

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

RECORD OF OFFICER EXECUTIVE DECISION

Date of Decision:	28 August 2026
Title:	To award a construction contract for the delivery of 20 new Council homes on Tenter Street, Thornhill.
Decision Maker: (Including Job Title)	Ian Spicer, Executive Director
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 July 2026 Cabinet Report – Housing Delivery Programme. <u>July 2026 Cabinet Report - Housing Delivery Programme</u> 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 to the Executive Director of Adult Care, Housing and Public Health, paragraph 3.2, page 3. <u>Sub-Scheme of Delegation - Executive Director of Adult Care Housing and Public Health</u> 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.

Decision:	To award a construction contract for the delivery of 20 new Council homes on Tenter Street, Thornhill. The site forms part of the Housing Delivery Programme, most recently approved by Cabinet in July 2026. Full planning permission has been secured for the development of 20 affordable homes, which will be added to the Council's housing stock and let at Council rent. The development comprises: Tenter Street, Thornhill (20 units) – Planning permission reference: RB2025/1435
Reasons for the Decision:	This site forms part of a wider package of Council housing development sites brought to market. Extensive work has been undertaken to assess delivery options, procurement routes and site packaging to ensure the scheme attracts suitably qualified contractors, delivers value for money and supports successful project delivery.
Details of alternative options considered and rejected:	Option 1: Do not award the contract Rejected as this would delay the delivery of 20 new Council homes, increase programme risk and potentially lead to higher construction costs. Option 2: Re-procure the contract Rejected as a compliant competitive procurement process has already been completed. Re-procurement would result in unnecessary delay and additional cost with no guaranteed benefit. Option 3: Use an alternative delivery route Rejected as alternative delivery options were considered and were not assessed as offering the same level of value for money, programme certainty or risk management as the recommended option. Recommended Option: Award the contract Award the contract to the successful tenderer as the most economically advantageous tender, offering best value for money and the capacity and capability to deliver the scheme.
Conflicts of interest declared by any Cabinet Member consulted by the decision maker which relates to the decision:	None declared

Dispensations Granted: (If any)	No
Conflicts of interest declared by the Decision Maker if they sit as a Cabinet appointed representative to an outside body which relates to the decision:	None declared
Dispensations Granted: (If any)	No
Reports or parts of reports considered	Delegated Officer Decision Report - Award of Construction Contract for 20 Council Homes at Tenter Street, Thornhill. Outline Business Case (OBC) – (Exempt Confidential)

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

To award a construction contract for the delivery of 20 new Council homes on a Council owned site at Tenter Street, Thornhill.

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

Signed by the Decision Maker:



Dated: 28/08/2026.

Name: Ian Spicer

Job Title: Executive Director

If you require any assistance in the completion of the decision record please contact the Governance Team governance@rotherham.gov.uk