



## SHEFFIELD CITY COUNCIL Cabinet Report

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**Report of:** Simon Green – Executive Director, Place and Richard Webb – Executive Director, Communities

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**Date:** 8 May 2013

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**Subject:** Arbourthorne Fields Redevelopment Scheme

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**Author of Report:** Christine Rose – Interim Programme Director, Housing and Neighbourhood Regeneration

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### **Summary:**

On 22 October 2008, Cabinet gave authority to begin delivery of a major demolition and rebuild scheme known as the Arbourthorne Fields Redevelopment Scheme.

Phase 1 of the scheme was funded through the 2008-11 Housing Market Renewal (HMR) programme. When the HMR programme was terminated in March 2011 and no replacement funding stream was put in place, the Arbourthorne Fields Redevelopment Scheme was put on hold pending alternative resources being identified.

Authority is now sought from Cabinet to use allocations from the Housing Revenue Account (HRA), the Capital Programme and the Local Growth Fund (LGF), to complete rehousing and demolition on the Arbourthorne Fields Redevelopment Scheme as set out in this report and as supported by Cabinet in 2008.

Tenants' representatives have been consulted on the use of HRA resources outlined in this report at the City Wide Forum held on 21 March 2013.

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### **Reasons for Recommendations:**

- To deliver the Arbourthorne Fields Redevelopment Scheme, as set out in this report

- To deliver a 'whole estate solution' for the Arbourthorne '5M' properties, which the alternative options do not offer
- To provide certainty to the residents of the remaining 246 properties (193 Council and 53 privately owned) affected by the Arbourthorne Fields Redevelopment Scheme.
- To demolish unsustainable housing and create the opportunity to redevelop the area with high quality, sustainable new homes

## **Recommendations:**

### **Rehousing and Acquisition**

1. That Cabinet authorises the delivery of the Arbourthorne Fields Redevelopment Scheme as set out in this report
2. That Cabinet notes the impact continuing the scheme will have to the HRA 30-year business plan
3. That approval is given for the acquisition, vacation and demolition of all the properties listed in Appendix 1 and shown on the plan at Appendix 2
4. That approval is given for the acquisition, vacation and demolition of 13 no. garages, listed at Appendix 1 and shown on the plan at Appendix 2
5. The Director of Housing Services (or such other Director as is nominated by the Executive Director Communities) be authorised from time to time to stop letting such of the properties listed in Appendix 1 in consultation with the Director of Regeneration and Development Services as to what he considers desirable to meet the needs of the Redevelopment Scheme.
6. That:
  - a) each demolition sub phase shall be a demolition phase for the purposes of awarding priority under the Lettings Policy;
  - b) the Director of Regeneration and Development Services be authorised to declare demolition sub-phases and in consultation with the Director of Care & Support (or such other Director as is nominated by the Executive Director Communities) set the date in a declared demolition sub-phase from which priority will be awarded
  - c) the Director of Care & Support (or such other Director as is nominated by the Executive Director Communities) be authorised to waive the Lettings Policy in respect of nominations to the Sanctuary older persons housing scheme of residents of undeclared phases as outlined in the report.
7. That the repurchase of homes not within a declared demolition phase be authorised, where the resident is to be rehoused within the Sanctuary older persons' housing scheme, Arbourthorne, as shown on the plan at Appendix 2

8. That the Director of Regeneration and Development Services be authorised, in exceptional circumstances outwith point 6 above, to agree the repurchase of homes not within a declared demolition phase.
9. The Director of Regeneration and Development Services be authorised to vary or alter the order and boundaries of demolition sub phases in accordance with the needs of the Redevelopment Scheme.
10. That discretionary home loss payments under Section 29 of the Land Compensation Act 1973 are made to tenants of Council owned properties listed in Appendix 1 who have been in occupation for 12 months at the time of displacement, and discretionary payments made to cover any removal expenses under Section 26 of the Housing Act 1985.
11. That Notice Seeking Possession may be served under Ground 10 of Schedule 2 of the Housing Act 1985 on any tenant of the properties listed at Appendix 1 which falls within a declared demolition phase.
12. That the Director of Capital and Major Projects be authorised to (1) negotiate and agree terms for the acquisition of dwellings listed in Appendix 1 and any other property, not owned by the City Council and, (2) to instruct the Director of Legal and Governance to complete the necessary legal documentation in respect of the acquisition of such properties.
13. That the Director of Capital and Major Projects be authorised to make home loss payments to owner occupiers or tenants in privately owned properties who have been in occupation for 12 months at the time of displacement and basic loss payments to owners as required under the Land Compensation Act 1973 together with the appropriate disturbance payments.
14. That the Director of Capital and Major Projects be authorised to (1) negotiate the surrender of any commercial leases including electrical substations, telecommunications and other service equipment if required; and (2) to instruct the Director of Legal and Governance to complete the necessary legal documentation.
15. The Director of Care & Support (or such other Director as is nominated by the Executive Director Communities) be authorised to designate all properties on the Arbourthorne and Norfolk Park estates as within a Demolition Band within the meaning of the Lettings Policy for residents at Arbourthorne Fields awarded rehousing priority, vary or terminate the Demolition Band as he considers necessary in the interests of the redevelopment programme.

To note that a capital approval submission will be made via the monthly budget monitoring report for the capital expenditure associated with this proposal.

## **Relocation Appreciation Loans**

- 16 That the Private Sector Housing Policy be amended as set out in Appendix 4 to this report.
- 17 That the decisions delegated to the Regional Loans Manager within the policy are exercised in respect of Arbourthorne Fields in consultation with the Director of Development and Regeneration Services.

## **Rent freeze**

18. That the rents of the 193 Council owned properties set out in Appendix 1 be frozen upon declaration of the appropriate demolition phase or sub-phase as set out in Appendix 1 and the plan at Appendix 2

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## **Background Papers:**

- Arbourthorne Fields Redevelopment Scheme Cabinet Report– 22 October 2008.
- Wybourn, Arbourthorne and Manor Park Masterplan Cabinet Report – 24 October 2007
- Wybourn, Arbourthorne and Manor Park Masterplan – May 2005

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**Category of Report:** OPEN

**If Closed add – ‘Not for publication because it contains exempt information under Paragraph... of Schedule 12A of the Local Government Act 1972 (as amended).’**

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\* Delete as appropriate

## Statutory and Council Policy Checklist

<b>Financial Implications</b>
YES To be cleared by Paul Schofield
<b>Legal Implications</b>
YES To be cleared by Andrea Simpson
<b>Equality of Opportunity Implications</b>
YES To be cleared by Ian Oldershaw
<b>Tackling Health Inequalities Implications</b>
NO
<b>Human rights Implications</b>
YES
<b>Environmental and Sustainability implications</b>
YES
<b>Economic impact</b>
NO
<b>Community safety implications</b>
YES
<b>Human resources implications</b>
NO
<b>Property implications</b>
YES/NO To be checked with Nalin Seneviratne
<b>Area(s) affected</b>
Arbourthorne ward
<b>Relevant Cabinet Portfolio Leader</b>
Cllr Harry Harpham - Cabinet Member for Homes and Neighbourhoods
<b>Relevant Scrutiny Committee if decision called in</b>
Safer and Stronger Communities
<b>Is the item a matter which is reserved for approval by the City Council?</b>
NO
<b>Press release</b>
YES

## **ARBOURTHORNE FIELDS REDEVELOPMENT SCHEME**

### **1.0 SUMMARY**

- 1.1 On 22 October 2008 Cabinet approved the phased acquisition and demolition of 422 non-traditional T-Type and '5M Finnegan' properties on the Arbourthorne estate. This was known as the Arbourthorne Fields Redevelopment Scheme.
- 1.2 The 2008 Cabinet decision was made on the basis that Phase 1 of the scheme would be funded by the Government's Housing Market Renewal (HMR) Programme and a bid would be made to the HCA for funding on subsequent phases.
- 1.3 However, the HMR programme was ended in March 2011 and as no further external funding could be secured, the remaining two phases of the scheme were put on hold, pending the identification of alternative funding sources.
- 1.4 As the 2008 decision was made outwith this changed funding environment and context, it therefore cannot stand as authority for completing the rest of the scheme.
- 1.5 However as resources have now been identified, Cabinet authority is being sought for completion of Phases 2 and 3 of the scheme in line with the proposals put to Cabinet in 2008, but funded as set out in the current report, taking into consideration the effect on the Housing Revenue Account (HRA) now that it is self-funded.

Tenants' representatives have been consulted on the use of HRA resources outlined in this report at the City Wide Forum held on 21 March 2013.

