

1 - PROJECT DETAILS	
1.1 - PROJECT INFORMATION	
Project Name:	Goldthorpe Pre-1919 Redevelopment
Project Location/ Address, including Post Code and Local Authority Area:	This scheme is located within the Goldthorpe Town Deal Boundary and is known as the Pre 1919 Redevelopment on Beaver Street, Victoria Street, Co-operative Street, Cross Street and Claycliffe Terrace (around S63 9HN) – within the Borough of Barnsley MBC.
Organisation Name, Size & Company Registration Number (if applicable):	Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
Is your organisation an SME? If so, state size of organisation (Micro, Small or Medium)	N/A
Contact Name and Role:	Alison Dalton – Group Leader Housing Strategy and Growth Julie Tattershall – Project Manager
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Other Delivery Partners and Roles:	<p>BMBC Departments – Housing, Planning, Building Control, Property Services, Land & Assets, Legal and Procurement, Safer Neighbourhoods Services, Business intelligence, Private Sector</p> <p>Berneslai Homes - marketing, letting, managing the homes once complete</p> <p>Local Contractors (Various TBC) – appointed for each element of the project</p> <p>Technical Survey Consultants (Various TBC)</p> <p>MHCLG – funding support from Towns Deal</p> <p>Homes England – funding support from SOAHP (TBC)</p> <p>SY Police – funding from Safer Streets Fund (TBC)</p>

	Stakeholders – (Various) – involved through engagement
Estimated total project cost	<p>Estimated Total Project Cost – c£9.24m</p> <p>Secured Funding - £7.07m</p> <ul style="list-style-type: none"> • £4.07m - DLUHC Towns Deal Investment Plan • £3m - BMBC HRA <p>Unsecured Funding Gap - c£2.17m</p> <p>Possible funding if unlocking 11 units;</p> <ul style="list-style-type: none"> • £440k - Homes England @ £40k per unit • £175k - SYMCA BHF @ £16k per unit • £1.55m - SYMCA Other TBC <p>Possible funding if unlocking 81 units;</p> <ul style="list-style-type: none"> • £440k - Homes England @ £40k per unit • £1.3m - SYMCA BHF @ £16k per unit • £430k - SYMCA SYRF

2 – PROJECT SUMMARY

2.1 – Tell us about the project

Please provide a summary description of your project and what you intend to achieve. Why are you looking to embark on this project? What do you want to achieve? What is the problem you want to address or what is the opportunity? What is the project about?

The Goldthorpe Pre 1919 Redevelopment project is a programme of regeneration activity around 5 streets in the centre of Goldthorpe.

The project involves the strategic acquisition and demolition of approx. 40 pre-1919 terraced properties to create space to build 11 new, low carbon homes and deliver a series of high-quality public realm interventions to improve the area. There is also the opportunity to either ‘unlock’ in line with BHF timeframes or accelerate a linked site (Local Plan Housing Allocation HS49) of c70 homes.

Goldthorpe was identified in the SEP as a key ‘place’ to be supported because of it’s potential to create change at scale and bring benefits to the wider city region. The SEP sets out various key interventions for the regions key ‘places’ such as ‘ensure the supply of viable land in the right locations, maximising the potential for clusters and improving our urban areas’ and ‘plan strategically through a long-term and more integrated approach for development’.

The project itself has been designed through the Goldthorpe Housing Strategy to maximise the impact of a local authority housing intervention in this key location.

This specific location in Goldthorpe has an increasingly transient community, with growing numbers of empty properties. There are ongoing issues of ASB, crime, vandalism, pest control and fly-tipping which places pressures on the Police and the LA. The quality of the homes are generally poor, with the majority not meeting an EPC rating of C or above. There is poor quality public realm and there is a reliance on private vehicles due to lack of provision for sustainable travel (e.g. secure bike storage, EV charging points).

The poor quality of this area increases the financial pressures on the NHS due to poor health conditions arising from poor quality living environment. It also reduces the likelihood that a developer would deliver out the Local Plan residential allocation to the south of the pre-1919 area.

The project forms part of the current MHCLG Towns Deal Investment Plan which is moving through the FBC stage, both internally at BMBC and through DLUHC.

What do you hope to achieve by delivering the project?

