

Public Report with Exempt Appendices
Cabinet

Committee Name and Date of Committee Meeting

Cabinet – 29 July 2024

Report Title

Housing Delivery Programme – 2024/25 Update

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the Report

Ian Spicer, Strategic Director of Adult Care, Housing and Public Health

Report Author(s)

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Ward(s) Affected

Borough-wide

Report Summary

This report provides an update on the Housing Delivery Programme, summarising progress since the previous programme report was approved by Cabinet in January 2024. Several changes are required to the programme and renewed approvals are sought accordingly.

Appendix 1 provides an updated list of sites proposed for development and estimated number of homes.

Exempt Appendix 2 provides an updated list of potential strategic acquisition opportunities.

Recommendations

That Cabinet:

1. Approves the newly identified Council-owned site listed in Appendix 1 being brought forward to deliver new Council homes.
2. Approves the removal of Mill Lane, South Anston from the Housing Delivery Programme as listed in Appendix 1.

3. Approves the disposal of Mill Lane, South Anston via open market sale or auction.
4. Approves the Capital receipts received from the disposal of Mill Lane, South Anston being ringfenced for sites within the Housing Delivery Programme.
5. Approves the purchase of homes from any of the schemes identified in Exempt Appendix 2.
6. Notes that authority to purchase up to 100 homes from the market has been delegated to the Assistant Director for Housing following approval of the Housing Acquisitions Policy Cabinet report on 16 October 2023. The 100 homes provision is now reflected in Exempt Appendix 2.
7. Agrees to continue to receive an update on the housing development programme every six months.

List of Appendices Included

- Appendix 1 Council-owned sites proposed for residential development
- Appendix 2 **EXEMPT** Proposed strategic acquisitions
- Appendix 3 Photographic summary of housing delivery
- Appendix 4 Initial Equalities Screening (Part A)
- Appendix 5 Equality Analysis (Part B)
- Appendix 6 Carbon Impact Assessment

Background Papers

[Rotherham Housing Strategy 2022-25](#)

[Cabinet Report - Housing Development Programme 2024/25](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel
Improving Places Select Committee (via the Housing Strategy)

Council Approval Required

No

Exempt from the Press and Public

Yes – Appendix 2 (purchase of homes from the open market)

An exemption is sought for Appendix 2 under Paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act 1972 is requested, as this part of the report contains commercially sensitive information.

When purchasing homes from the open market the Council is in competition with others. Appendix 2 sets out a number of planned acquisitions which will be subject to negotiation and publishing this information would therefore put the Council at a competitive disadvantage. It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information.

Housing Delivery Programme – 2024/25 Update

1. Background

- 1.1 The Strategic Director, Adult Care, Housing and Public Health submits a report every six months to update Cabinet in relation to progress and changes in the Housing Delivery Programme. The last report was submitted to Cabinet in January 2024.
- 1.2 The January 2024 report identified that there was a clear and continuing need for more affordable homes across the Borough, an issue further exacerbated by the current cost-of-living crisis. The Council is continuing to address this need through delivery of the Housing Delivery Programme, with a target to deliver hundreds of new homes between January 2018 and March 2026.
- 1.3 There are over 7,200 households on the Council's Housing Register, whilst the Council's ability to meet this demand continues to be eroded by the Right to Buy, which has seen 941 council homes sold between January 2018 and March 2024.

