

REPORT AUDIT TRAIL				
CONSULTATION				
Name/Position	Portfolio/Ward/ Directorate	Date Sent	Date Received	Comments in para:
Councillor John Williams	Cabinet Member for Transport, Jobs and the Local Economy	13/11/25	16/11/25	Due to the overlap of Property and Regen, Cllr Alam has also been consulted on this purchase.
Judith Badger	Assistant Chief Executive/ Strategic Director for Finance and Customer Services	04/12/25	Click here to enter a date.	
Chloe Parker, Finance	Finance and Customer Services	30/10/25	07/11/25	6.1
Farhan Ali, Legal Services	Legal Services	30/10/25	30/10/25	
Helen Rowe, Human Resources	Assistant Chief Executive's Office	30/10/25	04/11/25	8.1
Karen Middlebrook, Procurement	Finance and Customer Services	30/10/25	12/11/25	6.2
Chloe Harrop, Equalities	Assistant Chief Executive's Office	30/10/25	13/11/25	10.2
Lorna Vertigan	Regeneration & Environment	29/10/25	13/11/25	
Tim Hartley	Finance and Customer Services	30/10/20025	13/11/25	2.4

<u>REPORT APPROVAL TRACKING</u>			
Equalities	Initial Screening completed and included with report	30/10/2025	
	Full Assessment completed and included with report		
Carbon Impact Assessments	Carbon Impact Assessment completed and included with report.	30/10/2025	
Background information	Cabinet Report – 28th March 2022 Cabinet March 2022 Printed minutes – 124/3. Cabinet Report – 14 April 2025 Cabinet April 2025 Printed minutes -147/2.		
Appendices	Appendix 1 – Exempt - Red Line Boundary Plans Appendix 2 – Exempt – Acquisition report Appendix 3 – Initial Equality Screening Assessment Appendix 4 - Carbon Impact Assessment Appendix 5 – Exempt - Amended summary of negotiations		
Cabinet Member Approval	YES	16/11/25	
Report Authorised by Strategic Director	YES/NO (delete as appropriate)	Click here to enter a date.	
Report Authorised for publication by Chief Executive	YES/NO (delete as appropriate)	Click here to enter a date.	

Committee Name and Date of Committee Meeting

Delegated Officer Decision – 04 December 2025

Report Title

Regeneration Programme: Strategic Land Assembly: Land at Sheffield Road

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the Report

Judith Badger, Strategic Director of Finance and Customer Services

Report Author(s)

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Ward(s) Affected.

Boston Castle

Report Summary

This report seeks approval to exercise the second delegation approved by Cabinet in April 2025 authorising the acquisition of the Freehold and Leasehold interests in land and property at Westgate, Rotherham.

Recommendations

1. To exercise the delegation at Cabinet in April 2025 to authorise the Assistant Director of Property and Facilities Services to agree the terms and conditions and complete the acquisition of the land shown at Appendix 1 in consultation with the Cabinet Member for Transport, Jobs, and the Local Economy

Background Papers

[Cabinet Report – 28th March 2022](#)

[Cabinet March 2022 Printed minutes – 124/3.](#)

[Cabinet Report – 14 April 2025](#)

[Cabinet April 2025 Printed minutes -147/2.](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel

No

Council Approval Required

No

Exempt from the Press and Public.

An exemption is sought for Appendix 1 and 2 under Paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act 1972 is requested, as this report contains sensitive information with regards to commercial agreements which could disadvantage the Council in any negotiations if the information were to be made public. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information because the parties' commercial interest could be prejudiced by disclosure of this information.

Yes or No? If yes, use text below.

1. Background

- 1.1 Rotherham Council's Strategic Acquisition Fund is a capital investment initiative aimed at supporting regeneration across the borough, particularly in the town centre. It enables the Council to acquire land and property to unlock development opportunities, tackle derelict sites, and accelerate key ambitions to deliver housing, commercial space, and transport infrastructure. The fund is supporting schemes including the Rotherham Gateway Station and redevelopment of areas like Corporation Street and Sheffield Road, contributing to the delivery of the Town Centre Masterplan and wider economic growth.
- 1.2 In March 2022 and April 2025, Cabinet approved the delegation firstly to acquire the Freehold and Leasehold interests in land at Westgate, Rotherham and secondly to allocate the use of the Strategic Acquisition Fund for this purpose. First identified in the 2017 Town Centre Masterplan, the Riverside Residential Quarter (RRQ) is situated along Sheffield Road, adjacent to the River Don. The vision for this area centres on revitalising the town centre by creating a vibrant, mixed-use residential community.
- 1.3 Having previously approved the acquisition, this report seeks approval to exercise the delegation to complete the purchase of the site using the allocated Strategic Acquisition Fund.

2. Key Issues

- 2.1 Rotherham Council's long-term objective for the town centre sees the continued diversification of its offer. Attracting new uses, services, residential and leisure opportunities and moving away from the traditional retail market. Acquisition of under used and derelict land and property along Sheffield Road has been ongoing since 2021 and terms have now been agreed on another significant land holding.
- 2.2 The Council's success in securing public funds and its own investment in the town has attracted private sector interest in investing in the town's future. This is increasingly resulting in Rotherham being seen as a place to do business. The Council continues to drive forward investment in the town centre and acquisition of this property at Sheffield Road, Rotherham, to further contribute to the Council's wider plans to diversify the town centre offer.
- 2.3 The Council has appointed Gately Hamer to act on their behalf as Property agents to work with the landlord and owner of the land to which a detailed acquisition report has been provided (Exempt appendix 4). The report details a deep dive and in-depth analysis of the site in order to aid the Council to move the purchase forward at minimal risk.
- 2.4 The Head of Property has reviewed the Heads of Terms agreed by Gateley Hamer and is happy that the terms and conditions agreed are in line with the current market conditions. The acquisition will bring about an initial income stream for the Council with all costs associated with the site being the responsibility of the Tenant under their lease terms

