

# Gleadless Valley

A great place to live and grow



Meeting:	Gleadless Valley Regeneration Board
Date	2 <sup>nd</sup> June 2025
Subject:	Board focus and workplan (updated version following Board feedback at meeting on 24 <sup>th</sup> March 2025)
Author:	Matthew Nimmo
Action required:	<b>For decision</b>

## Report purpose

In order for the Board to operate effectively, it is proposed that it needs a carefully defined focus for its work. At the meeting of the Board on 24<sup>th</sup> March, a draft set of objectives and priorities was discussed. This report updates those objectives and priorities in response to Board comments on the draft. In addition, milestones have been included for each priorities so that Board members can understand what progress they should expect over the rest of this financial year. Board members are now asked to agree the below objectives and priorities as the focus for their work over the coming year.

## Summary

Over the coming year the Board aims to ensure the regeneration programme is clearly demonstrating progress to the community through visible action as well as identifying a clear set of major capital projects

In order to achieve these objectives the Board will focus on the following priority areas of work:

1. **Housing refurbishment**, following on from the stock condition surveys.
2. A **capital projects delivery plan** showing which major projects will be delivered first and how they could be funded
3. Improving **neighbourhood management**, through a 'Team Around the Place' approach to address waste management and fly tipping, off-road parking, crime and anti-social behaviour, management of housing land, etc.



4. **Social wellbeing** including proposals to improve the life chances of children and young people.

For each of these areas, the report identifies the contribution the Board could most usefully make.

## Introduction

The regeneration programme is long-term and wide-ranging so it is recommended that the Board concentrates on priority areas of work in the first year. These areas of work should be chosen to best contribute to clear objectives.

It is understood that individual Board members may be interested in more detail than can be discussed at Board meetings and/or be interested in aspects of the regeneration programme that fall outside of these priority areas. Opportunities will be made available for more detailed engagement across the regeneration programme through the workstreams.

## Board objectives for coming year

Two objectives are proposed for the Board over the coming year.

### *Objective 1. Demonstrate progress and build confidence*

We are now into Year 8 of the Gleadless Valley regeneration initiative. Community patience is wearing very thin. We need to rapidly build confidence through visible action communicated positively to residents.

### *Objective 2. Agree a deliverable set of major capital projects*

Major capital works will take several years to start on site and longer for even the first phase projects to complete. This year we need to concentrate on agreeing a realistic, deliverable set of projects and a funding and delivery route for each, while managing the expectations of residents about delivery timeframes.

## Programme priorities and board role

The table overleaf proposes four priority areas for the Board to concentrate on over the coming year and indicates the Board's proposed role in pushing forward each area.

Across each of these priorities, the Board recognises the need for improved communications and engagement with residents and stakeholders in order to build trust and confidence in the regeneration effort.



Priority	Workstream(s)	March 2026 target	Milestones	Key risks	Board role	Delivery Group role
<b>1. Housing refurbishment</b>	Refurbishment and Sustainability	Housing investment plan approved by Council and contractor procurement underway	<p>Stock conditions data collation and analysis - July</p> <p>Housing refurbishment prioritisation (physical, social, economic) – September</p> <p>Housing refurbishment strategy options – November</p>	<p>Funding insufficient to deliver improvements needed</p> <p>Funding pressures on wider Housing Revenue Account</p> <p>Co-ordination with city-wide investment plans (and statutory requirements) slows progress</p>	<p>Agree principles of spending prioritisation</p> <p>Rapidly review options and select preferred option</p> <p>Encourage resident engagement</p> <p>Manage resident expectations</p> <p>Promote training and employment opportunities that arise for local people and encourage them to take them up</p> <p>Support discussions with investors re retrofit and energy generation opportunities</p>	<p>Protect GV refurbishment budget and secure additional council investment</p> <p>Ensure resources and engagement from Housing Asset Management team to support the process</p> <p>Ensure capital works contracts include employment and skills opportunities.</p>

