



**Cabinet/Commissioners' Decision Making Meeting – 14<sup>th</sup> March, 2016**

**Summary Sheet**

**Title** Petition Response to disposal of RMBC land at Catcliffe.

**Is this a Key Decision and has it been included on the Forward Plan?** NO

**Strategic Director Approving Submission of the Report** Graeme Betts

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**Ward(s) Affected** Brinsworth and Catcliffe

**Executive Summary**

This report is written in response to the petition received on 19 October 2015, opposing the disposal at auction (20<sup>th</sup> October 2015) of the grassed area off Highfield View and Brinsworth Road, Catcliffe. The area is adjacent to a play area which has been leased to Catcliffe Parish Council since 2000. This lease is approaching expiry and is currently under review.

The land is allocated Urban Greenspace in the Unitary Development Plan (UDP) and the Planning Department have advised that the land cannot be sold for residential development for a number of reasons identified in section 3.4 of the report. The land was intended for disposal at auction as Urban Green Space with an opportunity for potential use as horse grazing land. In doing this the Council would benefit from cost savings as there would be no ongoing maintenance liabilities.

The petitioners' main concern is that if the land was sold they will risk the loss of a valuable community grass area currently used by local children. Although no objections were received during the 2 week public open space consultation, the petitioners (490) needed consideration. It was therefore agreed to remove the site from auction, allowing officers to investigate the issue and explore alternative options for the site.

**Recommendations:**

1. That approval is given to extend the area of land currently leased to the Catcliffe Parish Council to incorporate the larger grassed area identified as shown edged red and blue at Appendix 1 of the report through an Asset Transfer Lease.
2. That the content of the Cabinet report on the 4<sup>th</sup> February 2015, which is attached as Appendix 4 is noted, as it sets out the programme for house building on

multiple HRA sites and the slight impact that recommendation 1 has on the programme.

3. That the lead petitioner be advised of the outcome of the investigation and the action to be taken.

### **List of Appendices Included**

Appendix 1 – Catcliffe Site Plan

Appendix 2 – Restrictions: Easement Plan

Appendix 3 – Aerial Image of the site

Appendix 4 – Cabinet Report – House Building on Multiple HRA sites

### **Background Papers**

Minute C136 Cabinet report 4 February 2015 House Building on Multiple HRA sites (part of resolution 2)

### **Consideration by any other Council Committee Scrutiny or Advisory Panel**

Not Applicable

### **Council Approval Required**

Yes

### **Exempt from the Press and Public**

No

**Title:** Petition response to dispose of RMBC land at Highfield View, Catcliffe

## **1. Recommendations**

- 1.1 That approval is given to extend the area of land currently leased to the Catcliffe Parish Council to incorporate the larger grassed area identified as shown edged red and blue at Appendix 1 of the report through an Asset Transfer Lease.
- 1.2 That the content of the Cabinet report on the 4<sup>th</sup> February 2015, which is attached as Appendix 4 is noted, as it sets out the programme for house building on multiple HRA sites and the slight impact that recommendation 1 has on the programme.
- 1.3 That the lead petitioner be advised of the outcome of the investigation and the action to be taken.

## **2. Background**

- 2.1 The Council reviewed all Housing Revenue Account (HRA) land in 2014 and identified sites for disposal as residential development opportunities. The review resulted in the categorisation of the sites and the development of a HRA Housing Delivery Programme 2015-18. Delivery has been organised into priority sites for disposal and development. These sites, once developed will provide much needed new housing in the Borough and also deliver:
  - Capital receipts – which can be reinvested to support further delivery of new homes
  - New Homes Bonus
  - Local economic growth
  - Reduce management and maintenance costs associated with vacant land.The disposal of all of these sites was resolved by Cabinet on 4 February 2015.
- 2.2 A number of the sites identified were termed as “quick wins”. Of these, fourteen sites were categorised for disposal at auction within 6-12 months. Most of these sites were de-commissioned garage sites however a small number of these are open green spaces
- 2.3 The site at Catcliffe was part of the Phase 1 disposal programme and one of five sites to be presented at an auction on 20<sup>th</sup> October 2015.

## **3. Key Issues**

- 3.1 The site at Catcliffe is a large area of grassed open space, allocated Urban Green space in the UDP. It is adjacent to the children’s play area which is secured by fencing with a gated access and a basketball area which has an open boundary.
- 3.2 The total site area identified for disposal is approximately 0.98 acres/ 0.4 hectares as shown edged in blue at Appendix 1. The area is in a good state of repair and is maintained regularly by Streetpride.
- 3.3 Appraisals of the site were completed by the Corporate Property Unit (Estates Team) to assess the future options for this site and make recommendations

with regard to the future use of the site. As part of this process consultation was undertaken with Planning, Green Spaces and Transportation.

