ROTHERHAM METROPOLITAN BOROUGH COUNCIL

RECORD OF OFFICER EXECUTIVE DECISION

Date of Decision:	23rd October, 2026
Title:	Acquisition of land and property interests related to Rotherham Gateway
Decision Maker: (Including Job Title)	Simon Moss, Service Director of Planning, Regeneration and Transport and Kevin Fisher, Service Director of Property and Facilities Services
Details of Specific Delegation or Delegation contained in the relevant Sub-Scheme of Delegation.	18 September 2023 Cabinet Meeting Minutes Resolved: That Cabinet: 1. Authorised the Assistant Director of Planning, Regeneration and Transport to negotiate the acquisition by agreement of the property interests in Appendix 1 Appendix 2 and Appendix 3 and within the available funding, in consultation with the Council's S.151 Officer, Assistant Director, Legal Services, the Cabinet Member for Jobs and the Local Economy, and the Cabinet Member for Transport and Environment. Minute 58 refers. 7 July 2025 Cabinet Meeting Minutes Resolved: That Cabinet: 4. Authorise the Assistant Director of Property and Facilities Services to agree the acquisition of properties in exempt Appendix 2 in consultation with the Council's Section 151 Officer, Strategic Director for Regeneration & Environment, Cabinet Member for Transport, Jobs & the Local Economy and the Cabinet Member for Finance and Community Safety. Minute 33 refers.

Decision:	Exercise the delegation to agree and negotiate the acquisition by agreement of land and property interests related to Rotherham Gateway. 1. To exercise the delegation approved by Cabinet on 18 September 2023 to the Service Director of Planning, Regeneration and Transport and the Service Director for Property and Facilities Services to negotiate and agree the acquisition by agreement, and within the available funding, of the property interests identified in the exempt appendices, in consultation with the Council's Section 151 Officer, Service Director for Legal Services and the relevant Cabinet Members. 2. To exercise the delegation approved by Cabinet on 7 July 2025 to the Service Director for Property and Facilities Services to agree the acquisition of property interests required to support the Rotherham Gateway masterplan, in consultation with the Council's Section 151 Officer, Executive Director for Regeneration and Environment, Cabinet Member for Transport, Jobs and the Local Economy and Cabinet Member for Finance and Community Safety.
Reasons for the Decision:	The Council is working with partners to promote the development of the Station Quarter at Rotherham Gateway. The acquisition would secure land required to support delivery of the Station Quarter together with adjoining property interests located within the wider Rotherham Gateway masterplan area. It would provide the Council with control of a strategically important and contiguous landholding, reduce future land-assembly and programme risk, and provide flexibility for the delivery of later phases of the Gateway programme. The decision is needed: 1. To approve the acquisition of the freehold property interests identified in the exempt appendices on the terms set out in the Heads of Terms and Acquisition Report, subject to completion of the required legal, financial, taxation and property due diligence and confirmation that the total cost remains within the approved financial limit. 2. To note that the acquisition will use all, or the substantial majority, of the currently available

	Rotherham Gateway land-acquisition budget and may leave insufficient existing funding to acquire the remaining site identified in the September 2023 and July 2025 Cabinet reports. 3. To note that replacement external funding is being pursued to replenish the Gateway land-acquisition budget, but if that funding is not approved, is delayed or is insufficient, a further report to Cabinet may be required to seek an additional allocation or approval of a revised funding and acquisition strategy for the remaining sites. 4. To authorise the Service Director for Property and Facilities Services, in consultation with the Section 151 Officer and Service Director for Legal Services, to approve any final property, lease, access-road, separation-works and indemnity-insurance matters necessary to complete the acquisition, provided that these do not increase the total commitment above the approved financial limit or materially alter the basis on which the acquisition has been approved. 5. To require Property and Facilities Services the to establish appropriate post-completion arrangements for management of the property and lease, including rent collection, insurance, landlord compliance, management of common infrastructure, lease-event monitoring and Property and Facilities Services to exercise the landlord's break provisions following service request from the RIDO project team.
Details of alternative options considered and rejected:	Option 1 - Do nothing. A 'do nothing' option would result in the continued fragmented ownership of the land required to deliver the Rotherham Gateway. Without securing control of these land interests, the Council would be forced to negotiate later or rely on compulsory purchase powers to assemble the land necessary to bring forward the Station Quarter, which would add time and risk to the programme. This option is not recommended. Option 2: Seek to acquire only the land immediately required for the Station Quarter The Council could seek to acquire only the land presently identified as being required for the Station Quarter. However, the sellers have indicated that they wish to dispose of their interests as a single package. A partial acquisition is therefore unlikely to be available on acceptable terms and

	would not secure the wider landholding identified within the Gateway masterplan. It would also leave the Council exposed to fragmented ownership, further negotiations and potentially higher future land-assembly costs. This option is not recommended. Option 3: Acquire the complete property interests in accordance with the Heads of Terms This option would secure the complete freehold interests identified in exempt Appendix 2 on the terms set out in the Heads of Terms at exempt Appendix 4. It would provide the Council with control of land required for the Station Quarter together with adjoining property interests situated within the wider Gateway masterplan area. The Council's appointed RICS Registered Valuer has assessed the negotiated terms and has concluded that the negotiated consideration is below the valuer's opinion of the value of the property interests. The acquisition report also identifies that the negotiated transaction is materially below the estimated cost that could arise through a future compulsory acquisition process. The replacement occupational lease would provide rental income while preserving the Council's ability to secure vacant possession through a landlord-only break option from the fifth anniversary. The new lease will also be contracted out of the security of tenure protections in the Landlord and Tenant Act 1954, reducing the potential compensation exposure associated with obtaining future vacant possession. This option would use all, or the substantial majority, of the existing Gateway land-acquisition budget and may require replacement funding or a future Cabinet allocation to complete the remaining land acquisitions. On balance, the strategic land-assembly benefits, independently supported valuation and future flexibility are considered to outweigh that risk. This option is recommended.
Conflicts of interest declared by any Cabinet Member consulted by the decision maker which relates to the decision:	None
Dispensations Granted:	None

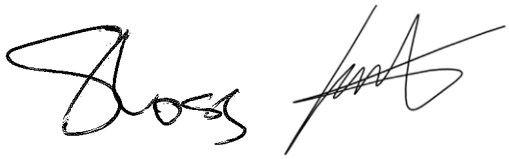
(If any)	
Conflicts of interest declared by the Decision Maker if they sit as a Cabinet appointed representative to an outside body which relates to the decision:	None
Dispensations Granted: (If any)	None
Reports or parts of reports relevant to the decision being taken:	The report of the Service Director of Planning, Regeneration and Transport: EXEMPT Acquisition of Land and Property Interests at Forge Way in Connection with Rotherham Gateway

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

Exercise the delegation to agree and negotiate the acquisition by agreement of land and property interests related to Rotherham Gateway

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

Signed by the Decision Maker:



Dated: **23rd October 2026**

Name: **Simon Moss**
Job Title: Service Director, Regeneration & Environment

Name: **Kevin fisher**
Job Title: Service Director, Property & Facilities Services