

Howard Varns
Senior Programme Manager
April 24

Stocksbridge Towns Fund Board Paper: 25 2024

1 & 2. Welcome, and confirmation of minutes and any matters arising

3 Programme update

3.1 The following outlines the headlines for the Towns Fund projects.

Phase 1 Projects

- a. Community Hub – Cost plan is funded and progressing to tender. Planning permission has now been granted.
- b. Place-making project (including new town square) – Possible requirement for additional budget to deliver cost plan resulting from factory shop acquisition. Project to progress.
- c. Parking and Wayfinding improvements – Budget savings achieved, further being sought however the project can progress. Consideration needed regarding future infrastructure if enforcement is needed.
- d. Precinct Shop frontage works – Cost plan funded. Designs and cost options are in development. Separate brief note provided
- e. Hopper Bus project – Funding issue with MCA resolved. Expression of interest to receive grant for operation of bus service is now live.
- f. Post 16 hub – MoU agreed with Northern College. Project to progress when Hub building completed (funding ring-fenced)
- g. Oxley Park Improvements – Work underway
- h. Grants to Sports Clubs – Funding agreed and work underway.

Note - possible need for budget movement into place-making project from later phased projects to enable procurement.

Note – Expression of Interest (EoI) is live and has been provided to Community Transport operators.

Projects phased for later in the Programme & under review

- h. Sport Hub – Board members have met with the respective sports associations to discuss developing a confederation/ masterplan. Options to be discussed in the session – *Graham to lead*

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I. *3G pitch* – Pre-app planning advise suggest that the school site faces a number of challenges. Bracken Moor seems most feasible however operation and ground condition not resolved.

J. *Trails and Tracks* with Yorkshire Water at Underbank – No progress made to-date

Projects that will not now receive investment and investment

j. Hydrotherapy pool

k. Rivers project

4. Review of Future Projects (Priority and Delivery Approaches)

4.1 Rivers Project

4.2 The Steel Valley Project have approached the Board to ask if the Board can consider providing some match-funding to enable them to deliver the Little Don improvement project. There are other funding opportunities that Steel Valley believe could still fund the delivery of the project and are considering making funding applications.

4.3 Sports Hub

4.4 Discussions regarding the location, the ownership of the 3G pitch and its delivery model have taken place. Further key factors to consider are who would have legal ownership/ liability and operate the facility, and the ground conditions. Third party funding also needs to be considered again during this period. Board members have held initial discussion with the group of sports clubs which also takes in to account the Sport's Pavilion project. The sports clubs having similar or overlapping infrastructure (for example, changing rooms and social space) that may not be optimised. Lead Board Member Graham Silverwood to update Board on discussions.

Action – *Response on Rivers project*

5. Parking Strategy for the High Street

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- 5.1 Officers and Board members will shortly need to engage with high street stakeholders regarding the regeneration activity that is planned. Car parking will be a major topic. Board asked for Transport Officers to provide some outline options for consideration. Broadly there are two options. One is to accept the current provision and utilisation, accepting there are a significant amount of parking provision all around the High street (which is free of charge – some private is time limited) or propose a strategy that would drive behavioural change through enforcement and charging. Outline options are provided in the accompanying slide deck.

Action – Agree options and principles favoured by the Board to enable development of Strategy.

6. Land acquisition

6.1 In order to secure the properties required the Council's Chief Property Officer needs to approve transactions once contracts with land owners are agreed, or commence with Compulsory Purchase if acquisitions cannot be agreed.

The properties the scheme requires follow:

- a. St Lukes – agreed and publicised.
- b. Flat 5 – An enhanced offer has been made and is under consideration. Arbitration offered not accepted. Decision required as to next steps.
- c. Bridge Shop - Best and Final Offer made. Arbitration process offered if not accepted. Decision required on next steps.
- d. Factory Shop – Offer accepted in principle and Heads of Terms in development. Owner has received pre-app advise about a 4-story development on the site and may seek to market this. If this is the case the argument maybe made that the valuation previously agreed with the Council does not now reflect this new development potential and the owner may seek an increased payment.
- e. Chemist – Offer made to the owner is under consideration with no issues expected.
- f. Bargain Booze – Agreed subject to committee approval. Council needs to work through issues with garage users

Tenants impacted:

- g. Bridge Charity – Are concluding the lease to take possession of the Café on the high street and relocate.
- h. Pharmacist – Discussions underway

Action: Decision needed by Board on next steps if negotiations fail.