3.4 The Planning Department confirmed that the site cannot be sold for housing development due to the following reasons:-

- Noise and air pollution

The Planning Director has confirmed that after undertaking an inspection, the site is very noisy in character - It is located in an area where traffic noise is the dominant feature of the site. The site is in close proximity (49.25 metres) to the very busy M1 motorway. This site provides a buffer zone between the existing housing estate and the M1 motorway (See Appendix 3).

The Planning Director has also confirmed that the site is within Rotherham's M1 Air Quality Management Area (AQMA). Given the location and nature of this site, the most suitable use would be as existing Green Space.

- Yorkshire Water Easement

There is a Yorkshire Water easement with a large exclusion zone preventing any development over a large portion of the site (See Appendix 2)

- Children's Play area

Part of this site is to be retained for a children's play area (already under lease, surrender and re-grant being negotiated) and the remainder of the site is Public Open Space.

The Director of Planning, Regeneration and Cultural Services has confirmed that taking into account the above-mentioned reasons the site should be retained as Urban Green Space and not brought forward for redevelopment

3.5 In response to the initial Planning comments (as per 3.4) further information was requested in relation to the land being used for grazing purposes. The Director confirmed that this would be subject to planning permission and involve additional consultation with neighbouring property owners in order to consider any objections. If the local community made objections and wished to retain the site for open recreation purposes, then the application would be refused. The Greenspaces Manager Phil Gill has further indicated that the playground should be retained if the land is used for future horse grazing purposes.

3.6 A general review of historic planning applications in this immediate area has been undertaken and this has identified that historically planning permissions for residential development have been refused in similar locations nearby.

In response to the most recent pre-application advice in 2014 for proposed residential development at Whitehill Lane, (See Appendix 3) Brinsworth the

Planning Officer concluded that the site is allocated Urban Greenspace and forms part of the Green Infrastructure along the Sheffield Parkway and the M1. The site suffers from significant noise pollution which is not mitigated against and as such the site is not considered suitable for residential development and should be retained as Urban Greenspace.

- 3.7 Based on the above planning advice the recommendation from the Estates Team was for the retention of the children's play area and the basketball area and the disposal of the adjoining grassed area identified in Appendix 1. The site would be sold as Urban Green Space, with an opportunity for potential use as horse grazing land.
- 3.8 Due to the site's classification as Public Open Space, the disposal of the site requires advertisement under Section 123 of the Local Government Act 1972. Consultation was undertaken by the Council's Legal Department in September 2015 - an advertisement was placed in the local paper for two consecutive weeks, advertising the proposed disposal and requesting any objections to be made in writing. The Council's Legal Department served the notices and no objections were received during this period.
- 3.9 In advance of the proposed auction date of 20<sup>th</sup> October 2015, on the 19<sup>th</sup> October, a paper petition with 490 signatures and an electronic petition with 274 supporters were received by Commissioner Manzie. The petition requested that the area of land between Brinsworth Road and Highfield View is not auctioned for sale on 20<sup>th</sup> October 2015. Upon receipt of the petition, the site was withdrawn from the auction and the surrender and re-grant of a lease of the children's play area and basketball area to the Parish Council was put on hold. The petition received from the community evidences community resistance to the proposed sale of the site and to any alternative use of the land.

#### **4. Options considered and recommended proposal**

##### **4.1 Option 1 – Do nothing**

RMBC retain the land and continue to manage and maintain the area as open space. The area is cut by Streetpride on 15 occasions between March and October at a cost of £330 per year.

##### **4.2 Option 2 - Community Asset Transfer Lease**

This would involve the transfer of responsibility, management and maintenance of the site from the Council to a community based group at less than market value for local, social and environmental benefits. There are small active groups such as "The Friends of Catcliffe" which have been established for approximately 2 years – however they currently do not have the capacity to manage areas of land for community benefit. The Area Partnership Team could support the group to explore this option but this could take longer to implement and could be harder for the group to manage the maintenance of the area.

##### **4.3 Preferred Option: Option 3 – Extension of the area leased to the Catcliffe Parish Council to include the grassed area through an Asset Transfer Lease**

The children's playground area has been leased to the Parish Council since January 2000. The lease is approaching expiry and has recently been reviewed to come under an asset transfer lease arrangement. A boundary anomaly was found and the Parish Council were asked to surrender the existing lease to allow RMBC to re-grant under a new 99 years Asset Transfer Lease which would include the basketball net and associated area within their demise. The lease is currently being finalised by the Legal department.

Since the presentation of the petition, the Legal team have been asked to postpone the surrender and re-grant of this new lease, pending further investigations to further possibly extend the area leased to the Parish Council. The Parish Council have confirmed that they would lease the additional area and retain it as recreational space for community use.

This option involves the surrender of the existing lease and re-grant of an Asset Transfer Lease to the Parish Council with the new demise to include the whole area shown edged red and blue at Appendix 1.

#### 4.4 Option 4 – Disposal at auction

The Council proceed to sell this site at a future auction. This is not the preferred option as it goes against the community wishes and planning advice.

