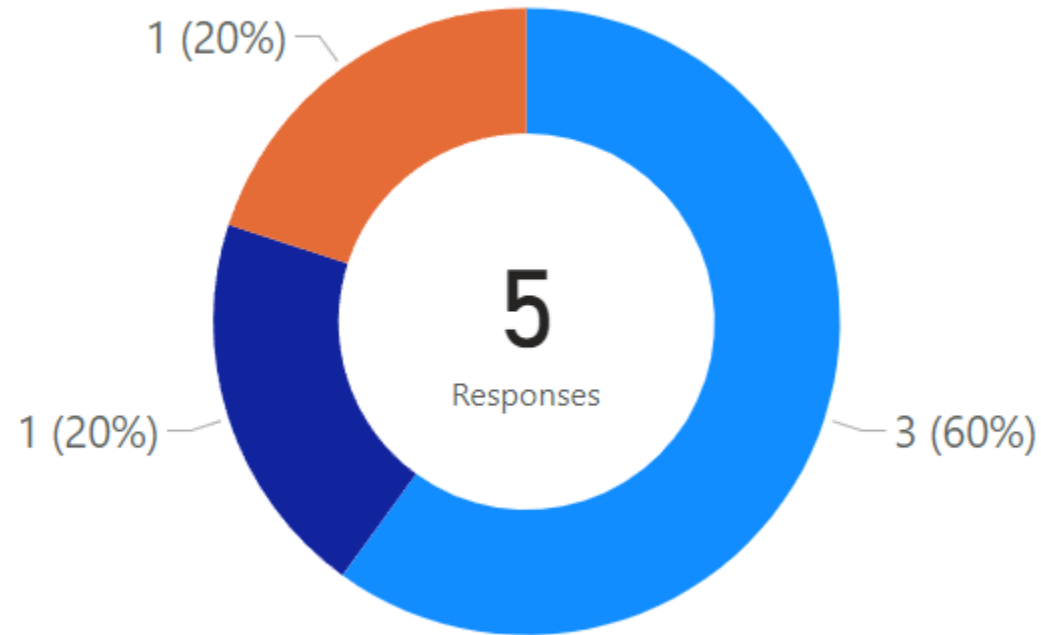
● Support

Both private tenants supported the proposals

LANDLORD RESPONSES.

Responses as of 04/03/2022

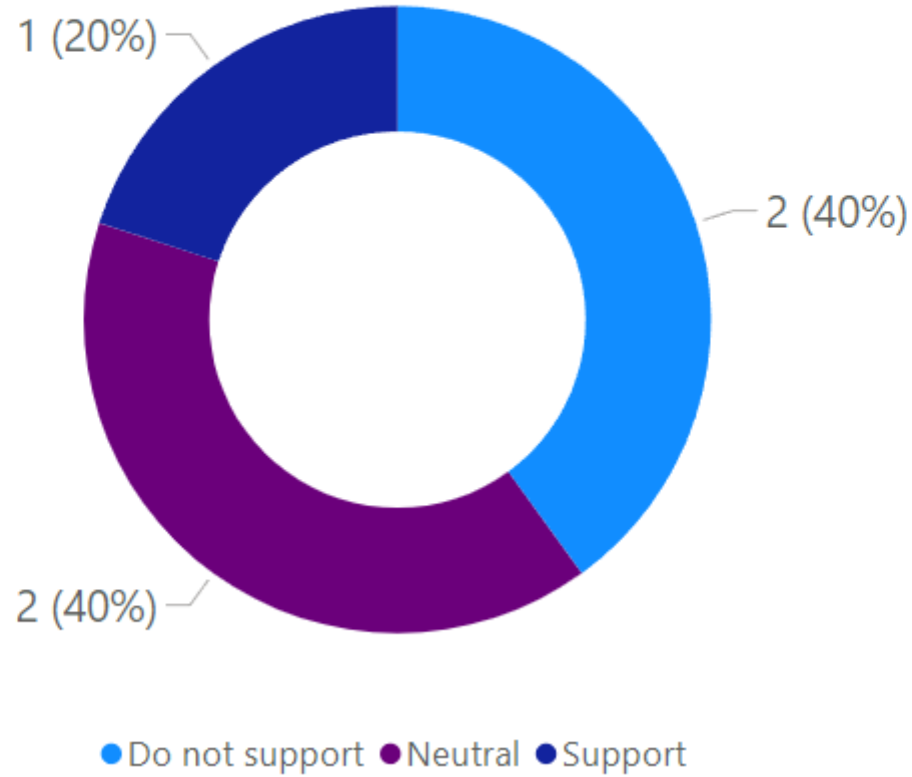
Are you aware the Council has been developing a masterplan for your area?



