

Committee Name and Date of Committee Meeting

Cabinet – 06 July 2026

Report Title

Council Homes Housing Delivery Programme – July 2026 Update

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

Yes

Executive Director Approving Submission of the Report

Ian Spicer, Executive Director of Adult Care, Housing and Public Health

Report Author(s)

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Ward(s) Affected

Borough-Wide

Report Summary

In line with previous Cabinet approvals, most recently in January 2026, this report provides the usual six-monthly Housing Delivery Programme update to Cabinet. The report covers the period between the 1st of December 2025 and 31st May 2026, during which time 66 homes were delivered. The report also seeks approval for changes to the overall programme position, including specific additions to the programme. These changes are designed to maintain delivery of the 1,000 new Council homes target, while providing the flexibility to mitigate risks to this delivery.

Recommendations

That Cabinet:

1. Notes the continued progress made in delivering the Council's Housing Delivery Programme, including the delivery of 66 new homes in the period covered by this report, and the ongoing work to deliver 1,000 new Council homes by Summer 2027.
2. Approves the programme changes outlined in this report to facilitate the delivery of 1,000 new Council homes by Summer 2027, within the financial resources allocated to the programme from the Housing Revenue Account (HRA).

3. Approves the appropriation of 2a The Parade (see Appendix 6) into the HRA, and work to refurbish the property to the standards required for letting as general needs accommodation.
4. Agrees to delegate authority to the Service Director of Housing, in consultation with the Cabinet Member for Housing, to remove the service charge at Hurley Croft once work to convert to residential accommodation is ready to start.
5. Approves the proposed changes to the Housing Acquisitions Policy referenced at Paragraph 2.12. The draft policy is attached at Appendix 7.
6. Approves the removal of the Grayson Road Council Build site from the delivery pipeline.
7. Agrees to continue to receive an update on the Housing Development Programme every six months.

List of Appendices Included

- Appendix 1 Exempt Housing Delivery Programme
- Appendix 2 Exempt Pipeline Opportunities
- Appendix 3 Homes for Private Market Sale
- Appendix 4 Housing Delivery Map
- Appendix 5 Tenant Feedback and Photographic Summary of Delivery
- Appendix 6 2a The Parade, Rawmarsh
- Appendix 7 Housing Acquisitions Policy
- Appendix 8 Initial Equality Screening Assessment (Part A)
- Appendix 9 Equality Analysis (Part B)
- Appendix 10 Climate Impact Assessment

Background Papers

[Housing Strategy 2025-2030](#)

[Council Homes Housing Delivery Programme Report January 2026](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel

None

Council Approval Required

No

Exempt from the Press and Public

Yes or No? If yes, use text below.

An exemption for Appendices 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 commercially sensitive information.

It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information because when purchasing homes,

either as Section 106 acquisitions, Market Acquisitions or via the Small Sites Homebuilding Initiative, the Council may be in competition with others. Exempt Appendices 1 and 2 include information which may be subject to a commercial negotiation. Publishing this information would therefore put the Council at a competitive disadvantage. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

