

REPORT AUDIT TRAIL				
CONSULTATION				
Name/Position	Portfolio/Ward/ Directorate	Date Sent	Date Received	Comments in para:
Councillor Sarah Allen	Cabinet Member for Housing	23/04/2025	24/04/2025	Approved, no additional comments.
Ian Spicer	Strategic Director for Adult Care, Housing and Public Health	17/04/2025	17/04/2025	Approved, no additional comments
Gioia Morrison, Finance	Finance and Customer Services	17/04/2025	30/04/2025	Stephanie Humphrey approved, adding 6.2, to clarify the role of grant funding in enhancing scheme affordability beyond HRA modelled income and its conditional application.
Lesley Tattersall, Legal Services	Legal Services	17/04/2025 04/06/25	04/06/2025	7.1
Trish Law, Human Resources	Assistant Chief Executive's Office	17/04/2025	17/04/2025	Approved, no additional comments.
Karen Middlebrook, Procurement	Finance and Customer Services	17/04/2025 04/06/25		
Equalities Mailbox	Equalities	04/06/2025		

<b><u>REPORT APPROVAL TRACKING</u></b>		
<b>Equalities</b>	<b>Initial Screening completed and included with report</b>	<ol style="list-style-type: none"> <li>1. 25/01/21 Cabinet Meeting: (<a href="#">Public Pack</a>)Agenda Document for Cabinet, 25/01/2021 10:00 page 113 – 118</li> <li>2. 11/07/22 Cabinet meeting: (<a href="#">Public Pack</a>)Agenda Document for Cabinet, 11/07/2022 10:00 pages 357-360</li> <li>3. 23/01/2023 Cabinet Meeting: (<a href="#">Public Pack</a>)Agenda Document for Cabinet, 23/01/2023 10:00 pages 185-188</li> </ol>
	<b>Full Assessment completed and included with report</b>	<ol style="list-style-type: none"> <li>1. 25/01/21 Cabinet Meeting: (<a href="#">Public Pack</a>)Agenda Document for Cabinet, 25/01/2021 10:00 Page 119 – 126</li> <li>2. 11/07/22 Cabinet meeting: (<a href="#">Public Pack</a>)Agenda Document for Cabinet, 11/07/2022 10:00 pages 361-366</li> <li>3. 23/01/2023 Cabinet Meeting: (<a href="#">Public Pack</a>)Agenda Document for Cabinet, 23/01/2023 10:00 pages 189-200</li> </ol>
<b>Carbon Impact Assessments</b>	Carbon Impact Assessment included with report.	Appendix 4
<b>Background information</b>	Cabinet Report – Housing Development Programme 2021-22 Cabinet Report – Housing Development Programme 2022-23 Cabinet Report – Housing Development Programme 2023-24	
<b>Appendices</b>	Appendix 1 Warden Street – Draft Grant Agreement Appendix 2 Ship Inn – Draft Grant Agreement Appendix 3 Albert Road Princess Street – Draft Grant Agreement Appendix 4 Carbon Impact Assessment	
<b>Cabinet Member Approval</b>	Yes	24/04/2025
<b>Report Authorised by Strategic Director</b>	Yes	17/04/2025
<b>Report Authorised by S151 Officer</b>	Yes	10/06/2025
<b>Report Authorised for publication by Chief Executive</b>		



**Committee Name and Date of Committee Meeting**

Delegated Officer Decision – 09 June 2025

**Report Title**

Council Homes Delivery Programme: Entering into Grant Funding Agreements with the South Yorkshire Mayoral Combined Authority to enable the Council to receive Brownfield Housing Fund to support the delivery of 27 new Council homes.

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

Yes

**Strategic Director Approving Submission of the Report**

Ian Spicer, Strategic Director of Adult Care, Housing and Public Health

**Report Author(s)**

Uzma Sattar, Housing Development Co-ordinator

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**Ward(s) Affected**

Boston Castle, Hoover and Kilnhurst and Swinton

**Report Summary**

In October 2024, the Council submitted an Outline Business Case to the South Yorkshire Mayoral Combined Authority (SYMCA) for grant funding from the Brownfield Housing Fund to support 109 new Council homes across nine sites. Due to funding deadlines, only four of the most advanced sites proceeded to Final Business Cases, totalling 27 homes. In March 2025, SYMCA approved £432,000 in grant funding for these four schemes. An Officer-level decision is now required to enter into the Grant Funding Agreements with SYMCA to draw down the funding.