### 5. **Consultation**

5.1 Consultation was undertaken with ward members in June 2015 via email to inform them that the approval had been granted in February and that the site was planned for disposal at auction.

5.2 The proposed site was advertised in the local media for two weeks in September 2015 and no objections were received.

5.3 The lead petitioner has been contacted by the Neighbourhood Partnership Team which has confirmed that the community are agreeable to the asset transfer lease of this area to the Parish Council.

5.4 Further consultation has been carried out with the ward members in January 2016 seeking their opinion on the future use of this land. The Ward Members believe this strip of land is suitable for recreation purposes only and have highlighted that the petition has evidenced the value of the land to the community. The Ward Members are in support of the asset transfer of the site to the Parish Council.

5.5 Consultation has taken place with the Council's Assistant Director of Legal and Democratic Services who has advised that there is no need to reverse a previous Cabinet decision to dispose of the site and does not see any problem with reconsidering what to do with the land.

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

6.1 RMBC's Parish Council Liaison Officer has confirmed that the Catcliffe Parish Clerk has confirmed that they are interested in extending the area to be leased as part of the new asset transfer lease taking over the management and

maintenance of the whole area. They would be obliged by the asset transfer lease to retain the grassed area as open greenspace.

- 6.2 The Legal Department have prepared a draft asset transfer lease and engrossment – this will require an amendment of the plan to include the additional greenspace. Legal Officers expect to be able to complete within 4 weeks subject to the co-operation of Catcliffe Parish Council.

## **7. Financial and Procurement Implications**

- 7.1 Fees totalling £2,500 have been incurred to date in preparing the site particulars for auction. The auction reserve was set at £8,000 and the guide price agreed at £10,000, therefore by withdrawing the site from auction the Council will be unable to secure the estimated auction value for the site and will cover the preparation costs via the Housing Revenue Account.
- 7.2 If the preferred option is approved, an income of approximately £50 per annum will be received by the Council for 99 years and the elimination of maintenance expense of £330 per year will be saved.

## **8. Legal Implications**

- 8.1 As previously mentioned, due to the site's classification as Public Open Space, the disposal of the site required advertisement under Section 123 of the Local Government Act 1972. This was completed by the Council's Legal Department in September 2015 with the placement of an advertisement in the local paper for two consecutive weeks. This advertised the proposed disposal and requested any objections to be made in writing. The Council's Legal Department served the notices and no objections were received during this period. This advertisement would apply as equally to a disposal via the proposed asset transfer lease as to a sale via auction so no further advertisement would be required.

## **9. Human Resources Implications**

- 9.1 Not applicable

## **10. Implications for Children and Young People and Vulnerable Adults**

- 10.1 By proceeding with an Asset Transfer Lease to the Parish Council, the area of green space will be retained for community use; thus will be beneficial to children and young people who will be able to continue to use this facility.

## **11 Equalities and Human Rights Implications**

- 11.1 Not applicable

## **12. Implications for Partners and Other Directorates**

- 12.1 If the preferred option is accepted the potential budgetary pressures can be reduced in this area.

### **13. Risks and Mitigation**

13.1 The Council have assumed the full co-operation of Catcliffe Parish Council, following receipt of written confirmation of their interest in leasing the additional grassed area; the legal department will amend the documents and reissue to the Parish Council. Mitigation of any potential lack of co-operation will be managed by the Parish Council Liaison Officer.

### **14. Accountable Officer(s)**

Dave Richmond, Assistant Director of Housing, Asset management and Neighbourhoods