● No - Unaware of masterplan ● Not Answered ● Yes - Aware of masterplan

Of the 5 landlord leaseholders interviewed, most were unaware of the masterplan. We wrote to 10 leaseholder landlords, with our response rate being 50%.

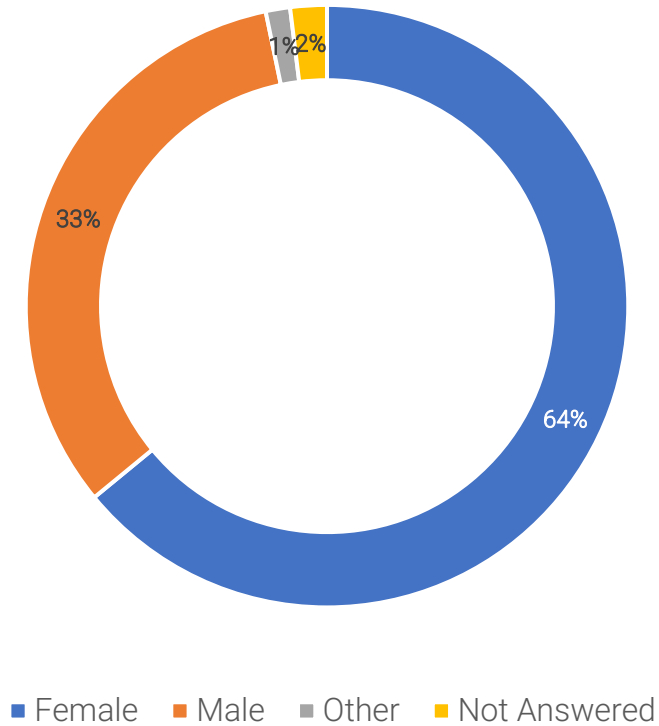
How does the leaseholder landlord feel about the proposals for their respective areas?



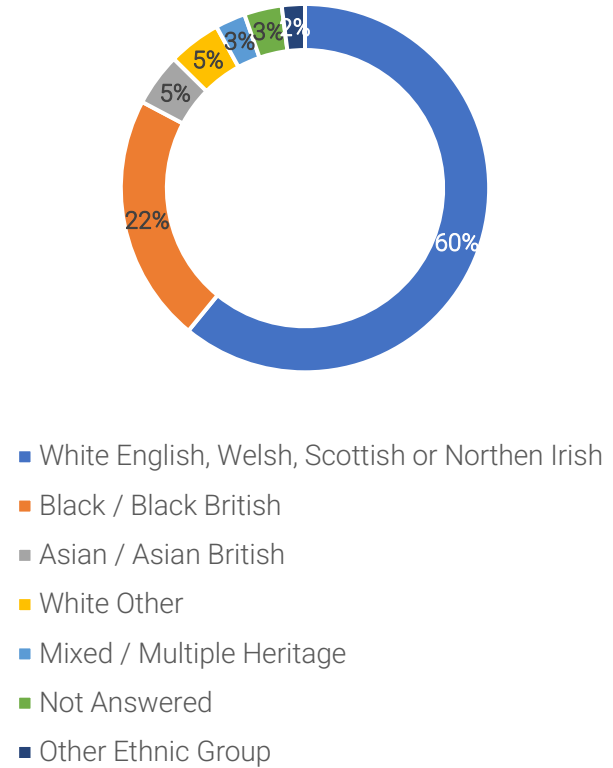
Only 1 leaseholder landlord supports the proposals, with 2 being neutral and 2 not supporting.

