

Committee Name and Date of Committee Meeting
Delegated Officer Decision

Report Title
EASTWOOD HOUSING DEVELOPMENT

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
Rotherham East

Report Summary

Award of Construction Contract for 31 Council Homes at Netherfield Court and York Road, Eastwood

Recommendations

1. Approve the award of the construction contract for the development of 31 council homes at Netherfield Court and York Road, Eastwood, to the contractor appointed following the Design Stage.
2. Authorise the contract sum, as detailed within the report and exempt appendix, including provision for contingency, to enable delivery of the scheme within the approved budget.

List of Appendices Included

None

Background Papers

The report of the Strategic Director Adult Care, Housing and Public Health:

Housing Delivery Programme – Eastwood Sites Housing Development Cabinet – 16 October 2023. [Printed minutes Monday 16-Oct-2023 10.00 Cabinet.pdf](#)

Housing Delivery Programme Report – 2023/24
[Printed minutes Monday 10-Jul-2023 10.00 Cabinet.pdf](#)

Housing Delivery Programme Report – 2024/25
[Printed minutes Monday 22-Jan-2024 10.00 Cabinet.pdf](#)

Housing Delivery Programme Report – 2025/26
[Printed minutes Monday 10-Feb-2025 10.00 Cabinet.pdf](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel
None

Council Approval Required
Yes

Exempt from the Press and Public

No

EASTWOOD HOUSING DEVELOPMENT

1. Background

- 1.1 The Council is delivering an ambitious Housing Delivery Programme to provide 1,000 new Council homes between January 2018 and Summer 2027. This programme responds to increasing demand for affordable housing across the borough and supports residents experiencing financial pressures arising from the rising cost of living.

Through the Housing Strategy and Housing Revenue Account (HRA) Business Plan, the Council is committed to delivering high-quality, affordable homes that meet local housing needs. Increasing the supply of affordable housing is a key priority in addressing housing demand, reducing homelessness pressures, and supporting improved health and wellbeing outcomes for residents.

- 1.2 This proposal relates to the development of two Council-owned sites in Eastwood, delivering up to 31 new Council homes. Both sites were identified within the Cabinet report approved on 23 January 2023 as part of the Council's Housing Delivery Programme. A scheme-specific Cabinet report for Netherfield Court and York Road, Eastwood, was subsequently approved on 16 October 2023.

Netherfield Court:

- 14 three-bedroom houses
- 5 four-bedroom houses

York Road:

- 2 two-bedroom houses
- 6 three-bedroom houses
- 4 two-bedroom apartments designed to be accessible and adaptable

The proposed developments have been designed to meet identified local housing needs, with a particular focus on providing family-sized accommodation and accessible homes.

Planning permission has been secured for both sites. A contractor has been appointed through a Pre-Construction Services Agreement (PCSA) and, following the successful completion of the PCSA stage, will progress to the main construction contract.

The latest programme forecasts a start on site in Summer 2026, with completion of all dwellings anticipated by Autumn 2027.

- 1.3 The sites at Netherfield Court and York Road were identified as General Fund sites for early appropriation and were incorporated into the HRA Business Plan. On completion, the homes will be added to the Council's housing stock to help meet local housing need, reduce pressure on the

Housing Register and partially offset the loss of Council homes through the Right to Buy programme.

Planning permission has been secured for both sites. A contractor has been appointed through the Pre-Construction Services Agreement (PCSA) stage and will progress to main build contract.

The latest project Programme forecasted that a start on site should take place in Summer 2026, with completion of all dwellings by Autumn 2027.

2. Key Issues

- 2.1 Housing demand in Rotherham East Ward remains significantly above average. Demand for three-bedroom houses is particularly high, attracting an average of 207 bids per property in 2025. Demand for family housing has continued to increase year-on-year, with two and three-bedroom houses being the most sought-after property types.

Low turnover rates and limited larger housing stock indicate that the delivery of larger family homes should remain a strategic priority. The provision of specialist and accessible accommodation is also important, enabling households with additional needs to remain within established communities and maintain access to local support networks.

As a result, the proposed housing mix, particularly the emphasis on three and four-bedroom homes, aligns with evidenced housing need.

- 2.2 A previous procurement exercise through the YorBuild Framework resulted in only one tender submission, which was subsequently withdrawn. Following this, approval was obtained to undertake a direct award through the Efficiency North Framework.
- 2.3 A Pre-Construction Services Agreement was subsequently awarded and, following the successful completion of the pre-construction stage, the contractor is now positioned to undertake the construction works. The total projected scheme cost, including RMBC contingency and Employer's Agent fees, is £13.021 million.
- 2.4 This reflects a combination of positive and negative factors associated with the development which combine to generate higher costs and depressed values.

Positive:

- Development of two Council-owned sites.
- Delivery of housing types identified as being in greatest demand locally.
- Homes designed to a high specification, meeting or exceeding Nationally Described Space Standards (NDSS).

- Enhanced energy performance exceeding current Part L Building Regulations and supporting future compliance with the Future Homes Standard.
- A minimum EPC rating of B for all homes.

Negative:

- Property values in Eastwood are relatively low due to the area's levels of deprivation, reducing development viability.

As a result, it is extremely unlikely that the private sector would deliver a scheme of this nature without public sector intervention.

Although Eastwood presents financial viability challenges, the development supports wider regeneration objectives. The area serves as an important gateway to Rotherham Town Centre and is located close to the proposed new mainline railway station. These investments are expected to improve connectivity, support economic growth and increase employment opportunities.

The Council's intervention is therefore necessary to deliver much-needed affordable housing and support the long-term regeneration of the area.

3. Options considered and recommended proposal

3.1 The following options were considered:

- Development by the Council (recommended option).
- Transfer of the sites to a Registered Provider.
- Disposal of the sites on the open market.

Previous proposals to deliver the schemes in partnership with a Registered Provider were explored but did not attract sufficient interest. Disposal of the sites was also considered. However, this option was discounted due to the locations of the sites and the comparatively low open market values, which would be unlikely to secure the delivery of the required housing mix or achieve the Council's strategic housing objectives.

The recommended option is therefore for the Council to develop the sites directly and retain the homes within its own housing stock.

4. Consultation on proposal

4.1 Public consultation was undertaken prior to submission of the planning applications and continued throughout the planning process (Planning Application References RB2024/0005 and RB2024/0011).

Engagement and feedback were also sought from the Ward Members, who particularly welcomed the developments.

5. Timetable and Accountability for Implementing this Decision

5.1 In line with associated ODR form

6. Financial and Procurement Advice and Implications (

6.1 Final Business Case signed off by S151 officer on the 01/05/2026

7. Legal Advice and Implications

7.1 Approval to publish Officer Decision Record will be sought from the monitoring office.

8. Human Resources Advice and Implications

8.1 No HR implications

9. Implications for Children and Young People and Vulnerable Adults

9.1 None

10. Equalities and Human Rights Advice and Implications

10.1 Equalities and Human Rights implications considered as part of the Cabinet Reports listed in the Background Reports section.

11. Implications for CO2 Emissions and Climate Change

11.1 Relevant implications were considered as part of the Cabinet Reports listed in the Background Reports section.

12. Implications for Partners

12.1 Relevant implications were considered as part of the Cabinet Reports listed in the Background Reports section.

13. Risks and Mitigation

13.1 Relevant implications were considered as part of the Cabinet Reports listed in the Background Reports section.

14. Accountable Officers

Sarah Clyde – Service Director

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Executive Director	Ian Spicer	01/07/26

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