Approvals Obtained from:-

Strategic Director of Finance and Corporate Services:- not applicable

Legal and Democratic Service:- Lesley Doyle, Property and Development Solicitor

Head of Procurement (if appropriate):- not applicable

Housing, Asset Management and Neighbourhood Services:-

David Stimpson, Estate Surveyors Manager

Zafar Saleem, Community Engagement Manager

Paul Griffiths, Parish Council Liaison Officer

This report is published on the Council's website or can be found at:-

<http://modern.gov.rotherham.gov.uk/ieDocHome.aspx?Categories=>

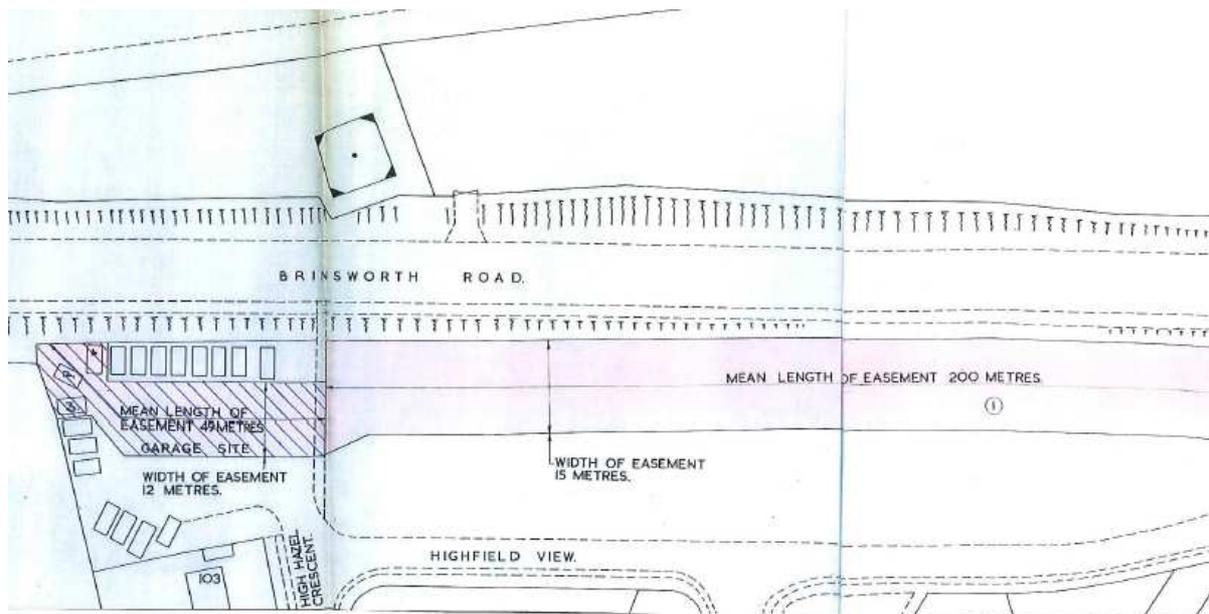
## Appendix 1 - Catcliffe Petition Response



## Appendix 2 – Restrictions: Easement Plan

The land is subject to a Deed of grant dated 1<sup>st</sup> July 1975 made between (1) Rotherham Borough Council (2) The Yorkshire Water Authority.

A plan is attached below showing the width and length of the easement. This easement appears to run the full length of the site (along the northern boundary).



**Appendix 3 – Aerial View of the Site**



ROTHERHAM BOROUGH COUNCIL <b>11</b> REPORT TO CABINET
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1.	Meeting:	Cabinet
2.	Date:	4 February 2014
3.	Title:	House Building on Multiple HRA Sites
4.	Directorate	Environment and Development Services

## 5. Summary

Following a review of Housing Revenue Account (HRA) land it has been identified that there are over 150 residential development sites across the Borough of various sizes, suitable for early delivery of a variety of house types and tenures.

The sites represent an important component of the Council's Housing Growth ambitions. To maximise this opportunity the Council has carried out a 'Site Sifting' process to determine the most suitable shape and form of housing for each site.

This report sets out the methodology used to carry out the site sifting, the initial results, analysis and a proposed delivery programme over the next three years. Subject to approval the actions contained in this report will generate New Homes Bonus and capital receipts to the HRA, much needed new affordable and specialist housing and new homes for sale, and have a positive economic regeneration impact across the Borough.

## 6. Recommendations

It is recommended that:

- The proposed delivery programme attached to this report is approved along with associated next steps set out in the report
- 14 sites are disposed of to generate some early wins
- 16 sites are offered to Registered Social Landlords to enable them to acquire the land for affordable housing development
- The Council begins the process of enabling custom build housing on identified HRA sites in this report
- That further work takes place to develop a Local Authority new build programme as described in S 7.7, subject to the financial constraints within the HRA business plan.

## 7. Proposals and Details

### 7.1 Background

This report provides at the request of the Cabinet Member Safe and Attractive neighbourhoods, an overview of current activity designed to accelerate house building within Rotherham. It has considerable financial and resource implications which need to be further considered as the programme develops.

The Government is committed to stimulating economic activity and enabling more new homes to be built through its economic and housing growth agendas. The release of surplus public sector land capable of development is regarded as an important enabler to stimulate construction activity, facilitate growth and meet housing needs.

Government has launched a number of 'housing growth tools' to increase the supply of new houses, providing incentives to speed up the construction of new houses and more affordable purchase terms.

Locally Rotherham has responded to the national agenda and is wedded to an economic and housing growth agenda. A number of programmes and initiatives are being currently deployed to stimulate the housing market in Rotherham and enable stalled and unviable sites to be delivered. This includes house builders utilizing the Help to Buy scheme, Community Infrastructure Funding and Get Britain Building Funding. The Council is helping by investing in a programme of new council housing through strategic acquisitions and is enabling affordable housing developments through Housing Associations accessing National Affordable Housing Programme grant funding. The Council is also working within the Sheffield City Region on housing growth proposals and initiatives.

However, since the significant reduction in grant funding from Government the Council faces budget and resource challenges in responding to the housing growth agenda. This has meant finding new ways of working without grant such as utilizing our land and property to facilitate growth and developing partnerships with the private sector. This led to a review of Housing Revenue Account (HRA) sites to understand the Council's resources and enable effective planning to deliver more new homes that meet local needs.

