

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

RECORD OF OFFICER EXECUTIVE DECISION

Date of Decision:	13 July 2026.
Title:	Award of Construction Contract for 31 Council Homes at Netherfield Court and York Road, Eastwood
Decision Maker: (Including Job Title)	Sarah Clyde, Service Director of Housing
Details of Specific Delegation or Delegation contained in the relevant Sub-Scheme of Delegation.	The decision is in line with the Cabinet delegation set out within the Eastwood Sites Housing Development report approved by Cabinet on 16 October 2023. Eastwood Sites Housing Development Recommendation 1. That Cabinet – Approves development of the Netherfield Court and York Road sites in Eastwood to build a projected 31 new homes for council rent. The decision is also in line with the Sub-Scheme of Delegation – Executive Director of Adult Care Housing and Public Health which delegates responsibilities to Service Directors, including the Service Director of Housing. Sub-Scheme of Delegation - Strategic Director of Adult Care Housing and Public Health 3. In respect of procurement, contract administration and best value: • In accordance with Financial and Procurement Procedure Rules, matters relating to the specification for works, goods and services, the seeking of estimates, quotations and tenders, the evaluation of the same and acceptance of tenders relating to contracts for works, goods and services in accordance with approved budgets or supplementary estimates. • Where a contract for support and maintenance is renewed within five years of the original contract, authority to award such a contract.

	Pages 2 and 3 refer.
Decision:	To award a construction contract for the delivery of 31 new Council homes across two Council-owned sites at Netherfield Road and York Road, Eastwood. Both sites form part of the Housing Delivery Programme, most recently approved by Cabinet in January 2026. Full planning permission has been secured for the development of 31 affordable homes, which will be added to the Council's housing stock and let at Council rent. The developments comprise: Netherfield Court (19 units) – Planning permission reference: RB2024/0005 York Road (12 units) – Planning permission reference: RB2024/0011
Reasons for the Decision:	These sites form part of a broader package of sites being brought to market. Significant work has taken place to review each in detail, and carefully consider, the correct strategy for the scheme. Various iterations of the planned route to market and packaging of sites to attract the right bidders and provide value for money have been discussed in 2024. .
Details of alternative options considered and rejected:	The Procurement Business Plan endorsed a two-stage design-and-build procurement approach via the YorBuild framework as the preferred method for delivering the sites. However, this process generated only a single tender, which was later withdrawn, resulting in consequential delays to the project timeline. In response, the decision was taken to pursue procurement through the Efficiency North Framework using a direct award mechanism
Conflicts of interest declared by any Cabinet Member consulted by the decision maker which relates to the decision:	None declared
Dispensations Granted: (If any)	N/A
Conflicts of interest declared by the Decision Maker if they sit as a Cabinet	Non declared

appointed representative to an outside body which relates to the decision:	
Dispensations Granted: (If any)	N/A
Reports or parts of reports considered	Delegated Officer Decision Report - Award of Construction Contract for 31 Council Homes at Netherfield Court and York Road, Eastwood Final Business Case (FBC) – (Exempt Confidential)

I certify that this is a true record of the executive decision to:

To award a construction contract for the delivery of 31 new Council homes across two Council-owned sites at Netherfield Road and York Road, Eastwood.

- Netherfield Court – nineteen new homes inclusive of -14 no. 3-bed 6-person semi-detached houses, 1 no. 4 bed 7-person detached house, 4 no 4-bed 7-person semi-detached houses
- York Road – twelve new homes inclusive of 2 no. 2-bed 4-person semi-detached houses, 6 no. 3-bed 6-person semi-detached houses, 4 no. 2-bed 4-person accessible and adaptable apartments (2-storey)

I confirm that in making this decision, due regard was given to the seven principles of public life.



Signed by the Decision Maker:

Dated: 13/07/2026
Name: Sarah Clyde
Job Title: Service Director of Housing