

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

RECORD OF OFFICER EXECUTIVE DECISION

Date of Decision:	12 th October, 2026
Title:	Rotherham Town Centre Strategic Sites Development – Stage 2 Award
Decision Maker: (Including Job Title)	Andrew Bramidge Executive Director Regeneration and Environment
Details of Specific Delegation or Delegation contained in the relevant Sub-Scheme of Delegation.	6 July 2026 Cabinet Meeting Minutes ‘Resolved: That Cabinet: 3. Delegates authority to the Executive Director of Regeneration & Environment, in consultation with Cabinet Member for Transport, Jobs & Local Economy and S151 Officer to negotiate contract terms with Capital and Centric and enter into contract to complete all elements of Stage 2 development work for the 5 strategic sites.’ Minute 31 refers. Total value of awarded contract £ £2,095,731 Documentation has been provided in line with Governance requirements to evidence that the s151 officer and Cabinet Member for Transport Jobs and the Local Economy have been consulted with regard to this decision.
Decision:	To award a contract and commit Council expenditure for the purpose of appointing a contractor to carry out works relating to Stage 2 of the Strategic Sites programme, in accordance with the Council’s Contract Procedure Rules and approved budgets
Reasons for the Decision:	The Council’s Town Centre Masterplan (2017), Town Investment Plan (2021) and the Place Based Investment

	Strategy (2023) all identify the need to bring forward new development, diversify the town centre offer and establish a new residential community The Strategic Sites programme aims to bring forward high-quality mixed-use development across the Council's strategic town-centre sites, creating a new community supported by integrated services, leisure uses and commercial opportunities. Its objectives include securing a long-term positive legacy for the town centre, accelerating progress on complex brownfield sites, attracting credible private-sector partners, and addressing viability challenges in a low-value market through targeted public-sector intervention. Following appointment, Capital & Centric successfully completed Stage 1 of the Development Agreement, delivering the agreed gateway requirements and demonstrating the viability of progressing the programme. This work included the development of a Strategic Regeneration Plan (SRP) for the identified sites, extensive baseline analysis, site investigations, market testing and the preparation of initial development and delivery options. The outputs from Stage 1 established a clear evidence based, strategic framework for the regeneration programme, confirming the development potential and opportunity of the sites and provided the detailed analysis required to progress to the next stage of delivery. Capital and Centric are now required to progress the preferred proposals for all five sites through to Stage 2, Gateway 2. This will provide the Council with greater certainty regarding the viability and deliverability of each core site, with potential progression to future delivery stages subject to defined gateways. The requirements of the stage 2 contract include: Continuing with detailed due diligence and design work to enable the production of Five Green Book compliant Full Business Cases, which are expected to include: • Intrusive site investigations and due diligence in preparation for remediation of vacant sites • Detailed viability modelling, appraisals, delivery and funding strategies • RIBA Stage 3 design concepts • Securing of Planning Permissions and statutory consents
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	• Programme Management, Stakeholder Engagement and Consultation • Raising of development finances • Detailed cost plans Completion of Gateway 2 will inform a future Cabinet report seeking approval to progress to Stage 3 of the Development Agreement. The Council has reviewed the Stage 1 outputs and approved the funding required to proceed to Stage 2. Progression to Stage 2 has been approved at Cabinet on 6th July 2026 to award the Stage 2 contract.
Details of alternative options considered and rejected:	In July 2026, Cabinet considered a number of options, including progressing on a Council-led basis, delaying progression to Stage 2, or disposing of the sites for private sector development. These options were not recommended due to increased delivery risk, reduced certainty, potential programme delays and a loss of Council influence over the regeneration outcomes. Cabinet approved the recommendation to progress to Stage 2 with Capital & Centric, recognising this as the most effective approach to maintain momentum, build upon the Strategic Regeneration Plan (SRP) completed during Stage 1 and support the delivery of the Council's regeneration objectives.
Conflicts of interest declared by any Cabinet Member consulted by the decision maker which relates to the decision:	None
Dispensations Granted: (If any)	None
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

Dispensations Granted: (If any)	None
Reports or parts of reports relevant to the decision being taken:	Tender Report - Exempt Carbon Impact Assessment Equalities Impact Assessment

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

To award a contract and commit Council expenditure for the purpose of appointing a contractor to carry out works, in accordance with the Council's Contract Procedure Rules and approved budgets

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

Signed by the Decision Maker:



Dated: 12th October, 2026

Name: Andrew Bramidge

Job Title: Executive Director, Regeneration & Environment