A review of HRA land identified that there were over 150 sites across the Borough of various sizes, suitable for delivery of a variety of house types and tenures over the next three years. The sites represent an important component of realising the Council's Housing Growth ambitions as they are capable of delivering approximately 1,000 new homes. To develop this opportunity and enable delivery the Council has carried out a 'Site Sifting' process to determine the most suitable shape and form of housing for each site and best delivery route.

### 7.2 Site Sifting

To understand what land resources the Council has at its disposal a database of all HRA sites has been developed which provides information on individual sites including;

- Site name, location, size and current use
- Line boundary of site
- Potential number of new homes
- Local housing market intelligence
- Planning and site issues

In addition to the database a Site Summary Sheet (see *Appendix 1 for an example*) has been developed for each site.

## 7.3 Site Sifting Process

A multi-disciplinary officer group was set up which included planning, asset management, urban design, affordable housing and programme delivery. The purpose of the group was to review and sort land in to the following key categories, by applying local knowledge and expertise;

- Open Market Sale
- Local Authority New Build Housing
- Custom Build
- Affordable Housing Programme
- Specialist Housing – Older Persons and Disabled Persons

Once a category was determined for each site, analysis was undertaken across the range of sites in each category. This looked at how best to maximize the overall development opportunity, meet local housing need, achieve value for money and develop a coherent delivery programme.

The outcome of the HRA Land Review and sift is a pipeline of sites capable of delivering approximately 1,000 new homes over the next three years.

The proposed New Homes Delivery Programme 2014-18 can be found in *Appendix 2*.

## 7.4 Initial HRA Site Sift Summary

The Site Sifting Process has identified more than 130 potential sites for new housing. The number of sites allocated to each category is shown below;

- |                             |          |
|-----------------------------|----------|
| • Open Market Sale          | 34 sites |
| • Custom Build              | 17 sites |
| • Local Authority New Build | 18 sites |
| • Affordable Housing        | 16 sites |
| • Specialist Housing        | 10 sites |
| • Hold                      | 37 sites |

## 7.5 New Housing Delivery Programme 2015-18

The New Housing Delivery Programme is a live document that will be refined on a continual basis as each category is developed and plans are progressed.

The programme if supported will be used as a delivery tool to drive forward and accelerate sites for residential development. The following is a summary of the programme.

Category	Sub-category	No. of sites	Potential No. of Units (30 dph)
Open Market Sale	Auction	14	55
	Informal Tender	13	439
	Market Cluster	7	182
	<b>Total:</b>	<b>34</b>	<b>676</b>
Custom Build	Larger Sites (>5 plots) Informal Tender / Specialist Partner	7	78
	Small Sites (<4 plots) Informal Tender / Specialist Partner	10	23
	<b>Total:</b>	<b>17</b>	<b>101</b>
Social Housing	Housing Association	16	114
	Council	18	49
	<b>Total:</b>	<b>34</b>	<b>163</b>
Specialist Housing	Older & Disabled Persons	10	47
	<b>Total:</b>	<b>10</b>	<b>47</b>
Sites on Hold		37	325
<b>Overall Total:*</b>		<b>95</b>	<b>987</b>

Potential number of units is estimated only by size of the site. The actual number of units delivered will reflect site constraints and Planning Policy. \*1 not including sites on hold.

## 7.6 Quick Wins

A number of the sites identified are capable of early delivery of new housing and termed as quick wins. On these sites we can expect to achieve site disposal and planning applications for new housing being considered within six to twelve months.

The proposed programme has;

- Fourteen sites identified for disposal at auction within the next six to twelve months
- Eight sites to be disposed of to Housing Associations for Affordable Housing in the 2015/18 programme
- A further eight sites to be considered by Housing Associations for affordable housing development within the HCA's grant funded programme
- Seven sites have been identified for sale as a cluster within the next six months

These sites if developed will provide much needed new housing, meeting local need and delivering;

- Capital receipts – to be reinvested to support the delivery of more new homes.
- Additional New Homes bonus
- Stimulation of the local economy
- Removal of management and maintenance costs associated with vacant land

## 7.7 Developing Key Programmes

The proposed programme will enable;

- Local Authority New Build

The HRA Land Review has identified 18 sites capable of delivering 49 Council Homes. We have also identified a further 10 sites for specialist housing with a capacity to deliver 47 homes, which the Council may choose to be the developer and owner. In addition to these sites there is additional delivery capacity for the Council in the site cluster proposition (46 Council homes) and strategic acquisitions programme (75 units). If all these opportunities were taken up by the Council we could deliver 217 homes over the 3 year programme. Currently the council is not building but acquiring new properties, and as such is able to profit from the current depressed values within the housing market. As the market improves this dynamic will change and building is likely to become a more attractive proposition.

- Custom/Self-Build housing

The custom build market is a key priority for Government who have set out plans to breakdown barriers for those wishing to build their own home and deliver an additional 100,000 new custom build homes in the next decade. The Government is currently consulting on a new Right to Build proposal which will require Councils to develop a register of those interested in custom build, and Councils will be required to respond to a potential self-builder's request for land from the Council.

