

Public Report with Exempt Appendices
Delegated Officer Decision

Committee Name and Date of Committee Meeting

Delegated Officer Decision – 31 March 2026

Report Title

Riverside Residential Quarter Enabling – Royal Mail Land Swap.

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

No, but it has been included on the Forward Plan

Strategic Director Approving Submission of the Report

Judith Badger, Strategic Director of Finance and Customer Services

Report Author(s)

Rory Battye, Senior Project Manager
01709 254472 or Rory.Battye@rotherham.gov.uk

Ward(s) Affected

Boston Castle

Report Summary

This report seeks authority for the Service Director, Property & Facilities Services with delegation from Assistant Director, Planning, Regeneration & Transport to exercise the delegation given at Cabinet in March 2022 (minute no. 124 / 2):
Approve land swap with Royal Mail as part of strategic land assembly as part of the Riverside Residential Quarter Enabling scheme to facilitate the completion of the River Walk.

Recommendations

1. Exercise the delegation to the Service Director, Property & Facilities Services with delegation from Service Director for Planning, Regeneration and Transport to approve the land swap agreement with the Royal Mail as part of strategic land assembly part of the Riverside Residential Quarter Enabling scheme to facilitate the completion of the River Walk in consultation with the Council's Section 151 Officer and the Cabinet Member for Jobs and the Local Economy.

List of Appendices Included

Appendix 1 Heads of Terms & Legal Agreement - **exempt**
Appendix 2 Plan of land to Royal Mail

- Appendix 3 Plan of land from Royal Mail
- Appendix 4 Royal Mail transfer plan
- Appendix 5 RRQ contract - **exempt**
- Appendix 6 Equalities Impact Assessment
- Appendix 7 Carbon Impact Assessment

Background Papers

[Report to Cabinet March 2022](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel
n/a

Council Approval Required
No

Exempt from the Press and Public
Yes or No? If yes, use text below.

An exemption is sought for Appendix 1 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, as this report contains commercially confidential information.

It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information as public release could jeopardise the delivery of the project.

Riverside Residential Quarter Enabling – Royal Mail Land Swap.

Reference source not found.

1. Background

- 1.1 Rotherham Council continues in its ambitions to diversify the town centre by bringing a new residential community into its heart. Having secured £6.59m from the Pathfinder grant to deliver infrastructure improvements in preparation for future residential redevelopment within the town centre a land swap is now proposed.
- 1.2 To facilitate the delivery of the Riverside Residential Quarter Enabling regeneration project, contracted consultants Gateley Hamer have been appointed to negotiate the land swap arrangements with the landowner (Royal Mail) on the proposed regeneration site as shown in full on the plans annexed as Appendix 2 and 3.

2. Key Issues

- 2.1 Leases have now been agreed with Royal Mail which will see a land swap as shown in Appendix 2 & 3 this has been signed off by RMBC Head of Property as the registered MRICS Council Officer. The agreed swap will enable continuation of works to the river wall and the creation of public access along the river and into the town centre. It will also allow the Royal Mail to accept delivery of a fleet of electric vehicles once infrastructure works are completed within their new yard layout.
- 2.2 The parcel of land required from Royal Mail's title (HMLR title number SYK525497) extends to 781.88 sqm. Negotiations with Gateley Hamer acting for the Council have been progressing on the basis of Royal Mail receiving 671.5 sqm of Land from Rotherham Council's title (HMLR title number SYK454941) in exchange for the land previously mentioned that is required by the Council for the development of the River Walk. The land which the Council propose to transfer to Royal Mail sits adjacent to their southern boundary. The exchange of land parcels is not subject to a monetary consideration.
- 2.3 The exchange of land parcels allows the River Walk to be developed as planned and Royal Mail to continue to operate from the Main Street site whilst meeting the same operational requirements as prior to the exchange of land.

3. Options considered and recommended proposal

- 3.1 Option 1, the recommended approach, is to undertake a land swap by agreement.
- 3.2 Option 2 pursues to secure an acquisition. This option can be dismissed in favour of land swap by agreement as the Royal Mail is not interested in a land sale as it requires land to introduce its electric charging project.

3.3 A do-nothing option would see the Council unable to deliver on its ambitious plans for the regeneration of the Riverside Residential Quarter.