### **2.0 WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE**

- 2.1 Since March 2011, the remaining 246 households affected by the scheme have been in a position of uncertainty regarding the future of their home.
- 2.2 No major capital investment works have been carried out in the 193 Council properties affected by the scheme. Consequently, many of these properties are in a poor state of repair, with obsolete windows, doors and heating systems being particular issues for residents.
- 2.3 Similarly, private homeowners affected by the scheme have been reluctant to carry out major repairs to their properties, as they do not want to invest heavily in properties that may be demolished at a later date.
- 2.4 Therefore, on the whole, the 246 properties are in a state of disrepair, which is adding to the run down feel of the estate. This compounds the continuing

issues on the estate, as highlighted in the 2005 Wybourn, Arbourthorne and Manor Park (WAMP) Masterplan, namely the poor layout of the properties, lack of car parking and defensible space and the over supply of unsustainable, non-traditional 2-bedroom property types.

2.5 By continuing with the redevelopment scheme as set out in this report, and in line with the 22 October 2008 Cabinet decision, unsustainable homes in a state of disrepair will be demolished. Residents of these properties will receive a priority for rehousing and the statutory compensation payments and financial assistance associated with their move.

2.6 The demolition of the remaining 246 properties and 13 garages in the scheme will create a further 5.25 Hectares of land and offer the opportunity to redevelop the area with high quality, sustainable new homes which will better meet the housing needs of Sheffield residents.

### **3.0 OUTCOME AND SUSTAINABILITY**

3.1 The demolition of the 246 remaining properties and 13 garages will create the opportunity for future sustainable development, an objective set out in the 2005 WAMP Masterplan and 2008 Cabinet report.

3.2 It will create the opportunity to develop new homes, providing a mixture of housing types, sizes and tenures to meet the housing needs of Sheffield residents, which are built to high design and environmental sustainability standards, and which include features which will make them easier to heat, thus reducing their carbon footprint and reducing fuel poverty.

### **4.0 BACKGROUND**

4.1 In 2005, Cabinet approved the Wybourn, Arbourthorne and Manor Park (WAMP) Masterplan as material consideration in the planning process. The Masterplan identified the problems with the Arbourthorne 5M house type, issues with the layout of the estate which contributed to anti-social behaviour, lack of privacy and poorly used open space, and the high level of investment needed to bring the properties up to a decent standard. Taking these factors into account, it recommended the desirability of intervention in the form of demolition and rebuild with new, high quality, mixed tenure housing.

4.2 Based on the recommendations of the Masterplan, Cabinet authority was given to begin the Arbourthorne Fields Redevelopment Scheme in October 2008.

4.3 Phase 1 of the scheme was successfully completed using HMR funding. However the HMR programme was terminated by Government in March 2011, and with no alternative funding source in place, the scheme was put on hold. The remaining households on Phases 2 and 3 have been in a position of uncertainty since then.

4.4 However, a funding proposal has now been put together which would facilitate the completion of Phases 2 and 3 of the scheme, as set out in this report and as supported by Cabinet in 2008.

## **5.0 THE REDEVELOPMENT OF ARBOURTHORNE FIELDS**

5.1 The continuation of Phases 2 and 3 of the scheme, as set out below, will ensure that the public and private sector investment that has already taken place in the area, in the form of a new medical centre and older persons' housing development, can be supported and enhanced.

### **5.2 Resident support and communication**

5.2.1 Residents are fully aware of the demolition proposals affecting their home. However, since the scheme was put on hold in March 2011, residents have been in a position of uncertainty and have been awaiting a decision regarding the continuation of the scheme.

5.2.2 It is therefore imperative that a robust communications plan is in place, to ensure that residents have all the information they need, as well as help and support, prior to and throughout the clearance process.

5.2.3 Officers will ensure the affected residents and other key stakeholders are kept informed about the scheme through letters, newsletters, drop-in sessions, home visits and regular residents meetings.

5.2.4 During the rehousing process, Council officers will offer support and advice to tenants and homeowners. This will include helping them to find a suitable new property, advising them of the compensation payments to which they are entitled, helping them with any paperwork and signposting to other agencies and services who may be able to provide additional support, for example Mind, Age UK and Shelter.

The proposal to use the HRA to fund the part of the scheme which directly affects tenants was presented to the City Wide Forum on 21<sup>st</sup> March 2013.

### **5.3 Scheme management**

5.3.1 The scheme will be managed by the Council's Housing and Neighbourhood Regeneration Team, the Central Area Housing Team and the Sustainable Housing Unit, in line with the Council's approved Project Management processes.

5.3.2 This will include project managing and monitoring any relevant contracts between the Council and its contractors, who may be carrying out work on our behalf, for example:

- Security and screening on vacant properties
- Estate management and safety during clearance
- The demolition contract



- 5.3.3 This will ensure that the scheme is well managed and disruption is kept to a minimum for residents. A well managed process will also help to minimise any health and safety issues arising as a result of clearance and demolition.

There will be regular formal and informal consultation with Arbourthorne Fields residents and other stakeholders to keep them informed of progress.

#### 5.4 Phasing

- 5.4.1 A phased rehousing and demolition programme is recommended to ensure that the rehousing process can be managed with as little disruption as possible for local residents and to best meet their rehousing needs. Appendix 1 contains a list of all properties by anticipated phase and sub-phase. Appendix 2 shows the proposed phases on a site plan.

- 5.4.2 Every resident will be written to, informing them of the proposed phasing plan, however individual sub-phase declaration will be dependant on the progress of proceeding phases and the redevelopment proposals. Therefore the proposed schedule may, in consultation with affected residents, be subject to change.

- 5.4.3 Each sub-phase will be a distinct demolition phase for the purposes of the Lettings Policy. This ensures that disruption is minimised and local residents have the best opportunity to remain in the area.

#### 5.5 Demolition Band

- 5.5.1 It is proposed to designate a 'Demolition Band' applying to properties in both Arbourthorne and Norfolk Park. This band will ensure that residents affected by demolition can more easily gain access to properties that become vacant and available for letting within the area.
- 5.5.2 The establishment of a Demolition Band will help the Council meet the delivery timescales and give residents affected by the scheme the opportunity to be rehoused locally. This will help retain local connection for residents choosing to remain in the area. It will help ensure that the children of affected residents are able to stay in local schools and that family and friend networks are maintained.
- 5.5.3 The Demolition Band will also mean that eligible residents will have the opportunity to be rehoused into the new social housing being developed by Sanctuary Housing Association (Sanctuary), shown on the plan at Appendix 2.

#### 5.6 Out of Phase Rehousing and Acquisitions

- 5.6.1. On 28 September 2011, Cabinet approved the disposal of two sites at Errington Road to Sanctuary, one for the development of 52 flats forming new homes for older people and the other for 4 bungalows to be let to applicants with priority for mobility needs according to the Lettings Policy. This represents the first new housing to be built at Arbourthorne Fields.

- 5.6.2 The development is due to complete in April 2014. The 56 new properties will fall within the Demolition Band as they become available for let.
- 5.6.3 As stated in the 2008 report to Cabinet the new-build older persons' housing was intended to provide new homes for those older persons in later demolition phases who wish to remain in the area. The bungalow site was not considered for housing in that report as it then formed part of the site earmarked for the new medical centre development.
- 5.6.4 During initial consultation during the Masterplanning process, and as part of Sanctuary's consultation process, many residents aged 55 and over expressed a wish to stay in the local area and an interest in the new housing development.
- 5.6.5 However, there is currently no provision for affected tenants or homeowners to move into these properties, unless they are in a declared demolition phase.
- 5.6.6 A waiver of the Lettings Policy as it applies to properties within a Demolition Band is therefore required so that residents of undeclared phases or sub-phases may access the older persons' housing when it is available for letting if they meet the eligibility criteria. This constitutes the exercise of discretion as permitted within the policy.
- 5.6.7 Where those residents are owner-occupiers officers are also seeking authority from Cabinet to complete the buy-back of their homes out of phase.
- 5.6.8 In addition to giving residents affected by demolition a fair opportunity to move into a property of their choice, this recommendation will potentially speed up the rehousing process as well as ensuring that Sanctuary are able to let their new properties quickly and efficiently.
- 5.6.9 Tenants and homeowners are only entitled to claim for home loss payments and compensation payments if they are within a phase that has been declared for demolition. In the case where a tenant or resident moves out of phase, there will be no entitlement to home loss payments or to compensation payments.
- 5.6.10 This report only seeks the authority to acquire properties out of phase if residents are relocating to the new Sanctuary older persons' scheme.
- 5.6.11 However, there may be further exceptional circumstances, in which the Council would be prepared to re-acquire out of phase. Again, there would be no entitlement to home loss or compensation payments in these instances, and no resulting housing obligation resulting from the acquisition. This does not preclude rehousing for other reasons such as mobility priority. Factors that will be taken into account when making this decision include vulnerability, health and safety and the impact on the HRA associated with

the cost of managing an empty property. It is therefore proposed that decisions on this issue are based on individual merit and that this is delegated to the Director of Regeneration and Development Services.

