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10 May 23

## **Stocksbridge Towns Fund Board Paper: 11 May 2023**

- 1. Welcome, and confirmation of minutes and any matters arising**
- 2. Confirmation of New Co-Chair and Two New Board Members**
  - 2.1 Board are asked to confirm the new Co-Chair as Yuri Matischen and welcome the new board members, Gail Larkin and Kathryn Giles Bowman. Howard and Amanda to arrange an induction (to include Neil and Yuri).
- 3. TF Board Project Sponsors**
  - 3.1 Board are asked to review and confirm the following roles:
    - a. Community Hub – Ian Sanderson
    - b. Place-making – John Crawshaw
    - c. Shop frontage scheme – Ian Sanderson
    - d. Bus project – Miriam Cates
    - e. Hydrotherapy project – Yuri Matischen
    - f. Post 16 Hub – Dave Cates
    - g. Rivers and Flood Alleviation – Neil Curtis
    - h. Walking and Cycling Infrastructure – Julie Growcutt & Yuri Matischen
    - i. Accessibility project – Kate Martin
    - j. Oxley Park – Julie Growcutt
    - k. Sports Hub projects – Graham Silverwood
- 4. Funding**
  - 4.1 SCC has been allocated additional Gainsharing Funding from the MCA. Investment cases are being developed for a number of Sheffield projects that are seeking this funding. An additional £1.2m of additional funding for Stocksbridge High Street has been requested.
  - 4.2 All DLUC Towns Funding has been received by SCC. The last payment, for the Bus project was drawn down at the end of March 2023.
- 5. Project updates**
  - 5.1 The following outlines the status of the Towns Fund projects:
    - 5.3 Community Hub & Library**
      - 5.3.1 The procurement approach for the project was discussed at the Board’s workshop. We agreed that we would seek variant pricing options (pivoting around the intensity of the work that will be undertaken across the high street area). A further discussion

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and Board's opinion regarding the merits of SCC utilising framework contracts or open tenders would be helpful (for each Towns Fund project).

- 5.3.2 The land acquisition work is still not complete although progress has been made and offers have now being accepted by a number of the landowners. All landowners are in receipt of the Council's best and final offer. If these outstanding offers are not accepted the Council will seek arbitration prior to commencing with CPOs, in order to secure the development area required.
- 5.3.3 SCC is seeking a meeting with senior management and the lead Trustee at St Lukes regarding their next steps.
- 5.3.3 The Factory Shop on the high street remains for sale. Board have indicated their interest in securing this unit and the SCC has commissioned an independent valuation. The Chemist has also been approached and valuations are also being sought for this unit.
- 5.3.4 The scheme was reviewed in detail in the previous Board workshop and a project review with the Board Sponsor took place w/c 1<sup>st</sup> May. The RIBA 3 designs required for planning and contracting will complete early-to-mid summer. Land acquisition remains the critical issue that required resolution. Board should note that if CPO is required then this will have a significant issue on programming.
- 5.3.5 SCC is scoping the interim re-location for the Library service and it is expected this service will remain on the high street in a prime and accessible position.

#### **5.4 Place-making**

- 5.4.1 The Place-making project has three main elements. Better public realm and public space, a shop frontage upgrade and Highways improvements.
- 5.4.2 The scheme will be approach in steps:
  - 1) The public realm works is progressing and plans are in development. There is an issue regarding the factory shop area and its future use which needs further consideration and a better understanding of whether this area can be secured. Design and costing this additional area is required so we can have confidence that the extended scheme can be delivered.
  - 2) The shop frontage scheme is being approached in phases. Initially the Council will seek to undertake the work on the precinct. Once contract prices and the agreement with all owners is secured with the precinct shop owners, the scope of works will widen and encompass, on a shop-by-shop basis, on the rest of south side of the high street. The Council intends to undertake the works on the precinct directly (note, there is a VAT consequence however on balance the need for control and coordination means that is necessary), but grant fund the shops that are located on the precinct. Then, depending on budgets, the Council will seek to grant fund the north side of the high street.

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3) The highways work should be considered as the last intervention that will be considered. The extent of the works that will be possible will be dependent upon the programme's budget and the scope of works that is then agreed.

5.4.2 The procurement approach for the project needs to be confirmed although variant pricing options (pivoting around the intensity of the work will be sought). A further discussion and Board's opinion regarding the merits of SCC utilising framework contracts or open tenders would be helpful.

