

## Housing and Infrastructure Board

31 August 2022

### Programme Approvals

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Is the paper exempt from the press and public?	No
Purpose of this report:	Funding Decision
Is this a Key Decision?	No
Has it been included on the Forward Plan?	No

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**Director Approving Submission of the Report:**

Gareth Sutton, Chief Finance Officer/s73 Officer

**Report Author(s):**

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### Executive Summary

This report requests progression to the MCA board for full approval of one project, approval for progression from SBC to BJC with the release of development funding for one scheme and the release of development funding for the schemes listed at Item 7 subject to acceptance onto the pipeline. The report also requests approval for one change request.

### What does this mean for businesses, people and places in South Yorkshire?

This report is seeking approval to progress business cases and enter into contract for a number of investment proposals which will support the MCA's aspirations

### Recommendations

The Board consider and approve:

1. Progression of "Thriving Town Centre" project Full Business Case (FBC) to the MCA board for full approval and award of £3.6m grant to Barnsley Metropolitan Borough Council (BMBC);
2. Progression of "Bentley Flood Alleviation Scheme" project from SBC to BJC and the release of £0.05m of development cost funding to Doncaster Borough Council (DBC)

3. Release of 0.15m funding from the Flood Gainshare contingency to contribute towards a programme manager post and development of a flood risk investment fund/GIS dashboard as set out in section 2.3;
4. Release of £0.30m development cost funding for the project mandates detailed in Item 8
5. Approval of one change request for the “Porter Brook” project.
6. Delegated authority be given to the Head of Paid Service in consultation with the Section 73 and Monitoring Officer to enter into legal agreements for the schemes above.

## **Consideration by any other Board, Committee, Assurance or Advisory Panel**

Assurance Panel

19<sup>th</sup> August 2022

### **1. Background**

- 1.1 This report seeks approval for the progression of gainshare funded schemes and one change request for Brownfield Housing fund. The paper also requests delegated authority to enter into legal agreements for the named schemes which fall within the Housing and Infrastructure Boards remit.

### **2. Proposals and Justification**

#### **2.1 Thriving Town Centre (FBC) - Progression to the MCA board for full approval and award of funding**

This investment is for £3.6m to BMBC with total project costs of £19.82m. The Thriving Town Centre project will complete the delivery of The Glassworks by securing high-quality tenants with an expanded capital budget for fit-out costs. The project will also help consolidate the retail offer within the town centre dealing with surplus units through the acquisition of 24-32 Cheapside. A number of tenants from 24-32 Cheapside will be supported to relocate to The Glassworks. Ultimately an Urban Park will be created on the site of 24-32 and this project represents the first phase in the Park's development.

The applicant is requesting £3.6 million of MCA funding for the following:

- £1.0 million for Cheapside – acquisition cost
- £2.6 million for the Glassworks – Fit out contributions

#### **Benefits and outcomes:**

- The occupancy of The Glassworks by high-quality tenants is secured and accelerated dramatically improving the retail and leisure experience in the Barnsley.
- Excess retail units in the town centre are reduced consolidating the offer.
- Retail and leisure businesses in the town centre benefit from a more secure future with increased footfall, dwell time and spend.
- Safe and welcoming public realm with sustainable design principles reducing potential for anti-social behaviour and crime

Further details of the schemes and risks are included in the Assurance Summary at **Appendix A**.

The Board is requested to recommend that MCA Board approve £3.6m Gainshare Funding for the 'Thriving Town Centre' project.

## 2.2 **Bentley Flood Alleviation Scheme SBC to BJC - release of development costs**

The applicant is seeking approval for £50k of funding towards project development costs and to proceed to OBC/FBC for £1m towards the subsequent construction costs of the scheme.

Bentley is a suburb of Doncaster that lies on the left bank of the River Don. Much of Bentley is within the low-lying basin and as such flood risk is dominated by the River Don to the south and Ea Beck to the north. Most of Bentley is designated as Flood Zone 3 on the Environment Agency's Flood Map for Planning which is described as land assessed as having a 1 in 100 or greater annual probability of river flooding.

Bentley has been affected by large scale flooding to residential, commercial and the highway network twice in the last 15 years, affecting the lives of over 2000 people locally and many more residents feeling the effects of the floods. The most recent event occurred in November 2019 where 326 properties experienced internal flooding. Flood events have been recorded at Bentley in 1854, 1932, 1939, 1947 and 2007.