Early discussions with Custom Build specialists have indicated strong market interest and recent surveys have evidenced household demand. The Council is working up a strategy and proposals to enable the self-build market to develop in Rotherham, by providing sites and signposting self-builders to appropriate support services. Our New Housing Delivery Programme has Identified 17 sites suitable for Custom Build with a capacity to deliver 101 new homes.

### 7.8 Next steps

- Soft market testing with developers and RSLs
- Complete valuation and appraisal reports for all sites.
- Develop delivery plans for each site, such as site remediation, relocating garage tenants, procurement and securing outline planning.
- Work with capital finance colleagues to establish appropriate accountancy management for the delivery programme.
- Work with Planning colleagues to establish process and support for developing parcels of land that could be claimed as incidental greenspace, for example justification for loss of greenspace, re-provision and cost of contributions.
- Develop marketing material for Open Market Sale sites.
- Procure a Custom Build Enabling partner to develop a custom build programme and market opportunities.
- Review Corporate Land and Assets for potential new housing development and establish joint delivery plans.
- Consult on individual schemes with key officers and Ward Members when draft scheme delivery plans are drawn up.

The identification and realisation of surplus HRA land is dynamic and driven by business and housing needs, therefore the Council will continue to review the delivery programme and update the content, at least annually, to reflect changes in the future supply of land suitable for development. The above actions will further refine the delivery programme.

## 8. Finance

### Valuation appraisals and reports

It is proposed that the Audit and Asset Management Team is commissioned to prepare valuations and desk top appraisals for the quick win sites. This information will help the Council select the preferred bid and help to secure the best outcomes from the development of the sites. This work may conclude that other sites should be considered to secure the desired outcomes.

Fees and Charges – These will be incurred mainly by the Audit and Asset Management Team and the Legal Team. They will be attributed to a Strategic Housing Investment Service cost centre as an interim measure and a budget will be identified to cover these costs in 2015/16.

## 9. Risks and Uncertainties

If the proposed delivery programme is not supported, the Council would lose the opportunity to create 987 new homes in areas of housing need.

The value of assets can fluctuate and is very much dependant on market conditions at the time of sale. It is uncertain at which point in the future our most difficult sites would become viable and generate a land receipt without further public funding support.

The site sifting process and the resulting draft New House Building Programme have been informed by information available at that time and therefore a number of assumptions have been necessary. As disposal plans and activity, such as site surveys and appraisal work, is completed new information and data may affect the final recommendations for a site.

### 9.1 Main Assumptions

The Site Sifting Process and Open Market Sale Pipeline have been based on the following basic assumptions and parameters;

#### Assumptions:

Planning position based only on UDP and Local Plan positions – no formal consultation with planning

No legal restrictions

No formal valuations – Estimated Market Value Methodology

Potential unit numbers have been based on local averages and soft market testing information

No site investigations – only known site constraints have been considered

Construction costs and developer margins based on similar schemes and soft market testing information

#### Strategy parameters:

Avoid overlapping sites for disposal in the same area

Blend scale and locations

Consider benefits of consolidating sites

Three year programme – including this year

Consider disposal methods – auction – informal tender

## 10. Policy and performance agenda implications

If the recommendations are supported they will contribute to:

The following Corporate priorities

CP 1 - Stimulating the local economy and helping local people into work

CP2 - Protecting our most vulnerable people and families, enabling them to maximise their independence

CP3 – Ensuring all areas of Rotherham are safe, clean and well maintained

CP 4 - Helping people to improve their health and wellbeing and reducing inequalities within the Borough

The following Housing Strategy commitments:

- Commitment 1: We will deliver Council housing that meets people's needs
- Commitment 2: We will increase and improve the supply of affordable rented housing in Rotherham
- Commitment 5: We will work with partners to ensure everyone can afford to heat their home
- Commitment 8: We will engage with communities and individuals so that we have a better understanding of how to meet their needs and aspirations
- Commitment 10: We will help people who wish to own their home

## 11. Background papers and consultation

Various officers within the Strategic Housing and Investment Team have been involved in the preparation of this report.

