**Gleadless Valley Regeneration Board: Meeting Summary**

**Meeting date:** 24 March 2025

**Time:** 15:30 – 17:30

**Location:** Norton Sports Park, 289 Warminster Road, Norton Lees, Sheffield S8 8PS

**Independent Chair:** Alexis Krachai

**Board Members Present:**

**Kate Martin**, Executive Director of City Futures (SCC); **Ajman Ali**, Executive Director of Operational Services (SCC); **John (Jock) Stevenson**, Gleadless Valley Foodbank; **Cllr Tom Hunt**, Leader of Sheffield City Council (Labour); **Rev David Middleton**, Holy Cross Church; **Cllr Douglas Johnson**, Chair of the Housing & Policy Committee (Green); **Max Richardson**, Gleadless Valley TARA; **Cllr Marieanne Elliot**, Local Ward Councillor (Green); **Lara Joyce**, Gleadless Valley Tenants & Residents Association; **Cllr Paul Turpin**, Local Ward Councillor (Green); **Alexi Dimond**, Local Ward Councillor (Green); **Matt Lawton**, Gleadless Valley Tenants & Residents Association; **The Rt Hon Louise Haigh MP**, MP for Sheffield Heeley (Labour); **Andy Jackson**, Heeley Trust

**Council Officers Present:**

**Matthew Nimmo,** Head of Project Delivery - Estates Regeneration, City Futures; **Sean McClean**, Director of Regeneration & Development; **Daniel Parry-King**, Service Manager - Gleadless Valley Regeneration Team;

**Dave Luck,** Head of Local Area Committee; **Quintina Crozier**, Operations & Development Manager - Gleadless Valley Regeneration Team; **Ian Foster**, Project Support Officer, Gleadless Valley Regeneration Team;

**John Woods,** Head of Design, Capital Delivery Service

**Board Meeting Summary:**

**Welcome and Chair’s Vision**  
The meeting opened with a welcome from Alexis Krachai, the newly appointed independent chair, who emphasised openness, responsibility, and collective responsibility to drive the regeneration programmme forward. He encouraged Board members to focus on making tangible changes and suggested that we aim high - Gleadless Valley could become a national model for regeneration.

**Stock Conditions Survey**

The Board was updated on the progress of the Stock Condition Surveys which are being undertaken to understand the condition of all of the council homes in the valley. Communication issues which were highlighted at the January Board meeting have been dealt with and surveys recommenced in early February. The Council is aiming to complete surveys on at least 80% of homes in Gleadless Valley. 69% of surveys have now been completed. The Board asked to be kept updated on progress and next steps.

**Castelayn Site Disposal**  
A proposal was approved to include the former Castelayn care home site on Leighton Drive in a council programme for 100% affordable housing to be delivered in partnership with housing associations. Board members recognised that this represents a good opportunity to kick-start the housing elements of the regeneration programme and rapidly provide rehousing options for local residents. The Board discussed how to ensure the selected housing association will meet local needs and the need to maintain control over the type of housing provided. A workshop will be held with Board members to discuss the details of what should be built.

**Board Priorities and Workplan**  
The Board agreed it’s key priorities for the coming year which were:

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**, by addressing 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.

Across all these priorities it was recognised that building trust and confidence in the regeneration programme among the local community is vital, including through early delivery and communicating and engaging with local residents and other stakeholders.

**Masterplan Refresh**  
The Council’s internal design team has been commissioned to review and refresh the Gleadless Valley masterplan in order to inform the development of a deliverable set of projects that will support the transformation of Gleadless Valley into a thriving neighbourhood. The review is focussed on ensuring the physical proposals for the valley:

* Deliver tangible benefits for the local community
* Contribute to the wider ambitions for Sheffield as set out in the City Goals and Council Plan
* Are feasible
* Are likely to attract external funding

Following a workshop with community leaders and stakeholder, the Board was presented with proposed ‘guiding principles’ for the regeneration of the valley and opportunities for strategic projects across Gleadless Valley covering housing, local centres, recreation and play, connections and landscape.

The Board supported the work to date, while suggesting greater emphasis on:

* The importance of public transport improvements and safe school routes.
* Environmental sustainability beyond housing, including green spaces and recycling.
* Economic considerations, including supporting local businesses.
* Strengthening the report’s social focus, including support for older residents and community development initiatives.
* The need for clear communication with residents while balancing consultation fatigue.