Project development activities to be funded will lead to identification of the preferred option which best achieves the project objectives and value for money. Further details of the scheme and risks are included in the Assurance Summary at **Appendix B**.

## 2.3 **Gainshare Flood Contingency**

This paper seeks approval for the release of funding from the Gainshare Flood contingency:

- £0.30m development cost funding for project mandates detailed in Item 7, each project receiving £0.10m development funding
- **Water Programme Manager (£0.1m)** - To enable the successful delivery of the £400m Connected by Water Plan, the partners have identified a requirement for dedicated officer resources. The Programme Manager post will sit within the Environment Agency (EA); however, will work on behalf of all partner organisations, including SYMCA, to lead and manage delivery of the Connected by Water Plan. Activities will include working with partners to develop business cases and undertaking other actions to support the development and delivery of capital schemes within the Plan.
- **Development of a flood risk investment tool / GIS dashboard (£0.05)** - This will bring together the flood risk data and evidence held by different organisations into one online resource. The ability for partners to be able to easily access this information will play an integral part in informing future investment in flood risk management to ensure it is targeted to maximise flood risk benefits for both communities and businesses across South Yorkshire.

## 2.4 **Change Request – Porter Brook**

The Porter Brook scheme is receiving £0.35m Brownfield Housing Fund grant to clear and make good a potential housing site in Sheffield's Cultural Industries Quarter. It is hoped the cleared site will deliver between 160 and 200 apartments before March 2025. Some delays to the works have resulted in the project requesting to slip £0.29m of the funding budget from 21/22 to 22/23, with a corresponding change to the project milestones also. This slippage will allow a private sector developer to be on board with the re-design and implementation of improvements to the pocket park which is part of the site.

The Board are asked to approve the slippage of £0.29m funding from 2021/22 to 2022/23.

## 3. **Options Considered and Recommended Proposal**

3.1 Reject some, or all, of the recommendations.

### 3.2 **Option 1 Risks and Mitigations**

Rejection of some, or all, of the recommendations in this report would mean the region foregoing the forecast benefits arising from the investment

### 3.3 **Option 2**

Approve all recommendations

### 3.4 **Option 2 Risks and Mitigations**

Approval of the schemes would require a commitment being made against the MCA's gainshare allocation.

### 3.5 **Recommended Option**

Option 2

## 4. **Consultation on Proposal**

Project sponsors are required to publish business cases on their own websites (or an appropriate summary of the submission) and must consider all comments received as part of the project development and delivery.

## 5. **Timetable and Accountability for Implementing this Decision**

Subject to the approval of the recommendations, the Head of Paid Service in consultation with the Section 73 Officer and Monitoring Officer will progress to enter into legal agreements with each promoter.

The promoter is responsible for the further development of projects that have gateway approval to the next stage of the MCA Assurance process

## 6. **Financial and Procurement Implications and Advice**

6.1 The proposed investments presented in this report are all fully funded and within budget.

**7. Legal Implications and Advice**

7.1 The legal implications of the projects have been fully considered by a representative of the Monitoring Officer and included in the recommendations agreed within the Assurance Summaries as presented in the Appendices.

7.2 Prior to awarding the grants, the MCA shall ensure contracts are put in place to ensure the recipients comply with the grant conditions

**8. Human Resources Implications and Advice**

N/A

**9. Equality and Diversity Implications and Advice**

Appropriate equality and diversity considerations are taken into account as part of the assurance of the project business cases

**10. Climate Change Implications and Advice**

A number of the schemes include new and/or enhanced improvements to public and community infrastructure. This aims to deliver huge benefits for health and the prosperity of cities, positively contributing to the SYMCA's climate change aspirations.

**11. Information and Communication Technology Implications and Advice**

N/A

**12. Communications and Marketing Implications and Advice**

The approvals provide positive opportunities to highlight the difference the MCA's investments will make to people and passengers, businesses and places across South Yorkshire and how Members are taking action to support the region's recovery from COVID

**List of Appendices Included\***

- A Assurance Summary – Thriving Town Centre
- B Assurance Summary – Bentley Flood Alleviation Scheme

**Background Papers**

None