## 5.7 Relocation Loans

- 5.7.1 On 14 September 2005 Cabinet approved a proposal to fund Relocation Appreciation Loans (RALs) for owner-occupiers who were displaced as part of Housing Market Renewal (HMR) regeneration schemes to assist those people who required additional financial assistance to bridge the gap between the value of their current property and that of a sustainable replacement. The loans were funded through HMR monies and administered through the Assistance Policy which forms part of the Council's Private Sector Housing Policy, Cabinet having also agreed an amendment to that policy for this purpose
- 5.7.2 As Phase 1 of the Arbourthorne Fields scheme was HMR-funded homeowners on that phase were eligible for RALs. In accordance with the policy the loan amount was limited to 100% of the value of the homeowner's current property, or £70,000, whichever was the lower figure.
- 5.7.3 Within the area of the Arbourthorne Fields Redevelopment Scheme that is the subject of this report there are currently 53 homeowners who may require assistance to relocate into alternative homes.
- 5.7.4 The provision of this assistance is key to facilitating the fair and timely delivery of the scheme but the lack of external funding means that the Council must fund the loans itself, and set the maximum loan amount at a level which reflects the more limited funding available but is still sufficient to enable homeowners affected by demolition to move into a suitable, safe and sustainable property.
- 5.7.5 Work has therefore been carried out to establish average acquisition costs of 5M properties in Phase 1 of the scheme, the average RAL claim amount and the average cost of new properties purchased using RALs.
- 5.7.6 In addition, research has been done to establish current, median house prices in Arbourthorne and other popular estates in the south east of the city, such as Hackenthorpe, Gleadless and Basegreen. This is in recognition that the housing market, and property prices, have fallen since the 2008-2010 period, when rehousing began on Phase 1.
- 5.7.7 Taking all these factors in to account, the amount offered to eligible Arbourthorne homeowners on Phases 2 and 3 of the scheme would be limited to 100% of the value of their property, or £60,000, whichever is the lower figure.
- 5.7.8 £1.633 million has been secured from the Local Growth Fund (LGF) to fund RALs on Arbourthorne. This equates to the delivery of approximately 27 RALs at the maximum loan amount of £60,000, plus an additional sum of £500 per loan to cover legal and administrative fees. The figure of 27

equates to just over half of all affected homeowners, and is based on the average uptake of RALs amongst homeowners on Phase 1 of the scheme.

- 5.7.9 The Relocation loan provision in the Private Sector Housing Assistance Policy requires amendment to reflect the changes described above. The proposed amendments are set out in Appendix 4.

**5.8 Rent freeze**

- 5.8.1 In line with similar regeneration projects, and in accordance with Council policy, it is recommended that rents be frozen upon declaration of the relevant demolition phase or sub phase.

**6.0 FINANCIAL IMPLICATIONS**

- 6.0.1 Since the Cabinet decision on the 22 October 2008 there have been changes to how various regeneration schemes need to be funded as detailed in Section 1.0. A revised package of funding has been put together for Arbourthorne which addresses both Council and privately owned properties.

- 6.0.2 This package of funding ensures that no rental income which is paid by tenants into the HRA is used fund any activity associated with privately owned properties.

- 6.0.3 Table 1 shows the cost of the scheme from 2013/14 – 2017/18, broken down by expenditure to the 193 Council and the 53 privately owned properties.

Table 1: Scheme expenditure

	2013/14	2014/15	2015/16	2016/17	2017/18	Total
	£M	£M	£M	£M	£M	£M
Council	1.332	1.753	0.816	0.193	0.043	4.137
Private	1.211	2.767	2.329	0.315	0.158	6.780
Total	2.543	4.520	3.145	0.508	0.201	10.917

**6.1 Funding the Scheme**

- 6.1.1 Funding this has been broken down into two distinct areas, Council, (HRA) and privately owned properties (non-HRA).

- 6.1.2 Table 2 details the sources of funding to cover the required expenditure shown above.

- 6.1.3 Table 2 Scheme Resources

	2013/14	2014/15	2015/16	2016/17	2017/18	Total
	£M	£M	£M	£M	£M	£M
Council						
HRA	1.332	1.753	0.816	0.193	0.043	4.137
<b>Sub Total</b>	<b>1.332</b>	<b>1.753</b>	<b>0.816</b>	<b>0.193</b>	<b>0.043</b>	<b>4.137</b>

Private						
Capital Receipts	0	0.898	2.329	0.315	0.158	3.700
Programme Savings	0.578	0.869	0	0	0	1.447
Local Growth Fund	0.633	1.000	0	0	0	1.633
<b>Sub Total</b>	<b>1.211</b>	<b>2.767</b>	<b>2.329</b>	<b>0.315</b>	<b>0.158</b>	<b>6.780</b>
<b>Total</b>	<b>2.543</b>	<b>4.520</b>	<b>3.145</b>	<b>0.508</b>	<b>0.201</b>	<b>10.917</b>

6.1.4 The level of resources detailed in the above includes an amount of £3.700m, which is estimated to be available from Capital Receipts. The achievement of this level of resources depends upon the continued use of the flexibilities offered by the amendments to the Capital Finance Regulations, which came into effect in early 2003. The ability to achieve this level of resources also depends on the level of Right to Buy sales.

6.1.5 There will be an element of carry forward of both commitment of work and resources because of the sequencing of this scheme, this will be covered within the monthly Capital Closedown Process which will be reported to Cabinet on a monthly basis.

## 6.2 Implications on the HRA Business Plan

6.2.1 The impact on the HRA business plan would be an overall reduction in capital funding of £3.1m in the 5 years to 2017-18 .However, the expenditure budget previously allocated to Arbourthorne will reduce by £3.4m (£7.5m to £4.1m), thus resulting in a fairly neutral impact on the HRA 5 year capital programme. The impact of the changes from 2013-14 to 2017-18 is shown below :

Capital Income:	Original HRA Business Plan £m	This proposal £m	Variance £m
RTB Receipt	3.700	0	3.700
CESP	0	2.600	(2.600)
Net revenue funding	2.000	0	2.000
<b>Total Income</b>	<b>5.700</b>	<b>2.600</b>	<b>-3.100</b>
Capital Expenditure: Reduction in expenditure budget	7.500	4.100	3.400
<b>Variance</b>			<b>0.300</b>

## 6.3 HRA Income

6.3.1 It is proposed that part of the reduction in RTB receipts income to the HRA is offset by the introduction of CESP grant income. In the current financial year around £2.6m of CESP grant has been claimed. However whilst a number of options for its application were being explored it was not built into the HRA

Business Plan.

- 6.3.2 The CESP grant is now confirmed and can now be factored into the HRA Capital Programme.

#### 6.4 HRA Expenditure

- 6.4.1 The 2012 HRA Business Plan (2013/14) assumes £7.5m HRA capital spend on Arbourthorne, based on previous refurbishment forecasts and project costs. However, under this proposal only £4.1m is required for demolition thus releasing £3.4m of expenditure budget. This reduction in expenditure budget offsets the £3.1m reduction in funding thus resulting in a neutral impact on the approved 5 year HRA investment programme and business plan.

#### 6.5 Summary

- 6.5.1 Overall this proposal will allow the HRA to maintain the same size Capital Programme (from 2013-14 to 2017-18) as set out in the January 16 2013 Cabinet Report, whilst also delivering a major regeneration scheme.
- 6.5.2 It is recognised that ordinarily the HRA would have received the benefit of CESP grant. Had the HMR programme continued following the last Comprehensive Spending Review, the Arbourthorne scheme would have used external HMR grant and the HRA could have reduced the expenditure budget allocated to Arbourthorne for other spending choices. However, in view of the circumstances and the absence of external funding this is now the only viable funding option to achieve the Masterplan objective for Arbourthorne.
- 6.5.3 In addition, any future capital receipts received from the sale of land at Phases 2 and 3 at Arbourthorne may be made for HRA capital expenditure, depending on what is permitted by legislation at that time.

### **7.0 LEGAL IMPLICATIONS**

- 7.1 Part 6 of the Housing Act 1996 requires a local housing authority to adopt an allocations scheme and except in defined circumstances to allocate dwellings (which includes nominations to housing association properties) only in accordance with its scheme. The Lettings Policy is the Council's statutory allocation scheme and the letting arrangements described in this report are in accordance with the Lettings Policy.

Compensation and disturbance payments will be made to displaced tenants, residents and owners under the provisions of the Land Compensation Act 1973 or section 26 of the Housing Act 1985 in the case of Council tenants' removal expenses.

### **8.0 EQUALITIES IMPLICATIONS**

- 8.1 A full Equality Impact Assessment has been prepared and is attached at

### Appendix 3.

- 8.2 The creation of development sites will give the opportunity to deliver new, high quality, mixed tenure housing provision for all sections of the community, providing maximum choice for current and future residents.
- 8.3 All rehousing will be carried out in accordance with the Council's Lettings Policy.
- 8.4 We are mindful of the disruption that the rehousing process can have on households, particularly vulnerable and or older residents. The Council, working with its partners, will ensure that appropriate support is available to meet the needs of the individuals affected.