4. Consultation on proposal

4.1 Royal Mail negotiations have been ongoing in relation to ground investigations and access rights.

4.2 Planning permission for the design of this section of the River Walk was granted on 19th December 2024, having gained the necessary approvals from the Council and Royal Mail to submit this prior to the legal agreement sign off.

4.3 The Rotherham Town Board have been made aware of the negotiations and are supportive of the work to continue redevelopment of the town centre and future residential uses.

5. Timetable and Accountability for Implementing this Decision

5.1 Contractors commenced works in July 2024 with works to the Royal Mail stretch undertaken in April 2025 as per the programme to enable completion of the project in July 2025 in line with the Pathfinder programme timescales and to avoid delay costs. Royal Mail had also requested the works be carried out prior to 24/25 financial year end to enable them to access funding for the EV chargers' scheme they were delivering.

5.2 The Council Legal Services drafted the required documents and responded to initial queries from the Royal Mail. It has been with Royal Mail solicitors to action and approve since January 2025. The Council has been responding to RM Solicitor queries for months with target dates continuing to slip throughout 2025.

5.3 The Council Legal Services prepared for engrossment in October 2025 and await Royal Mail confirmation.

5.4 Exchanged completed on the 16th March 2026.

6. Financial and Procurement Advice and Implications

6.1 Land transactions of the nature described in this report, fall outside the scope of procurement legislation. As such there are no direct procurement

6.2 implications arising from the recommendations detailed in this report.

As part of this swap, remedial, safety and security works were required to secure the extended Royal Mail compound £88,386.54 the full cost to create the river walk to Main Street was £633,731.14

| Description | Value |
|-----------------------------|--------------|
| Site Clearance | £6,453.40 |
| Temporary Works | £14,541.06 |
| Gabion Walls | £14,914.15 |
| Footpath | £38,552.53 |
| Capping Beam | £44,729.43 |
| Car Park Extension | £88,386.54 |
| Sheet Piling | £155,269.00 |
| Existing River Wall Repairs | £270,885.03 |
| Total: £633,731.14 | |

In addition, the Council will cover transaction costs, as per appendix 1. All of these costs will be met through existing grant funding.

Future maintenance liability for the compound is the responsibility of Royal Mail, the river walk will be adopted by the Councils Highway and fall under its maintenance programme.

7. Legal Advice and Implications

- 7.1 The proposed recommendation is in line with the current Cabinet authority and statute and thus there are no legal implications arising from the contents of this report.

8. Human Resources Advice and Implications

- 8.1 There are no direct HR implications arising from the recommendations 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 arising from the recommendations in this report.

10. Equalities and Human Rights Advice and Implications

- 10.1 Due to this being a Land Swap there is no impact on equalities as it does not directly affect any individual. Royal Mail are satisfied for this land swap to take place (subject to acceptance of the land swap agreement).
- 10.2 An Initial Equalities Analysis has been completed and is attached as Appendix 6.

11. Implications for CO2 Emissions and Climate Change

- 11.1 There are no direct implications expected from the enabling works on emissions from non-domestic and domestic buildings, transport and waste.

It is projected that emissions from construction activities will rise due to the operation of contractor vehicles on-site. This increase does not present any

immediate implications, and the contractor will conduct monthly progress reports to monitor emission levels.

The effect on carbon capture remains uncertain, as a number of established trees and shrubs will be removed and replaced with semi-mature trees. This change does not pose any immediate implications, and a designated area for the replacement trees will be provided.

A Carbon Impact Assessment has been completed and is attached as Appendix 7.

12. Implications for Partners

- 12.1. The Project Team liaised with the Royal Mail during the construction phase to ensure operationally the works had as minimal impact as possible and ensured that the works to the car park were undertaken to the standards required.
- 12.2 The Council Transportation and Highways team were involved throughout the project, and the new asset has been constructed to an adoptable standard.

13. Risks and Mitigation

- 13.1 Development of the scheme on the land currently owned by the Royal Mail has commenced. Failure to enter into the agreement would result in abortive works. This is mitigated by the assurance by both the Council and Royal Mail that the agreement will be engrossed.
- 13.2 The river wall will become a maintainable asset for RMBC. Wall repairs will take place as part of the enabling works package.

14. Accountable Officers

Simon Moss, Service Director, Planning Regeneration & Transport
Kevin Fisher, Service Director, Property and Facilities Services

Report Author: Rory Battye, Senior Project Manager
01709 254472 or Rory.Battye@rotherham.gov.uk

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