



CABINET

Monday 12 October 2026

10.00 a.m.

**Council Chamber, Rotherham Town Hall,
Moorgate Street, Rotherham. S60 2TH**

Cabinet Members:-

Leader of the Council
Deputy Leader & Children and Young People Portfolio
Adult Social Care and Health Portfolio
Housing Portfolio
Finance and Community Safety Portfolio
Waste Services, Leisure and Green Spaces Portfolio
Transport, Jobs and the Local Economy Portfolio
Communities Portfolio

Councillor Chris Read
Councillor Victoria Cusworth
Councillor Joanna Baker-Rogers
Councillor Linda Beresford
Councillor Saghir Alam
Councillor Lynda Marshall
Councillor John Williams
Councillor Sarah Allen

CABINET

Venue: The Town Hall, The Crofts, Moorgate Street, Rotherham.
S60 2TH

Date and Time: Monday 12 October 2026 at 10.00 a.m.

Agenda Contact Governance Unit – governance@rotherham.gov.uk

This meeting will be webcast live and will be available to view via the [Council's website](#). The items which will be discussed are described on the agenda below and there are reports attached which give more details.

Rotherham Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair or Governance Advisor of their intentions prior to the meeting.

A G E N D A

15. Strategic Acquisitions (Pages 3 - 20)

Report from the Executive Director of Regeneration and Environment.

Recommendations:

That Cabinet:

1. Approve the acquisition of the property identified in exempt Appendix 1 for future regeneration purposes.
2. Approve the use of the Capital Contingency Fund for the acquisition and associated costs, up to the maximum total financial limit set out in exempt Appendix 1.
3. Delegate authority to the Service Director for Property and Facilities Services, in consultation with the Cabinet Member for Jobs and the Local Economy, the Section 151 Officer and the Monitoring Officer, to agree the acquisition terms and complete the acquisition within the due-diligence requirements and financial limits contained in exempt Appendix 1.



Public Report with Exempt Appendices
Cabinet

Committee Name and Date of Committee Meeting

Cabinet – 12 October 2026

Report Title

Strategic Acquisitions

Is this a Key Decision and has it been included on the Forward Plan?

No

Executive Director Approving Submission of the Report

Andrew Bramidge, Executive Director of Regeneration and Environment

Report Author(s)

Simon Moss, Service Director for Planning, Regeneration and Transport

simon.moss@rotherham.gov.uk

Ward(s) Affected

Boston Castle

Report Summary

This report seeks authorisation to acquire a property in Rotherham Town Centre for the purposes of future regeneration.

Recommendations

That Cabinet:

1. Approve the acquisition of the property identified in exempt Appendix 1 for future regeneration purposes.
2. Approve the use of the Capital Contingency Fund for the acquisition and associated costs, up to the maximum total financial limit set out in exempt Appendix 1.
3. Delegate authority to the Service Director for Property and Facilities Services, in consultation with the Cabinet Member for Jobs and the Local Economy, the Section 151 Officer and the Monitoring Officer, to agree the acquisition terms and complete the acquisition within the due-diligence requirements and financial limits contained in exempt Appendix 1.

List of Appendices Included

- Appendix 1 Property, Acquisition and Financial Information (Exempt)
- Appendix 2 Equalities Impact Assessment (Part A)
- Appendix 3 Carbon Impact Assessment

Background Papers

[Strategic Acquisitions report to Cabinet March 2022](#)

[Strategic Acquisitions report to Cabinet September 2022](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel

None

Council Approval Required

No

Exempt from the Press and Public

Yes

An exemption is sought for Appendix 1 under Paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act 1972, as this report contains sensitive commercial information which could disadvantage the Council in any negotiations if the information were to be made public.

It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information because the parties' commercial interests could be prejudiced by disclosure of commercial information.

Strategic Acquisitions

1. Background

- 1.1 Rotherham Council is delivering a programme of regeneration-led transformation in towns across the Borough.
- 1.2 This has been funded through successive investments, including from the Council's Strategic Acquisitions Fund, which has helped to unlock key sites for development.
- 1.3 As the current regeneration programme progresses, with many projects completed and on site, work is underway to shape the next phase of investment and transformation. It is envisaged that the acquisition of strategically located land and property will continue to be essential in developing a future pipeline of deliverable regeneration projects.
- 1.4 The Don Valley Corridor has been identified in South Yorkshire's Local Growth Plan as a spatial priority for growth and regeneration. It is also identified as a focus for growth in the government's Northern Growth Strategy published on 19th March 2026.

