

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

RECORD OF OFFICER EXECUTIVE DECISION

Date of Decision:	07/10/2025
Title:	Acquisition and disposal of land and buildings at Laughton Road, Dinnington
Decision Maker (Including Job Title)	Kevin Fisher, Assistant Director of Property & Facilities Services
Details of Specific Delegation	<p>7 August 2023 Cabinet Meeting</p> <p>'Resolved: That Cabinet:</p> <p>4. Approved that the Assistant Director for Planning, Regeneration and Transport be authorised to negotiate and agree the acquisition by agreement of the property interests at exempt Appendix 1, in consultation with the Council's Section 151 Officer and the Cabinet Member for Jobs and the Local Economy.'</p> <p>Minute 39 refers.</p> <p>Due to a change in structures, the Assistant Director Property and Facilities is now the Designated Property Officer (through delegation). All items previously delegated and authorised to the Assistant Director for Planning, Regeneration and Transport, in relation to property and land transactions, now sits with the Assistant Director Property and Facilities Services.</p> <p>Both the Cabinet Member for Jobs and the Local Economy and Cabinet Member for Finance and Community Safety have been consulted due to a change in Cabinet Portfolios.</p>
Decision:	<p>To negotiate and agree terms for the purchase/acquisition (including purchase) of the following properties to facilitate the Dinnington Project, namely the following properties:</p> <ul style="list-style-type: none"> • 50 Laughton Road, Dinnington headlease and underlease • Land to the rear of Laughton Road (outdoor market)

	<ul style="list-style-type: none"> • 32a & 34 Laughton Road
Reasons for the Decision:	To enable the purchase of all property required to facilitate the implementation of the Council's Dinnington Regeneration project which will see improvements to the high street including a new market provision, 6 new retail units, refurbished units and public realm fronting Laughton Road
Details of alternative options considered and rejected:	<p>Option 1: Do nothing. A 'do nothing' option would result in the properties remaining in private sector ownership thus preventing the delivery of the scheme including demolition, refurbishment and re build in line with the Cabinet approval in August 2023 and the secured funding. This option is therefore not recommended.</p> <p>Option 2: Compulsory Purchase Order The Council made a Compulsory Purchase Order in January 2025 and attended a Public Inquiry in July 2025. Prior to the inquiry terms were agreed on these outstanding interests.</p> <p>The Council awaits the decision of the Public Inquiry which is expected in September 2025. The Council could choose to wait for this decision before completing on property acquisitions. However, given terms have been agreed and progress can be made ahead of the outcome this option is not recommended.</p> <p>Option 3: Acquisition by Negotiation The Council will always seek to acquire properties by negotiation. Terms have now been agreed between the parties which will allow the scheme to progress. This option is therefore recommended.</p>
Conflicts of interest declared by any Cabinet Member consulted by the decision maker which relates to the decision:	None declared
Dispensations Granted: (If any)	NA
Conflicts of interest declared by the Decision Maker if they sit as a Cabinet appointed representative to an outside body which	None declared

relates to the decision:	
Dispensations Granted: (If any)	NA
Reports or parts of reports considered	External reports and valuations from Gately Hamer (exempt from publication)

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


To negotiate and agree terms for the purchase/acquisition (including purchase) of the following properties to facilitate the Dinnington Project, namely the following properties:

- 50 Laughton Road, Dinnington headlease and underlease
- Land to the rear of Laughton Road (outdoor market)

32a & 34 Laughton Road

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

Signed by the Decision Maker:



Dated: 07/10/2025

Name: *Kevin Fisher.*

Job Title: *Assistant Director Property and facilities Services.*