Equalities Breakdown

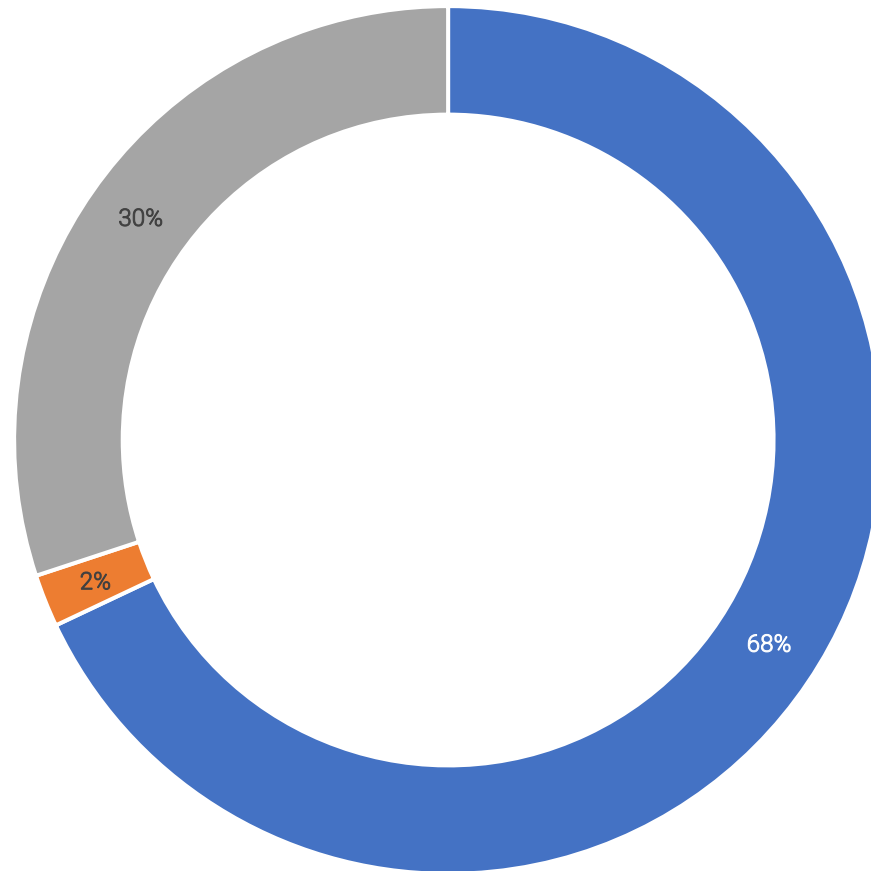
Sex of Respondents



Ethnicity of Respondents



Does the respondent have a disability?



■ No ■ Not Answered ■ Yes

Gleadless Valley Wider Consultation Results

Cooperative Executive Report March 2022

Housing Proposals

Top themes respondents like about the proposals

Themes	Count
Improving the external image/presentation of housing	11
Improving the standard/quality of housing	6
Approves of private garden spaces being added	6
Makes the area more modernised	6
Proposals will make residents feel safer	4

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Top themes respondents dislike about the proposals

Themes	Count
We need additional parking alongside new properties or improvements should be made to areas that can facilitate parking.	9
Some views may be obscured by proposed buildings	6
Proposals don't tackle ASB / ASB could undo progress / ASB may increase due to more residents / ASB will still make residents feel negative	6
Living conditions in current stock should be improved first	5
Uncertainty of relocation/rehousing	4

Other comments

Summarised comment	Count
Believes Council should improve properties people don't want to live in, such as Callow High Rise Flats, instead of building new builds.	2
We need better infrastructure	1
We need a better shopping district	1
Parking considerations need to be made alongside proposed schemes	1
Overgrown hedges are an issue in the valley and can make some walkways impassable	1
There are issues around littering and fly tipping in the valley which need to be addressed	1
Wants more 4 bedroom properties built near Bankwood Close.	1
Concerns that not all the plans will happen due to the cost	1
Concerns around property allocation – i.e. couples only getting 1 bedroom properties	1
Concerns on if the proposals actually go ahead	1
Parking congestion can reduce visibility and safety for children playing	1
Green space should come first	1
Properties need to be looked after and maintained into the long-term	1
Proposal doesn't go far enough.	1
Council needs to focus on cleaning the area (i.e. rubbish)	1
Maisonettes and flats need demolishing	1
The whole community needs to be considered including older generations	1
Area may become cramped with additional housing	1

General opinion of the housing proposals

Themes	Count
Respondent likes proposals	16
Respondent likes proposals but is sceptical they will happen	4
Respondent likes parts of the proposals, but has also has dislikes/concerns	23
Respondent likes proposals but has suggestions	14
Respondent likes proposals but wants more details on how they'll be affected	1
Respondent doesn't like proposals	9
Respondent hasn't left a comment on this section	12
Respondent has left a suggestion, but not enough information to determine overall opinion	8
Not enough information to determine whether someone likes or doesn't like proposal	7

The housing proposal section has the highest response rate of public consultation.

It is also the most divisive.

Many respondents like the proposals put forward (or at least part of the proposals), but have issues and concerns.

Some of the key concerns identified in people's responses are around a lack of parking, views being obstructed by the proposed housing and ASB continuing in the Valley despite the proposals.

It is worth noting that the level of detail in responses varies, with some responses providing criticism and suggestions, while other comments go into less detail or don't provide obvious opinion.

This tally is based on interpretation of a respondents written comments across three questions.