2. Key Issues

- 2.1 An opportunity has arisen to acquire a key property within the Don Valley Corridor, which encompasses some of Rotherham's major regeneration projects:
 - Rotherham Gateway: A new mainline rail and tram/train station surrounded by commercial space and the potential for 300 new homes with transformational potential for connectivity and economic growth.
 - Rotherham Town Centre: Continuing regeneration opportunity following the adoption of the Town Centre Masterplan in 2017 and the Town Investment Plan. Regeneration work in the Town Centre includes Forge Island, Central Markets & Library and the Health Hub with the development of c300 new homes over the next 5 years.
 - Bassingthorpe Farm: A new community of c2,000 new homes, situated close to Rotherham Gateway and the town centre.
 - Templeborough: Building on this thriving industrial hub through works at Magna and seeking available land to continue supporting new and existing businesses.
- 2.2 The property proposed for acquisition has been the subject of previous masterplan and feasibility work, demonstrating the strategic value of the property for regeneration purposes. The property details, the estimated value and associated costs are set out in the Exempt Appendix 1.
- 2.3 The opportunity relates to a vacant property occupying a strategically important position within the Don Valley Corridor regeneration area. The

property's location means that its future ownership, condition and use could have a material bearing on the quality and delivery of surrounding regeneration proposals. Further details of the property, including its condition, proposed method of acquisition and financial information, are provided in exempt Appendix 1.

- 2.4 Acquisition would enable the Council to secure control of the property while future development options are assessed. Those options may include refurbishment, redevelopment, reuse in conjunction with adjoining Council interests, or incorporation within a wider regeneration proposal.
- 2.5 The property is vacant and understood to require significant investment. Acquisition would therefore expose the Council to immediate holding, security, insurance, compliance and maintenance costs pending agreement and funding of any future use. The financial assessment in exempt Appendix 1 includes provision for the identified acquisition costs and an initial assessment of the potential property liabilities. Exempt Appendix 1 sets out the proposed acquisition limit and makes provision for associated purchase costs and essential initial property-management measures.

3. Options considered and recommended proposal

- 3.1 Option 1 – Take no action and allow the market to determine the property's future ownership and use. This would avoid acquisition and holding costs but would provide the Council with limited influence over the timing and coordination of any future development. It would also leave the risk of continued vacancy and deterioration. This is not the recommended option.
- 3.2 Option 2 – Not to acquire the property but to seek to work with the current or future owner to support an appropriate future use. This may avoid direct acquisition and holding costs but would depend upon the intentions, capacity and timescales of a third-party owner and would provide the Council with less direct control. This is not the recommended option.
- 3.3 Option 3 – To seek to acquire the property for future regeneration purposes. Acquisition would provide the Council with control over a strategically located asset and allow its future to be considered alongside wider regeneration activity. The acquisition would be subject to the financial limits, due-diligence requirements and delegated arrangements set out in exempt Appendix 1. This is the recommended option.

4. Consultation on proposal

- 4.1 There has not been any public consultation in relation to the acquisition, but there has been public and stakeholder engagement on previous related strategic regeneration work.

5. Timetable and Accountability for Implementing this Decision

- 5.1 The timetable requires the Council to act within a short and externally determined period. Property, Legal, Finance, Planning and Regeneration officers will complete the legal, valuation and financial checks required before purchase, together with such property due diligence as is reasonably practicable within the available timetable and other limitations.
- 5.2 Subject to Cabinet approval, the final acquisition decision will be taken by the Service Director for Property and Facilities Services, in consultation with the Section 151 Officer, the Monitoring Officer and the relevant Cabinet Member, within the maximum financial limit set out in exempt Appendix 1.
- 5.3 The final decision, including price and satisfaction of the conditions set out in exempt Appendix 1, will be recorded through a Delegated Officer Decision.

6. Financial and Procurement Advice and Implications

- 6.1 There are no direct procurement implications as a result of this Cabinet report. The Procurement Act 2023 does not apply to the acquisition of Land and Property.
- 6.2 The financial implications of acquiring the property are set out in appendix 1. The proposed funding will be taken from the Council's Capital Contingency Fund to allow progress with the proposal, although consideration will also be given to accessing external funding sources to cover the financial impact to the Council.

7. Legal Advice and Implications

- 7.1 The Council has the power to acquire land and property for the purposes of facilitating redevelopment, regeneration and the promotion of the economic, social and environmental well-being of the borough. The proposed acquisition is capable of being undertaken pursuant to sections 1 of the Localism Act 2011 (General Power of Competence), together with the Council's land acquisition functions pursuant to s120 Local Government Act 1972. The proposed redevelopment of the site is consistent with the Council's regeneration objectives.