Council Homes Housing Delivery Programme – July 2026 Update

1. Background

- 1.1 The Council commenced its Housing Delivery Programme (HDP) in 2018 with an ambition to deliver 1,000 new Council Homes by the Summer of 2027. Since then, the Council has established a strong record of delivery, using its land and resources to build and acquire additional Council homes.
- 1.2 By the end of May 2026, 808 new Council homes had been delivered, including 114 homes in the 2025/26 financial year. The 808 new homes comprise 670 Council Rent homes (83%) and 138 Shared Ownership homes (17%). A further 125 Market Sale homes were delivered between August 2020 and April 2023 (see Appendix 3). As these were not Council homes, they do not contribute towards the 1,000 new Council homes target.
- 1.3 A map showing the location of the new Council homes delivered to the end of May 2026 is attached at Appendix 4.
- 1.4 Delivery continues across the four workstreams outlined in previous Cabinet reports:
 - **Council build:** New build homes on Council-owned sites.
 - **SME:** Homes delivered by Small and Medium-Sized Enterprise (SME) developers through the Council's innovative Small Sites Homebuilding Initiative.
 - **Section 106:** Acquisitions from developers to meet their affordable housing planning obligations.
 - **Market Acquisitions:** Acquisitions from the open market.
- 1.5 The programme remains on course to deliver 1,000 new Council homes by Summer 2027. Due to the complex nature of the programme, there remain risks to this delivery. These risks are set out in section 13 of this report, alongside the mitigations in place to manage them.
- 1.6 Between 1 December 2025 and 31 May 2026 (the 'reporting period' covered by this report), the programme delivered a total of 66 new homes. This comprises 21 Council build homes, 26 Section 106 acquisitions and 19 market acquisitions. Appendix 5 provides a photographic overview of this delivery, together with a selection of tenant feedback.
- 1.7 Over the same period, work progressed to bring forward upcoming projects from the Council's new-build pipeline. A planning application was submitted for the conversion of Hurley Croft Neighbourhood Centre to residential accommodation, and planning consent was granted for 38 homes across sites in Wath, and at Tenter Street in Thornhill. Construction commenced on 28 homes across three sites in Wath, with construction ready to start in June on 31 homes across 2 sites at Eastwood. The construction of 43 homes across 2 sites at Maltby continued with good progress made in line with the project programme.

- 1.8 A further SME project with the potential to deliver 8 homes at Maltby has been added to the programme, with more information detailed in exempt Appendix 2. The developer will provide a full proposal for evaluation against programme requirements and a strategic needs assessment.
- 1.9 In accordance with the Council's Social Value Policy, a contractual obligation to deliver social value is included in all contracts associated with the programme. In the reporting period, the Council build project at Ship Inn and the Pre-Construction Services Agreement contract for the Council build project at Eastwood both delivered over 100% of the contracted social value commitments. This included hiring local employees, the use of apprenticeships, spending in the local supply chain, local school and college visits and the donation of resources to Voluntary, Community and Social Enterprises.
- 1.10 Within the reporting period, the Council has rolled out a New Homes Survey to gather tenant feedback and assess satisfaction levels on the properties it has delivered under the HDP (see Paragraph 4.3). Preliminary analysis of the returned surveys shows 83% of responses are neutral or positive. A more detailed summary will be provided in the future iterations of this report.
- 1.11 The case for continuing the delivery programme is underlined by strong demand for Council homes with more than 4,800 households registered for Council Housing and actively bidding for available properties. The Council's capacity to respond to this demand is further reduced by Right to Buy, with 1,376 Council homes sold between the start of January 2018 and the end of May 2026. Following changes in Government policy (discounts reduced to pre-2012 levels), Right to Buy applications increased sharply in November 2024, with higher levels of stock loss seen in 2025/26 as a result. Applications in 2025/26 are lower than before the changes in policy, resulting in lower levels of stock loss forecast in 2026/27.
- 1.12 The Housing Strategy was approved in September 2025 and outlines the Council's commitment to keep residents healthy and warm, play its part in reducing carbon emissions and reduce inequalities within and between communities. The Strategy commits the Council to continue to build high quality, sustainable and affordable homes to meet the wide range of housing needs of residents. This reinforces the commitment to deliver 1,000 new council homes by the summer of 2027, diversify the range of housing delivered to help meet specialist need and provide homes to prevent and relieve homelessness.
- 1.13 Investment in existing Council homes remains a significant priority for the Council. This is reflected in the 2026/27 HRA Business Plan which, alongside the investment in new homes, includes an additional £350m of investment in existing Council homes over the 30-year life of the plan, bringing the total investment to £1.3bn.

2. Key Issues

Programme changes

- 2.1 On 19 January 2026, Cabinet approved programme changes outlined in the previous HDP update, to facilitate the delivery of 1,000 new homes by Summer 2027, and within the financial resources allocated to the Programme from the HRA. The approved programme position is summarised below in Table 1.

Table 1: Approved Programme Position – January 2026

Workstream	Completed	In Build	In Contract	Pipeline	Total
Council Build	421	62	79	7	569
SME	7	15	0	6	28
Section 106	220	55	0	15	290
Market Acquisition	94	0	12	17	123
Total	742	132	91	45	1010

- 2.2 The inclusion of 10 additional homes beyond the 1,000 new Council Homes target provided a degree of mitigation against slippage in delivery, or homes not coming forward as expected. However, this did not provide sufficient programme level mitigation against risks to the delivery of 1,000 new Council homes. Accordingly, further mitigations were outlined in the previous report, including:

- Additional market acquisitions budget allocation.
- Consideration of any new SME opportunities made available to the Council with delivery ahead of summer 2027.
- Consideration of any Section 106 opportunities made available to the Council with delivery ahead of summer 2027.