Shared and Green Space Proposals

Top themes respondents like about the proposals

Themes	Count
Wildflower planting and adding more trees	7
Improving walking routes and footpaths	5
Will improve the image of the valley	5
Improving local wildlife	4
Increased parking (at Bankwood Road)	4

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Top themes respondents dislike about the proposals

Themes	Count
Concerns around ASB, crime and vandalism (includes comments on dirt/quad bikes on green spaces)	10
Concerns over long time maintenance	10
Doesn't support under used open spaces being used to build new homes	4
Plans are too green – not enough flowers	2
No clear walking routes or cycle paths	2

Other comments

Summarised comment	Count
Comments made about ongoing maintenance	6
Concerns ASB, drinking, littering, fly-tipping or quad/dirt bikes will ruin the developments. Or that improving outdoor spaces will further incentivise this behaviour.	4
Footpaths need to be well lit	1
Concerns that some residents may ruin these developments	1
Additional parking needs to be created	1
More properties need private gardens	1
More green spaces needed around Gaunt Road	1
Tenants should be made to keep area maintained	1
Unnecessary expenditure	1
The valley needs more children play areas	1
CCTV needs to be placed throughout the valley	1
New footpaths must be installed to prevent vehicles from driving on grass or planted areas	1

General opinion of the green and shared proposals

Themes	Count
Respondent likes proposals	24
Respondent likes proposals but is sceptical they will happen	0
Respondent likes parts of the proposals, but has also has dislikes/concerns	24
Respondent likes proposals but has suggestions	7
Respondent doesn't like proposals	2
Respondent hasn't left a comment on this section	21
Respondent has left a suggestion, but not enough information to determine overall opinion	8
Not enough information to determine whether someone likes or doesn't like proposal	8

The majority of respondents have liked the green and shared space proposals (or at least elements of them).

Many respondents did cite concerns or suggestions (which can be seen better on previous slides).

The key issues throughout this section are:

ASB – Concerns some of the green and shared space proposals could be ruined by individuals.

Maintenance – how will these spaces been looked after in the long-term?

Losing green space to new housing – not in support of using underused green space for new housing

Services and Facilities Proposals

Top themes respondents like about the proposals

Themes	Count
More activities for young people	6
Approves of Gaunt Road shops being improved	4
Supports plans for older persons' scheme	2

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Top themes respondents dislike about the proposals

Themes	Count
Concerns that until ASB is addressed there will be no real change	3
Not enough detail about youth clubs	3
Doesn't believe the plans will actually happen	2
Bus routes must be improved / Accessibility	2

Other comments

Summarised comment	Count
Hopes Gaunt area gets a supermarket.	1
Hopes Blackstock Road and Herdings are connected via bus route	1
Newfield Green shopping area has regular ASB	1
Concerns that plans won't eradicate ASB	1
Would like to see more solutions for older people as well as younger people	1
Concerns that Herding's shops will look out-dated next to the proposed new housing	1
We need to incentivise companies to consider Gleadless Valley for shops and investment	1
Plans require more detail	1
Would like to see John O'Gaunt made into a community pub	1
Accessible transport links are important so residents can access opportunities	1
Plans need more activities/facilities for children – suggestion for using the quarry space	1
Services and facilities are the key to Gleadless Valley feeling like a good place to live	1
There need to be more services and facilities for the young people	1
Would like to see better disabled access at shops	1
More parking required	1

General opinion of the services and facilities proposals

Themes	Count
Respondent likes proposals	15
Respondent likes proposals but is sceptical they will happen	2
Respondent likes parts of the proposals, but has also has dislikes/concerns	4
Respondent likes proposals but has suggestions	7
Respondent doesn't like proposals	4
Respondent hasn't left a comment on this section	35
Respondent has left a suggestion, but not enough information to determine overall opinion	13
Not enough information to determine whether someone likes or doesn't like proposal	14

Survey engagement is more lacking for this section, with many respondents not providing any feedback. There are also 27 comments where comments provided aren't in enough detail to determine if they like or dislike the proposals.

People are concerned that until ASB is addressed there will be no real change, particularly around the shopping centres.

Respondents are also wanting more detail on the possibility of youth clubs in the valley. Improved bus routes / accessibility to services was also noted as something people wanted to see.