8. Human Resources Advice and Implications

- 8.1 There are no HR implications arising directly from this report.

9. Implications for Children and Young People and Vulnerable Adults

- 9.1 There are no implications for children, young people and vulnerable adults arising directly from this report.

10. Equalities and Human Rights Advice and Implications

10.1 Appendix 2 provides information on the Equalities Impact Assessment.

11. Implications for CO2 Emissions and Climate Change

11.1 Appendix 3 provides information on the Climate Impact Assessment.

12. Implications for Partners

12.1 There are no direct implications for Partners.

13. Risks and Mitigation

13.1 **Acquisition price:** A competitive disposal process could result in the price exceeding the Council's assessment of value. This will be mitigated by setting a maximum price it is willing to pay, negotiating with the constraint in mind and by not exceeding that limit.

13.2 **Building condition:** The property is vacant and in poor condition, and full access has not yet been provided. There is therefore a risk of significant structural, fabric, building-services, asbestos, security or other abnormal costs. The maximum bid will reflect the limitations of the available information. If acquired, an initial allowance will be made for the security, insurance, health and safety and property-management measures considered essential pending a full condition assessment.

13.3 **Future use and viability:** No funded redevelopment project is presently being approved. There is a risk that the cost of bringing the property back into beneficial use exceeds available resources. Acquisition must therefore be justified principally by the property's strategic importance, supported by an assessment of holding costs and future options.

13.4 **Holding and compliance liabilities:** If acquired, the Council will become responsible for securing, insuring and managing the vacant property. An initial management plan and cost provision will be prepared.

13.5 **Programme and reputational risk:** Failure to acquire could result in continued vacancy, deterioration or a future use that does not support the surrounding regeneration programme. Acquisition itself would not guarantee redevelopment, so future proposals will be subject to separate appraisal, funding and approvals.

14. Accountable Officers

Simon Moss, Service Director for Planning, Regeneration and Transport
Kevin Fisher, Service Director for Property and Facilities Services

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Chief Executive	John Edwards	02/10/26
Executive Director of Corporate Services (S.151 Officer)	Rob Mahon	02/10/26
Service Director of Legal Services (Monitoring Officer)	Phil Horsfield	01/10/26

Report Author:

Simon Moss, Service Director for Planning, Regeneration and Transport

Simon.Moss@rotherham.gov.uk

This report is published on the Council's [website](#).

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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PART A - Initial Equality Screening Assessment

As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality and diversity.

A **screening** process can help judge relevance and provide a record of both the process and decision. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions.

Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality and diversity
- whether or not equality and diversity is being/has already been considered, and
- whether or not it is necessary to carry out an Equality Analysis (Part B).

Further information is available in the Equality Screening and Analysis Guidance – see page 9.

1. Title

Title: Strategic Acquisitions

Directorate: Regeneration and Environment

Service area: Regeneration

Lead person: Simon Moss.

Contact:
Simon.Moss@Rotherham.Gov.UK

Is this a:

☐

Strategy / Policy

☐

Service / Function

☐

Other

If other, please specify

An opportunity has arisen to acquire a key property within the Don Valley Corridor, which encompasses some of Rotherham's major regeneration projects.

2. Please provide a brief description of what you are screening

The Cabinet report is seeking approval to acquire the property at Appendix 1.

3. Relevance to equality and diversity

All the Council's strategies/policies, services/functions affect service users, employees or the wider community – borough wide or more local. These will also have a greater/lesser

Appendix 2

relevance to equality and diversity.

The following questions will help you to identify how relevant your proposals are.

When considering these questions think about age, disability, sex, gender reassignment, race, religion or belief, sexual orientation, civil partnerships and marriage, pregnancy and maternity and other socio-economic groups e.g. parents, single parents and guardians, carers, looked after children, unemployed and people on low incomes, ex-offenders, victims of domestic violence, homeless people etc.

Questions	Yes	No
Could the proposal have implications regarding the accessibility of services to the whole or wider community?		X
Could the proposal affect service users?		X
Has there been or is there likely to be an impact on an individual or group with protected characteristics?		X
Have there been or likely to be any public concerns regarding the proposal?		X
Could the proposal affect how the Council's services, commissioning or procurement activities are organised, provided, located and by whom?		X
Could the proposal affect the Council's workforce or employment practices?		X

If you have answered no to all the questions above, please explain the reason

The purchase of this property is an internal process between the Council and the owner; therefore, it will not impact on service users and there are no tenants in the building.