The site sifting workshops involved Planning, Land and Property, and Housing Management

Contact Name : Tom Bell Strategic Housing and Investment Manager  
[tom.bell@rotherham.gov.uk](mailto:tom.bell@rotherham.gov.uk)

## APPENDIX 1

### Example of Site Appraisal Summary

Site Name	Far Lane	Priority: S (1-3 yrs)
		Status: Green
Site Address	Site between Far Lane and Sheridan Drive	
Site Area (ha)	0.41 ha	No. of units: 12 (30 dph)
Value	Market values too low for larger units.	
Site Description	<p>Site description: Garage Plot Site. Vacant site, mainly grassed area, steep gradient, no access issues, overgrown with litter accumulating.</p> <p>Average houseprice: £67,050 with affordability at 5:1. (April 2013)</p> <p>Average income (approx.): £25,600; average for the borough.</p> <p>Site Constraints: Steep gradient Footpath running through site.</p> <p>Planning: Allocated residential. LDF0130 states to be retained as residential site. 17 units acceptable, retain footpath access through site. (JAN11).</p>	



<b>Location</b>	<p><b>Location Summary:</b> East Dene, Rotherham East Ward, Rotherham South Area Assembly.</p> <p>Rotherham East lies in the central part of Rotherham. Rotherham East is the most compact ward in Rotherham, combining several urban areas east of Rotherham Town Centre. These neighbourhoods are Eastwood, Springwell Gardens, East Dene and parts of both Clifton and Herringthorpe. The ward is the most deprived in Rotherham, with almost all neighbourhoods affected. Eastwood is a multi-ethnic area with much terraced housing and private renting.</p>
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	East Dene and Herringthorpe have mainly council semis whilst Clifton has older private housing, mainly terraced.	
	Transport Links:	
Housing Need (Data from the Affordable Housing Needs Area Profiling 2012-13. Highest % is shown.)	<p>(Area Assembly Level)</p> <p>Tenure: 68% Ownership 16% Council Rent</p> <p>Property Type: 53% Semi-detached house</p> <p>Household: 38% Couple 32% Family 26% Single</p> <p>Income: 42% Below £15k 25% £15k - £25k</p> <p>Estimated Gross Annual Need (Area Assembly Level): 717</p>	<p>Need: (Ward Level)</p> <p>This area has a higher number of households made up of adults sharing or single people possibly due to a lack of single person accommodation being available. There is a high level of semi-detached houses.</p> <p>There are 3,120 council properties here which equates to 14.9% of all council stock. Almost 60% of these are family houses. There is also a good number of two bed houses, bungalows and flats which should maximise opportunity for people wishing to downsize here. One bed flats, 2 bed bungalows and 3 bed houses are in high demand compared to the borough averages. Four bed houses also attract a high level of bids but rarely become vacant.</p> <p>2 and 3 bed houses required in large numbers due to high demand for this area. 1 and 2 bed flats are also in high demand. 2 bungalows in smaller numbers. No evidence to support larger family homes.</p>
Development Option(s)	NAHP Programme	Action: NAHP programme.



Category	Sub-Category	Sites	Location	Size (ha)	Potential No. of Units	6 Months (Quick Wins) 14/15	12 Months 15/16	2 to 3 Years	4 to 7 Years 19+
		Chesterhill Avenue	Dalton	4.60	148				X
	<b>Total:</b>	<b>13 sites</b>		<b>12.37</b>	<b>439</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>1</b>
	<b>Market Cluster</b>	Keeton Hall Road	Kiveton Park	3.64	109			X	
		Rother View Road	Canklow	0.52	16			X	
		Rother View Road	Canklow	0.96	29			X	
		Conway Crescent	East Herringthorpe	0.31	9			X	
		Farnworth Road	East Herringthorpe	0.28	8			X	
		Gaitskell Close (LANB)	Maltby	0.21	6			X	
		Shakespeare Drive (corner) (LANB)	Dinnington	0.17	5			X	
	<b>Total:</b>	<b>7 sites</b>		<b>6.09</b>	<b>182</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>
<b>OMS Total:</b>		<b>34 sites</b>		<b>20.57</b>	<b>676</b>	<b>6</b>	<b>12</b>	<b>15</b>	<b>1</b>
<b>Custom Build</b>	<b>Larger Sites (&lt;4 units)</b>	Braithwell Road (Pilot)	Maltby	2.70	10		X		
		Deer Park Road	Thrybergh	0.14	5		X		
		Denman Road	Wath-upon-Dearne	0.59	18			X	
	<b>Informal Tender/Specialist Partner</b>	Hill Top Lane	Richmond Park	0.41	12			X	
		Kestrel Avenue	Thorpe Hesley	0.64	19			X	
		Michael Croft	Wath-upon-Dearne	0.22	6		X		
		Westfield Road	Brampton Bierlow	0.29	8		X		
	<b>Total:</b>	<b>7 sites</b>		<b>4.99</b>	<b>78</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>0</b>
	<b>Small Sites (&gt;5 units) Market Sale /Specialist Partner</b>	Craig Walk	Wickersley	0.09	3		X		
		Elliott Drive (adj. 23)	Wingfield	0.09	3		X		
		Elm Tree Road	Hellaby	0.05	1		X		
		Greenwood Crescent	Wickersley	0.08	2		X		
		Keeton Hall Road (flats 26)	Wales	0.16	4		X		
		Kiln Road	Wingfield	0.05	1			X	
		Mill Lane	Anston/Woodsetts	0.12	3			X	
		Princess Street	Hooper	0.15	4		X		
		Shakespeare Drive 22/24	Dinnington	0.10	1			X	
		Thundercliffe Road	Rotherham West	0.04	1		X		
	<b>Total:</b>	<b>10 sites</b>		<b>0.93</b>	<b>23</b>	<b>0</b>	<b>7</b>	<b>3</b>	<b>0</b>
<b>CB Total:</b>		<b>17 sites</b>		<b>5.92</b>	<b>101</b>	<b>0</b>	<b>11</b>	<b>6</b>	<b>0</b>