Employment and Skills Proposals

Top themes respondents like about the proposals

Themes	Count
Will help to reduce unemployment and improve skills	9
Working with community led organisations	3
Apprenticeships	2
Clearer pathway for young people from school to work	1
Tackling a root issue in Gleadless Valley	1

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Top themes respondents dislike about the proposals

Themes	Count
Employment won't improve until drug issues are resolved	2
Uncertain proposals will actually happen	2
Doesn't see many jobs being created	1
There needs to support for young parents in life skills	1
Not enough activities for those who can't work (i.e. disabled, retired, carers)	1
Different households need different support (i.e. disabilities, troubled families, asylum seekers)	1

Other comments

Summarised comment	Count	Cell
Transportation is holding many people back (i.e. unreliable bus services)	1	P2
More details required	1	P3
Current plans are too vague	1	P40
Would like to see adult learning centres return – currently they're online	1	P48
There needs to be liaison with local secondary schools	1	P79

General opinion of the employment and skills proposals

Themes	Count
Respondent likes proposals	19
Respondent likes proposals but is sceptical they will happen	1
Respondent likes parts of the proposals, but has also has dislikes/concerns	3
Respondent likes proposals but has suggestions	1
Respondent doesn't like proposals	2
Respondent hasn't left a comment on this section	55
Respondent has left a suggestion, but not enough information to determine overall opinion	5
Not enough information to determine whether someone likes or doesn't like proposal	8

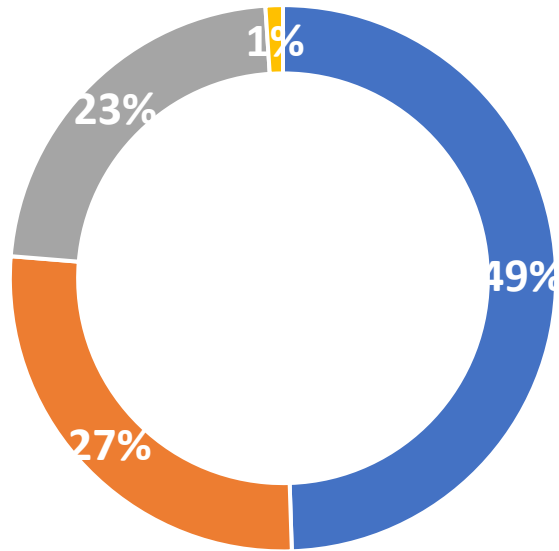
Over half of survey respondents didn't comment on the employment and skills section.

Of those that did, most comments were positive – with respondents citing that unemployment is a serious issue in the Valley.

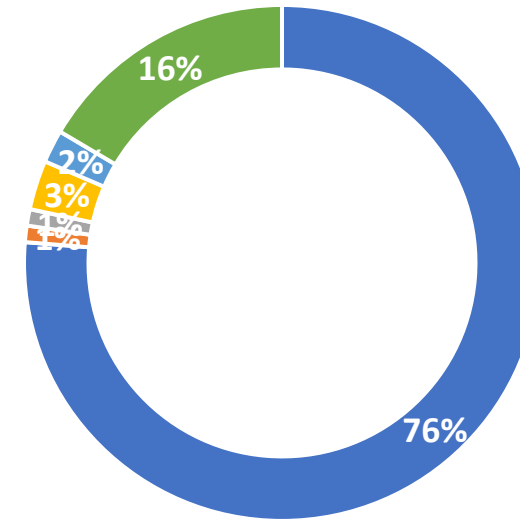
There were a couple of respondents concerned that taking and/or dealing drugs will impact people's willingness to seek employment opportunities.

Some respondents are uncertain these proposals will be delivered.