## **9.0 HUMAN RIGHTS IMPLICATIONS**

- 9.1 By Article 8 of the European Convention on Human Rights, everyone has a right to respect for his private and family life, his home and his correspondence. The right may be interfered with only specific circumstances.
- 9.2 By Article 1 of the First Protocol to the Convention, every natural person is entitled to the peaceful enjoyment of his possessions, and is not to be deprived of them, except in the public interest and in subject to conditions provided by law. The provision does not impair the right of the State to enforce such laws, as it deems necessary to control the use of property in accordance with the general interest.
- 9.3 These rights are engaged by the proposals described above. When making its decision, Cabinet must balance the rights and interests of the residents and owners against the wider public interest in redeveloping having regard to the economic, social and environmental improvements which it will bring about in the area.

## **10.0 COMMUNITY SAFETY IMPLICATIONS**

- 10.1 A regeneration project of this scale may have an impact on the safety of those affected and in neighbouring properties. Therefore, officers will put in place actions to reduce the impact on residents, as done so successfully on Phase 1 of the scheme. These will include:
- 10.2
- Demolition site and compound kept safe and secure
  - Immediate securing of vacant properties
  - Stripping properties of valuables immediately after vacation
  - Regular estate walk-about with key organisations and individuals, including estate managers, security contractors, demolition contractors, South Yorkshire Police, South Yorkshire Fire and Rescue, community representatives and local Members

- Regular residents' meetings, which will be attended by key partners and will enable residents to bring up any issues or concerns around community safety
- Attendance at partner meetings, for example, the Neighbourhood Action Group, to keep give updates and share intelligence
- Regular newsletters and communications with residents, which give contact details for relevant individuals and organisations responsible for safety during the clearance process.

## **11.0 ENVIRONMENTAL AND SUSTAINILITY IMPLICATIONS**

- 11.1 The demolition of the 246 remaining properties will create the opportunity to redevelop the area with new, high quality, sustainable and mixed tenure housing, an objective set out in the 2005 WAMP Masterplan and supported by Cabinet in 2008.
- 11.2 Any new homes will be built to higher design and environmental sustainability standards, and include features which will make them easier to heat, thus reducing their carbon footprint and reducing fuel poverty.

## **12.0 ALTERNATIVE OPTIONS CONSIDERED**

### 12.1 Do nothing

- 12.1.1 This is not an option available to the Council, primarily due to the requirement for the Council to bring its housing stock up to the Decent Homes standard. This option has therefore not been explored in any detail.

### 12.2 Retain stock

- 12.2.1 This option involves carrying out Decent Homes and external additional investment works to the 193 Council owned 5M properties.
- 12.2.2 The cost of bringing the properties up to the Decent Homes standard and making them structurally sound would be approximately £8.98million.
- 12.2.3 The Council would receive net rental income from these properties of approximately £0.3million per year.
- 12.2.4 The benefits of this option are as follows:
- Council properties remain viable for 30 years
  - Council tenants receive investment to their properties
  - 193 Council properties retained in the HRA, with associated asset values.
- 12.2.5 The risks and issues associated with this option are:
- Despite the significant level of investment, this option still does not provide a comprehensive solution for the whole estate.



- Fundamental issues with layout and the run down environment of the estate are not addressed.
- Retaining existing stock will mean no diversified housing offer for the area.
- This option does not deliver the corporate strategic outcome of 'A Great Place to Live'.
- Investment only benefits Council owned properties, and does not provide a solution for the remaining 53 privately owned properties.
- Failure of private owners to maintain their own properties may result in Council investment being compromised by nature of terrace type construction of 5M properties.
- Similarly, the 'pepper potted' nature of privately owned properties will have a negative affect on the appearance of the neighbourhood, if these properties are not maintained.
- Existing development sites on Phase 1 are less likely to be attractive to developers, due to the retention of existing stock and the reduced land package on offer.

12.2.6 This option has therefore been discounted because it does not offer a whole estate solution, despite significant investment in Council stock. It will not deliver transformational change for the neighbourhood and will result in the retention of unsustainable properties that will require further substantial investment in the future. Privately owned properties will receive no investment, which will have a detrimental affect on the overall appearance of the neighbourhood.

## **13.0 REASONS FOR RECOMMENDATIONS**

- 13.1
- To deliver the Arbourthorne Fields Redevelopment Scheme, as set out in this report
  - To deliver a 'whole estate solution' for the Arbourthorne '5M' properties, which the alternative options do not offer
  - To provide certainty to the residents of the remaining 246 properties (193 Council and 53 privately owned) affected by the Arbourthorne Fields Redevelopment Scheme.
  - To demolish unsustainable housing and create the opportunity to redevelop the area with high quality, sustainable new homes.
  - To increase the size of the current land package, created by the successful completion of Phase 1 of the scheme, by creating a further 5.25 Hectares of development sites.

## **14.0 Recommendations:**

### **Rehousing and Acquisition**

1. That Cabinet authorises the delivery of the Arbourthorne Fields Redevelopment Scheme as set out in this report
2. That Cabinet notes the impact continuing the scheme will have to the HRA 30-year business plan
3. That approval is given for the acquisition, vacation and demolition of all the properties listed in Appendix 1 and shown on the plan at Appendix 2
4. That approval is given for the acquisition, vacation and demolition of 13 no. garages, listed at Appendix 1 and shown on the plan at Appendix 2
5. The Director of Housing Services (or such other Director as is nominated by the Executive Director Communities) be authorised from time to time to stop letting such of the properties listed in Appendix 1 in consultation with the Director of Regeneration and Development Services as to what he considers desirable to meet the needs of the Redevelopment Scheme.
6. That:
  - a) demolition sub phase shall be a demolition phase for the purposes of awarding priority under the Lettings Policy;
  - b) the Director of Regeneration and Development Services be

authorised to declare demolition sub-phases and in consultation with the Director of Care & Support (or such other Director as is nominated by the Executive Director Communities) set the date in a declared demolition sub-phase from which priority will be awarded

- c) the Director of Care & Support (or such other Director as is nominated by the Executive Director Communities) be authorised to waive the Lettings Policy in respect of nominations to the Sanctuary older persons housing scheme of residents of undeclared phases as outlined in the report.
7. That the repurchase of homes not within a declared demolition phase be authorised, where the resident is to be rehoused within the Sanctuary older persons' housing scheme, Arbourthorne, as shown on the plan at Appendix 2
8. That the Director of Regeneration and Development Services be authorised, in exceptional circumstances outwith point 6 above, to agree the repurchase of homes not within a declared demolition phase.
9. The Director of Regeneration and Development Services be authorised to vary or alter the order and boundaries of demolition sub phases in accordance with the needs of the Redevelopment Scheme.
10. That discretionary home loss payments under Section 29 of the Land Compensation Act 1973 are made to tenants of Council owned properties listed in Appendix 1 who have been in occupation for 12 months at the time of displacement, and discretionary payments made to cover any removal expenses under Section 26 of the Housing Act 1985.
11. That Notice Seeking Possession may be served under Ground 10 of Schedule 2 of the Housing Act 1985 on any tenant of the properties listed at Appendix 1 which falls within a declared demolition phase.
12. That the Director of Capital and Major Projects be authorised to (1) negotiate and agree terms for the acquisition of dwellings listed in Appendix 1 and any other property, not owned by the City Council and, (2) to instruct the Director of Legal and Governance to complete the necessary legal documentation in respect of the acquisition of such properties.
13. That the Director of Capital and Major Projects be authorised to make home loss payments to owner occupiers or tenants in privately owned properties who have been in occupation for 12 months at the time of displacement and basic loss payments to owners as required under the Land Compensation Act 1973 together with the appropriate disturbance payments.

14. That the Director of Capital and Major Projects be authorised to (1) negotiate the surrender of any commercial leases including electrical substations, telecommunications and other service equipment if required; and (2) to instruct the Director of Legal and Governance to complete the necessary legal documentation.
15. The Director of Care & Support (or such other Director as is nominated by the Executive Director Communities) be authorised to designate all properties on the Arbourthorne and Norfolk Park estates as within a Demolition Band within the meaning of the Lettings Policy for residents at Arbourthorne Fields awarded rehousing priority, vary or terminate the Demolition Band as he considers necessary in the interests of the redevelopment programme.

To note that a capital approval submission will be made via the monthly budget monitoring report for the capital expenditure associated with this proposal.

#### **Relocation Appreciation Loans**

- 16 That the Private Sector Housing Policy be amended as set out in Appendix 4 to this report.
- 17 That the decisions delegated to the Regional Loans Manager within the policy are exercised in respect of Arbourthorne Fields in consultation with the Director of Development and Regeneration Services.