**Recommendation**

That approval is granted for the Council to formally enter into three Grant Funding Agreements with the South Yorkshire Mayoral Combined Authority (SYMCA) to secure the allocated £432,000 from the Brownfield Housing Fund, supporting the delivery of 27 new Council homes across four approved sites.

**List of Appendices Included**

Appendix 1 – Warden Street Grant Agreement

Appendix 2 – Ship Inn Grant Agreement

Appendix 3 – Albert Road and Princess Street Grant Agreement

Appendix 4 – Carbon Impact Assessment

**Background Papers**

- Quarterly Housing Development Update Cabinet Report – January 2021: [\*Printed minutes Monday 25-Jan-2021 10.00 Cabinet.pdf\*](#) – approval to delegate to the Assistant Director of Housing, in consultation with the Cabinet Member for Housing and the Section 151 Officer, to enter into a Brownfield Housing Fund agreement with the Sheffield City Region where this would enable additional housing delivery in Rotherham.
- Annual Housing Development Report – 2022/23: [\*Printed minutes Monday 11-Jul-2022 10.00 Cabinet.pdf\*](#) Report covering Canklow and a West Melton site
- Annual Housing Development Programme Report – 2023/24: [\*Printed minutes Monday 23-Jan-2023 10.00 Cabinet.pdf\*](#) – Report covering a West Melton and the Ship Inn site.

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

None

**Council Approval Required**

No

**Exempt from the Press and Public**

No

## Council Housing Acquisitions

### 1. Background

- 1.1 Delivering more affordable housing across the Borough is a strategic priority for Rotherham Metropolitan Borough Council. The Council's own housing growth initiatives, delivered through the Housing Delivery Programme, play a key role in supporting this objective.

In January 2021, approval was granted to delegate authority to the Assistant Director of Housing—working in consultation with the Cabinet Member for Housing and the Section 151 Officer—to enter into a Brownfield Housing Fund agreement with the Sheffield City Region. This agreement aims to facilitate additional housing delivery within Rotherham.

- 1.2 The Brownfield Housing Fund (BHF) has progressed through several competitive stages, each requiring approval from the Strategic Director, Cabinet Member for Housing, Chief Executive, Leader, and Section 151 Officer.

An Expression of Interest (EOI) was submitted to the South Yorkshire Mayoral Combined Authority (SYMCA) in October 2023, requesting BHF support at a rate of £16,000 per unit across 103 homes. Following this, an Outline Business Case (OBC) was submitted in August 2024. As a result, SYMCA invited the Council to submit a Full Business Case (FBC) for four of the nine sites—those at the most advanced stages of delivery—to ensure full expenditure of the funding by March 2026. A total of 27 homes were included in the FBC.

### 2. Key Issues

- 2.1 To access BHF grant funding, the Council needs to enter into three Grant Agreements for the following projects:

Grant Agreement	Site Name	Number of dwellings	Funding Requested
1. Warden Street Grant Agreement	Warden St, Canklow	13 units	£208,000.00
2. Albert Rd & Princess Street	Princess St, West Melton	6 units	£96,000.00
	Albert Rd, West Melton	4 units	£64,000.00
3. Ship Inn	Ship Inn, Swinton	4 units	£64,000.00
<b>TOTAL</b>		<b>27 units</b>	<b>£432,000.00</b>

- 2.2 A Grant Funding Agreement between the Council and SYMCA will act as framework for the Council to access BHF grant funding.
- 2.3 The BHF requirement is that all funding must be spent by March 2026. The projects allocated the grant funding have all started on site and works will have completed by the deadline.

### 3. Options Considered and Recommendation

3.1 Option 1: Do not enter into the grant funding agreements with SYMCA

Grant contributions from SYMCA are crucial to delivering the new Council homes by March 2026. If the Council does not enter into the grant funding agreements with SYMCA it will be unable to drawdown the grant, requiring further funding to be allocated to the project from the Councils Housing Revenue Account.

