

Gleadless Valley

A great place to live and grow



Meeting:	Gleadless Valley Regeneration Board
Meeting date:	24 th March 2025
Subject:	Board focus and workplan
Author:	Matthew Nimmo
Action required:	For decision

Report purpose

In order for the Board to operate effectively, it is proposed that it needs a carefully defined focus for its work.

This report proposes that 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 it is recommended that the Board focuses its work on the following priority areas of work:

1. Housing refurbishment
2. Capital projects delivery plan
3. Neighbourhood management
4. Communications

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

The Board is asked to agree the objectives and priority areas of focus.

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 five priority areas for the Board to concentrate on over the coming year and indicates the Board's proposed role in pushing forward each area.



Priority	Workstream(s)	March 2026 target	Key risks	Board role	Delivery Group role
1. Housing refurbishment	Refurbishment and Sustainability	Housing investment plan approved by Council and contractor procurement underway	<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>Managing 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 citywide capital works contracts include employment and skills opportunities.</p>

Priority	Workstream(s)	March 2026 target	Key risks	Board role	Delivery Group role
2. Capital projects delivery plan	Planning and Development Green and Blue Spaces	Delivery plan identifying capital projects and delivery/funding routes	<p>Insufficient funding</p> <p>Lack of interest from developers and investors</p> <p>Disagreements over development principles and priorities</p> <p>Local community opposition</p> <p>Opposition from other council members and officers</p>	<p>Be proactive in learning about development and regeneration best practice</p> <p>Input to development principles including:</p> <ul style="list-style-type: none"> • Private sector role • Target tenure mix • Rehousing policy • Neighbourhoods focus • Affordability • Growth vs local amenities <p>Secure cross-party council member support</p> <p>Manage community expectations re timeframes</p> <p>Lobby for funding support from central and regional government</p>	<p>Stick to development principles agreed by Board including unlocking policy conflicts</p> <p>Identify additional sources of government funding to match private funding</p> <p>Promote investment opportunities.</p> <p>Secure investment in new facilities from other public sector organisations</p>
3. Neighbourhood management	Cross-workstream	<p>Reduced Crime and ASB</p> <p>Reduced fly tipping and overflowing bins</p> <p>Increased recycling rate</p> <p>Reduced off-road parking</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 Viola contract</p>

Priority	Workstream(s)	March 2026 target	Key risks	Board role	Delivery Group role
4. Confidence building	Community Engagement, Wellbeing and Community Safety	Improved awareness and perception of regeneration programme More good news stories in local press	Widespread scepticism about the regeneration programme Delivery this year will be small scale Community-led projects not attributed to regeneration programme	Celebrate successes Promote the regeneration programme and reiterate key messages Associate the activities and achievements of community organisations represented by board members with the regeneration programme Encourage residents to participate in the regeneration programme	Secure greater council communications support for GV Develop sign-off protocol for communications to council tenants in GV to ensure messages are consistent