#### **Rent freeze**

18. That the rents of the 193 Council owned properties set out in Appendix 1 be frozen upon declaration of the appropriate demolition phase or sub-phase as set out in Appendix 1 and the plan at Appendix 2

## **Appendix 6**

### **List of all properties on Phases 2 and 3 of the Arbourthorne Fields Redevelopment Scheme, listed by demolition phase and sub-phase**

#### **Phase 2A**

2	Berners Place	Sheffield	S2 2AZ
4	Berners Place	Sheffield	S2 2AZ
6	Berners Place	Sheffield	S2 2AZ
8	Berners Place	Sheffield	S2 2AZ
10	Berners Place	Sheffield	S2 2AZ
12	Berners Place	Sheffield	S2 2AZ
14	Berners Place	Sheffield	S2 2AZ
16	Berners Place	Sheffield	S2 2AZ
18	Berners Place	Sheffield	S2 2AZ
20	Berners Place	Sheffield	S2 2AZ
22	Berners Place	Sheffield	S2 2AZ
24	Berners Place	Sheffield	S2 2AZ
26	Berners Place	Sheffield	S2 2AZ
28	Berners Place	Sheffield	S2 2AZ
30	Berners Place	Sheffield	S2 2AZ
32	Berners Place	Sheffield	S2 2AZ
34	Berners Place	Sheffield	S2 2AZ
36	Berners Place	Sheffield	S2 2AZ
38	Berners Place	Sheffield	S2 2AZ
40	Berners Place	Sheffield	S2 2AZ
42	Berners Place	Sheffield	S2 2AZ
165	Berners Road	Sheffield	S2 2BU
167	Berners Road	Sheffield	S2 2BU
169	Berners Road	Sheffield	S2 2BU
171	Berners Road	Sheffield	S2 2BU
173	Berners Road	Sheffield	S2 2BU
175	Berners Road	Sheffield	S2 2BU
177	Berners Road	Sheffield	S2 2BU
179	Berners Road	Sheffield	S2 2BU
181	Berners Road	Sheffield	S2 2BU
183	Berners Road	Sheffield	S2 2BU
185	Berners Road	Sheffield	S2 2BU
187	Berners Road	Sheffield	S2 2BU
189	Berners Road	Sheffield	S2 2BU
191	Berners Road	Sheffield	S2 2BU
470	East Bank Road	Sheffield	S2 2AF
472	East Bank Road	Sheffield	S2 2AF
474	East Bank Road	Sheffield	S2 2AF
476	East Bank Road	Sheffield	S2 2AF
478	East Bank Road	Sheffield	S2 2AF
480	East Bank Road	Sheffield	S2 2AF
482	East Bank Road	Sheffield	S2 2AF
484	East Bank Road	Sheffield	S2 2AF
486	East Bank Road	Sheffield	S2 2AF
488	East Bank Road	Sheffield	S2 2AF
490	East Bank Road	Sheffield	S2 2AF

492	East Bank Road	Sheffield	S2 2AF
494	East Bank Road	Sheffield	S2 2AF
496	East Bank Road	Sheffield	S2 2AF
498	East Bank Road	Sheffield	S2 2AF
500	East Bank Road	Sheffield	S2 2AF
502	East Bank Road	Sheffield	S2 2AF
504	East Bank Road	Sheffield	S2 2AF
506	East Bank Road	Sheffield	S2 2AF
508	East Bank Road	Sheffield	S2 2AF
510	East Bank Road	Sheffield	S2 2AF
512	East Bank Road	Sheffield	S2 2AF
514	East Bank Road	Sheffield	S2 2AF
516	East Bank Road	Sheffield	S2 2AF
518	East Bank Road	Sheffield	S2 2AF

## Phase 2B

1	Berners Place	Sheffield	S2 2AZ
3	Berners Place	Sheffield	S2 2AZ
5	Berners Place	Sheffield	S2 2AZ
7	Berners Place	Sheffield	S2 2AZ
9	Berners Place	Sheffield	S2 2AZ
11	Berners Place	Sheffield	S2 2AZ
13	Berners Place	Sheffield	S2 2AZ
15	Berners Place	Sheffield	S2 2AZ
17	Berners Place	Sheffield	S2 2AZ
19	Berners Place	Sheffield	S2 2AZ
21	Berners Place	Sheffield	S2 2AZ
23	Berners Place	Sheffield	S2 2AZ
25	Berners Place	Sheffield	S2 2AZ
27	Berners Place	Sheffield	S2 2AZ
29	Berners Place	Sheffield	S2 2AZ
31	Berners Place	Sheffield	S2 2AZ
132	Berners Road	Sheffield	S2 2BU
134	Berners Road	Sheffield	S2 2BU
136	Berners Road	Sheffield	S2 2BU
138	Berners Road	Sheffield	S2 2BU
140	Berners Road	Sheffield	S2 2BU
142	Berners Road	Sheffield	S2 2BU
144	Berners Road	Sheffield	S2 2BU
146	Berners Road	Sheffield	S2 2BU
148	Berners Road	Sheffield	S2 2BU
150	Berners Road	Sheffield	S2 2BU
152	Berners Road	Sheffield	S2 2BU
154	Berners Road	Sheffield	S2 2BU
156	Berners Road	Sheffield	S2 2BU
158	Berners Road	Sheffield	S2 2BU
160	Berners Road	Sheffield	S2 2BU
162	Berners Road	Sheffield	S2 2BU
164	Berners Road	Sheffield	S2 2BU
166	Berners Road	Sheffield	S2 2BU
168	Berners Road	Sheffield	S2 2BU
170	Berners Road	Sheffield	S2 2BU
172	Berners Road	Sheffield	S2 2BU

174	Berners Road	Sheffield	S2 2BU
176	Berners Road	Sheffield	S2 2BU
178	Berners Road	Sheffield	S2 2BU
180	Berners Road	Sheffield	S2 2BU
147	Berners Road	Sheffield	S2 2BU
149	Berners Road	Sheffield	S2 2BU
151	Berners Road	Sheffield	S2 2BU
153	Berners Road	Sheffield	S2 2BU
155	Berners Road	Sheffield	S2 2BU
157	Berners Road	Sheffield	S2 2BU
159	Berners Road	Sheffield	S2 2BU
161	Berners Road	Sheffield	S2 2BU
163	Berners Road	Sheffield	S2 2BU

### Phase 3A

2	Algar Place	Sheffield	S2 2JG
4	Algar Place	Sheffield	S2 2JG
6	Algar Place	Sheffield	S2 2JG
8	Algar Place	Sheffield	S2 2JG
10	Algar Place	Sheffield	S2 2JG
12	Algar Place	Sheffield	S2 2JG
14	Algar Place	Sheffield	S2 2JG
16	Algar Place	Sheffield	S2 2JG
18	Algar Place	Sheffield	S2 2JG
20	Algar Place	Sheffield	S2 2JG
22	Algar Place	Sheffield	S2 2JG
24	Algar Place	Sheffield	S2 2JG
54	Algar Road	Sheffield	S2 2JN
56	Algar Road	Sheffield	S2 2JN
58	Algar Road	Sheffield	S2 2JN
60	Algar Road	Sheffield	S2 2JN
62	Algar Road	Sheffield	S2 2JN
26	Northern Avenue	Sheffield	S2 2JB
28	Northern Avenue	Sheffield	S2 2JB
30	Northern Avenue	Sheffield	S2 2JB
32	Northern Avenue	Sheffield	S2 2JB
34	Northern Avenue	Sheffield	S2 2JB
36	Northern Avenue	Sheffield	S2 2JB
38	Northern Avenue	Sheffield	S2 2JB
40	Northern Avenue	Sheffield	S2 2JB
42	Northern Avenue	Sheffield	S2 2JB
44	Northern Avenue	Sheffield	S2 2JB
46	Northern Avenue	Sheffield	S2 2JB
48	Northern Avenue	Sheffield	S2 2JB
50	Northern Avenue	Sheffield	S2 2JB
52	Northern Avenue	Sheffield	S2 2JB
54	Northern Avenue	Sheffield	S2 2JB
56	Northern Avenue	Sheffield	S2 2JB
58	Northern Avenue	Sheffield	S2 2JB
60	Northern Avenue	Sheffield	S2 2JB
62	Northern Avenue	Sheffield	S2 2JB
64	Northern Avenue	Sheffield	S2 2JB
66	Northern Avenue	Sheffield	S2 2JB

68	Northern Avenue	Sheffield	S2 2JB
70	Northern Avenue	Sheffield	S2 2JB
72	Northern Avenue	Sheffield	S2 2JB
74	Northern Avenue	Sheffield	S2 2JB
76	Northern Avenue	Sheffield	S2 2JB
78	Northern Avenue	Sheffield	S2 2JB
80	Northern Avenue	Sheffield	S2 2JB
82	Northern Avenue	Sheffield	S2 2JB
84	Northern Avenue	Sheffield	S2 2JB
86	Northern Avenue	Sheffield	S2 2JB
88	Northern Avenue	Sheffield	S2 2JB
90	Northern Avenue	Sheffield	S2 2JB
92	Northern Avenue	Sheffield	S2 2JB
94	Northern Avenue	Sheffield	S2 2JB
96	Northern Avenue	Sheffield	S2 2JB
98	Northern Avenue	Sheffield	S2 2JB