Priority	Workstream(s)	March 2026 target	Milestones	Key risks	Board role	Delivery Group role
<b>2. Capital projects delivery plan</b>	Planning and Development Green and Blue Spaces	Delivery plan identifying capital projects and delivery/funding routes	Areas of change site analysis – July Areas of change development vision and outline proposals/options – September Draft strategies (landscape, movement, sustainability) Draft delivery plan - November	Insufficient funding Lack of interest from developers and investors Disagreements over development principles and priorities Local community opposition Opposition from other council members and officers	Be proactive in learning about development and regeneration best practice Input to development principles including: <ul style="list-style-type: none"> <li>• Private sector role</li> <li>• Target tenure mix</li> <li>• Rehousing policy</li> <li>• Neighbourhoods focus</li> <li>• Affordability</li> <li>• Growth vs local amenities</li> </ul> Secure cross-party council member support Manage community expectations re timeframes Lobby for funding support from central and regional government	Stick to development principles agreed by Board including unlocking policy conflicts Identify additional sources of government funding to match private funding Promote investment opportunities. Secure investment in new facilities from other public sector organisations

Priority	Workstream(s)	March 2026 target	Milestones	Key risks	Board role	Delivery Group role
<b>3. Team Around the Place</b>	Team Around the Place (incl. Community Safety)	<p>Targets to be set as part of baselining exercise in June 2025.</p> <p>Targets could include:</p> <ul style="list-style-type: none"> <li>Increased resident satisfaction</li> <li>Reduced Crime and ASB</li> <li>Reduced fly tipping and overflowing bins</li> <li>Increased recycling rate</li> <li>Reduced off-road parking</li> </ul>	<p>Identify and baseline available data – June/July 25</p> <p>Establish place-based partnership forum – August 25</p> <p>Creation of problem profiles and activities to resolve complex issues – August 25</p> <p>Reviews of maintenance regimes carried out and improvements established – Apr 26</p>	<p>No additional resources</p> <p>City-wide strategies and approaches may not work in Gleadless Valley</p>	<p>Provide insight into the key issues and hot spots</p> <p>Work with communities to encourage behaviour change</p> <p>Develop community initiatives to address these issues.</p>	<p>Identify a lead Directorate and relevant council resources to deliver a neighbourhood management approach</p> <p>Ensure cooperation from all relevant council teams and external partners from the top down</p> <p>Unblock issues such as Veolia contract</p>

Priority	Workstream(s)	March 2026 target	Milestones	Key risks	Board role	Delivery Group role
<b>4. Social wellbeing</b>	Employment, Skills and Enterprise and Community Wellbeing	<p>Employment, Skills and Enterprise Delivery Plan agreed and implementation started March 26</p> <p>Community Facilities Plan agreed (including proposals for building a more sustainable voluntary sector in Gleadless Valley)</p> <p>Proposal for community health and wellbeing programme agreed</p> <p>42 Gleadless Valley residents supported into work.</p> <p>1 new apprentice working with parks and countryside on GV</p> <p>15 GV residents and stakeholders completed Community Development and Health training</p>	<p>First GV Community Development and Health course completed – 7 participants – Jan 25</p> <p>New Community Development and Health course launched – September 2025</p> <p>Expansion of Heeley City Farm employment activities – May</p> <p>Draft Employment, Skills and Enterprise Delivery Plan - July</p> <p>Jobs fair Gaunt retail centre – July</p> <p>2 further Gaunt shop units repurposed for community activities – Oct/Nov</p>	<p>Weak/fragile voluntary sector infrastructure.</p> <p>Voluntary Sector funding sources (e.g. Lottery, Trusts) tend to be short term.</p> <p>No additional revenue funding – looking to get more for GV from existing services.</p> <p>Lack of sustainable funding model for community buildings in deprived communities.</p>	<p>Champion the importance of wellbeing being an integral part of regeneration</p> <p>Input to Employment and Skills Delivery Plan and Community Facilities Plan</p> <p>Work with the local community to develop community projects addressing social wellbeing</p> <p>Advocate for sustainable funding and long-term investment in community infrastructure and services</p> <p>Encourage co-production and ensure resident voice is central to decision making</p>	<p>Secure buy-in from council departments and public sector delivery partners.</p> <p>Secure cross-council agreement to the council creating/facilitating new community facilities managed by community-based organisation(s)</p>