Category	Sub-Category	Sites	Location	Size (ha)	Potential No. of Units	6 Months (Quick Wins) 14/15	12 Months 15/16	2 to 3 Years	4 to 7 Years 19+	
Social Housing (SH)	Local Authority New Build / Council	Wadsworth Road	Bramley	0.15	2	X				
		Shelley Drive	East Herringthorpe	0.09	2		X			
		Cedric Crescent	Thurcroft	0.06	2			X		
		Chapel Avenue	Brampton Bierlow	0.18	5			X		
		Deer Leap Drive	Thrybergh	0.08	2			X		
		Hallam Close	Aughton	0.13	3			X		
		Highfield Park	Maltby	0.05	1			X		
		Hounsfield Crescent (3/5)	East Herringthorpe	0.08	2			X		
		Hounsfield Road (20-22)	East Herringthorpe	0.06	2			X		
		Pine Close (end of road)	Sunnyside	0.03	1			X		
		Remount Road	Kimberworth Park	0.06	1			X		
		Robinets Road	Wingfield	0.25	6			X		
		Spa Well Crescent	Treeton	0.20	6			X		
		Stacey Drive	Thrybergh	0.07	2			X		
		Sycamore Avenue	Kiveton Park	0.15	3			X		
		Symonds Avenue	Rawmarsh	0.25	7			X		
		Woodland Drive	North Anston	0.05	1			X		
		Woodland Gardens	Maltby	0.05	1			X		
	<b>Total:</b>	<b>18 sites</b>			<b>1.99</b>	<b>49</b>	<b>1</b>	<b>1</b>	<b>16</b>	<b>0</b>
		National Affordable Housing Programme / RSL (2015-18)	Aston Close	Swallownest	0.28	8	X			
			Brameld Road (includes specialist housing units)	Swinton	0.90	25	X			
			Brookfield Avenue	Swinton	0.04	2	X			
			Catherine Avenue (specialist housing units)	Aston	0.12	4	X			
			Elgar Drive (19-41)	Maltby	0.22	7	X			
			Elgar Drive (corner)	Maltby	0.13	4	X			
			Springhill Avenue (includes specialist housing units)	Brampton Bierlow	0.10	4	X			
			St Mary's Drive (specialist housing units)	Catcliffe	0.12	2	X			

Category	Sub-Category	Sites	Location	Size (ha)	Potential No. of Units	6 Months (Quick Wins) 14/15	12 Months 15/16	2 to 3 Years	4 to 7 Years 19+	
	Continuous Market Engagement (CME)	Arundel Avenue	Treeton	0.18	5		X			
		Cheetham Drive	Maltby	0.12	4		X			
		Clifford Road	Kimberworth Park	0.30	9		X			
		Far Lane	East Dene	0.41	12		X			
		Hawksworth Road - corner (grass area)	East Herringthorpe	0.28	9		X			
		Hawksworth Road (garage site)	East Herringthorpe	0.24	7		X			
		Ochre Dike Walk	Rockingham	0.29	9		X			
		The Lanes	East Dene	0.15	3		X			
	<b>Total:</b>	<b>16 sites</b>		<b>3.88</b>	<b>114</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	
<b>SHTotal:</b>		<b>34 sites</b>		<b>5.87</b>	<b>163</b>	<b>9</b>	<b>9</b>	<b>16</b>	<b>0</b>	
		Occupation Road, harley	Harley	0.10	3		X			
		Willow Close	Flanderwell	0.12	3		X			
	Older Persons Council	Langdon Road	Kimberworth Park	0.66	20		X			
	Older Persons Private	Church Street / St Johns Road	Swinton	0.23	7		X			
		<b>Total:</b>	<b>4 sites</b>		<b>1.11</b>	<b>33</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>
			Chestnut Close (9-10)	Flanderwell	0.07	2			X	
			Chestnut Close (opposite no. 30)	Flanderwell	0.06	2			X	
	Disabled Persons Council		Hornbeam Road (1-5)	Flanderwell	0.09	3		X		
			Infirmary Road	Parkgate	0.10	3		X		
			Leverton Way	Dalton	0.08	2		X		
Redscope Crescent			Kimberworth Park	0.09	2	X				
	<b>Total:</b>	<b>6 sites</b>		<b>0.49</b>	<b>14</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>0</b>	
<b>SpHTotal:</b>		<b>10 sites</b>		<b>1.6</b>	<b>47</b>	<b>1</b>	<b>7</b>	<b>2</b>	<b>0</b>	