3. Options considered and recommended proposal

- 3.1 Option 1 – Do nothing.
This work could not be taken forward at this time, seeing the property remain in private sector ownership. The Council has acquired significant land and property within this area of the town, the proposition for the market and impact on the town

centre of a larger development site is considered more beneficial. If the Council were to pursue acquisition at a later date, it would necessitate a Compulsory Purchase Order (CPO) process—incurring significant additional costs in time, resources, and public funds, while also introducing legal complexity and potential delays that could jeopardise the momentum and credibility of the wider regeneration programme. However, the capital funding allocated and the acquisition of this and a number of key town centre sites over the last two years has been for the specific purpose of regeneration and the achievement of Rotherham's ambitions.

3.2 Options 2 - 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. The Strategic Acquisition fund is specifically allocated for the purchasing of key strategic sites in order to deliver the Council's vision and ambition for the Town Centre. The Strategic Acquisition fund is therefore considered the best source for this proposal and has already been approved for the purpose to specifically purchase key sites. This option is therefore recommended.

4. Consultation on proposal

- 4.1 Negotiation with the property owners has been undertaken by the Council's appointed agents.
- 4.2 Allocation of the funds will facilitate the delivery of the Regeneration Programme, the implementation of which has been the subject of extensive consultation. From May to July 2024 the Council undertook a significant consultation exercise focussed on the future of the town centre. Using the Place Standard Tool over 552 responses were received with many comments received around the need to vary the offer in the town centre.
- 4.3 Consultation on the proposed future of the site will be undertaken once a development partner has been appointed. However, the ambition to diversify the town centre and create a new community has been consulted upon through the development of the 2017 Town Centre masterplan and the Town Investment Plan in 2021
- 4.4 The Rotherham Town Board have been established since 2020 and now oversee all Pathfinder funded projects, which make up the majority of Rotherham's regeneration projects. Whilst this piece of work is not directly funded by the Local Regeneration Fund (formerly known as Pathfinder) the outputs will relate to Pathfinder funded projects and will therefore be reported to the Board for oversight.

5. Timetable and Accountability for Implementing this Decision

- 5.1 Heads of Terms for the acquisition have been agreed and Legal Services are ready to complete on the acquisition subject to approval of the Delegated decision.
- 5.2 The landlord has demonstrated a clear and proactive willingness to engage constructively and progress the sale at pace. It is therefore recommended that the Council moves decisively to take advantage of this opportunity.
- 5.3 The purchase of the land will be completed by the end of Quarter 3, December 2025.

6. Financial and Procurement Advice and Implications (to be written by the relevant Head of Finance and the Head of Procurement on behalf of s151 Officer)

- 6.1 The financial implications in respect of this ODR are included within the exempt Appendix 2. The acquisition is being funded from the Strategic Acquisitions Fund capital budget, as approved at Cabinet in April 2025. After acquisition there are revenue implications for long term property holding which will be covered by rental income and the feasibility fund.
- 6.2 There are no direct procurement implications associated with the recommendations detailed in this report. Land And property acquisitions of this nature fall outside the scope of procurement legislation.

7. Legal Advice and Implications (to be written by Legal Officer on behalf of Assistant Director Legal Services)

- 7.1 The existing lease for the land and property is a Full Repairing and Insuring (FRI) lease, under which the tenant assumes full responsibility for all repair and maintenance obligations. The landlord is responsible for arranging building insurance, with the associated premium recoverable from the tenant as part of the lease terms. Consequently, the landlord incurs no holding or maintenance costs in relation to the property.

8. Human Resources Advice and Implications

- 8.1 There are no direct Human Resources Implications arising from the recommendations contained in this report.

9. Implications for Children and Young People and Vulnerable Adults

- 9.1 There are no direct implications for Children and Young People and Vulnerable Adults

10. Equalities and Human Rights Advice and Implications

- 10.1 This request for approval relates to a land and property purchase which is predominantly desk top based but with limited site visits and intrusive ground investigations. As projects develop dedicated consultation will be undertaken and recorded through the Business Case/Gateway process.
- 10.2 An Initial Equality Screening Assessment (Part A) has been completed and is attached as Appendix 3.

11. Implications for CO2 Emissions and Climate Change

- 11.1 This request for approval relates to purchasing land and property which is predominantly desk top based but with limited site visits and intrusive ground investigations. The feasibility work which will follow on from the purchase will involve a detailed Carbon Impact Assessment for the future stages of development of these sites and these will inform a full business case which will be submitted for approval at a later date and prior to proceeding with any work beyond the feasibility phase.

12. Implications for Partners

- 12.1. There are no direct implications for any partners

13. Risks and Mitigation

- 13.1 The current landlord is keen to progress with the sale between the Council and SIG Roofing Rotherham, and it is in the interests of all parties that the decision is approved in order to progress the Strategic Sites feasibility works and therefore deliver the councils wider vision to provide a high quality, place making, community development.
- 13.2 If the purchase does not proceed swiftly before the end of the current lease, the Council will be required to commence Compulsory Purchase proceedings. This would significantly delay the delivery timeline for the Strategic Sites programme, require additional resources, and result in increased costs. By purchasing the land and property before the contract lease ends the Council will avoid the need to progress to CPO.

14. Accountable Officers

Lorna Vertigan, Head of Regeneration

Simon Moss, Assistant Director Planning, Regeneration & Transport

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Chief Executive	John Edwards	Click here to enter a date.
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	Click here to enter a date.
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	Click here to enter a date.

Report Author: Nicola Glynne-Jones Project Manager **Error! Reference source not found.**

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