## **5.5 Sport Hub**

5.5.1 The Sport Hub project is made up of four sub-projects. These are the development of: a new Cricket Pavilion, a new 3G pitch in Oxley Park, and a grants for facility improvement to the Rugby Club and the Football Club respectively.

5.5.2 The grant agreements for the Sports clubs' contracts are undergoing final checks and subsidy control advice is pending from independent lawyers. Once subsidy control checks are signed off and the grant terms agreed with the sports clubs, the grants can be issued.

5.5.3 The 3G pitch project is currently short of circa £500K funding, which would deliver an 11-a-side pitch in the best location in Oxley Park. This gap funding is being sort from the FA and the Council is progressing its bid and has received very positively feedback. The Council is confident that this match-funding will be secured and is expecting it to be confirmed in June 2023.

5.5.4 Board should note that the statutory ecology surveys that the Council is required to undertake have identified that a large Bat colony's habitat is situated in the woodland adjacent to the proposed site. As these are a protected species, Officers are working through the implications and mitigations of this issue. It might be the case that this location is not suitable.

5.5.4 The Council are developing the legal/ funding agreement that needs to be put in place with the Cricket Club to enable the development of the new pavilion. It is the intention of SCC to grant fund the monies for the works. There does need to be a balance of control and oversight over the funding and the works however, due to the lack of experience, capacity and capability of the Cricket Club have in managing a grant and works of such potentially high value.

5.5.5 A discussion with Board regarding how this balance is best struck would be helpful as there are a number of issues and options that need to be reviewed.

## **5.6 Oxley Park (Phase 2)**

6.6.1 The project's central focus is on creating a new skate park facility in Oxley Park, along with drainage adaptation, screening and better stepped access & walkways.

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- 5.6.2 The final cost plans are completed, design team meetings are taking place and the development of tender documents and the final Business Case is underway.
- 5.6.3 It is expected that contracting is completed in quarter 3 2023 and work commences quarter 4.

## **5.7 Improved Cycling and Walking Infrastructure**

- 5.7.1 The project's central focus is to developing 1.5km of new off-road walking and cycling infrastructure and support a cycle hire scheme in Stocksbridge.
- 5.7.2 The Board agreed to undertake a review of how best to deliver the project outputs (1.5km of cycling and walking infrastructure) and this has begun. The project's delivery options need to be tested for affordability, viability and appropriateness. The review of how to proceed and best delivery these outputs is expected to be completed in the summer 2023.

## **5.8 Hydrotherapy Pool and Well Being Study**

- 5.8.1 The project aims to provide a high-quality hydrotherapy pool, complementary changing facilities and some associated adaptations to access within the Leisure centre. In addition, the project also seeks to commission a Health and Wellbeing study focussing on baselining and measuring wider Health and Wellbeing benefits in the wider community.
- 5.8.2 The Board requested that the Leisure Centre re-fresh its Business Plan for the facility, accounting for the increased energy prices that are currently being experienced. This has been provided and reviewed by the Board Sponsor. Board needs to confirm whether this investment is still viable and sustainable and whether it can commence.

## **5.9 Rivers**

- 5.9.1 The project is seeking to improve the wellbeing of the river and improve fish stocks and biodiversity. It will also seek to improve infrastructure and connect the rivers to the walking trails.
- 5.9.2 SCC has a draft tender document which requires signing of by the Client Officer in the Parks and Countryside department. This should be let within the next 4 to 6 weeks.

## **5.10 Buses**

- 5.10.1 The project seeks to establish, via providing pump priming, a sustainable, community-led, responsive bus service which can provide links across the

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community to places of work, education, healthcare and leisure which are under-served.

5.10.2 The funding agreement and tender pack has been drafted, PR is ready and the subsidy control assessments are currently being carried out.

5.10.3 Prior to the service being let, its eligibility and acceptance into the concessionary fares scheme needs to be confirmed. This is administered by the PTE. This has been requested and we are awaiting the PTE formal confirmation.

## **5.11 Post 16 Hub**

5.11.1 The scope of the project focuses on the development of a Skills and Education offer, delivered from the Community Hub building. The funding is ring-fenced and it is expected it will be utilised to grant fund an education provider once the building is operational (expected March 2025)

## **6. Communications and Engagement Update**

6.1 Amanda to update the Board

## **7 Finance Update**

7.1 Natalia to update the Board

## **8. AOB**

(END)