

# Gleadless Valley

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Meeting:	Gleadless Valley Regeneration Board
Meeting date:	2 <sup>nd</sup> June 2025
Subject:	<b>Approval of John O’Gaunt Building Demolition and Endorsement of Engagement Plan</b>
Author:	Quintina Crozier
Action required:	<b>For decision</b>

## Report purpose

To seek the Regeneration Board’s approval for demolition of the John O’Gaunt building and endorsement of the accompanying Community Engagement Plan.

## Executive Summary & Recommendation

The John O’Gaunt (JOG) building is a vacant two-storey brick former pub on Blackstock Road, near the Gaunt shopping precinct. It has been owned by the Council since 2022 but remains unused and continues to deteriorate. On 7th November 2023, an arson attack caused significant fire and water damage, worsening the building’s already poor condition. Refurbishment would now require substantial investment, with no confirmed future use. A proposal to demolish the building was taken to the Delivery Group for initial review and endorsement.

A detailed options appraisal paper submitted to the Delivery Group compared:

- **Refurbishment**, which poses high costs, ongoing safety liabilities, and no secured end-use; versus
- **Demolition** (recommended), which removes a deteriorating hazard, addresses public safety concerns, protects the Council’s reputation, and clears the site for future redevelopment under the Gleadless Valley Regeneration Programme.



## Key Points

- **Strategic fit:** Demolition supports the Gleadless Valley Regeneration Programme's wider aim to revitalise the Gaunt precinct, removing a derelict structure to create a safe, cleared site for future mixed-use redevelopment (including housing, community uses or new retail), enhancing public safety and attracting fresh investment.
- **Cost & resources:** A high-level estimate for demolition has been secured. The overall cost will be partly offset by an insurance payout following the November 2023 arson attack, with any remaining funding drawn from the existing regeneration budget if needed. Procurement will follow standard Council procedures.
- **Risks & mitigations:** Top risks include short-term disruption, reputation impact, and cost overruns; these will be managed via a robust engagement plan, transparent communications, and a controlled procurement route.
- **Compliance & assessments:** An Equality Impact Assessment (EIA) and Climate Impact Assessment (CIA) will be completed prior to works, and all necessary building-control and planning approvals will be obtained.
- **Timeline & governance:** Subject to Board sign-off on 2 June 2025, detailed procurement planning will commence from mid-June, running through to mid-July. The tender is expected to be issued between 14 July and 15 August 2025, with evaluation and contract award completed by early September. Contractor mobilisation is planned for early to mid-September, followed by demolition works targeted to start in late September and continue through to early November 2025. These timings may be subject to change based on survey results and contractor availability. Progress updates will be provided regularly to the Regeneration Board.
- **Commitment to community space:** As part of our ongoing commitment to supporting community activity in the Gaunt area, we are exploring options for alternative community space on other nearby sites, such as the Methodist Church to ensure residents still have access to suitable facilities following the demolition.

### The Board is asked to:

**Approve** the demolition of the John O'Gaunt building.

**Endorse** the accompanying Engagement Plan, which will ensure resident feedback shapes the demolition programme and subsequent site redevelopment.

## Options Appraisal

### Option 1: Leave Building As-Is

- **Scope:** Secure the building, undertake minimum maintenance, monitor condition.
- **Estimated Cost:** Yearly on-going security and utility costs £6,708 (see breakdown of costs below)



- Surveys Required: None immediately (though bat and asbestos surveys may still be advisable for future work).
- Permissions: None immediately.

Council Tax	3300
Business Rates	1996
Gas standing charge	552
Security fee	360
Fencing repairs	500

**Total: £6,708**

#### Risks:

- The building could deteriorate further, leading to even higher repair or demolition costs later.
- Risk of further arson attacks or vandalism while the building remains empty.
- Public safety risks if the structure becomes more unsafe.
- Ongoing liability for the Council for managing and securing the site.
- Damage to Sheffield City Council's reputation if the site is seen as neglected or if action is not taken soon.
- The fence has been breached, and young people have been seen inside the grounds of the pub, this is likely to continue despite safety measures being in place.