This option is not recommended.

3.2 Option 2: Enter into the grant funding agreements with SYMCA

Implementing the Council's Housing Delivery Programme presents a significant viability challenge. Entering into the grant funding agreements with SYMCA will enable the Council to access the approved grants from BHF which will support the affordability of the Programme.

**This option is recommended.**

**4. Consultation on proposal**

- 4.1 The proposals within this report will support delivery of the Council's Housing Delivery Programme. The six-monthly programme reports to Cabinet set out the approach to consultation and community engagement at an individual project level.

**5. Timetable and Accountability for Implementing this Decision**

- 5.1 The Assistant Director of Housing has responsibility for implementing this decision. It is anticipated that the Council will be in contract with SYMCA within four to six weeks of the Cabinet decision.
- 5.2 Housing Delivery Programme reports will continue to be presented to Cabinet on a six-monthly cycle to keep Cabinet appraised of progress, refresh existing approvals, and to seek new approvals as required. Reports will include details of BHF grant received.

**6. Financial and Procurement Advice and Implications**

- 6.1 Once 'in contract', the Council will use the online portal to report scheme progress against key milestones, which in turn generates staged grant payments.
- 6.2 The grant funding will support the affordability of the schemes and is in addition to the income modelled for the schemes in the latest version of the HRA Business Plan. The funding will be applied once the terms and conditions of funding are met.
- 6.3 There are no direct procurement implications arising from the proposals set out in this report. All procurement activity required to deliver grant funded activity will be undertaken in compliance with the Public Contracts Regulations 2015 (as amended) or the Procurement Act 2023 (whichever is the applicable legislation at the time) and the Council's own Financial and Procurement Procedure Rules.

**7. Legal Advice and Implications**

- 7.1 The Grant Agreement is used with all Investment Partners. It contains standard, non-negotiable terms. This has been checked with Legal Services.
- 7.2 The Council can enter into grant agreements and accept grant under Section One of the Localism Act 2011 ('the general power of competence'). This provides the Council with the power to take reasonable action it needs 'for the benefit of the authority, its area or persons resident or present in its area'.
- 7.3 The purpose of the Grant Agreements is to enable SYMCA to provide each approved capital grant under the Programme, thereby supporting the Council in delivering affordable housing, subject to the terms of the grant. Both the Council and SYMCA undertake to co-operate with each other to facilitate the proper performance of the Agreements and the delivery of housing schemes.
- 7.4 The recommendations of this report are in accordance with previous decisions of the Council and its constitutional authorities.

## **8. Human Resources Advice and Implications**

- 8.1 There are no Human Resources implications arising from this report.

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

- 9.1 There are no direct implications for children, young people and vulnerable adults arising from the proposals set out in this report. However, grant funding from SYMCA will support the delivery of good quality, safe, and thermally efficient homes which will deliver benefits to individuals and communities across the Borough.

## **10. Equalities and Human Rights Advice and Implications**

- 10.1 There are over 7000 active applications on the Housing Register. All 27 properties are to be built in areas of high demand. The type and size of properties attract multiple bids in the relevant wards.

## **11. Implications for CO2 Emissions and Climate Change**

- 11.1 While the decision itself - to accept grant funding from SYMCA - does not result in direct carbon emissions, it will enable the construction of 27 new Council homes, which will generate associated emissions arising from construction activities. Refer to Appendix 4 – Carbon Impact Assessment.

## **12. Implications for Partners**

There are no direct implications for partners arising from the proposals set out in this report.

## **13. Risks and Mitigation**

- |      | <b>Risk</b>   | <b>Mitigation</b>   |
|------|---|---|
| 13.1 | Non-compliance with terms and conditions of grant - leading to reputational and financial impacts (e.g. clawback of grant) with the potential to jeopardise future bid submissions. | Robust processes in place to monitor and ensure compliance. Continued dialogue with SYMCA with regular monitoring of the programme. |

## **14. Accountable Officers**

- 14.1 Ian Spicer



Strategic Director for Adult Care, Housing and Public Health

*Report Author: Uzma Sattar, Housing Development Co-ordinator*