

**ROTHERHAM METROPOLITAN BOROUGH COUNCIL**

**RECORD OF OFFICER EXECUTIVE DECISION**

Date of Decision:	11 June 2025
Title:	Appoint a contractor under a Pre-Construction Services Agreement (PCSA) for an estimated 20 homes in Thornhill
Decision Maker: (Including Job Title)	Ian Spicer Strategic Director of Adult Care, Housing and Public Health.
Details of Specific Delegation  or  Delegation contained in the relevant Sub-Scheme of Delegation.	<p>Under Section 4C3 of the Responsibilities for Functions document (App 9 of the Constitution) the Strategic Director of Adult Care, Housing and Public Health is authorised to discharge executive functions through the commissioning and provision of social services for adults and public health services for the whole population and delivery of housing for the Borough, including: -</p> <p>2. Housing (e) Housing Strategy and Investment <a href="#">Appendix 9 - Responsibility for Functions.pdf</a></p> <p>Appoint a contractor under a Pre-Construction Services Agreement (PCSA) for the development of Tenter Street, Thornhill, which form part of the Housing Delivery Programme - Developments at Greasbrough and Thornhill approved at Cabinet 18 March 2024. <a href="#">Housing Delivery Programme – Development at Greasbrough and Thornhill</a></p> <p>Also included as part of the Housing Delivery Programme, most recently approved in Cabinet 10 February 2025. <a href="#">Housing Delivery Programme 25/26 for Cabinet</a></p> <p><i>A sites specific report for both sites was also presented to Cabinet: Greasbrough and Thornhill 18 March 2024.</i></p> <p>1. Approves development of the Grayson Road and Tenter Street sites to build an estimated 31 new Council homes.</p> <p>2. Delegates authority to the Assistant Director of Housing, in consultation with the Cabinet Member</p>
Decision:	Award the contract to R H Fullwood & Co Ltd under a Pre-Construction Services Agreement (PCSA) for the

	development of Council-owned land at Tenter Street, Thornhill, as part of the Housing Delivery Programme.
Reasons for the Decision:	<p>This scheme forms part of a broader package of sites being brought to market.</p> <p>An outcome of this process is to recommend award of a Pre-Construction Services Agreement through the Efficiency North (EN: Procure) New Build framework. Utilising Efficiency North's Framework Capability Criteria, R H Fullwoods are the highest ranked contractor with capacity to undertake the proposed works in the geographical area.</p>
Details of alternative options considered and rejected:	<p>Option considered and rejected:</p> <p>Do not develop the sites for new council homes his option would entail leaving the sites vacant or disposing of them through asset sales. This would mean housing may or may not come forward or would come forward more slowly.</p>
Conflicts of interest declared by any Cabinet Member consulted by the decision maker which relates to the decision:	<i>None</i>
Dispensations Granted: (If any)	<i>None</i>
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:	<i>None.</i>
Dispensations Granted: (If any)	<i>None</i>
Reports or parts of reports considered	<p>Housing Delivery Programme 2025/26– approved at Cabinet 10 February 2025.</p> <p>A sites specific report for both sites was also presented to Cabinet: Greasbrough and Thornhill 18 March 2024.</p>

**I certify that this is a true record of the executive decision to:** Award the contract to R H Fullwood & Co Ltd under a Pre-Construction Services Agreement (PCSA)

for the development of Council-owned land at Tenter Street, Thornhill, as part of the Housing Delivery Programme.

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

**Signed by the Decision Maker:**

A handwritten signature in black ink, appearing to read 'I. Spicer', written in a cursive style.

**Dated: 11/06/2025**  
**Name: Ian Spicer**  
**Job Title: Strategic Director**