

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 of 31 May 2025.

Table 1.1 Homes completed

The following homes have been completed since January 2018. This list is ordered by completion date. The 125 Market Sale units were built by the Council as part of Council build developments but were sold on the open market. They are not therefore included in the 1005 new Council homes.

| 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 date

| 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 | Nov 2025 | 4 | 0 | 0 | 4 |
| Princess Street (Site A) | West Melton | Hoover | Mar 2021 | Nov 2025 | 6 | 0 | 0 | 6 |
| Ship Inn | Swinton | Kilnhurst & Swinton East | Jan 2023 | Nov 2025 | 4 | 0 | 0 | 4 |
| Totals | | | | | 27 | 0 | 0 | 27 |

Table 1.3 Approved pipeline (current Programme)

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: Approved pipeline (current Programme) | | | | | | | | |
| Hurley Croft (Neighbourhood Centre) | Brampton Bierlow | Hoover | Jul-2025 | In assessment | 5 | 0 | 0 | 5 |
| Grayson Road | Greasbrough | Greasbrough | Jan 2024 | In assessment | 12 | 0 | 0 | 12 |
| Addison Road | Maltby | Hellaby & Maltby West | Jan 2023 | Design Contract | 27 | 0 | 0 | 27 |
| Elm Tree Road | Maltby | Hellaby & Maltby West | Mar 2021 | Design Contract | 2 | 0 | 0 | 2 |
| Larch Road | Maltby | Hellaby & Maltby West | Jan 2023 | Design Contract | 16 | 0 | 0 | 16 |
| Netherfield Court | Eastwood | Rotherham East | Mar 2021 | Design Contract | 19 | 0 | 0 | 19 |
| York Road | Eastwood | Rotherham East | Mar 2021 | Design Contract | 12 | 0 | 0 | 12 |
| Denman Road | Wath | Wath | Jan 2023 | Design Contract | 18 | 0 | 0 | 18 |
| Bushfield Road (Denman Road Site B) | Wath | Wath | Jan 2024 | Design Contract | 4 | 0 | 0 | 4 |
| Valley Drive (Denman Road Site C) | Wath | Wath | Jan 2024 | Design Contract | 6 | 0 | 0 | 6 |
| Sub-Total: Number of homes within the current Programme | | | | | 121 | 0 | 0 | 121 |
| Section B: Approved Pipeline (future opportunities) | | | | | | | | |
| Tenter Street | Thornhill | Rotherham West | Jan 2024 | In assessment | 20 | 0 | 0 | 20 |
| 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 |
| 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 |

| | | | | | | | | |
|--|--------------|-------|----------|---------------|-----------|----------|-----------|-----------|
| 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 (future opportunities) | | | | | 53 | 0 | 15 | 88 |

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 Total forecast delivery – all new homes

The following delivery may be achieved by Summer 2027 if all sites and estimated homes are brought forward. The 125 Market Sale units were built by the Council as part of Council build developments but were sold on the open market. They are not therefore included in the 1005 new Council homes.

| Category | Council Rent | Council S/O | Market Sale | Total |
|--|--------------|-------------|-------------|------------|
| 1.1 Completed homes | 305 | 106 | 125 | 536 |
| 1.2 Homes in construction (contract secured) | 27 | 0 | 0 | 27 |
| 1.3(a) Approved pipeline (current Programme) | 121 | 0 | 0 | 121 |
| Totals | 453 | 106 | 125 | 684 |

Table 1.5 Recommended to Remove

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. It is recommended that they are removed from the Programme.

| Scheme | Cabinet Report | Removed | Reason | Original Est. |
|---------------------------------|----------------|-----------------|--|---------------|
| Occupation Road | Jan-23 | Proposed Jul-25 | No longer viable due to cost escalation. | 9 |
| Symonds Avenue (Site A) | Jan-23 | Proposed Jul-25 | No longer viable due to cost escalation. | 10 |
| Symonds Avenue (Site B) | Jan-24 | Proposed Jul-25 | No longer viable due to cost escalation. | 4 |
| Far Lane | Jan-23 | Proposed Jul-25 | No longer viable due to cost escalation. | 14 |
| The Lanes | Jul-24 | Proposed Jul-25 | No longer viable due to cost escalation. | 8 |
| Thrybergh Zero-Carbon Prototype | Jan-20 | Proposed Jul-25 | No longer viable due to cost escalation. | 3 |
| Carver Close | Jul-22 | Proposed Jul-25 | No longer viable due to cost escalation. | 7 |
| Total | | | | 55 |