Equalities Breakdown 1

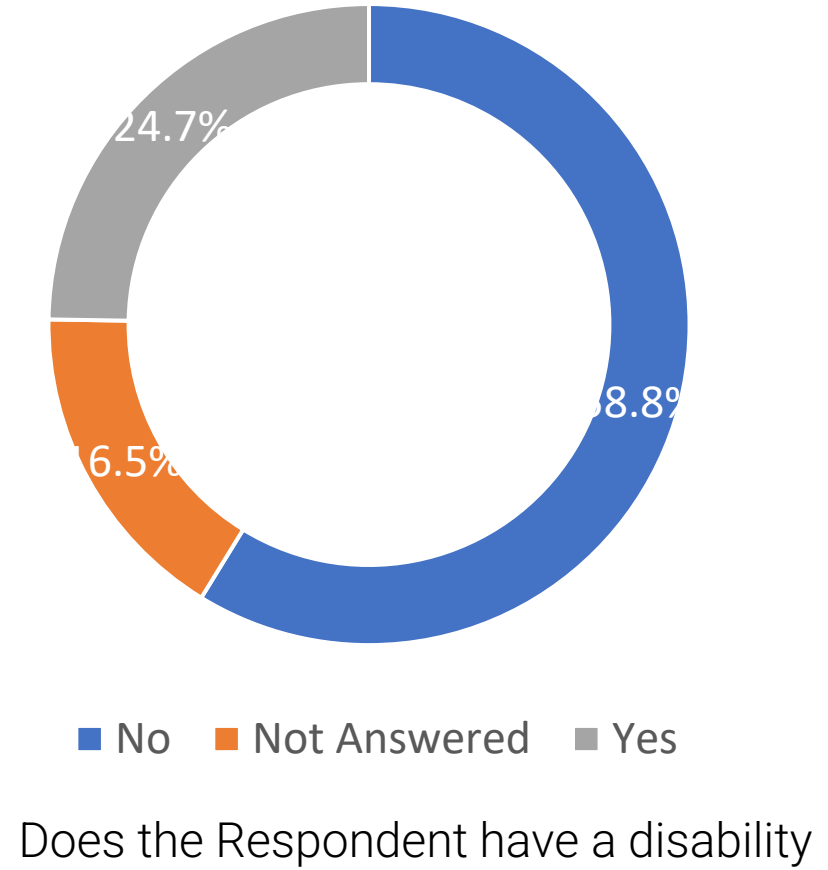
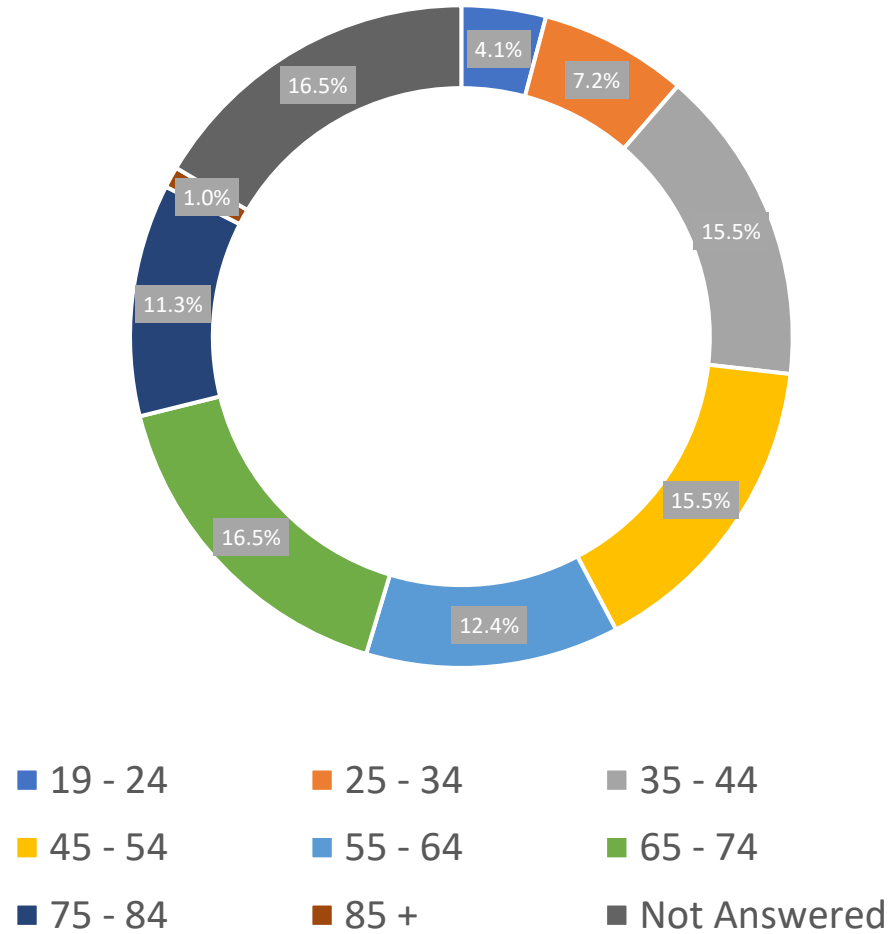


- Female
- Male
- Not Answered
- Other (please state below)

