

Appendix 1: Council-owned sites for residential development

Development of individual schemes is subject to appropriate consultation involving local ward members and sign-off of a completed capital business case. This content will be regularly refreshed to ensure that the latest position is presented to Cabinet in subsequent reports. All figures provided are as at 30th November 2024.

Table 1.1 Homes completed

The following homes have been completed and brought into the Council's housing stock since January 2018. This list is in order of completion.

Scheme	Location	Ward	Cabinet Report	Completion	Council Rent	Council S/O	Market Sale	Total
St Mary's Drive	Catcliffe	Rother Vale	Jul 2017	May 2018	2	0	0	2
Catherine Avenue	Swallownest	Aston & Todwick	Jul 2017	May 2018	4	0	0	4
Stock Conversion: Flanderwell Lane	Flanderwell	Wickersley North	Feb 2015	Nov 2018	2	0	0	2
Stock Conversion: Ash Grove	Wickersley	Wickersley North	Feb 2015	Dec 2018	4	0	0	4
Clusters: Gaitskell Close	Maltby	Maltby East	Sep 2016	Dec 2018	4	0	0	4
Stock Conversion: Caperns Road	North Anston	Anston & Woodsetts	Feb 2015	Apr 2019	4	0	0	4
Stock Conversion: Bierlow Close	Brampton	Hoover	Feb 2015	May 2019	1	0	0	1
Stock Conversion: Station Road	Treeton	Rother Vale	Feb 2015	May 2019	1	0	0	1
Clusters: Farnworth Road	East Herringthorpe	Dalton & Thrybergh	Sep 2016	Sep 2019	3	13	0	16
Clusters: Conway Crescent	East Herringthorpe	Dalton & Thrybergh	Sep 2016	Sep 2019	6	8	0	14
Clusters: Shakespeare Drive	Dinnington	Dinnington	Sep 2016	Oct 2019	5	0	0	5
Stock Conversion: Victoria Court	Kiveton Park	Wales	Feb 2015	Jan 2020	2	0	0	2
Stock Conversion: Victoria Street	Masbrough	Rotherham West	Feb 2015	Mar 2020	2	0	0	2
Clusters: Rother View Road	Canklow	Boston Castle	Sep 2016	Aug 2020	80	0	0	80
Clusters: Northgate	Maltby	Hellaby & Maltby West	Sep 2016	Aug 2020	0	15	83	98
The Bellows	Rawmarsh	Rawmarsh West	Dec 2017	Sep 2020	28	30	0	58
Broom Hayes	Broom Valley	Boston Castle	Dec 2017	May 2021	24	20	0	44
SOAHP Bungalows: Arundel Avenue	Treeton	Rother Vale	Dec 2017	Mar 2022	8	0	0	8
SOAHP Bungalows: Braithwell Road	Ravenfield	Bramley & Ravenfield	Dec 2017	Mar 2022	6	0	0	6
Town Centre Sites: Wellgate Place	Town Centre	Boston Castle	Oct 2017	May 2022	34	12	8	54
Town Centre Sites: Westgate Riverside	Town Centre	Boston Castle	Oct 2017	Feb 2023	44	8	20	72
Town Centre Sites: Millfold Rise	Town Centre	Boston Castle	Oct 2017	Apr 2023	31	0	14	45
East Herringthorpe Small Sites	East Herringthorpe	Dalton & Thrybergh	Sep 2020	Apr 2024	10	0	0	10
Totals					305	106	125	536

Table 1.2 Homes in construction (contract secured)

The following schemes are in contract, but the homes haven't yet been completed. This list is ordered by estimated completion.

Scheme	Location	Ward	Cabinet Report	Est. Completion	Council Rent	Council S/O	Market Sale	Total
Warden Street	Canklow	Boston Castle	Jul 2022	Oct 2025	13	0	0	13
Albert Road (Princess Street Site B)	West Melton	Hoover	Jan 2023	Oct 2025	4	0	0	4
Princess Street (Site A)	West Melton	Hoover	Mar 2021	Oct 2025	6	0	0	6
Ship Inn	Swinton	Kilnhurst & Swinton East	Jan 2023	Oct 2025	4	0	0	4
Totals					27	0	0	27

Table 1.3 Approved pipeline

The following sites have previously been presented to Cabinet and being progressed through feasibility and design, but no construction contract is yet in place and it remains possible that some sites will not be delivered. This list is ordered by ward.

Scheme	Location	Ward	Cabinet Report	Project status	Council Rent	Council S/O	Market Sale	Total
Section A: Sites with agreed procurement strategy								
Occupation Road	Broom Valley	Boston Castle	Jan 2023	In assessment	9	0	0	9
Grayson Road	Greasbrough	Greasbrough	Jan 2024	In assessment	12	0	0	12
Elm Tree Road	Maltby	Hellaby & Maltby West	Jan 2023	Planning granted	27	0	0	27
Larch Road	Maltby	Hellaby & Maltby West	Mar 2021	Planning granted	2	0	0	2
Elm Tree Road	Maltby	Hellaby & Maltby West	Jan 2023	Planning granted	16	0	0	16
Symonds Avenue	Rawmarsh	Rawmarsh West	Jan 2023	In assessment	9	0	0	9
Symonds Avenue (Site B)	Rawmarsh	Rawmarsh West	Jan 2024	In assessment	4	0	0	4
Far Lane	East Dene	Rotherham East	Jan 2023	In assessment	14	0	0	14
The Lanes	East Dene	Rotherham East	Jul 2024	In assessment	2	0	0	2
Netherfield Court	Eastwood	Rotherham East	Mar 2021	Planning granted	19	0	0	19
York Road	Eastwood	Rotherham East	Mar 2021	Planning granted	12	0	0	12
Tenter Street	Thornhill	Rotherham West	Jan 2024	In assessment	20	0	0	20
Denman Road	Wath	Wath	Jan 2023	In assessment	18	0	0	18
Bushfield Road (Denman Road Site B)	Wath	Wath	Jan 2024	In assessment	5	0	0	5
Valley Drive (Denman Road Site C)	Wath	Wath	Jan 2024	In assessment	7	0	0	7
Sub-Total: Number of homes with agreed Procurement Strategy					176	0	0	176
Section B: Sites which are pre-procurement								
Boswell Street	Herringthorpe	Boston Castle	Jan 2024	In assessment	36	0	15	51