Progress Since Last Update

- 1.4 Overall, from 1 January 2018 to 31 May 2024, the Council has successfully delivered 565 new Council homes consisting of 430 homes for rent and 135 homes for shared ownership. Of these new homes:
 - 395 of these homes have been delivered through Council-led construction.
 - 16 homes have resulted from conversion of existing Council assets into new homes, and
 - 154 are from the strategic acquisition of homes from private developers and the open market.
- 1.5 The Council has also built 125 new homes for market sale. An updated photographic summary of delivery is provided at Appendix 3.
- 1.6 In April 2024, the Council took handover of ten new energy efficient homes at East Herringthorpe. Built on four small former garage sites and using Modern Methods of Construction (timber frames) to expedite delivery, the scheme includes the Council's first one-bed houses and a four-bed 'dormer' style bungalow for households with acute health requirements.
- 1.7 In line with the Council's commitments toward carbon reduction and social value, these are also the first Council-built "no gas" homes, receiving heating and hot water via Air Source Heat Pumps and featuring solar panels to self-generate energy, helping to reduce bills. Additional measures include under-floor heating as well as mechanical ventilation and heat recovery to further improve the efficiency of the heating system, improve air quality and reduce condensation. The contractor also exceeded social value targets, delivering over £100,000 of social value through a combination of spend in the local supply chain and direct employment of local people.

- 1.8 In May 2024, the Council also exchanged contracts on the very first scheme to be delivered through the Small Sites Homebuilder Initiative. The new homes are being delivered at Infirmary Road in Rawmarsh and will see a total of seven homes for rent brought into the Council's social housing stock.
- 1.9 The previous Housing Delivery Programme report set out progress to November 2023. From December 2023 to May 2024, in addition to the progress set out in 1.6 to 1.8 above, the Council has:
- Taken handover of the final five homes from The Paddocks development in Wickersley.
 - Taken handover of the final two homes from the Millstone Park development in Swallownest.
 - Taken handover of the final seven homes from the Wentworth View development in Thorpe Hesley.
 - Taken handover of the final 11 homes from the Beaumont Grange development in Treeton.
 - Exchanged contracts and completed the acquisition of all three homes from the Hillside Green development in Harthill.
 - Exchanged contracts and completed 14 market acquisitions in East Dene, Kiveton and Wath.
 - Taken handover of three further homes from the North Farm Close development in Harthill.
 - Exchanged contracts and taken handover of the first four homes from the Brecks Lane development in Brecks.
 - Completed demolition of the vacant structures on the Addison Road and Larch Road sites in Maltby in preparation for development.
 - Obtained scheme specific approvals from Cabinet for the Greasbrough and Thornhill developments where both sites are expected to deliver more than 10 homes.
 - Obtained Cabinet approval to enter into an Affordable Homes Programme Grant Funding Agreement with Homes England. This will provide the framework for the Council to access essential grant funding which will support the delivery of hundreds of new Council homes by March 2026.
 - Cleared the Tenter Street site in Thornhill to facilitate site investigations before nesting season began, the site was heavily overgrown.
 - Received £1.366m of Local Authority Housing Fund from the Department for Levelling Up, Housing and Communities (DLUHC). Funding was requested to support the acquisition of 16 properties to meet the needs of people facing homelessness in the area.
 - Submitted bids for Brownfield Land Release Fund (BLRF) funding support on six Council-owned sites under Round 3 of the funding programme. The Council expects to be notified of the bid outcomes July/August 2024.
 - Submitted formal planning applications on the following Council-owned sites, some of which have since received planning permission:

Site	Area	Ward	New Homes	Planning Status
Warden Street	Canklow	Boston Castle	13	Granted Conditionally
Netherfield Court	Eastwood	Rotherham East	19	Submitted
York Road	Eastwood	Rotherham East	12	Submitted
Carver Close	Harthill	Wales	7	Submitted
Addison Road	Maltby	Hellaby & Maltby West	27	Submitted
Elm Tree Road	Maltby	Hellaby & Maltby West	2	Granted Conditionally
Larch Road	Maltby	Hellaby & Maltby West	16	Submitted
Ship Inn (Dun Street)	Swinton	Kilnhurst & Swinton East	4	Granted Conditionally
Albert Road	West Melton	Hooper	4	Granted Conditionally
Princess Street	West Melton	Hooper	6	Granted Conditionally
Total			110	

1.10 As of 31 May 2024, the Council is in contract to deliver a further 85 homes with an estimated 60 homes for rent and 3 for shared ownership expected to complete by March 2026. This means a cumulative total of 621 Council homes are already complete or contracted for completion by March 2026. This excludes homes built for market sale and homes which are due to be delivered after March 2026.