This is part of a wider Regeneration programme – so an in-depth equality impact assessment Part B will be carried out when the site is taken forward as part of the Don Valley Corridor or any other of the Regeneration Schemes. It is recommended that further screenings are carried out at various stages as the project plans

If you have answered **no** to **all** the questions above please complete **sections 5 and 6**.

If you have answered **yes** to any of the above please complete **section 4**.

4. Considering the impact on equality and diversity

If you have not already done so, the impact on equality and diversity should be considered within your proposals before decisions are made.

Considering equality and diversity will help to eliminate unlawful discrimination, harassment and victimisation and take active steps to create a discrimination free society

Appendix 2

by meeting a group or individual's needs and encouraging participation.

Please provide specific details for all three areas below using the prompts for guidance and complete an Equality Analysis (Part B).

• **How have you considered equality and diversity?**

n/a

• **Key findings**

n/a

• **Actions**

n/a

Date to scope and plan your Equality Analysis: n/a

Date to complete your Equality Analysis: n/a

Lead person for your Equality Analysis
(Include name and job title): n/a

5. Governance, ownership and approval

Please state here who has approved the actions and outcomes of the screening:

Name	Job title	Date
Patricia Salami	Interim Head of Regeneration	30/09/2026
Simon Moss	Service Director for Planning, Regeneration and Transport	30/09/2026

6. Publishing

This screening document will act as evidence that due regard to equality and diversity has been given.

If this screening relates to a **Cabinet, key delegated officer decision, Council, other committee or a significant operational decision** a copy of the completed document should be attached as an appendix and published alongside the relevant report.

A copy of **all** screenings should also be sent to equality@rotherham.gov.uk For record keeping purposes it will be kept on file and also published on the Council's Equality and Diversity Internet page.

Date screening completed	30/09/2026
Report title and date	Strategic Acquisitions 12 th October 2026
If relates to a Cabinet, key delegated officer decision, Council, other committee or a significant operational decision – report date and date sent for publication	Cabinet Report 12 th October 2026
Date screening sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	30/09/2026

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Will the decision/proposal impact...	Impact	If an impact or potential impacts are identified:			
		Describe impacts or potential impacts on emissions from the Council and its contractors.	Describe impact or potential impacts on emissions across the Borough as a whole.	Describe any measures to mitigate emission impacts	Outline any monitoring of emission impacts that will be carried out
Emissions from non-domestic buildings?	None				Purchase of the building will mean that it will become part of the council's estate and subject to the council's ambition for our operations to be net zero by 2030.
Emissions from transport?	None				
Emissions from waste, or the quantity of waste itself?	None				
Emissions from housing and domestic buildings?	None				
Emissions from construction and/or development?	Increase	The building is in poor condition and it is expected that some repairs and security works will be required after the purchase of the property is complete. Future construction work in the building will create	N/A	No mitigation considered for the immediate works due to the expected small scale of the works. Measures to mitigate the carbon impact of any future regeneration works to the building to be	The immediate works are small scale and as such it is not considered feasible to monitor the embodied carbon. Measures to monitor the carbon impact of any future regeneration works to the building to be

		emissions, depending on the works required.		considered at the design stage.	considered at the design stage.
Carbon capture (e.g. through trees)?	None				
Identify any emissions impacts associated with this decision which have not been covered by the above fields: N/a					

- Will the proposal affect Council services' resilience to climate change, or the capacity of people living in the Borough to adapt to climate change?

No impacts expected.

Provide a summary of all impacts and mitigation/monitoring measures:

There are not expected to be any immediate climate change impacts of the purchase beyond minor repairs and security works. The longer-term redevelopment of the property is expected to generate carbon impacts – this will be considered at design stage and is likely to be the subject of a future Climate Impact Assessment. Purchase of the building will mean that it will become part of the council's estate and subject to the council's ambition for our operations to be net zero by 2030.

Supporting information:

Climate Impact Assessment Author	Patricia Salami Interim Head of Regeneration Regeneration and Environment
Please outline any research, data or information used to complete this Climate Impact Assessment.	N/A
If quantities of emissions are relevant to and have been used in this form please identify which conversion factors have been used to quantify impacts.	<i>Not applicable at this stage of the project</i>
Validation	Tracking Reference: CIA702 Katie Rockett, Climate Change Officer