### Phase 3B

18	Algar Drive	Sheffield	S2 2JE
20	Algar Drive	Sheffield	S2 2JE
22	Algar Drive	Sheffield	S2 2JE
24	Algar Drive	Sheffield	S2 2JE
26	Algar Drive	Sheffield	S2 2JE
28	Algar Drive	Sheffield	S2 2JE
30	Algar Drive	Sheffield	S2 2JE
32	Algar Drive	Sheffield	S2 2JE
34	Algar Drive	Sheffield	S2 2JE
36	Algar Drive	Sheffield	S2 2JE
38	Algar Drive	Sheffield	S2 2JE
40	Algar Drive	Sheffield	S2 2JE
42	Algar Drive	Sheffield	S2 2JE
44	Algar Drive	Sheffield	S2 2JE
46	Algar Drive	Sheffield	S2 2JE
48	Algar Drive	Sheffield	S2 2JE
50	Algar Drive	Sheffield	S2 2JE
52	Algar Drive	Sheffield	S2 2JE
54	Algar Drive	Sheffield	S2 2JE
56	Algar Drive	Sheffield	S2 2JE
58	Algar Drive	Sheffield	S2 2JE
1	Algar Place	Sheffield	S2 2JG
3	Algar Place	Sheffield	S2 2JG
5	Algar Place	Sheffield	S2 2JG
7	Algar Place	Sheffield	S2 2JG
9	Algar Place	Sheffield	S2 2JG
11	Algar Place	Sheffield	S2 2JG
13	Algar Place	Sheffield	S2 2JG
15	Algar Place	Sheffield	S2 2JG
17	Algar Place	Sheffield	S2 2JG
19	Algar Place	Sheffield	S2 2JG
21	Algar Place	Sheffield	S2 2JG
23	Algar Place	Sheffield	S2 2JG
25	Algar Place	Sheffield	S2 2JG
27	Algar Place	Sheffield	S2 2JG



29	Algar Place	Sheffield	S2 2JG
31	Algar Place	Sheffield	S2 2JG
33	Algar Place	Sheffield	S2 2JG
35	Algar Place	Sheffield	S2 2JG
37	Algar Place	Sheffield	S2 2JG
39	Algar Place	Sheffield	S2 2JG
41	Algar Place	Sheffield	S2 2JG
43	Algar Place	Sheffield	S2 2JG
45	Algar Place	Sheffield	S2 2JG

### Phase 3C

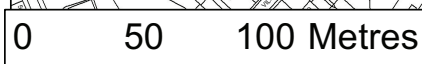
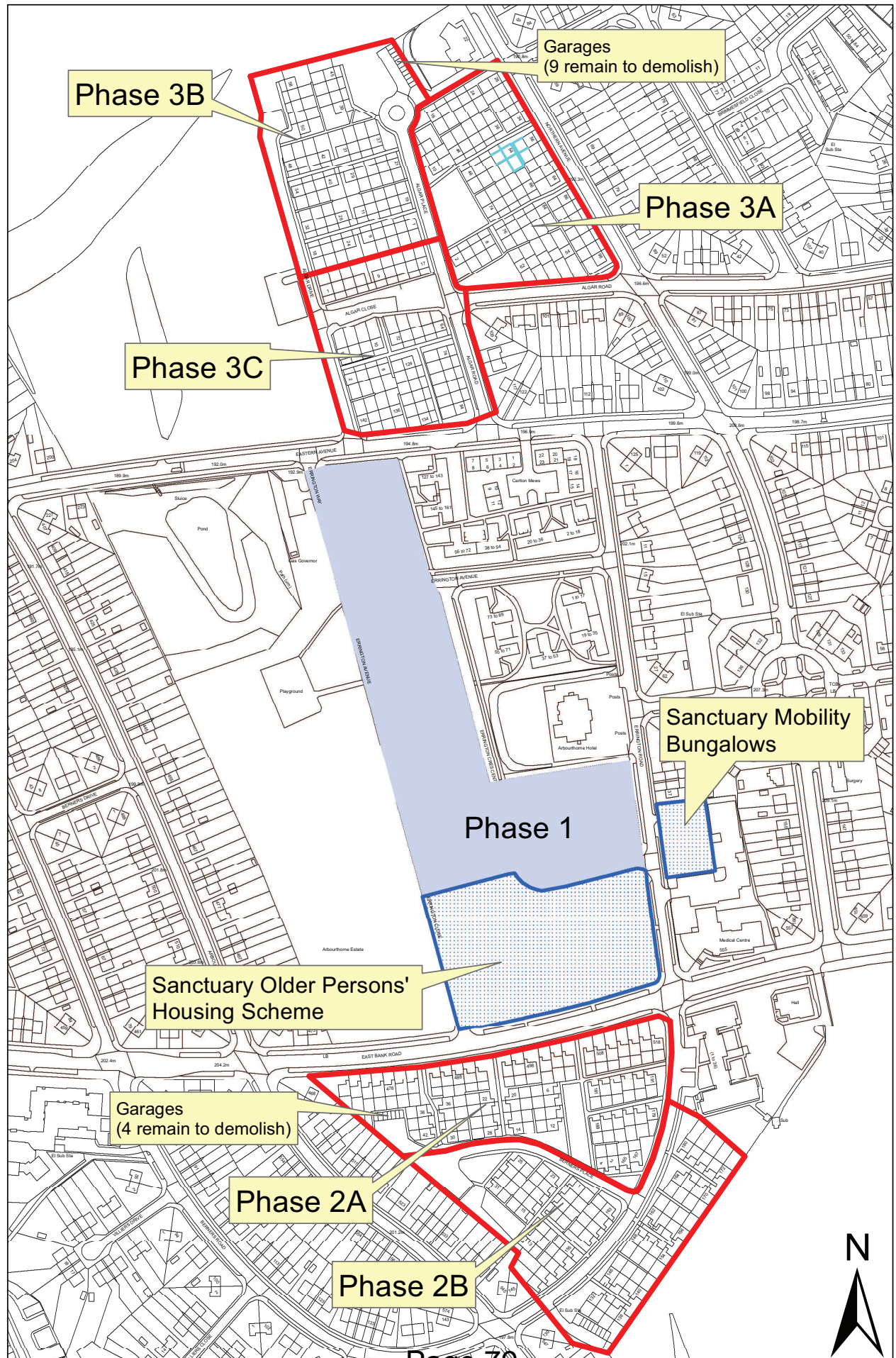
1	Algar Close	Sheffield	S2 2HZ
3	Algar Close	Sheffield	S2 2HZ
5	Algar Close	Sheffield	S2 2HZ
7	Algar Close	Sheffield	S2 2HZ
9	Algar Close	Sheffield	S2 2HZ
11	Algar Close	Sheffield	S2 2HZ
13	Algar Close	Sheffield	S2 2HZ
15	Algar Close	Sheffield	S2 2HZ
17	Algar Close	Sheffield	S2 2HZ
2	Algar Drive	Sheffield	S2 2JE
4	Algar Drive	Sheffield	S2 2JE
6	Algar Drive	Sheffield	S2 2JE
8	Algar Drive	Sheffield	S2 2JE
10	Algar Drive	Sheffield	S2 2JE
12	Algar Drive	Sheffield	S2 2JE
14	Algar Drive	Sheffield	S2 2JE
16	Algar Drive	Sheffield	S2 2JE
64	Algar Road	Sheffield	S2 2JP
66	Algar Road	Sheffield	S2 2JP
68	Algar Road	Sheffield	S2 2JP
70	Algar Road	Sheffield	S2 2JP
72	Algar Road	Sheffield	S2 2JP
74	Algar Road	Sheffield	S2 2JP
76	Algar Road	Sheffield	S2 2JP
78	Algar Road	Sheffield	S2 2JP
80	Algar Road	Sheffield	S2 2JP
82	Algar Road	Sheffield	S2 2JP
84	Algar Road	Sheffield	S2 2JP
124	Eastern Avenue	Sheffield	S2 2GN
126	Eastern Avenue	Sheffield	S2 2GN
128	Eastern Avenue	Sheffield	S2 2GN
130	Eastern Avenue	Sheffield	S2 2GN
132	Eastern Avenue	Sheffield	S2 2GN
134	Eastern Avenue	Sheffield	S2 2GN
136	Eastern Avenue	Sheffield	S2 2GN
138	Eastern Avenue	Sheffield	S2 2GN
140	Eastern Avenue	Sheffield	S2 2GN
142	Eastern Avenue	Sheffield	S2 2GN

**Garages within Phases 2 and 3 of the Arbourthorne Fields  
Redevelopment Scheme**

45 Berners Place  
46 Berners Place  
47 Berners Place  
48 Berners Place

230 Algar Place  
231 Algar Place  
232 Algar Place  
233 Algar Place  
234 Algar Place  
235 Algar Place  
236 Algar Place  
237 Algar Place  
238 Algar Place

# Abourthorne Fields



# Sheffield City Council Equality Impact Assessment



[Guidance for completing this form is available on the intranet](#)

Help is also available by selecting the grey area and pressing the F1 key

**Name of policy/project/decision:** Arbourthorne Fields Redevelopment Scheme

**Status of policy/project/decision:** Existing

**Name of person(s) writing EIA:** Ruth Wilson

**Date:** 26/03/2013

**Service:** Housing, Enterprise and Regeneration

**Portfolio:** Place

**What are the brief aims of the policy/project/decision?** In 2008, Cabinet gave authority to begin delivery of a major demolition and rebuild scheme known as the Arbourthorne Fields Redevelopment Scheme. This involved the demolition of 422 non-traditional properties on the Arbourthorne estate, and the rehousing of residents living in these properties.