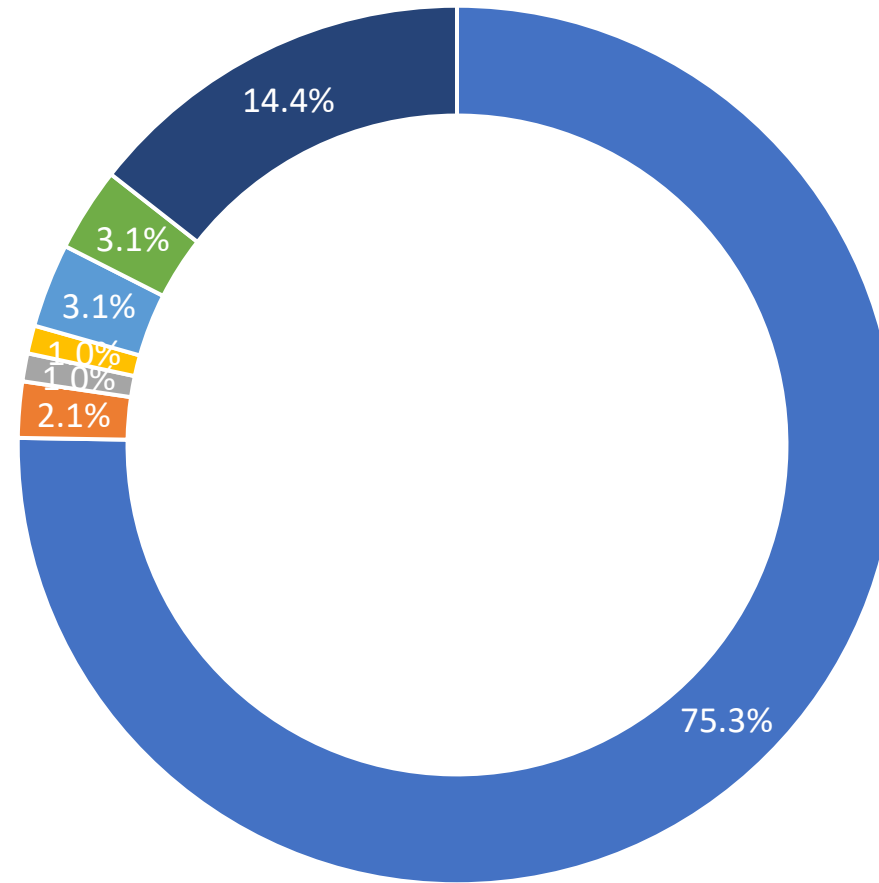


- English/Welsh/Scottish/British/Northern Irish
- Other White background (please state below)
- Asian/Asian British
- Black/Black British
- Mixed/Multiple Heritage
- Not provided

Equalities Breakdown 2



What is the Respondents connection to Gleadless Valley



- I live in Gleadless Valley
- I live and work in Gleadless Valley
- I care for someone who lives in Gleadless Valley
- I visit friend/relative who lives in Gleadless Valley
- I work in Gleadless Valley
- Other
- Not Answered

Comments which give specific suggestions or concerns regarding a specific area of Gleadless Valley.

Housing	Count
We need to improve Callow high rise flats	3
Housing at the top of Gaunt Road may obstruct views	2
Housing on Callow Road would overlook into existing housing	2
Houses on Overend Road would look out of place – instead suggests demolishing the bottom 3 blocks for development.	1
Raeburn Road site is unnecessary due to flats on Morland road already being remodelled. Proposals might reduce green space in the area.	1
It is a shame there are no proposals for Bankwood Close (mentions needing a 4 bedroom and wanting to remain in the area)	1
Comment on maintenance issues for houses on Raeburn Road (roofs renewed, trees causing gutters to block)	1
There are a lot of 3 story houses on Blackstock Road which would benefit from being provided private gardens.	1
We should remove or remodel the existing two blocks in Ironside / Blackstock	1
Unsure on proposed new builds on Blackstock, Abney and Callow	1
The Callow site has underground springs which might impact feasibility of the site	1
Earlier stages of the consultation mentioned exploring the old Hemsworth School site for housing. Would like more details on how earlier site allocations were considered	1
Housing proposed on Gleadless Road will affect view, take away children's play areas, and impact parking	1
Housing on Gaunt Road may create a wind tunnel effect	1
Would like more information on Gaunt Road and Hemsworth development	1
Concerned Spring Close Ranch flats will lose distinctiveness by replacing wooden planters on the deck walkways	1
Does not support proposed Overend site as it would create more parking/traffic problems	1
Plan is unclear for Overend area	1
Houses which aren't included in proposals in Middle Hay View, Fleury Place, Fleury Crescent will still looked tattered and worn down.	1
The green space at the side of Buckwood Gleadless Road isn't suitable for buildings as it'll reduce green space. It'll also impact traffic.	1