The project aims to deliver the following OUTPUTS;

- **Build of 11 new build low-carbon residential properties** through the strategic acquisition of approx. 40 pre-1919 terraced homes, constructed to the Barnsley Low Carbon Standard
- High-quality regeneration scheme including;
- **Delivery of significant public realm improvements**
- **Improving access and community feel by creating an east-west link** between Market Street and Victoria Street incorporating active travel and biodiversity enhancements, and promoting social interaction
- **Upgrades to alleyway and rear boundary enhancements**
- **Secure cycle storage** facilities for occupiers to promote active travel
- *Plus the potential unlocking of c70 new homes* on the remaining parcel of Local Plan housing allocation HS49 to the south
- *Plus a complementary energy efficient retrofit of pre-1919 housing stock* (subject to approval of Towns Deal 'Project M –Housing Retrofit')

The project aims to deliver the following OUTCOMES:

- New affordable and market homes to meet the councils identified affordable housing need
- Reduction of 'in-use' carbon for occupiers of the new built properties (and existing housing stock subject to securing other funding)
- Reduction in the turnover of private rented properties
- Enhanced relationships with registered providers and private sector landlords
- Generation of local jobs during the construction phase and longer-term maintenance roles
- Creation of linkages to the wider area to promote active and sustainable travel, improving the physical wellbeing of residents
- Infrastructure to futureproof the regeneration scheme (e.g. EV charging infrastructure)
- Improvement of the physical and mental health and wellbeing of residents through the delivery of public spaces for social interaction and informal play
- Improve the natural environment
- Achieve community 'buy-in', stewardship and pride in the area
- Reduction in the number of empty properties
- Safe living environment with reduced levels of ASB, fly-tipping and crime
- Enhance land and property values

3 – STRATEGIC ALIGNMENT

3.1 - How will your project contribute to the delivery of the MCA's Policy Objectives and to the outcomes of the Strategic Economic Plan?

For details of Strategic Economic Plan (SEP)

<https://sheffieldcityregion.org.uk/wp-content/uploads/2020/08/SCR-SEP-Final.pdf>

As described in section 2.1, the project aligns with the SEP priorities and specifically addressed the Greener, Fairer, Stronger principles in the following ways;

- **Greener** - The new build properties will be constructed to the Barnsley Low Carbon Standard specification which adopts a fabric first approach to development. Residents will be supported in using technology in the home to ensure that low carbon measures are utilised to reduce energy consumption and deliver affordable warm homes. The proposed urban greening and incorporation of biodiversity enhancement measures will help to deliver a healthier place to live and a greater quality of life for residents. The proposed wider development will also include retrofitting existing properties (subject to approval of Project M – Housing Retrofit) to improve EPC ratings and energy efficiency.
- **Fairer** – The proposed development would significantly enhance the living conditions of existing and future residents, creating safe, affordable, energy efficient homes. In diversifying the tenure mix of the area, the housing market will appeal to a wider range of occupiers (owner occupier, private tenant, registered provider tenant). All works to properties should assist in delivering a tenure blind scheme. Urban greening and significant improvements to the public realm will promote social interaction thereby improving mental health and wellbeing within the local community
- **Stronger** - The proposed development will create jobs in the local economy during the construction (and retrofitting stage subject to approval of Project M – Housing Retrofit). In addition, long-term jobs will be supported in the maintenance and management of Berneslai Homes stock, private sector stock and upkeep of the public realm.

(guidance or table on Core Indicators to be inserted here – from Policy??)

Is the SYMCA acting as a ‘Change Agent’?

Yes - the SYMCA’s grant contribution to this scheme will provide the gap funding required to unlock the Town Deal and HRA monies. In this regard the SYMCA are acting as a Change Agent because the ambition and scale of this project would not be realised without additional support. This is born out in the options work carried out for the BMBC Towns Deal Goldthorpe business case.

Plus, through the SYMCA business case development process, officers will also explore the possibility of delivering the potential 70 unit site to the south of the Pre-1919 site as part of this project – this may require revenue support and ultimately a larger ‘ask’ (tbc).

Is this scheme delivering ‘Transformational Change’?

Yes – this project has been specifically designed and developed through the Towns Deal and wider ‘place based’ processes to deliver significant transformation to the Goldthorpe area.

4 – SYMCA SUPPORT REQUIRED

4.1 How can the South Yorkshire MCA support the delivery of the project?

If you know what support you need from the MCA, please state this here. This includes any financial or in-kind support and when you will need this. For financial support, a range estimate will suffice at this stage.

Please note that the MCA will seek a financial return for our investment, wherever this is appropriate. Applicants are required to discuss and agree the broad outline of any financial investment you may be seeking with the relevant MCA Executive Officer, prior to submitting this form.

Financial – (Grant – No ROI) – c£1.73m

The gap identified through the high-level costing done to date on the project by the internal BMBC teams has been identified as £2.17m. It is expected that BMBC can apply for Homes England SOAHP to secure c£440k in affordable housing funding – this will be explored.

The SYMCA grant funding would contribute to the overall viability of the scheme – the details of what the grant would be allocated to has yet to be defined. However, the financial profiling has identified that the funds would be required in 23/24 and 24/25.