- 2.3 These mitigations have been utilised to bring forward further changes to the overall programme position, providing additional flexibility to support the delivery of 1,000 new Council homes by summer 2027. The proposed programme position is summarised in Table 2 with further detail provided in exempt Appendix 1.

Table 2: Proposed Programme Position – Recommendation 2

Workstream	Completed	In Build	In Contract	Pipeline	Total
Council Build	442	71	51	4	568
SME	7	15	0	14	36
Section 106	246	36	0	27	309
Market Acquisition	113	0	7	28	148
Total	808	122	58	73	1061

- 2.4 The position includes the removal of one Council-build home at Hurley Croft, which will provide an increase of 4 new homes rather than the 5 assumed in the previously approved programme. The proposed programme also includes the addition of a further 52 homes (set out in further detail in 2.6 below), providing a net increase of 51 homes.

- 2.5 In July 2025, Cabinet approved the removal of specific projects to limit programme costs, enable the effective and efficient prioritisation of resources and ensure the delivery of a balanced programme. The additional homes now proposed for inclusion in the programme support this approach through the provision of financially viable projects that are affordable within the 2026/27 HRA Business Plan, while mitigating risks to the 1000 new Council Homes target and supporting delivery of the estimated 500 additional homes through to 2037-38.
- 2.6 The specific additions to the programme are outlined in Table 3 with further detail provided in exempt Appendices 1 and 2.

Table 3: Proposed Programme Additions – Recommendation 2

Workstream	Project	Homes	Comments
Market Acquisition	Market Acquisition	25	Additional Market Acquisitions
Section 106	Brampton Vale Phase 2	7*	Further phase of S106 delivery on this development
Section 106	Poppyfields Phase 2 (Moor Lane South)	12**	Further phase of S106 delivery on this development
SME	Opportunity at Maltby	8	New opportunity
Total		52	

*This project will deliver a further 26 homes after the current programme which will contribute to the estimated 500 additional homes to be added to the Council stock through to 2037/38.

**This project will deliver a further 18 homes after the current programme which will contribute to the estimated 500 additional homes to be added to the Council stock through to 2037/38.

- 2.7 The proposed programme position now includes 61 homes above the 1,000 new Council homes target. This surplus provides the flexibility to support delivery of the 1,000 homes on time, while simultaneously providing an initial pipeline to begin delivery of the estimated 500 additional new homes to be added to the Council stock through to 2037/38. There will be some movement between the current and future elements of the programme which will be determined by progress at an individual project level. Updates will be provided in future iterations of this report as the position clarifies closer to delivery of the 1,000th new Council home.

Programme milestones

- 2.8 The delivery profile to deliver the remainder of the 1,000 new Council homes includes the following forecast activity and milestones:
- Over 100 Council Build homes under construction in Quarter 1 of the 2026/27 financial year.

- A total of 1,000 new homes to be 'locked in' (in contract, under construction or already delivered) by 31 December 2026.
- A total of 150 new Council homes delivered in the 2026/27 financial year.
- A total of 1,000 new homes delivered by the summer of 2027.

