

SHEFFIELD CITY COUNCIL

Strategy and Resources Policy Committee

Meeting held 12 December 2022

PRESENT: Councillors Angela Argenzio, Douglas Johnson (Group Spokesperson), Shaffaq Mohammed (Group Spokesperson), Joe Otten, Martin Smith, Richard Williams and Paul Wood

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1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Julie Grocutt, Bryan Lodge, Terry Fox and Mick Rooney.

2. ELECTION OF CHAIR

2.1 In the absence of the Chair (Councillor Terry Fox) and the Deputy Chair (Councillor Julie Grocutt), Councillor Shaffaq Mohammed was elected Chair for the duration of the meeting.

3. EXCLUSION OF THE PRESS AND PUBLIC

3.1 The Committee noted that the report relating to item 7 on the agenda for the meeting (Fargate Shipping Containers) included an appendix containing exempt information as described in paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended. However, the Committee did not discuss the details of exempt information provided within the appendix and did not resolve to exclude the press and public from the meeting for that item of business.

4. DECLARATIONS OF INTEREST

4.1 There were no declarations of interest.

5. PUBLIC QUESTIONS AND PETITIONS RELATING TO THE ISSUE TO BE DISCUSSED

5.1 There were no petitions or public questions received for this meeting of the Committee.

6. BUDGET 2023/24 UPDATE AND DELIVERY OPTIONS

6.1 The Committee received a verbal update from the Director of Finance on the budget 2023/24 and delivery options.

6.2 **RESOLVED:** That Strategy and Resources Policy Committee notes the update given by the Director of Finance and further notes that the Committee will consider a report on the Budget 2023/24 update and Delivery Options at an Extraordinary Meeting of Committee to be held on 19 December 2022.

6.3 **Reasons for Decision**

6.3.1 The Committee will receive a written report at its Extraordinary meeting on 19 December 2022.

6.4 **Alternatives Considered and Rejected**

6.4.1 No other alternatives were considered.

7. FARGATE SHIPPING CONTAINERS

7.1 The Executive Director, Operational Services submitted a report concerning options to agree the approach to completion and relocation of the shipping container development which was temporarily sited at the top of Fargate.

7.2 The report set out the current position as regards the operation of the containers. The ground floor of the containers, comprising three food outlets, three retail units, two offices, a temporary bar, toilets and big screen was operating. However, the covered bar with seating on the first floor and the terracing with lift access had not yet been completed. There was outstanding information required to complete and operate the bar on the upper terracing to secure building safety and health and safety compliance.

The partial completion of the development, with no confirmed end date, and with relocation due in Spring meant there were a number of options that could be considered.

7.3 **RESOLVED UNANIMOUSLY:** That Strategy and Resources Policy Committee:-

7.3.1 Approves the recommendations set out in **Option 1** of the report of the Executive Director – Operational Services, as follows:

- To pause further work to complete the first-floor bar, balcony and lift access until an options appraisal can be developed setting out the choices for the future of the container development.
- To fund, from revenue, the operational costs required to continue operating the retail, food, screen and temporary bar on the ground floor until at least 1 January 2023.
- To support the current tenants with advice and guidance to continue trading in January or find alternate retail units in the city centre if desired.

- To bring forward a further paper for decision in January once an options appraisal has been produced with proposals on the use of the containers after removal from Fargate
- In line with good reflective practice, a review is undertaken on the container project outlining learning for future projects.

7.4 **Reasons for Decision**

- 7.4.1 This approach will enable the current tenants to maximise the opportunities for sales due to the Christmas shopping period, and ensure they aren't put at financial disadvantage from circumstances beyond their control.
- 7.4.2 It allows time for discussion with tenants about the period after Christmas and enables the council to support them with advice regarding options to continue trading in January or in the search for new premises.
- 7.4.3 It will support the Christmas Market and permanent retail offer in Orchard Square and Fargate at the busiest trading period of the year.
- 7.4.4 It allows further work to be undertaken to develop full costs and timeline to complete the upper level and allow this to be assessed against proposals for the next site of the container, without committing to further expenditure at this stage.
- 7.4.5 The ambitions and outcomes expected at the outset of the project haven't been realised. As well as acknowledging this fact we need to learn what went wrong and how to ensure the same mistakes aren't made again. Recommending a review will support improvement in process and decision making in future.
- 7.4.6 Developing an options appraisal before committing to the next site of the project is part of the learning from the project so far. We will mitigate the risk of unforeseen delays and costs in the future site of the project by learning the lessons from the challenges at the Fargate site

7.5 **Alternatives Considered and Rejected**

- 7.5.1 **Option 2:** Continue with the operation of the ground floor and continue the build work to open the first-floor bar and terrace with Steelyard.

This option would support the tenants in the lead up to and post-Christmas, as does the recommended proposal. However, as Steelyard currently cannot provide a confirmed timeline of completion or estimated cost, it introduces more uncertainty and cost risk for both the council and Steelyard. The council also have reduced assurance about deliverability.

