

**ROTHERHAM METROPOLITAN BOROUGH COUNCIL**

**RECORD OF OFFICER EXECUTIVE DECISION**

Date of Decision:	12/06/2025
Title:	Purchase of nine new homes at Albert Club, West Melton under the Small Sites Homebuilder Initiative
Decision Maker: (Including Job Title)	Ian Spicer Strategic Director Adult Care, Housing & Public Health
Details of Specific Delegation  or  Delegation contained in the relevant Sub-Scheme of Delegation.	<p>Enaction of resolution 2 of from the <a href="#">Housing Delivery Programme Report – 2025/26, approved by Cabinet in February 2025:</a></p> <p>2. That Cabinet approves the purchase of homes from any of the schemes identified in Exempt Appendix 2.</p> <p><a href="#">Cabinet Meeting Minutes Monday 10-Feb-2025</a> – Minute 120 refers.</p> <p>and further to approval of the Full Business Case – Albert Club, West Melton (SME Initiative) approved 6<sup>th</sup> February 2025 in consultation with the Cabinet Member for Housing.’</p>
Decision:	<p>Approval to enter into contract with Keystone Yorkshire Ltd to purchase nine new homes at Albert Club, West Melton. Identified as Appendix 2 - 10<sup>th</sup> February 2025 Cabinet report.</p> <p>The Council will purchase:</p> <ul style="list-style-type: none"> <li>• Six no. two-bedroom houses</li> <li>• Three no. three-bedroom houses</li> </ul> <p>The homes are scheduled to be handed over March 2026 and will be brought into the Council's existing housing stock and made available to applicants from the Housing Register.</p>
Reasons for the Decision:	<p>The decision has been taken in-line with the Cabinet approval, to ensure that the Council can continue to deliver new council homes to meet residents' needs.</p> <p>The financial detail of the acquisitions is set out within the capital business case. It is not included within the decision record on the basis that it is commercially</p>

	sensitive. This is in-line with the over-arching Cabinet report exemption.
Details of alternative options considered and rejected:	Previous Housing Delivery Programme reports have considered the alternative option not to pursue new acquisition opportunities and this was not recommended because the Council needs to ensure a continuous pipeline to deliver the Council homes needed.
Conflicts of interest declared by any Cabinet Member consulted by the decision maker which relates to the decision:	None declared
Dispensations Granted: (If any)	None declared
Conflicts of interest declared by the Decision Maker if they sit as a Cabinet appointed representative to an outside body which relates to the decision:	None declared
Dispensations Granted: (If any)	N/A
Reports or parts of reports considered	Report of the Strategic Director of Adult Care, Housing and Public Health – Housing Delivery Programme 2025/26.  Full Business Case (FBC) – Albert Club, West Melton (SME Initiative), authorised by James Clark, Assistant Director of Housing

**I certify that this is a true record of the executive decision to:**

Enter into contract with Keystone Yorkshire Ltd to purchase nine new homes at Albert Club, West Melton.

**I confirm that in making this decision, due regard was given to the seven principles of public life.**

**Signed by the Decision Maker:**



**Dated:** 12/06/25  
**Name:** Ian Spicer  
**Job Title:** Strategic Director