Programme activity subject to specific report recommendations

- 2.9 The Council owns a residential property, 2a The Parade, Rawmarsh (Appendix 6), which previously formed part of a commercial lease alongside the retail unit below. The lease has now expired, and the residential property is surplus to commercial requirements. This provides the opportunity to add a 2-bedroom flat to the Council housing stock as part of the HDP. There are a further 7 flats above commercial units at this location, all of which are already Council Homes managed via the HRA. Significant demand exists for 2-bedroom flats in Rawmarsh, with an average of 111 bids for this property type in 2025.
- 2.10 The property has been surveyed and is suitable for refurbishment, within the financial parameters of the Market Acquisition workstream, and letting, as part of the Council stock. It is therefore recommended that the property should be appropriated to the Housing Service and brought into use as General Needs accommodation (Recommendation 3).
- 2.11 Work to develop the conversion of the Hurley Croft Neighbourhood Centre continues, with planning consent pending. Once granted, the next steps are to finalise designs and procure a contractor. When a deliverable project is in place and supported by a fully approved Final Business Case (FBC), the existing service charge paid by tenants will need to be removed. It is therefore recommended that Cabinet delegates authority to the Service Director of Housing, in consultation with the Cabinet Member for Housing, to remove the service charge, subject to approved planning consent and approved project designs and costs via the Council's capital approval process (Recommendation 4). Should a deliverable project not be possible, removal of the service charge will not be required. Updates will be provided in future iterations of this report as the project work develops.
- 2.12 The Housing Acquisitions Policy was approved by Cabinet on 16 October 2023. In line with the Policy a review has taken place as a result of which, some changes are proposed (Recommendation 5). These changes aim to remove some procedural detail, improve overall clarity and align the Policy with Strategy documents that have been updated since the original Policy was approved. In summary, the main proposed changes are:
- Greater clarity of the workstreams that make up the Housing Delivery programme.
 - Updated to refer to the Rotherham Housing Strategy 2025-30 priorities rather than the 2022-25 priorities.
 - Updated to refer to the Homelessness Prevention and Rough Sleeper Strategy 2026-31 rather than the 2023-26 strategy.

- Changes to Section 3 to more clearly set out the assessment of acquisition opportunities and remove some procedural content.

The changes ensure the Policy sets out the Council's approach to acquiring homes from the market to meet local housing need. The revised Policy is attached at Appendix 7 including all proposed changes.

Delivering a balanced programme

- 2.13 The 2026/27 HRA Business Plan approved at Council on 14 January 2026 includes circa £91m of investment earmarked to support the current HDP. The proposed programme remains on track to be delivered within this budget envelope, with a potential saving to be determined by which homes fall into the current and future elements of the programme.
- 2.14 To deliver a balanced programme, non-HRA funding is required alongside the Council's own HRA resources. In the 2025/26 financial year, over £12m in external grant funding was secured to support the programme (£9.5m Homes England Grant, £2.6m Brownfield Housing Fund, £97k Recycled Capital Grant Fund and £22k Commuted Sums), with a further circa £5.5m secured to date in 2026/27 (£4.7m Homes England Grant, £388k Recycled Capital Grant Fund and £387k Commuted Sums). This is an improvement on the assumptions in the HRA Business Plan 2026/27 and represents a 100% success rate on all funding bids submitted. Notably, the Council were one of the first three organisations in the country to secure grant funding from the new Social and Affordable Homes Programme 2026 (SAHP).
- 2.15 In January 2026, Cabinet agreed to delegate authority to the Service Director of Housing, in consultation with the Section 151 Officer and Service Director of Legal Services, to enter into a Grant Funding Agreement with the Homes and Communities Agency (trading as 'Homes England') in relation to the SAHP. Accordingly, this contract was entered into on 15th May 2026 following the Council's first bid.

Delivery beyond the current programme - to 2037/38

- 2.16 The current programme total of 1,061 homes will support delivery of the 1,000 new Council homes by summer 2027 and, subject to delivery risks, provide the first homes of the estimated 500 additional homes to be delivered through to 2037/38 (see Paragraph 2.7). 2 Section 106 projects which will deliver homes as part of the proposed programme position, will also contribute a combined total of 44 homes to the post summer 2027 delivery (see Table 3, Paragraph 2.6).
- 2.17 An additional Section 106 project, which was included in the approved programme position from January 2026, will contribute a further 16 homes to post summer 2027 delivery. This project has an outstanding planning condition which is yet to be discharged, and the Council will only enter into contract for any homes on the development (as part of the current or future elements of the programme) subject to the successful discharge of this condition. This risk is being mitigated at a programme level (Table 4, Paragraph 13.1).