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7. Projects updates:

7.1 Community Hub & Library relocation (Stocksbridge 519)

- 7.1.1 The procurement approach for the project was discussed at the Board's workshop in January. The discussion centred around the merits of SCC utilising YORbuild framework. RLB and SCC Capital team's recommendation to utilise this framework was acknowledged as being the best route. This has now been questioned by some Board members therefore this unfortunately has put a hold on progress. A separate note is provided. Contract prices are needed in June to synchronise with MCA Board meeting. Risk of disconnect if delayed which may I push contracting to October 2024.
- 7.1.2 Scheme been granted planning with only 3 public comments. Two objections received. One letter of support. No material planning concerns raised.
- 7.1.3 SCC is working with the Ikon church regarding establishing this location as the interim location for the Library service in time for the service to decant in the summer.

***Action:** Board are asked to confirm the recommendation to use YorBuild framework to enable tendering.*

7.2 Place-making

- 7.2.1 The visuals for the new market square and an updated cost plan have been produced. It was expected that the scheme would have been presented to SCC's Finance committee in March to enable procurement. This has been re-timed and June is targeted to enable further clarity on the acquisition of the Factory Shop.
- 7.2.2 Pre-app submission is being prepared based on full market square option. Submission date to be confirmed.
- 7.2.3 The parking strategy is needed ahead of the Traffic Regulation Order
- 7.2.4 Tree Strategy is required and Stakeholders have been engaged with regarding locations for mitigation planting.
- 7.2.5 A separate paper is provided which provides an update on the status of the Precinct.

7.3 Sport Hub

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7.3.1 The Sport Hub project is made up of four sub-projects. These are the development of: a new Sports Pavilion, a new 3G pitch, and a grants for facility improvement to the Rugby Club and the Football Club respectively.

7.3.2 The 3G pitch and Sport Pavilion projects have been paused and form part of the second phase of projects and a review of these projects has begun.

7.4 Oxley Park (Phase 2)

7.4.1 The project's central focus is on creating a new skate park facility in Oxley Park, along with drainage adaptation, screening and better stepped access & walkways and this project is underway and on track

7.5 Trails and Activities at Underbank

7.5.1 This project has been paused and forms part of the second phase of projects and a review of these projects has been recommended to Board. Some work led by Yorkshire water on costs and options is expected to take place and will be supported in the interim.

7.6 Hopper Bus

7.6.1 The project seeks to establish, via providing pump priming, a sustainable, community-led, responsive bus service which can provide links across the community to places of work, education, healthcare and leisure which are under-served. Expression of Interest (Eoi) for the grant funding is now available on the website and the community transport sector will be proactively engaged and briefed on this opportunity.

Expected timeline

Return of Proposals -	6th May 2024
Presentation of Proposals -	w/c 13 th May 2024
Evaluation of Proposals -	w/c 20 th May 2024
Preferred Grant Recipient Notified -	w/c 27 th May 2024
Grant Agreement Signed -	18 th June 2024
Service Operational -	Proposal dependent

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7.7 Post 16 Hub

7.7.1 The scope of the project focuses on the development of a Skills and Education offer, delivered from the Community Hub building. The funding is ring-fenced and it is expected it will be utilised to grant fund an education provider once the building is operational (expected March 2025). A high-level MoU with Northern College has been agreed which confirms the funding intention and allow Northern College to start business planning for 2025.

8. Summary of Programme Outputs

Projects	Programme Outputs	Status	Target/ Due Date	SCC Project Manager	Notes/ Comments
Community Hub	New Library Service Facility	on-track	Qtr 3 2025	Lisa Firth	The Library service will occupy part of the ground floor area. Initial layout tested and acceptable to library service
Community hub	Managed work space	Future Task	Qtr 3 2025	Howard Varns	Tender will be let to find a managed work space provider in quarter 1 2025. Revenue funded by Towns Fund. Soft Market with operators to be undertaken which will enable the development of a tender specification
Post 16 Hub	Education Service	Future Task	Qtr 3 2025	Howard Varns	MoU agreed. Expected to enter into a grant funding agreement with Northern College in quarter 1 2025. Revenue funded by Towns Fund.
Community Hub	New Community Hub building	Site Assembly/ Procurement	Qtr 2 2025	Dermot Reader	<ul style="list-style-type: none"> Planned application approved. Tenders discussion required Target contact award – June/ July 24 Demo/ Construction – Quarter 4 25 to Quarter 4 2025 *Any CPO required to secure the development site would have a major impact on these timescales