Phase 1 of the scheme was funded through the Housing Market Renewal (HMR) programme. When the HMR programme was terminated in March 2011 and no replacement funding stream was put in place, the scheme was put on hold pending alternative resources being identified.

The Council is now in a position to seek authority from Cabinet to use alternative sources of funding to complete rehousing and demolition on the Arbourthorne Fields Redevelopment Scheme as set out in this report and as supported by Cabinet in 2008.

This will have an impact on residents living in the remaining 246 properties within the Arbourthorne regeneration area.

**Are there any potential Council staffing implications, include workforce diversity?**

None.

Under the [Public Sector Equality Duty](#), we have to pay due regard to: "Eliminate discrimination, harassment and victimisation, advance equality of opportunity and foster good relations." [More information is available on the council website](#)

Areas of possible impact	Impact	Impact level	Explanation and evidence (Details of data, reports, feedback or consultations. This should be proportionate to the impact.)
Age	Positive	Medium	A demolition scheme will impact all members of the community. However, individual home visits will be carried out with all affected residents, ensuring older residents who may have difficulty leaving the home are not disadvantaged by the demolition process. In addition, residents affected by the scheme will have first refusal on new properties being built by Sanctuary Housing Association. 52 out of the 56 units being built will be specifically let to those aged 55 or over. These homes are being built as a result of specific feedback during the consultation process, when older residents said they wanted to stay in the area but were concerned about the lack of quality housing on offer for

<b>Areas of possible impact</b>	<b>Impact</b>	<b>Impact level</b>	<b>Explanation and evidence (Details of data, reports, feedback or consultations. This should be proportionate to the impact.)</b>
			older people. This will therefore offer older people who wish to stay in the area the opportunity to remain close to support networks and local amenities, thus improving their quality of life.
<b>Disability</b>	Positive	Medium	A demolition scheme will impact all members of the community, however individual home visits will be carried out with all affected residents. Any disability/mobility needs will be recorded and residents will receive support to move into appropriate accommodation for their needs. This may be a better housing offer than the one they have currently. This will include offering a mobility priority for rehousing, if relevant. All residents will receive the necessary help and support with their move. In addition, residents affected by the scheme will have first refusal on new properties being built in Arbourthorne by Sanctuary Housing Association. This includes ground floor accommodation and bungalows suitable for wheelchair users, which will enable those with mobility needs to remain close to friends, family and amenities in their local area, should they wish to. On Phase 1, officers worked with staff from Age UK to provide additional support to vulnerable older people during demolition.
<b>Pregnancy/maternity</b>	Positive	Low	Individual home visits will be carried out with all affected residents. Women who are pregnant or who have young children will be rehoused into accommodation that is suitable for their and their family's, needs. This could mean being rehoused to a larger property than the one they are currently in, if they are eligible.
<b>Race</b>	Neutral	Low	A demolition scheme will impact all members of the community, however there is no specific positive or negative impact on people based on their racial background.
<b>Religion/belief</b>	Neutral	Low	As above - a demolition scheme can impact all members of the community, however there is no specific positive or negative impact on people based on their religious beliefs.
<b>Sex</b>	Neutral	Low	As above - a demolition scheme will have an impact on all members of the community, however there is no specific positive or negative impact on people based on their sex. It should be noted that perception of personal safety during decline during demolition. However, measures will be put in place to reduce crime and fear of crime, that may impact negatively on both men and women. This includes additional Police patrols of the area, increased patrols by Neighbourhood Warden and environmental works which will make the area look and feel safer. There were no incidences of crime or assault against men or women during Phase 1 of the scheme, and the Council was complimented by both the Police and Fire Services for its commitment to ensuring safety of residents during demolition.
<b>Sexual orientation</b>	Neutral	Low	A demolition scheme will have an impact all members of the community, however there is no specific positive

<b>Areas of possible impact</b>	<b>Impact</b>	<b>Impact level</b>	<b>Explanation and evidence (Details of data, reports, feedback or consultations. This should be proportionate to the impact.)</b>
			or negative impact on people based on their sexual orientation.
<b>Transgender</b>	Neutral	Low	As above - a demolition scheme will impact all members of the community, however there is no specific positive or negative impact on transgender people.
<b>Financial inclusion, poverty, social justice cohesion or carers</b>	Positive	Medium	A number of initiatives will be put in place to ensure residents are not financially or socially disadvantaged by demolition. This includes the provision of compensations payments for both tenants and homeowners, to cover loss of their home, the cost of removals etc. Relocation Loans will be offered to all homeowners affected by demolition, which are a form of non-interest loan to assist with relocation to a new property. In addition, Council officers will work alongside carers and charities to offer additional support to the most vulnerable of residents. Council and Housing Association properties that become available in the Arbourthorne and NNorfolk Park area will be ringfenced for residents affected by demolition, meaning people who want to stay in the local area and maintain community and support networks will have the opportunity to do so. This is a result of feedback from consultation, where many affected residents said they were keen to stay in the area. On Phase 1, for example, around 35% of residents chose to stay in the Arbourthorne area.
<b>Voluntary, community and faith sector</b>	Neutral	Low	There will be some impact on the voluntary and community sector, however it is neither negative or positive. Community and tenant representatives will be invited to attend all meetings regarding the demolition scheme, to ensure they are kept up to date on the project and can advise their representatives if necessary. Similarly, during demolition Council officers will work closely with those in the voluntary and charity sectors to provide extra support for the most vulnerable residents. For example, on Phase 1, officers worked with Shelter, Age UK and Mind to ensure appropriate care and support. While this may increase the workload of some individuals within these charities, clear and open communication with these organisations prior to the scheme commencing has ensured that these organisations are aware of the scheme and plan for the impact it may have on resources.
<b>Other/additional:</b>	-Select-	-Select-	
<b>Other/additional:</b>	-Select-	-Select-	

**Overall summary of possible impact (to be used on EMT, cabinet reports etc):** A demolition scheme will have an impact on all sectors of the community. However, a high

quality of care and support will be offered to all residents affected by demolition, to ensure they are not disadvantaged by the process. This will include assisting residents to be rehoused to a home that best meets their needs, In addition, the provision of new flats for over 55s and bungalows by Sanctuary Housing Association, to which all affected residents will get first refusal, will ensure that in particular older people and those with disabilities will have an appropriate, local housing offer available.

If you have identified significant change, med or high negative outcomes or for example the impact is on specialist provision relating to the groups above, or there is cumulative impact you **must** complete the action plan.

**Review date:** 26/03/13    **Q Tier Ref** /                      **Reference number:** /

**Entered on Qtier:** No    **Action plan needed:** Yes

**Approved (Lead Manager):** Ruth Wilson              **Date:** 26/03/13

**Approved (EIA Lead person for Portfolio):** Ian Oldershaw    **Date:** 26/03/13

**Does the proposal/ decision impact on or relate to specialist provision:** no

**Risk rating:** Medium

## Action plan

Area of impact	Action and mitigation	Lead, timescale and how it will be monitored/reviewed
Age	To ensure older people are not made vulnerable by the demolition process. Work with relevant voluntary and charity sectors, carers, the NHS where necessary. Individual home visits for every residents. Ensure 'ring fence' is applied to new older persons' housing scheme, which will enable affected residents to have first refusal.	Ongoing throughout lifespan of project. Lead - Regeneration Team. Monitored and reviewed through questionnaires which are given to residents after they have moved to their new home and which ask how the process has gone and what could be improved. Informal feedback from partner organisations and residents.
Disability	To ensure disabled people are not made vulnerable by the demolition process. Offer mobility priority for rehousing, where appropriate. Ensure wheelchair and Lifetime Homes/adaptable accommodation is included in the 'ring fence' for the local area. Carry out appropriate adaptation works as required to any new property let to a person with a defined mobility need.	Ongoing throughout Regeneration Process. Lead - Regeneration Team. Monitored through questionnaire, as above, also recorded by appropriate Sheffield Homes team who deal with mobility priority and needs.
Financial Inc	To ensure residents are not financially disadvantaged by the demolition process. Ensure relevant compensations are received	Ongoing throughout demolition process. Lead - Regeneration Team. Contract monitoring to

Area of impact	Action and mitigation	Lead, timescale and how it will be monitored/reviewed
	and processed in a timely fashion. Ensure appropriate and up to date information is imparted regarding, for example, changes to the Benefits system, the legal process for homeowners having their property repurchased by the Council, signposting to other organisations who may be able to offer additional financial assistance or support.	ensure payments are processed accurately and in a timely fashion. Work with Private Sector Housing and Legal Services to offer appropriate financial and legal advice for homeowners.
Cohesion	To help retain community cohesion and support networks for residents, despite a major demolition scheme. Ensure 'ring fence' is appropriately applied to all Council and Housing Association properties which become vacant within the Arbourthorne and Norfolk Park estates. Monitor Sanctaury as lead Housing Association for new build, to make sure their Lettings Policy and management practices have a positive affect on community cohesion	Ongoing throughout demolition process. Lead -Regeneration Team. Monitor Sanctuary through regular meetings and informal partnership working. Ring fence monitored through Sheffield Homes/ Property Shop.
-Select-		
-Select-		
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**Approved (Lead Manager): Ruth Wilson Date: 26/03/13**

**Approved (EIA Lead Officer for Portfolio): Ian Oldershaw Date: 26/03/13**



## **Appendix 4**

Appendix 4 is Section 6 of the Private Sector Housing Policy. Section 6 details the conditions for agreeing a Relocation Appreciation Loan. The changes are detailed below but for ease of reading, the whole of the section is attached.