#### Community considerations:

- We know from enquiries and informal conversations with residents that a segment of the community views the building as an eyesore.
- Additionally, one local resident informed the team recently that their mortgage provider considered the proximity to the building a risk, highlighting concerns that the current state of the site could affect local property values.
- Could become a symbol of neglect if left vacant for much longer.

#### Option 2: Refurbishment for use as a community facility

- Scope: Full refurbishment to make the building safe, watertight, and suitable for future use (to be determined).
- Estimated Cost: £ 1,411,444
- Surveys Required: Bat survey, asbestos survey.
- Permissions: Planning permission may be needed if there are changes to the building footprint or use.



Note: The cost estimate outlined below by RLB relates to reinstating the building to its former use as a public house. However, the Council does not intend to retain or reopen the building as a pub. As such, the estimated costs should not be viewed as a direct reflection of future expenditure. Rather, they provide an indicative measure of the extent of the damage caused by the fire and vacant state.

Cost Estimate		
Building Control Application/inspection	£	2,000.00
Asbestos R&D Survey	£	4,000.00
Structural Costs	£	17,000.00
Building Fabric Costs	£	621,880.00
Mechanical and Electrical Costs	£	259,500.00
Access (scaffold/MEWP etc)	£	25,000.00
Contractors Prelims and OHP (17.5%)	£	161,591.50
<b>Sub Total</b>	<b>£</b>	<b>1,090,971.50</b>
Design Fees (@12.5%)	£	136,371.44
<b>Base Cost Estimate</b>	<b>£</b>	<b>1,227,342.94</b>
Contingency (@15%)	£	184,101.44
<b>Total Cost Estimate</b>	<b>£</b>	<b>1,411,444.38</b>

#### Risks:

- High refurbishment costs with uncertain end-use, as the cost estimate is based on restoring it to its former pub condition; converting the building into a community facility may involve additional modifications.
- Ongoing uncertainty as the Gleadless Valley Regeneration Programme delivery plan is still being developed, and the options for the wider Gaunt area, including the pub site, have not yet been determined through the Planning and Development workstream. A comprehensive redevelopment of the Gaunt shopping precinct would require demolition of the pub.
- Risk of unforeseen structural issues that could further increase costs during the conversion to a community building.
- Challenges in ensuring that the refurbished building fulfils the diverse needs of the community, including providing flexible space and ensuring accessibility.
- Potential difficulty in securing appropriate community partners or long-term operators for a community-focused facility.

#### Community Considerations:

- Converting the building from a pub to a community facility may alter public perception; while some community members may welcome the change and value new facilities, others may be





resistant. Clear communication about the benefits of the chosen redevelopment will be essential.

- Ensuring that the building is designed and managed to meet local needs is crucial for maintaining community support and ensuring its long-term viability
- A recent press article proposed converting the building into a community facility, and that idea attracted significant online interest. The 189 Project, already operating community activities from nearby shop units explored this option with the Council but, upon assessing the building's extensive deterioration, now agree that demolition is the most viable course of action.

### Option 3: Demolition

- Scope: Full demolition of the building and making good the site.
- Estimated Cost: £123,750
- Surveys Required: Asbestos survey, possible bat survey
- Permissions: Planning permission required for demolition.
- Following the demolition of the John O'Gaunt building, the cleared site will initially be made safe and left as open space. The final treatment of the site, for example, whether it becomes grassed public realm, a bitumen surface, or another use, will be shaped through community engagement, subject to feasibility and timescales within the overall programme. This approach aligns with the Community Engagement Plan and allows local voices to help influence the short-to-medium-term future of the space

Element	Unit	Quantity	Unit Cost	Total Cost	Comment
Asbestos survey	Item	1	£4,000.00	£4,000.00	Assume survey needed but no ACM present
Demolition of existing building	m3	1995	£50.00	£99,750.00	Gross floor area x 3m storey height
Making good externals and securing site	Item	1	£20,000.00	£20,000.00	Allowance, need to review proposed arrangements
			<b>TOTAL COST ESTIMATE</b>	<b>£123,750.00</b>	

### Risks:

- Possible delays while awaiting necessary surveys and permissions.