1.11 The latest programme position is summarised below with further detail provided in Appendix 1 and Exempt Appendix 2:

Appendix 1 – Council Build					
Programme Status	Appendix Reference	Rent	Shared Ownership	Market Sale	Total
Homes completed	Table 1.1	305	106	125	536
Homes in contract	Table 1.2	0	0	0	0
Approved pipeline	Table 1.3	246	0	15	261
New opportunities	Table 1.4	2	0	0	2
Totals		553	106	140	799

Appendix 2 – Strategic Acquisitions					
Programme Status	Appendix Reference	Rent	Shared Ownership	Market Sale	Total
Homes completed	Table 2.1	125	29	0	154
Homes in contract	Table 2.2	78	7	0	85
Approved pipeline*	Table 2.3	254	0	0	254
New opportunities	Table 2.4	139	0	0	139
Totals		596	36	0	632

Combined Programme					
Programme Status	Appendix References	Rent	Shared Ownership	Market Sale	Total
Homes completed	1.1 + 2.1	430	135	125	690
Homes in contract	1.2 + 2.2	78	7	0	85
Approved pipeline*	1.3 + 2.3	500	0	15	515
New opportunities	1.4 + 2.4	141	0	0	141
Totals		1149	142	140	1431

*Approved Pipeline now includes the provision for up to 100 additional acquisitions further to Cabinet's approval of the Housing Acquisitions Policy report on 16 October 2023.

- 1.12 The latest Programme forecasts indicate the following delivery timescales should be achieved. Forecasts have been risk adjusted to help account for any unforeseen delays or changes which may occur:

Programme Status	As at 31st May 2024 (Actual)	As at 31st Mar 2026 (Projected)	As at 31st Dec 2026 (Projected)	1st Jan 2027 onwards (Projected)
Start on site / Homes in contract	85	182	151	266
Total new Council homes delivered	558	805	889	1040
Combined Total	643	987	1040	1306

The total number of new Council homes delivered and combined total excludes the 125 homes delivered for Market Sale. This includes all schemes that have had prior Cabinet approval.

Current estimates indicate that the total number of new Council homes delivered will reach 1,000 in the first six months of 2027.

Programme Changes

- 1.13 Appendix 1 and Exempt Appendix 2 set out the latest programme position. The specific changes since the January Housing Delivery Programme Cabinet report are summarised below.

Council-owned sites added to the programme – Appendix 1, Table 1.4	
Site	Est. Homes
The Lanes, East Dene	2

Council-owned sites removed from the programme – Appendix 1, Table 1.6	
Site	Est. Homes
Mill Lane, South Anston	3

Strategic acquisitions added to the programme – Appendix 2, Table 2.4	
Site	Est. Homes
Nine schemes	139

Strategic acquisitions removed from the programme – Appendix 2, Table 2.6	
Site	Est. Homes
Two schemes	34

- 1.14 Following site investigations and internal conversations, the decision has been made to propose the removal of Mill Lane from the Programme due to the known site constraints and high indicative costs for build. The Council will look to dispose of the site through either open market sale or auction (to be determined following valuations). The estimated site value is just under the monetary threshold for Cabinet approval however as it is close to the threshold, it could exceed the limit that would require Cabinet approval.

As this site has incurred costs allocated for the Programme, it is proposed that the Capital receipt from the disposal of this site is ringfenced and repurposed on other sites within the Programme.

2. Key Issues

Delivery on Council Land – Procurement and Construction Costs

- 2.1 Over the last six months, the Council has carried out extensive market engagement including holding a number of contractor information days and sending out market engagement questionnaires via a number of frameworks which the Council has access to.
- 2.2 Following feedback from the market engagement, the Council has amended the procurement approach to respond to changes in market conditions and maximise what can be delivered in the programme timeframe.
- 2.3 Even though the procurement approach has been amended, construction costs remain volatile and uncertain. The Council is aiming to maximise delivery within the agreed budget whilst ensuring that schemes deliver value for money.

