

Appendix 3: Council-owned sites for residential development

Development of individual schemes is subject to appropriate consultation involving local ward members and sign-off of a completed capital business case. This content will be regularly refreshed to ensure that the latest position is presented to Cabinet in subsequent reports.

Homes completed (as at November 2022)							
The following homes have been completed and brought into the Council's housing stock since January 2018. This list is in order of completion.							
Scheme	Location	Cabinet Approval	Completion	Council Rent	Council S/O	Other	Total
St Mary's Drive	Catcliffe	Jul 2017	May 2018	2	0	0	2
Catherine Avenue	Swallownest	Jul 2017	May 2018	4	0	0	4
Stock Conversion: Flanderwell Lane	Flanderwell	Feb 2015	Nov 2018	2	0	0	2
Stock Conversion: Ash Grove	Wickersley	Feb 2015	Dec 2018	4	0	0	4
Clusters: Gaitskell Close	Maltby	Sep 2016	Dec 2018	4	0	0	4
Stock Conversion: Caperns Road	North Anston	Feb 2015	Apr 2019	4	0	0	4
Stock Conversion: Bierlow Close	Brampton	Feb 2015	May 2019	1	0	0	1
Stock Conversion: Station Road	Treeton	Feb 2015	May 2019	1	0	0	1
Clusters: Farnworth Road	East Herringthorpe	Sep 2016	Sep 2019	3	13	0	16
Clusters: Conway Crescent	East Herringthorpe	Sep 2016	Sep 2019	6	8	0	14
Clusters: Shakespeare Drive	Dinnington	Sep 2016	Oct 2019	5	0	0	5
Stock Conversion: Victoria Court	Kiveton Park	Feb 2015	Jan 2020	2	0	0	2
Stock Conversion: Victoria Street	Masbrough	Feb 2015	Mar 2020	2	0	0	2
Clusters: Rother View Road	Canklow	Sep 2016	Aug 2020	80	0	0	80
Clusters: Northgate	Maltby	Sep 2016	Aug 2020	0	15	83	98
The Bellows	Rawmarsh	Dec 2017	Sep 2020	28	30	0	58
Broom Hayes	Broom Valley	Dec 2017	May 2021	24	20	0	44
SOAHP Bungalows: Arundel Avenue	Treeton	Dec 2017	Mar 2022	8	0	0	8
SOAHP Bungalows: Braithwell Road	Ravenfield	Dec 2017	Mar 2022	6	0	0	6
Town Centre Sites: Wellgate Place	Town Centre	Oct 2017	May 2022	23	23	8	54
Town Centre Sites: Westgate Riverside	Town Centre	Oct 2017	In progress	44	8	0	52
Totals				253	117	91	461

Homes in contract

The following schemes are in contract, but the homes haven't yet been completed. This list is ordered by location.

Scheme	Location	Cabinet Approval	Est. Completion	Council Rent	Council S/O	Other	Total
Town Centre Sites: Millfold Rise	Town Centre	Oct 2017	Mar 2023	31	0	14	45
Town Centre Sites: Westgate Riverside	Town Centre	Oct 2017	Jan 2023	0	0	20	20
Totals				31	0	34	65

Pipeline: Schemes in pre-contract design

The following sites have previously been presented to Cabinet and are actively in design, but no construction contract is yet in place. This list is ordered by location.

Scheme	Location	Cabinet Approval	Est. Start	Est. Completion	Council Rent	Council S/O	Other	Total
East Herringthorpe Small Sites	East Herringthorpe	Sep 2020	Mar 2023	Mar 2024	10	0	0	10
Thrybergh Zero-Carbon Prototype	Thrybergh	Sep 2020	Mar 2023	Mar 2024	3	0	0	3
Totals				13	0	0	13	

Pipeline: Council sites modelled in the latest HRA Business Plan

Cabinet approval is sought to bring forward the following sites to build new Council homes. Some sites have previously been presented to Cabinet, but detailed design work has not yet commenced, and continued Cabinet approvals are sought accordingly. Estimated new homes are based on the latest figures included within the Business Plan but remain subject to change, and not all sites may ultimately prove developable. This list is ordered by ward.