Shared and Green Spaces	Count
There are areas in Rolleston Woods which can be dangerous to dogs & children due to burnt rubbish and smashed glass	1
Herdings needs deterrents (such as barriers) preventing people driving on green spaces between blocks	1
Not enough developments in Lower Gleadless Valley – proposals must be spread out	1
Not enough green spaces or children play areas around Gaunt Road	1
Would like to see more paths in Herdings park to encourage people to walk around it.	1
Children play areas need to be local to housing as won't be utilised if not close to residents property – suggestions for Rollstone and Hemsworth.	2
Second comment supports this, saying Herdings is too far for children's play areas	
The proposals at Leighton Road aren't suitable due to it being a grassed bank. It is also on the wrong side of the road.	1

Facilities	Count
The Terry Wright Centre could be better utilised as a community resource	2
The proposals should include removing the dump site – turning the dump site into a wildlife hub modelled on Ecclesall Woods Sawmill area	1
Concerns that playing fields in Hemsworth will create noise – need proper fencing on the wood edge near Hemsworth	1
Would like to see John O'Gaunt made into a community pub, which was a plan prior to the Council purchasing it.	1
The old quarry space on Gleadless Road could be used to make more green spaces for children	1

Shopping	Count
Supermarket at Gaunt	1
Newfield Green shops feel unsafe and have high levels of ASB	2
Plans do not mention the shops at Herdings	1
Herdin shops also need investment in order to compliment appearance of new houses.	1
Springs area would benefit from a convenience store as closest shops are down a steep hill.	1
Concerns the remodelling of Herdings will impact customer flow in local shops.	1
Gaunt shops needs a lot of work doing (comment does not go into more detail)	1
Shops at Gaunt/Blackstock and Newfield need improving	1
Quadbikes are driven around the Gaunt Road shops, and even on the steps	1
Most shops at Newfield Green don't have wheelchair access	1

Public Transport	Count
First removed service from Blackstock Road, making it difficult to cross the Valley	1

Roads	Count
Spotswood Road could benefit with speed bumps due to people ignoring the speed limit. Parked cars on either side of the road also obscure vision for drivers.	1
Spotswood, Overend and Gaunt roads are becoming dangerous	1
Constable Road could benefit from being made into a one-way system due to dangerous bends. There have been past accidents on the road.	1
Constable Road should have speed bumps	1
Traffic calming measures should be installed on Blackstock Road near Overend Road. There have been accidents on the bend over the past 5 years.	1
One way system out of Overend past the pub onto Blackstock Road	1

Parking	Count
Bankwood school needs barriers to prevent cars parking on the pavement. Other schools in Sheffield have better drop-off points	1
Poor parking on Raeburn Road. Suggestion for a hard standing on the grass verge similar to on Eastbank Road	1
Improving parking on Constable Road will help the flow of traffic	1
Converting garages on Plowright might impact parking on the estate	1
Not enough parking for existing residents in Overend. When the original houses were built they had communal gardens which fell into disrepair leaving residents without adequate parking. Suggests we provide extra parking.	1
Not enough parking around Gaunt Road	1
Doesn't like option 2 for Bankwood Road as it could lead to cars turning around at school time	1

Question / Comments / Information Received Outside of Formal Consultations

Discussions around parking

- Concerns on how new developments across the valley may impact parking
- Better parking around the valley to stop people driving on grassed areas
- Plowright Way parking needs improving, there are concerns the proposed development will worsen the situation
- Support for extra parking at Bankwood, consideration needed for electrical charging facilities
- Parking around Gaunt needs to be addressed, particularly around the shops
- Gaunt road garages could be used for extra parking

Concerns over property being affected (property not in current proposals)

- Spring View Close
- Plowright Way

Increasing the number of community centres/utilising existing facilities for community purposes

Request for more information on current proposals

Comment on lack of play facilities in the area.

- Play facilities at Gaunt
- Concerns infill sites will take away play areas

Interested in / concerned about the protection of wildlife and habitat – and how risks can be mitigated during construction

Questions on how to secure a property and get on the waiting list

Time-capsule buried by students of old school which we should keep an eye on during work

Concerns new housing will reduce green space and trees in the area

Request for future maps to have roads more clearly labelled

Request for each proposed properties footprint (in square metres) to be provided as well as detail as to their location

Consider making Ironside Road into a one-way system

Comment on drugs in Gleadless Valley being a reason people don't want to move to the Valley.

Comment from SCC Natural Flood and Water Management Coordinator on incorporating SUDS design in early stages.

Feedback on sections of the masterplan

Would house value increase in value due to refurbishments?

Question: Would another garage be provided if their garage is removed

Concerns about quality of products and work standards during refurbishment

Questions on compensation for leaving property

Question from leaseholder landlord: What compensation should my tenants get?

Has consideration been given to electric car charging facilities

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