- Risk of community backlash if the demolition is not clearly communicated and the community is not adequately consulted.
- If Asbestos is found, costs would rise.

#### Community Considerations:

- Demolition without a clear plan for an alternative community facility in the area may be poorly received by a section of the local community, particularly as the nearby Methodist Church closed its doors and stopped hosting community activities last year. If this option is pursued, careful communication with the local community will be required to highlight that alternative community facilities are planned, both in the short term through community use of additional shop units plus the potential for new community facilities as part of any redevelopment of the area.

#### Timeline & Milestones

*Note: this is a suggested timeline. All dates are indicative and subject to statutory permissions, contractor availability and Board sign-off.*

Milestone	Start Date	End Date	Duration	Dependencies / Decision Points
Regeneration Board sign-off	2 June 2025	2 June 2025	1 day	Board approval of demolition & engagement plan
Procurement planning & documentation	16 June 2025	11 July 2025	4 weeks	Specification writing, legal checks
Tender issued & live	14 July 2025	15 August 2025	5 weeks	Procurement advertised; Q&A and submissions
Tender evaluation & contract award	18 August 2025	5 September 2025	3 weeks	Requires officer time and governance sign-off
Asbestos survey & remediation plan	21 July 2025	1 August 2025	2 weeks	Must complete before any intrusive works
Bat survey & mitigation strategy	21 July 2025	15 August 2025	4 weeks	Must finish pre-demolition; timing subject to ecological guidance
Community engagement (6-week plan)	24 June 2025	5 August 2025	6 weeks	Dependent on staff availability and final materials
Contractor mobilisation	8 September 2025	19 September 2025	2 weeks	Site handover, insurances, RA and method statement
Soft strip and demolition work	22 September 2025	10 November 2025	4 to 8 weeks	Subject to surveys, contractor capacity
Final site hand-over & reporting	10 November 2025	—	—	Formal hand-back; post-demolition report to Board



## Governance & Reporting

Following Board sign-off, overall accountability for delivery will sit with Sean McClean, as Project Sponsor for the Gleadless Valley Regeneration Programme. Strategic oversight and coordination will be provided by Matthew Nimmo.

Operational delivery of the demolition will be managed by a designated Project Officer, with Quintina Crozier overseeing the engagement plan to ensure residents are informed and involved throughout the process.

Progress will be reported back to the Gleadless Valley Regeneration Board via a written update at each board meeting covering key milestones, risks, and issues. A post-demolition review will summarise delivery, community engagement outcomes, and lessons learned.

## Recommendation

Subject to the boards agreement it is recommended that the John O’Gaunt building be demolished. Its advanced state of disrepair, recent fire damage, high refurbishment costs with no secured future use, and attendant public-safety and reputational risks to the Council make demolition the most prudent option. Removing the structure will eliminate ongoing liabilities, address community safety concerns, and deliver a cleared site ready for future development under the Gleadless Valley Regeneration Programme.

This proposal has already been reviewed and endorsed by the Delivery Group. To support a transparent, well-managed demolition process, we have now prepared a dedicated Community Engagement Plan. That plan will ensure hyper-local residents are kept fully informed, through tailored communications, clear explanations of rationale and next steps, and structured opportunities to ask questions and share concerns, alongside regular “You Said, We Did” updates.

## Action Required:

The Board is asked to:

1. Approve demolition of the John O’Gaunt building.
2. Endorse the accompanying Community Engagement Plan.