Business Case Support – via BHF Critical Friend

If accepted onto the BHF pipeline, the scheme would like to access the BHF critical friend business case support. The level of support would be agreed with between SYMCA, BMBC and the appointed consultant

Further Support – requesting 2% to explore ‘unlocking’ of the linked Local Plan site (c£43,400)

This investigation work will be done via the BMBC Deliverability/ Viability commission – funded via BHF revenue. This c£43k would be used to fund ground investigations/ topos/ drainage surveys/ high level layout/ planning advice, tbc in the next 4-6 weeks.

It’s intended any business relocations and site marketing would be done via BMBC Housing & Assets.

Are SYMCA the ‘Funder of Last Resort’?

Maybe - There are other options identified in the BMBC business case – such as the SY Police ‘Safer Street’ budget however this is a competitive process and will be subject to SYP priorities. Investigations are ongoing by BMBC.

5 - CONSULTATION

5.1 – Who have you consulted with about the project idea?

South Yorkshire MCA	<i>Part of the ongoing ‘Place’ conversations</i>
Local Authority	<i>Project Sponsor is BMBC</i>
Other consultees, for example:	
Local community	Public consultation - May 22
Relevant businesses	Public consultation - May 22
Property Owners	Spring/ Summer 2022
Environment Agency	At RIBA Stage 3-4 in Autumn 2022
Planning Authority	At RIBA Stage 3-4 in Autumn 2022
Highway Authority	At RIBA Stage 3-4 in Autumn 2022

Please insert others as appropriate

7 – TIMESCALES FOR DELIVERY

7.1 – What is the earliest date that the project can commence delivery?

[Please advise the date and any dependencies]

The Project could start as early as December 2022 (this would align with the BMBC/Town Deal timeframes set out in the business case) however, the SYMCA assurance process as it stands would require the following stages and timeframes.

- **Project Mandate Form**
 - Agreed with Programme Development **no later than 23/05/2022** for June HIB
- **SBC**
 - Submitted to Programme Development **no later than 27/06/2022** for the Aug HIB
- **FBC**
 - Dependant on local plan land
 - Could be submitted to Programme Development **no later than 03/10/2022** for the Dec HIB

It is likely therefore that **the earlier start on site would be Jan 2023**, after the approval of the SYMCA grant monies.

The overall deliverability of the scheme is generally good as the project is the focus of Towns Deal funding and has considerable LA resources it.

Risk = MEDIUM

The risk at the time that the FBC will go through assurance is likely to be MEDIUM – this is because RIBA stages 3-4 and the tender process will still be underway. It may be possible to verify the results of the planning and tender process before HIB in Dec 2022 and certainly before contract execution and funding drawdown.

Risk will fall to LOW through the remaining programme and it is being delivered by BMBC and the land being built on has had housing on it for the past 100 years.

7.2 – Please outline the key milestones required to deliver the project and provide forecast dates for achievement.

[e.g complete outline design, secure all funding, procurement complete, statutory processes complete]

Public Consultation	May 2022
Surveys, RIBA Stage 2 + Property Negotiations	Spring 2022
Acceptance onto SYMCA pipeline	June 2022 (PM Form deadline 23/05/2022)
SYMCA SBC	August 2022 (SBC Form deadline 27/06/2022)

RIBA stages 3-4 including planning + updating costs	Summer/ Autumn 2022
Updated TIP Business Case (FINAL) to BMBC Cabinet for approval of funding – prior to going OTT	Sept/Oct 2022
SYMCA FBC	December 2022 (FBC Form deadline 03/10/2022)
Finalisation of Tender and Award of Contract	December 2022
Start on Site	Jan/Feb 2023
Decision to release Local Plan Site for sale	Subject to Head of Assets approval
Marketing Local Plan Site	Subject to internal approval process
Sale/ Planning, etc of Local Plan Site	Subject to internal approval process
Estimated SOS for Local Plan Site	Subject to internal approval process

8 – DEPENDENCIES

8.1 – Is the project linked to or dependent on any other project or activity, especially one the MCA may be involved in?

[Please advise if the delivery or success of the project is dependent on any other project or activity taking place]

Linked to the Goldthorpe Market project funded through BHF Phase 2 – now underway

Linked to a housing retrofit scheme in the Goldthorpe Town Deal – the proposed retrofit project would enhance several properties in these same 5 streets. The project is under development and may or may not come forward depending on costs and benefits. It does not affect the BCR for this scheme and it could go ahead without that additional investment being made.

8.2 – Are there any statutory processes required for you to deliver the project?

[Please advise if the project will require planning permission or other statutory approvals prior to commencement. If so, please provide more detail on progress and the forecast timescales for achievement?]

Yes – Various to be completed through RIBA Stages 3-4 through Summer/ Autumn 2022 (see above) and Planning will be required for the Local Plan sites too.