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Community Hub	Site Acquisition*	Not secured	Overdue	Dave Ambrose	Two key properties require securing. Values needs resolution. Arbitration is being offered prior to CPO.
Community Hub	Interim library location*	On-track	Sept-24	Dermot Reader	Preferred interim location requirements have been finalised. Some adaption and new heating system to Ikon Church planned. Interim location needs to be available for Sept/ Oct 24
Bus Service	New local bus service	EoI available	Q3 24	Dave Whitley	Opportunity has been let and operators proactively engaged with.
Sports Hub	New 3G football pitch	Under Review by Board	tbc	Gareth Hayden	
Sports Hub	New Cricket Pavilion	Under Review by Board	tbc	Gareth Hayden	
Sports Hub	Football Club	Delivered	Oct 24	Gareth Hayden	
Sports Hub	Rugby Club	Delivered	Oct 24	Gareth Hayden	
Oxley Park	New Skate Park	on-site	Nov - 24	David A	Project is on-site. Some issues have been raised about the materials used on the paved areas
Active Trails	1.5km of walking and cycling trails	2 nd phase project	tbc	HV/ YW	YW to provide costs and options which will be reviewed when available but other than YW activity, the project has been paused until the high-street works have been contracted.
Active Trails and Activities	Cycle hub	2 nd phase project	tbc	HV ?	This is expected to be safe cycle storage infrastructure situated on SCC owned car park and a partnership with cycle hire provider.

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Place-making	New public realm	Re-programmed	tbc	Dermot Reader	Works to go through further technical review and corresponding cost report. <ul style="list-style-type: none"> • Tender June 24 to Sept 24 • Demo and construction – programme dependent
Place-making	Site Acquisition*	on-track	May 24	Dave Ambrose	Offer for required site accepted and lawyers instructed although possible issue with Factory Shop
Place-making	Shop frontage scheme	on-track	tbc	Dermot Reader	Awaiting further costed design information resulting from detailed surveys. Expected in March 24. Commencement of works is programme dependent
Access and wayfinding project	Enhanced High Street Car parking	On-track	tbc	Dave Whitley	Enhancement to the Council owned car parking makes up a later phase of the overall high street regeneration programme
Access and wayfinding project	New wayfinding/signage	On-track	tbc	Dave Whitley	Improved signage and wayfinding system to be put in place in a later phase of the high street regeneration programme
Towns Fund	Develop Community Interest Company Strategy	Future Task	Qtr 3 2024	Howard Varns	Objective to develop CIC to achieve community ownership of assets and retention of benefits within Stocksbridge

9. Communications and Engagement Update

9.1 Amanda to provide an update. Council currently preparing recruitment exercise for Communications support

10 Budget Update

TF Budgets

Projects	Total Current DLUHC / MCA / Other Funding Allocations (All Years)	Total SCC Budget Approved (IBC's / OBCs)	Proposed Budget Changes for Approval by TD Board	Variance (Current Funding Allocation vs Proposed Funding Allocations)	Variance (Current SCC Budget Approved vs Proposed Budget Allocations)	Comments
Manchester Rd Community Hub (cap & rev)	£10,543,166	£10,543,166	£12,281,326	£1,738,160	£1,738,160	Further increase of £430.2k since November's Board approval
Manchester Rd Place Making incl new Town Square (cap)	£5,511,290	£5,511,290	£7,260,414	£1,749,124	£1,749,124	Further increase of £1.07m since November's Board approval. Approved by RLB by end of Jan 24)
Manchester Rd shop front arcade (cap)	£604,500	£604,500	£1,670,986	£1,066,486	£1,066,486	Minor increase of £1.07m since November's Board approval
Improved Wayfinding & Accessibility (cap)	£350,000	£350,000	£710,089	£360,089	£360,089	Minor reduction of £117.7k since November's Board approval
Oxley Park Phase 2 (cap)	£691,990	£692,000	£692,000	£10	£0	
Buses for Stocksbridge (cap & rev)	£739,350	£739,350	£739,350	£0	£0	
Skills and Education/ Post 16 hub (rev)	£350,000	£350,000	£350,000	£0	£0	
Sports Hub Grant (cap)	£229,876	£229,876	£229,876	£0	£0	
Sports Hub - Pavilion (cap)	£1,113,124	£1,113,124	£700,000	(£413,124)	(£413,124)	
Sports Hub - 3G Pitch (cap)	£957,000	£33,186	£1,100,000	£143,000	£1,066,814	
Walking and Cycling Trails (cap)	£2,700,000	£173,249	£750,000	(£1,950,000)	£576,751	
Manchester Rd shop Front Grants (cap)	£630,000	£630,000	£1,115	(£628,885)	(£628,885)	Minor increase of £1.115m since November's Board approval
Hydrotherapy Pool (cap)	£1,147,330	£1,117,330	£14,332	(£1,132,998)	(£1,102,998)	Minor increase of £30k since November's Board approval
River Don Improvements (cap & rev)	£475,044	£35,200	£9,774	(£465,270)	(£25,426)	Minor increase of £0.5k since November's Board approval
Programme Management	£1,146,330	£1,146,330	£1,146,330	£0	£0	
Initial Feasibility Grant	£180,000	£180,000	£180,000	£0	£0	
Total	£27,369,000	£23,448,601	£27,835,592	£466,592	£4,386,991	

Phase 1

Phase 2

Not progressing