- 7.5.2 **Option 3:** Continue with the operation of the ground floor and continue the build work to open the first floor bar and terrace with other contractors

This option would support the tenants in the lead up to and post-Christmas, as does the recommended proposal. It would enable the council to utilise its current

contracts with construction contractors which would introduce more control over setting timescales and forecasting costs. It is unlikely that alternative contractors would be in place before Christmas.

It also commits more capital costs without understanding the preferred option for moving sites, which will be presented in an options appraisal for decision in January.

- 7.5.3 **Option 4:** Cease operation of the ground floor and pause building work on the first floor while options for the next site are reviewed.

This would financially harm the independent small businesses trading from the first floor. It would negatively impact the footfall and vibrancy on Fargate in a key trading period for city centre retail. It would introduce further operational costs for the council as security barriers and patrols would be needed while the containers were still located at Fargate.

(Note: Prior to the consideration of this item of business, it was moved by Councillor Douglas Johnson, seconded by Councillor Paul Wood, that the item of business concerning Fargate shipping containers be deferred. On being put to the vote, the motion to defer the matter was lost. The result of the vote on the motion to defer the item was For – 3, Against – 4, Abstentions 0).

8. URGENT ITEM - CAPITAL APPROVALS, ARUNDEL GATE BUS GATE

- 8.1 The Director of Finance and Commercial Services presented a report providing details of the proposed addition to the existing Capital Programme as brought forward in Month 07 2022/23 and as listed in Appendix 1, section A - Transport Regeneration and Climate Change - Arundel Gate Bus Gate.

The matter was deferred from the meeting of the Committee on 5 December to the Extraordinary Meeting 12th December 2022 where it was agreed to be dealt with as an urgent item of business on the recommendation of the Chair. The Chair explained that (as set out in Council Procedure Rule 26) an item of business may be considered at a meeting of the Council, a Committee or Sub-Committee as a matter of urgency, where it has not been possible to give five clear working days' notice, on the recommendation of the Chair. The reason for urgency was that Arundel Gate Bus Gate project must be included in the Capital Programme at this time to enable the necessary work to start in January 2023.

The Head of Strategic Transport and Infrastructure gave a presentation on the proposals for the Arundel Gate Bus Gate which was a critical part of the Connecting Sheffield City Centre scheme and would reduce traffic, improving local air quality. The presentation provided analysis and an implementation timeline in relation to the clean air plan. Members of the Committee asked questions concerning the detail of the scheme and responses were provided by the officers present.

- 8.2 **RESOLVED UNANIMOUSLY** That Strategy and Resources Policy Committee:

1. Approves the proposed additions to the Capital Programme listed in Appendix 1 section A - Transport Regeneration and Climate Change - Arundel Gate Bus Gate; and

RESOLVED That Strategy and Resources Policy Committee:

2. Refers any future consideration of the time of operation of the Bus Gate and further detailed modelling of the Arundel Gate Bus Gate project to the Transport, Regeneration and Climate Policy Committee.

(NOTE: The result of the vote on the resolution was For – 4, Against – 2, Abstentions 0).

8.3 **Reasons for Decision**

- 8.3.1 The proposed changes to the Capital programme will improve the services to the people of Sheffield.
- 8.3.2 To formally record changes to the Capital Programme and gain Member approval for changes in line with Financial Regulations and to reset the capital programme in line with latest information.
- 8.3.3 The Arundel Gate Bus Gate intervention is one of many measures being implemented across the city centre, which when considered collectively, build upon the great work already completed and in the pipeline. The purpose of the bus gate is to remove through traffic in the northbound direction on Arundel Gate, which in turn will not only act a measure within the Clean Air Plan, but also allows the carriageway to be redesigned, to create a high-quality public space and drive investment and redevelopment of the existing Arundel Gate frontages. Access to all the businesses and properties are retained with the scheme being designed around the servicing requirements of the St Pauls complex and the Novotel Hotel. This will be further explored through the Traffic Regulation Order.

8.4 **Alternatives Considered and Rejected**

A number of alternative courses of action are considered as part of the process undertaken by Officers before decisions are recommended to Members. The recommendations made to Members represent what Officers believe to be the best options available to the Council, in line with Council priorities, given the constraints on funding and the use to which funding is put within the Revenue Budget and the Capital Programme.

9. **PRIMARY CARE CAPITAL PROGRAMME - GP HUBS**

- 9.1 An item of business concerning the Primary Care Capital Programme – GP Hubs was to be considered as an urgent item of business at this meeting of the Committee, having been deferred from the meeting held on 5 December 2022. This matter was now to be included on the agenda for the Extraordinary Meeting

of this Committee on 19 December 2022.

- 9.2 **RESOLVED:** to note that an item of business concerning the Primary Care Capital Programme – GP Hubs is now included on the agenda for the Extraordinary Meeting of this Committee on 19 December 2022.