Wadsworth Road	Bramley	Bramley & Ravenfield	Mar 2021	In assessment	3	0	0	3
Thrybergh Zero-Carbon Prototype	Thrybergh	Dalton & Thrybergh	Sep 2020	Planning granted	3	0	0	3
Cedric Crescent (2 sites)	Thurcroft	Thurcroft & Wickersley South	Mar 2021	In assessment	5	0	0	5
St Edmunds Avenue	Thurcroft	Thurcroft & Wickersley South	Mar 2021	In assessment	3	0	0	3
Carver Close	Harthill	Wales	Jul 2022	Planning submitted	7	0	0	7
Littlemoor Avenue (2 sites)	Kiveton Park	Wales	Mar 2021	In assessment	4	0	0	4
Sycamore Avenue (Site A)	Kiveton Park	Wales	Mar 2021	In assessment	1	0	0	1
Sycamore Avenue (Site B)	Kiveton Park	Wales	Jul 2023	In assessment	1	0	0	1
Sub-Total: Number of homes which are pre-procurement					63	0	15	78
Total number of homes in the approved pipeline					239	0	15	254

NB The number of estimated homes has been reprofiled for this reporting period as indicative site capacity layouts have been produced for a number of this sites which give a more accurate estimate. The estimated numbers are still subject to change during the assessment and design process.

Table 1.4 Newly identified sites

Cabinet approval is sought to bring forward the following sites to build new Council homes. These sites have been identified for inclusion in the pipeline since the previous programme report was approved at Cabinet in January 2024. Estimated new homes are subject to change, and not all sites may ultimately prove developable. This list is ordered by ward.

Scheme	Location	Ward	Cabinet Report	Internal Status	Council Rent	Council S/O	Market Sale	Total
No new sites identified								
Totals					0	0	0	0

Table 1.5 Total forecast delivery – all new homes

The following delivery may be achieved by March 2026 if all sites and estimated homes are brought forward.

Category	Council Rent	Council S/O	Market Sale	Total
1.1 Completed homes	305	106	125	536
1.2 Homes in contract	27	0	0	27
1.3(a) Approved pipeline: With agreed procurement strategy	176	0	0	176
1.3(b) Approved pipeline: Pre-procurement	63	0	15	78
1.4 Newly identified sites	0	0	0	0
Totals	571	106	140	817

Table 1.6 Sites no longer proceeding

The following sites have been proposed for Council development in previous Cabinet reports, but it has since been determined that the development of the sites is currently unfeasible.

Scheme	Cabinet Report	Removed	Reason	Original Est.
Langley Close (Site 1), East Herringthorpe	Sep 2020	Jul 2022	Originally proposed as part of a small sites cluster in East Herringthorpe, the site is too constrained to make development feasible. Other sites within the cluster are still being brought forward.	1
Arbour Drive, Thurcroft	Mar 2021	Jan 2023	Originally proposed as part of a small sites cluster in Thurcroft, the site is too constrained for make development feasible. Other sites within the cluster are still being brought forward.	1
The Crescent End, Thurcroft	Mar 2021	Jan 2023	Originally proposed as part of a small sites cluster in Thurcroft, the site is too constrained for make development feasible. Other sites within the cluster are still being brought forward.	2
Christchurch Road (Sites 1 & 2), West Melton	Mar 2021	Jan 2023	Originally proposed as part of a small sites cluster in West Melton, the site is too constrained for make development feasible. One site from the cluster (Princess Street) is still being brought forward.	3
Dryden Road (Sites 1 & 2), West Melton	Mar 2021	Jan 2023	Originally proposed as part of a small sites cluster in West Melton, the site is too constrained for make development feasible. One site from the cluster (Princess Street) is still being brought forward.	3
General Fund 'Site A'	Jan 2023	Jul 2023	Development would require demolition of some existing commercial units for which the Council hasn't yet secured vacant possession, therefore development of the site by March 2026 is unlikely.	10
General Fund 'Site B'	Jan 2023	Jul 2023	The site suffers from constrained access which has been made worse by encroachment from an adjacent resident. The time needed to resolve the encroachment makes development by March 2026 unlikely.	30
General Fund 'Site C'	Jan 2023	Jul 2023	The site has an active commercial tenant which will require termination of the lease. The lease can only be ended with extensive notice therefore development of the site by March 2026 is unlikely.	110
Mill Lane, South Anston	Mar 2021	Jul 2024	This site has a number of constraints which would incur a high volume of abnormal costs if the site was too be developed. Due to the low estimated numbers it was deemed that the overall development costs were unviable.	3
				Total
				163