### **Changes**

Section 6.1 a) Replace “Housing Market Renewal Areas” with “Arbourthorne Fields Redevelopment Scheme”

Section 6.6 Replace “£70,000” with £60,000”

Section 6.12.1 Replace “Housing Market Renewal Area” with “Arbourthorne Fields Redevelopment Scheme”

## 6. Relocation Loan

6.1 The purposes for which a Relocation Loan application may be made are,

- a) To enable an applicant to purchase another dwelling where their current dwelling is subject to demolition by the Council in the Arbourthorne Redevelopment Scheme.
- b) To enable an applicant to purchase another dwelling, where the Council has assessed their current dwelling as a Category 1 hazard, due to it being crowded, which cannot be remedied without an increase in size by extending the living accommodation within the current dwelling.
- c) To enable an applicant to purchase another dwelling where the Council has assessed that their current dwelling has a Category 1 hazard and the most satisfactory course of action to deal with the hazard is to close or demolish the dwelling.
- d) To enable an applicant to purchase another dwelling where the applicant meets the eligibility criteria for a Disabled Facilities Grant in respect of the current dwelling but it is not reasonably practicable to undertake the necessary adaptations.

6.2 Where an applicant applies for a Relocation Loan the Council will assess the applicant's eligibility under the following criteria and make a decision on whether to provide the applicant with a Relocation Loan.

6.3 The amount of the Relocation Loan will vary according to:

- the value of the applicant's current dwelling
- the applicant's housing need
- the value of current charges or outstanding mortgage on the current dwelling
- the value of the purchased dwelling

6.4 The Relocation Loan will be secured by means of a legal charge as a percentage of the market value of the purchased dwelling.

6.5 The maximum value of a Relocation Loan will not normally exceed 50% of the value of the purchased dwelling.

6.6 The maximum loan will not normally exceed 100% of the value of the applicant's current dwelling subject to a maximum possible value of £60,000.

6.7 The maximum loan for all secured borrowing, including the Relocation Loan, will not normally exceed 90% of the value of the purchased dwelling.

### 6.8 ***Circumstances and Eligibility***

6.8.1 In order for a Relocation Loan to be approved the Council must be satisfied that all of the following criteria apply: -

- there is sufficient Council funding available for the provision of the Relocation Loan

- the applicant will become the owner occupier of the purchased dwelling
- the purchased dwelling is located in the United Kingdom
- the purchased dwelling meets the Decent Homes Standard
- continued occupation of the purchased dwelling is sustainable
- the applicant will have an owner's interest in the purchased dwelling
- the applicant has owned and been living in the current dwelling for at least the 12 months prior to the Loan application.
- for leasehold purchased dwellings the applicant will have a leasehold interest of at least 50 years remains on the lease.
- the purchased dwelling will not be overcrowded.
- for applications under 6.1(b) and 6.1(c) the applicant, partner or child or offspring normally resident in the dwelling is a Vulnerable Person as defined in this policy.

6.8.2 If more than one person has an owner's interest in the current dwelling, all maybe eligible for a Relocation Loan, but the total amount of loan available shall not exceed the maximum loan.

6.8.3 For applications under 6.1(b) and 6.1(c) the Council must be satisfied that the applicant is unable to access commercial borrowing for the relocation.

#### 6.9 ***Payment of the loan funds***

6.9.1 Payment of the loan will be made direct to the applicant's solicitor.

#### 6.10 ***Discretion***

6.10.1 Where the Regional Loans Manager or above is satisfied on consideration of the applicants individual circumstances that a loan paid in accordance with the loan restrictions under points 6.5, 6.6, and 6.7 may result in the applicant having to purchase a dwelling that would be overcrowded, he may approve a loan not subject to that limit.

6.10.2 The Regional Loans Manager or above in considering this discretion may have regard to the following circumstances:

- the applicant has specific housing needs impacting on the value of the purchased dwelling required to meet those needs
- the applicant is unable to transfer their existing mortgage to put towards the purchased dwelling.

6.10.3 The above circumstances do not constitute an exhaustive list of matters to be considered, and each decision will be made on its own merits.

6.10.4 For loans given under the provisions of 6.1(a) in exceptional circumstances, at the discretion of the Regional Loans Manager,

requests to transfer a loan to a beneficiary acquiring title to the purchased dwelling under the administration of the deceased's estate may be approved where the conditions in 6.13 below, have not been satisfied. The beneficiary must pay any legal and administrative costs arising from the transfer.

6.10.5 Where the applicant accesses commercial borrowing that is secured as a legal charge on the dwelling, and where the purpose of that commercial borrowing is for an approved purpose, then the legal charge securing the commercial borrowing, may, at the discretion of the Regional Loans Manager having regard to the individual circumstances of the case, rank in priority to the legal charge secured against the dwelling under this policy. When deciding whether to exercise this discretion the Regional Loans Manager will have regard to the following:

- the type of charge taking priority.
- the amount and type of outstanding loan against the Council's lending criteria
- the reason a charge priority is being requested.
- the current financial vulnerability of the applicant.

6.10.6 The above does not constitute an exhaustive list of matters to be considered. Each decision will be considered on the individual merits of the case.

#### 6.11 ***Loan Redemption***

6.11.1 The Relocation Loan will be redeemed at the point of disposal as a percentage of the market value of the purchased dwelling at the time of redemption.

6.11.2 Applicants wishing to repay the Relocation Loan, in full or in part prior to disposal may do so provided that they pay all valuation fees. The minimum part loan repayment amount is £5,000.

6.11.3 Where the Council is satisfied that the value of the purchased dwelling has been increased by major home improvements made by the applicant and has determined a figure which it considers reflects the increased value it shall reduce the amount of loan to be redeemed by this figure.

#### 6.12 ***Conditions***

6.12.1 It is a condition of a Relocation Loan that the applicant contribute to the purchased dwelling the full amount paid by the Council of any compensation (not including Disturbance and Homeless payments) for the acquisition of the current dwelling under the Arbourthorne Fields Redevelopment Scheme where this applies.

6.12.2 The Loan will be secured on the purchased dwelling registered as a Legal Charge.

6.12.3 The applicant will be subject to the conditions attached to the loan.

6.12.4 The applicant will normally be expected to carry forward any existing mortgage amount as a mortgage on the purchased dwelling.

6.12.5 Where the applicant is either unable to or decides not to proceed with the loan application or if a loan application is cancelled:-

- after the Council has instructed a valuer to carry out a valuation, the valuer's fee is recoverable from the applicant.
- after the Council has instructed a solicitor to carry out legal work connected to the loan, the solicitor's legal fee is recoverable from the applicant.
- after the Council has incurred fees in seeking consents from an existing lender, the fees incurred are recoverable from the applicant.

### 6.13 ***Transfer of loans to beneficiary***

6.13.1 For applications under 6.1(a) where during the life of the loan the applicant dies and under the administration of the deceased's estate title in the purchased dwelling is transferred to a beneficiary the loan may be transferred to the beneficiary where the Council is satisfied:

- the beneficiary occupies as their only or main residence the purchased dwelling and has lived in the property for a minimum period of 12 months prior to the death of the applicant; and
- the beneficiary will continue to occupy the purchased dwelling as their only or main residence; and
- the beneficiary will complete a new loan application agreeing to the terms and conditions of the Relocation Loan

The provisions under paragraph 6.13 may only be used once during the lifetime of the loan.

### 6.14 ***Key Outcomes***

6.14.1 The key outcomes will be dependent on the availability of more suitable and affordable properties.

6.14.2 The principle key indicators will be: -

- a reduction in the number of people living in overcrowded dwellings.
- a reduction in the number of vulnerable persons living in dwellings that do not meet the Decent Homes Standard.
- increase in number of disabled persons living in dwellings appropriate to their needs

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