

Scheme name / summary description		Value £'000
A	Transport Regeneration & Climate Change	
	New additions	
Page 69	<p>Gleadless Valley Castelayn Demolition & Site Clearance</p> <p>Recommendation To approve the addition of £355K to the Capital Programme to clear the Castelayn site in the Gleadless Valley enabling it to be released for housing development, mostly funded by Brownfield Land Release Fund Grant.</p> <p>Why do we need the project? Gleadless Valley is a 1960's housing estate and some of the housing is now outdated and in urgent need of repair. A masterplan for the area was approved by Council's Exec Co-operative in March 2022. Given the plans for regeneration in the area there is a desire to avoid disused / derelict buildings which can attract anti-social behaviour / vandalism and associated costs to Council budgets.</p> <p>Brownfield Land Release Fund (BLRF2) Grant has been secured, which is specifically to prepare land for the development of affordable housing.</p> <p>How are we going to achieve it? Demolition and site clearance of the former Castelayn SheffCare Home (2 Leighton Drive, Sheffield, S14 1ST) which is no longer fit for purpose and is currently vacant.</p> <p>What are the benefits?</p> <ul style="list-style-type: none"> • Removes financial liability for vacant property management costs • Removes source of anti-social behaviour in the area • Enables site for redevelopment as Affordable Housing <p>Outputs</p> <ul style="list-style-type: none"> • Demolition and clearance of site in preparation for redevelopment • Enable delivery of approximately 24 affordable homes <p>When will the project be completed? Demolition is estimated to take 20 weeks from start-on-site, which is estimated to be June 2024.</p>	+355

Page 70	<p>Per the funding agreement the funded works (demolition) must be in contract by March 2024 and release the land for development by March 2027. This can either be by disposal of the site to a developer or entering a build contract.</p> <p>Funding</p> <table border="0"> <tr> <td>BLRF2 Grant</td> <td style="text-align: right;">£295.3K</td> </tr> <tr> <td>Historic Housing Loan Fund repayments</td> <td style="text-align: right;">£59.7K</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">£355.0K</td> </tr> </table>							BLRF2 Grant	£295.3K	Historic Housing Loan Fund repayments	£59.7K	Total	£355.0K
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Funding Source	See above Funding Section	Amount	£355K	Status	Grant Accepted at Finance Committee 11 th September 2023	Approved	City Futures PG 14.09.23						
Approval Route		Submission of the Brownfield Land Release Fund bid, and the intended projects was approved at the Transport, Regeneration and Policy Committee in March 2023 in advance of the bid submission deadline.											
<p>Gleadless Valley Paddock Hill Demolition & Site Clearance</p> <p>Recommendation To approve the addition of £250K to the Capital Programme to clear the Paddock Hill site in the Gleadless Valley enabling it to be released for housing development, mostly funded by Brownfield Land Release Fund Grant.</p> <p>Why do we need the project? Gleadless Valley is a 1960's housing estate and some of the housing is now outdated and in urgent need of repair. A masterplan for the area was approved by Council's Exec Co-operative in March 2022. Given the plans for regeneration in the area there is a desire to avoid disused / derelict buildings which can attract anti-social behaviour / vandalism and associated costs to Council budgets.</p> <p>Brownfield Land Release Fund (BLRF2) Grant has been secured, which is specifically to prepare land for the development of affordable housing.</p> <p>How are we going to achieve it? Demolition and site clearance of the former Paddock Hill (625 Gleadless Road, S2 3BT) SheffCare Home which is no longer fit for purpose and is currently vacant.</p> <p>What are the benefits?</p> <ul style="list-style-type: none"> • Removes financial liability for vacant property management costs • Removes source of anti-social behaviour in the area • Enables site for redevelopment as Affordable Housing 							+250						

Page 71	<p>Outputs</p> <ul style="list-style-type: none"> • Appropriation of vacant site from Health for inclusion in Housing Revenue Account • Demolition and clearance of site in preparation for redevelopment • Enable delivery of approximately 18 affordable homes <p>When will the project be completed? Demolition is estimated to take 20 weeks from start-on-site, which is estimated to be June 2024.</p> <p>Per the funding agreement the funded works (demolition) must be in contract by March 2024 and release the land for development by March 2027. This can either be by disposal of the site to a developer or entering a build contract.</p> <p>Funding</p> <table border="0"> <tr> <td>BLRF2 Grant</td> <td>£204.2K</td> </tr> <tr> <td><u>Historic Housing Loan Fund repayments</u></td> <td><u>£45.8K</u></td> </tr> <tr> <td>Total</td> <td>£250.0K</td> </tr> </table>							BLRF2 Grant	£204.2K	<u>Historic Housing Loan Fund repayments</u>	<u>£45.8K</u>	Total	£250.0K
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Approval Route		Submission of the Brownfield Land Release Fund bid, and the intended projects was approved at the Transport, Regeneration and Policy Committee in March 2023 in advance of the bid submission deadline.											
Variations and reasons for change													
<p>Devonshire Quarter – (Thomas Street Remediation Works)</p> <p>Recommendation To approve the addition of £254.5K to the Capital Programme to prepare the Thomas Street/Hodgson Street site for housing development, funded by Brownfield Land Release Fund Grant.</p> <p>Scheme description</p> <ul style="list-style-type: none"> • Acquire a number of sites and existing leasehold buildings adjacent to SCC land holdings within the Devonshire Quarter. • Promote a more holistic approach to development recognising the wider regeneration of the area. • Prepare development agreements together with detailed planning briefs for the delivery of housing to meet identified needs. 							<p>+254</p> <p>Reprofile: 23/24 -596 24/25 +851</p>						

- Ensuring that currently vacant development sites are brought forward, delivering the development required to kick start the wider regeneration of the area.
- Disposal of development sites ensuring delivery of mixed housing accommodation

What has changed?

Thomas Street/Hodgson Street is one of the sites acquired using the Devonshire Quarter budget. Prior to acquisition, a previous developer aborted works on the site after constructing the foundations for a basement car park. The basement has since filled with water, which obscures the condition of the foundations and presents a significant unknown and abnormal cost to any future developer of the site. This reduces both interest in and the value of the site.

The Brownfield Land Release Fund (BLRF2) is a government funding stream designed to unlock Council-owned land for residential development by covering abnormal costs of preparing sites for development. An award of this funding was made in August 2023 to fund the clearance, remediation, and re-securing of the Thomas Street/Hodgson Street site ready for marketing.

This is also an opportunity to reprofile the existing remaining budget, which is now unlikely to be spent in 2023/24

Variation type: Budget increase/ Reprofile

Budget

Current 23/24 Budget £882.7K - £596.1K = £286.6K

Current 24/25 Budget £0.0K + £850.6K = £850.6K

Total Current Budget £882.7K + **£254.5K** = £1,137.2K

Funding

BLRF2 Grant £254.5K

Existing Budget £32.1K

Total £286.6K

Funding

See Funding Section above

Approval Route

Submission of the Brownfield Land Release Fund bid, and the intended projects was approved at the Transport, Regeneration and Policy Committee in March 2023 in advance of the bid submission deadline.