- 2.18 The programme changes outlined in the January 2026 HDP report included moving the Grayson Road Council Build project from the current programme to post Summer 2027 delivery. Subsequent work on this project has determined that it is not financially viable for the Council to deliver homes on this site, and it is therefore recommended that it is removed from the future programme (Recommendation 6) and the site be reviewed as part of the proposed Housing Growth Framework (Paragraph 2.23).
- 2.19 In January 2026, Cabinet agreed the intention to undertake initial feasibility work and technical due diligence on the development potential of Council sites for the future delivery of new social and affordable homes. £240k was secured from the Government's Council Housebuilding Support Fund (CHSF) to support this work, with an additional HRA contribution of £80k.
- 2.20 This CHSF-funded work is now well advanced. All technical due-diligence activity across 14 sites has been commissioned, with contracts and licences in place. The survey programme is progressing through its main phases and provides the Council with a comprehensive technical baseline for each site, supporting assessments of capacity, viability and next-stage feasibility. Decisions on a range of delivery options across these sites will be subject to future Cabinet decisions.
- 2.21 Concurrently, the Council has been working with Council Housebuilding Support Service (CHoSS), a government-funded, Local Government Association-run programme which offers Local Authorities free, tailored support with housebuilding. This support is focused on diversifying the Small Sites Homebuilding Initiative, a review of Boswell Street at Herringthorpe (a Council owned site with previous Cabinet approval for inclusion in the programme and an indicative site capacity of 51 homes) to include recommendations on how best to progress the site, and support for HRA site appraisals and value for money assessments on General Fund land.
- 2.22 Collectively, the CHSF and CHoSS activity will provide a strong evidence base and clear foundations for the next stage of the HDP, and will support the Council's borough wide, cross tenure ambitions for new homes. Progress will be reported in future iterations of this report.
- 2.23 Alongside this work, the Council is developing a Housing Growth framework to set out how it works collaboratively (internally and externally) to pro-actively support a strategic delivery approach across the Rotherham borough. The framework will aim to ensure housing growth meets the needs of residents across all tenures and is key to the Council achieving the overall Government target of 1,111 new homes a year.

3. Options considered and recommended proposal

- 3.1 Option 1: Maintain the existing programme set out in Table 1, Paragraph 2.1.
- 3.2 As set out in previous reports, some movement in delivery is a normal function of a programme of this scale and complexity. Housing delivery is reliant on a

range of factors and the changes proposed in this report are in response to evolving circumstances over time. Without a flexible approach to the programme, the delivery of 1,000 new Council homes will be put at significant risk. This option is not recommended.

- 3.3 Option 2: Take forward the proposed programme changes outlined in Table 2, Paragraph 2.3 and Table 3, Paragraph 2.6 and approve the additional changes subject to specific recommendations.
- 3.4 The success of the HDP is dependent on adopting an agile approach to programme management. The changes outlined in this report support the delivery of 1,000 new Council homes within desired timescales: managing the risks to delivery and providing appropriate mitigations. The additional homes added to the programme provide this flexibility, while also supporting the continuing provision of new Council homes, in line with the ambition to deliver an estimated 500 further homes through to 2037/38.
- 3.5 As the deliverability of the programme clarifies over time, it will be necessary to adopt an agile approach to determining which projects are required to contribute to the current and future elements of the programme. Option 2 supports this approach and is therefore recommended.

4. Consultation on proposal

- 4.1 Ward Members are engaged directly regarding any changes to the HDP which affects projects in their respective wards. For Council Build projects, this includes engagement during early project development and ahead of formal Planning Applications. For SME projects, local residents are also engaged prior to entering into contract and prior to formal planning applications.
- 4.2 During the reporting period, the Council's Housing Service has built on existing communication methods with the introduction of quarterly updates to Ward Members while projects are in the procurement stage and monthly updates during the construction phase. Bi-monthly updates to local residents are provided during the construction phase.
- 4.3 A New Homes Survey was launched during the reporting period and residents of properties delivered via the HDP were invited to respond. As more properties are completed under the HDP, residents will be surveyed approximately 3 months after tenancy start dates. The Service will use all stakeholder feedback to shape the future programme and help ensure continuous improvement in the delivery of new Council homes. Preliminary analysis of returned surveys is positive (Paragraph 1.10).
- 4.4 Ongoing engagement is undertaken with developers, Registered Providers of Social Housing, and external funders through a range of communication channels, including the Council's Strategic Housing Forum. Stakeholder engagement meetings linked to the Housing Growth Framework have been taking place with Registered Providers of Social Housing since April with the outcomes feeding into development of the framework.