Scheme	Area	Ward	Internal Status	Council Rent	Council S/O	Other	Total
Mill Lane	South Anston	Anston & Woodsetts	HRA	3	0	0	3
Occupation Road	Broom Valley	Boston Castle	HRA	6	0	0	6
Warden Street	Canklow	Boston Castle	General Fund	25	0	0	25
Wadsworth Road	Bramley	Bramley & Ravenfield	HRA	3	0	0	3
Addison Road	Maltby	Hellaby & Maltby West	General Fund	30	0	0	30
Elm Tree Road	Maltby	Hellaby & Maltby West	HRA	2	0	0	2
Larch Road	Maltby	Hellaby & Maltby West	General Fund	20	0	0	20
Princess Street (site A)	West Melton	Hoover	HRA	6	0	0	6
Far Lane	East Dene	Rotherham East	HRA	6	0	0	6
Netherfield Court	Eastwood	Rotherham East	HRA (appropriated)	20	0	0	20
York Road	Eastwood	Rotherham East	HRA (appropriated)	16	0	0	16
Ship Inn	Swinton	Swinton Rockingham	General Fund	5	0	0	5
Cedric Crescent (2 sites)	Thurcroft	Thurcroft & Wickersley South	HRA	5	0	0	5

Pipeline: Council sites modelled in the latest HRA Business Plan

Cabinet approval is sought to bring forward the following sites to build new Council homes. Some sites have previously been presented to Cabinet, but detailed design work has not yet commenced, and continued Cabinet approvals are sought accordingly. Estimated new homes are based on the latest figures included within the Business Plan but remain subject to change, and not all sites may ultimately prove developable. This list is ordered by ward.

Scheme	Area	Ward	Internal Status	Council Rent	Council S/O	Other	Total
St Edmunds Avenue	Thurcroft	Thurcroft & Wickersley South	HRA	3	0	0	3
Carver Close	Harthill	Wales	HRA	8	0	0	8
Littlemoor Avenue (2 sites)	Kiveton Park	Wales	HRA	4	0	0	4
Sycamore Avenue	Kiveton Park	Wales	HRA	1	0	0	1
Denman Road	Wath	Wath	HRA	9	0	0	9
Totals				172	0	0	172

Pipeline: Potential Council sites at an early stage of appraisal and modelled in the latest HRA Business Plan

Three further sites have been modelled within the HRA Business Plan for affordability but require addition work before they can be considered suitable for Council-led development. Consequently, Cabinet approval is not explicitly sought for these sites at this time. Should they be brought forward at a later date, they will be set out in a future Cabinet report.

Scheme	Internal Status	Council Rent	Council S/O	Other	Total
Site A	General Fund	10	0	0	10
Site B	General Fund	30	0	0	30
Site C	General Fund	72	0	38	110
Totals		112	0	38	150

Pipeline: Additionally identified Council sites not modelled in the latest HRA Business Plan

Cabinet approval is sought to bring forward the following sites to build new Council homes. These sites have been identified for inclusion in the pipeline since the HRA Business Plan modelling exercise was concluded. Estimated new homes are subject to change, and not all sites may ultimately prove developable. This list is ordered by ward.

Scheme	Area	Ward	Internal Status	Council Rent	Council S/O	Other	Total
Princess Street (site B)	West Melton	Hoober	HRA	2	0	0	2
Symonds Avenue	Rawmarsh	Rawmarsh West	HRA	5	0	0	5
Totals				7	0	0	7

Total forecast delivery – all new homes

The following delivery may be achieved by March 2026 if all sites and estimated homes are brought forward.

Category	Council Rent	Council S/O	Other	Total	
Completed homes	253	117	91	461	
Homes in contract	31	0	34	65	
Pipeline	304	0	38	342	
	Totals	588	117	163	868

Total forecast delivery – Council rent and shared ownership only

The following delivery may be achieved by March 2026 if all sites and estimated homes are brought forward.

Category	Council Rent	Council S/O	Total	
Completed homes	253	117	370	
Homes in contract	31	0	31	
Pipeline	304	0	304	
	Totals	588	117	705