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Original text

700 plus homes

In 2018, we set ourselves the target of delivering 1,000 new council homes from 2018 we've set a target of making sure a minimum of 25% of new homes delivered by private developers are affordable the new National Planning Policy Framework increases the housing target significantly for By 2023 this ratio had more than doubled to 5.52.

The average house price in Rotherham is around £180,000 (the national average is £268,000) and for first-time buyers is around £161,000.

Average house prices range from around £280,000 in the Anston & Woodsetts electoral ward to £114,000 in Rotherham East Ward.

There are 19,935 Council homes for rent, in addition to this, there are 5,348 housing association homes offering affordable housing. Housing associations offer 492 homes for residents who receive support or care to live as independently as possible, and 871 homes specifically for older people.

There were on average 1,376 Council homes let each year, over the last three years.

The Council owns 135 shared ownership properties and there are 356 housing association shared However, 990 Council homes have been sold under the Right to Buy scheme since 2018

Additional text added ->

Infographic - The Government's new Housing Delivery target for Rotherham is 1,080 HOMES PER Other options to buy a property at a discounted rate, including First Homes and Discounted Market We have also sought residents' views through events such as the Rotherham Show and our annual Average house price 5.5x annual earnings

The average house price in Rotherham is around £180,000 (the national average is £268,000) and for first-time buyers is around £161,000.

The sector provides an important role and renting from private landlords is often the only option for residents facing affordability issues and the high number of households on the Council's housing Infographic - Average number of days to relet council

At 1st April 2024, 200 people on the housing register were in the highest priority banding. 398 people that have homelessness duty. 910 need to move on medical grounds.

Reduced the turnaround time of empty Council homes (voids) between tenancies from an average

Additional text added ->

In 2022 the Council appointed an Empty Homes Officer, to offer advice and guidance to owners of empty properties and since then 62 privately owned empty properties have been brought back into

- Appointed an Empty Homes Officer, bringing 62 empty homes back into use since 2022.
- Built and acquired 11 bungalows in Aston, 8 in Swallownest, 2 in Thorpe Hesley and 2 in East Herringthorpe and built and acquired bungalows for residents with a disability in East Herringthorpe The Council will play an important role in bringing forward key strategic sites for housing development and creating new communities, including around 2,400 new homes, a local centre and primary school at Bassingthorpe Farm, north of the town centre. Public consultation has concluded One of the Council's recently built new build two-bedroomed bungalows

Additional case study added

The Housing Strategy has been developed with residents and partners feedback and will ultimately our ambition is to re-achieve our TPAS tenant engagement exemplar status during 2025.

Final text

734 homes (at November 2025)

In 2018, we set ourselves the target of delivering 1,000 new council homes

we've set a target of making sure a minimum of 25% of new homes delivered are affordable
the new National Planning Policy Framework increases the housing target significantly for
By 2023 this ratio had almost doubled to 5.25

The average house price in Rotherham is around £191,585 (the national average is £262,878) and
for first-time buyers is £168,714.

Average house prices range from around £289,000 in the Thurcroft & Wickersley South electoral
ward to £133,000 in Rawmarsh East Ward.

There are 20,076 Council homes for rent, in addition to this, there are 5,576 housing association
homes offering affordable housing. Housing associations offer 482 homes for residents who receive
support or care to live as independently as possible, and 871 homes specifically for older people.

There were on average 1,401 Council homes let each year, over the last three years.

The Council owns 138 shared ownership properties and there are 392 housing association shared
However, 1,109 Council homes have been sold under the Right to Buy scheme since 2018

Tenant Engagement Framework 2022-25: The framework aims to support tenant involvement in
Council decision making, and involvement within neighbourhoods and communities. It also aims to
ensure openness and allow tenants to scrutinise the Council's performance. Consultation on a new
Infographic - The Government's new Housing Delivery target for Rotherham is 1,111 HOMES PER
Other options to buy a property at a discounted rate include First Homes and Discounted Market
We have also sought residents' views through events such as the Rotherham Show in 2024 and our
Average house price 5.25x annual earnings

The average house price in Rotherham is £191,585 (the national average is £262,878) and for first-
time buyers is around £168,714.

The sector provides an important role and renting from private landlords is often the only option for
residents facing affordability issues alongside the high number of households on the Council's
Infographic - Average number of days to relet council homes

At 1st April 2025, 217 people on the housing register were in the highest priority banding. 390 people
that have homelessness duty. 818 need to move on medical grounds.

Reduced the turnaround time of empty Council homes (voids) between tenancies from an average
In line with the Council's Social Value Policy, the main contractor, which was from West Yorkshire,
had a target to spend £100,000 with local suppliers. They actually spent £145,000. Huws Gray
supplied the bricks and mortar, TKL provided the skips, there was concrete from Cemex, paint from
Akzo Nobel, Howdens did the kitchens, and, finally, Demex dealt with demolition and asbestos
In 2022 the Council appointed an Empty Homes Officer, to offer advice and guidance to owners of
empty properties and since then 76 privately owned empty properties have been brought back into

- Appointed an Empty Homes Officer, bringing 76 empty homes back into use since 2022.
- Built and acquired 11 bungalows in Aston, 8 in Swallownest, 7 in Thorpe Hesley and 2 in East
Herringthorpe, 1 in Treeton and 1 in Brecks, and built and acquired bungalows for residents with a
The Council will play an important role in bringing forward key strategic sites for housing
development and creating new communities, including around 2,400 new homes, a local centre and
primary school at Bassingthorpe Farm, north of the town centre. Public consultation has concluded
One of the Council's recently built two-bedroomed bungalows

The Housing Strategy has been developed with residents and partners feedback and has been
our ambition is to re-achieve our TPAS tenant engagement exemplar status during 2026.