5. Timetable and Accountability for Implementing this Decision

- 5.1 The Service Director of Housing will have responsibility for implementing the programme. The Service Director of Legal Services will have responsibility for the negotiation, approval, and completion of all applicable legal documentation necessary to deliver the programme, including contracts.
- 5.2 In line with previous programme reports, this report presents a rolling, continuous programme of delivery. Further reports will be presented to Cabinet on a six-monthly cycle through to Summer 2027 to keep Cabinet apprised of progress, refresh existing approvals and to seek new approvals as required.

6. Financial and Procurement Advice and Implications

- 6.1 Capital and revenue budgets are in place to support the Housing Delivery programme detailed within this report. This has been assessed for affordability by the inclusion of the programme in the HRA 30-year Business Plan (BP) model.
- 6.2 The HRA BP model assumes a level of external grant income will be received from Homes England (and other sources) to support the delivery of the programme. This is alongside an assumed level of right to buy receipts. There will be a financial impact on the HRA if funding is not secured at anticipated levels. Recent grant approvals have exceeded BP assumptions, mitigating increased costs. External grant funding will be sought on a project-by-project basis and will be subject to the usual governance processes prior to applications being made.
- 6.3 The appropriation of 2a The Parade will result in a change to the Capital Financing Requirement (CFR) to reflect the appropriation. The property is valued at £75k so the General Fund CFR will decrease by this amount and the HRA CFR will increase by the same amount. This will result in the HRA paying additional annual interest of £2.7k which is charged at 3.604% of the increase of £75k to the CFR.
- 6.4 Where there is a need to engage third party contractors to support the delivery of the activity detailed in this report, these must be procured in compliance with the relevant procurement legislation (Public Contracts Regulations 2015 / Procurement Act 2023, whichever is applicable dependent on the route to market), and the Council's own Financial and Procurement Procedure Rules.

7. Legal Advice and Implications

- 7.1 The proposals in this report fall within the Council's statutory powers relating to housing provision and land appropriation (namely powers set out in the Housing Act 1985, Local Government Act 1972 and Localism Act 2011). If the recommendations are approved the Programme will then be implemented in accordance with the Council's Constitution in relation to the delegations, relevant procurement rules, planning legislation, and the conditions of any external grant funding.

7.2 Specific legal advice will be required on individual transactions, including land appropriation, planning, contractual arrangements and funding agreements, and Legal Services will continue to support the Programme to ensure compliance with all relevant legislative and regulatory requirements.

8. Human Resources Advice and Implications

8.1 There are no HR implications associated with this report.

9. Implications for Children and Young People and Vulnerable Adults

9.1 The Housing Development Programme is delivering 2, 3 and 4-bedroom homes which provide families with access to high quality, affordable homes, thus contributing to improving children's health, wellbeing and opportunity.

9.2 The programme has further delivered bungalows and more specialised accessible properties that allow older and disabled people to live in safe, suitable accommodation that meets their needs and supports people to live independently for longer.

10. Equalities and Human Rights Advice and Implications

10.1 Both an Initial Equality Screening Assessment and an Equality Analysis have been completed and are attached as Appendices 8 and 9.

11. Implications for CO2 Emissions and Climate Change

11.1 Climate change poses a significant threat to environments, individuals, communities and economies on local, national, and international scales. Recognising this, the Council has targets for its own carbon emissions and emissions throughout the Borough of Rotherham to be net zero by 2030 and 2040, respectively. Council homes are outside the scope of the 2030 target for the Council's own emissions, but the Council's target to improve the energy performance of its housing stock to at least EPC band C by 2030 will support carbon savings at the Borough level: all existing properties acquired as Market Acquisitions will be improved to EPC band C, in the course of any refurbishment works required for them to meet the Council's lettable standard.

11.2 Changes to Part L of the building regulations which came into force in June 2022 have ensured a minimum level of energy efficiency which mitigates the carbon impact of the Council's new housing delivery and Section 106 acquisitions from private developers: a 31% cut in CO2 emissions from domestic energy use, compared to 2013 standards. From 24 March 2028 (after an initial, 12-month transition period) all new homes will need to comply with the Future Homes Standard, such that all new dwellings built after this date will become 'zero carbon', once the UK electricity system has been decarbonised.

11.3 A climate impact assessment has been completed and is available at Appendix 10.

12. Implications for Partners

- 12.1 The Council has an existing partnership with Equans and Mears through the housing repairs and maintenance contracts and the existing contract terms allow for some housing development. To date, contract partners have worked on the refurbishment of homes acquired through the Market Acquisitions workstream.
- 12.2 Registered Providers continue to play an important role in delivering affordable housing in Rotherham. The Council has a successful track record of working with housing associations to bring land forward for development and maintains strong relationships with many of the largest and most reputable organisations through the Rotherham Strategic Housing Forum. Through the development and subsequent implementation of the Housing Growth Framework, the Council will seek to further strengthen these links to work collaboratively to facilitate wider housing growth across the borough.

13. Risks and Mitigation

- 13.1 The key programme level risks and mitigations associated with the ongoing HDP are summarised in Table 4 below. Risks to the delivery of 1000 new homes are low because of the surplus homes built into the programme and the initial pipeline of homes planned to form part of the post summer 2027 delivery. Risks to delivering 1000 new Council homes by summer 2027 are higher but managed as far as possible through the mitigations included in the table.

Table 4: Programme Level Risks

Risk	Mitigation
<ul style="list-style-type: none">• Failure to deliver 1,000 new Council homes.	<ul style="list-style-type: none">• Programme includes additional 61 homes.• A further 60, Section 106 homes scheduled for delivery in the post 1000 new Council homes period. This provides mitigation of failure to deliver 1,000 new Council homes but not to the summer 2027 timescale.
<ul style="list-style-type: none">• Late delivery of 1,000th new Council home.	<ul style="list-style-type: none">• Flexibility within the additional 61 homes to contribute to the 1000 new Council homes, or the estimated 500 additional new homes to be added to the Council stock through to 2037/38 as required.
<ul style="list-style-type: none">• Construction cost inflation	<ul style="list-style-type: none">• Cost certainty on projects in contract.• Monitoring project affordability at a programme level, additional homes built in as mitigation to loss of homes from the programme.
<ul style="list-style-type: none">• Delays to utilities connections or other statutory undertakings.	<ul style="list-style-type: none">• Implemented lessons learned from completed projects.

	<ul style="list-style-type: none"> Surplus homes built in to provide flexibility against delayed delivery on individual projects.
<ul style="list-style-type: none"> Failure to secure external grant funding. 	<ul style="list-style-type: none"> Detailed dialogue with Homes England and the South Yorkshire Mayoral Combined Authority (SYMCA) around pipeline of projects. Robust bidding process in place demonstrated by 100% success rate on all funding bids in 25/26.

13.2 Table 5 summarises project level risks to individual projects and the mitigations in place to manage these.

Table 5: Project Level Risks and Mitigations

Risk	Mitigation
<ul style="list-style-type: none"> Failure to secure planning permission on Council Build projects – applies to 1 project (4 homes). 	<ul style="list-style-type: none"> No concerns raised on scheme development or density at pre-application stage.
<ul style="list-style-type: none"> Council Build projects not yet in construction – applies to 2 projects (24 homes). 	<ul style="list-style-type: none"> Contract awarded for the design stage. Standard two stage design and build process used.
<ul style="list-style-type: none"> SME projects not yet in contract – applies to 2 projects (14 homes). 	<ul style="list-style-type: none"> Working through detailed proposals, pre-planning applications submitted.
<ul style="list-style-type: none"> S106 project not yet in contract with outstanding planning condition – applies to 1e project (15 homes). 	<ul style="list-style-type: none"> Developer working with Planning to resolve. The Council will not enter contract until resolved. Mitigation for potential loss of these homes provided at a programme level.

14. Accountable Officers

Ian Spicer, Executive Director of Adult Care, Housing and Public Health
Sarah Clyde, Service Director of Housing

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Chief Executive	John Edwards	Click here to enter a date.
Executive Director of Corporate Services (S.151 Officer)	Judith Badger	11/06/26
Service Director of Legal Services (Monitoring Officer)	Phil Horsfield	03/06/26

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This report is published on the Council's [website](#).