Acquisitions

- 2.4 In addition to building on the Council's own land, the programme has delivered a significant number of new homes through acquisitions from the market, which have predominantly been through 'Section 106' (S106) affordable housing planning policy provisions. There is less control with S106 as they are a product of development and therefore delivery timescales and numbers can change. Three new S106 opportunities are identified within Exempt Appendix 2.
- 2.5 The Housing Acquisitions Policy was approved by Cabinet in October 2023, setting out the aspiration to purchase up to 100 existing homes from the market. In December 2023, the Council purchased the first market acquisition home and since then, another thirteen homes have been acquired. The Council are continuing to refine processes and explore further opportunities which is resulting in a strong pipeline of acquisitions with over 50 properties currently being considered. The latest provision is included within Exempt Appendix 2.
- 2.6 In addition, the Council has previously launched the Small Sites Homebuilder Initiative, designed to encourage smaller developers to sell schemes to the

Council “off plan”, and interest in the initiative has been strong. In May 2024 the Council exchanged contracts on first scheme to be delivered through this initiative, whilst several schemes remain under consideration as part of the approved pipeline and six further schemes are now proposed for inclusion, as detailed at Exempt Appendix 2.

Funding Update

- 2.7 Homes England grant funding and Right to Buy ‘one-for-one’ receipts continue to form the main forms of subsidy which support delivery of new Council homes.
- 2.8 Affordable Homes Programme (AHP), Homes England: Homes England now operates a ‘Continuous Market Engagement’ process which means that bids can be submitted on a scheme-by-scheme basis as proposals are developed. In March 2024, the Council obtained Cabinet approval to enter into an Affordable Homes Programme Grant Funding Agreement with Homes England. This will provide the framework for the Council to access the essential grant funding which will support the delivery of hundreds of new Council homes by March 2026.
- 2.9 Right to Buy (RTB) ‘one-for-one’ receipts: RTB one-for-one receipts can be used in place of Homes England AHP but cannot be used alongside AHP. More information about Right to Buy receipts is provided at 6.4.
- 2.10 Brownfield Land Release Fund – Round 3 (BLRF), One Public Estate: The third round of Brownfield Land Release Fund was opened earlier this year and the Council submitted bids for six sites. The outcome from the bidding process is expected to be announced July/August 2024.

3. Options considered and recommended proposal

3.1 Option 1: Maintain the existing programme, as presented in the January 2024 Cabinet report

Whilst this would retain an element of consistency with the January 2024 report, it is a normal operation of the programme to both add and remove sites and opportunities over time. This allows for new opportunities to be identified and introduced into the programme, whilst also removing sites and schemes previously forecast, which may no longer be able to come forward.

Housing delivery is extremely complex and reliant on a range of different factors, some of which aren’t entirely within the Council’s control, therefore the programme requires flexibility to be able to maintain continuous delivery.

This option is not recommended.

3.2 Option 2: Add additional sites and acquisitions into the programme

Following approval of the January report, it has since been determined that some schemes are not feasible for delivery at this time and have therefore

been removed from the programme. New opportunities have been identified which can help to compensate for the lost schemes, without which the Council would be unable to continue working towards the target to delivery hundreds of new homes by March 2026. Within a programme of this scale there is an expected degree of over-programming and a number of sites have been identified which will form part of the future programme.

This option is recommended.

4. Consultation on proposal

- 4.1 The Housing Delivery Programme comprises several elements each of which will require different levels of consultation. Depending on the particular strand within the programme, different stakeholders will be consulted as appropriate. Consultation is therefore a rolling process throughout the programme and will be updated as required.
- 4.2 Residents will be formally consulted via the planning process along with all statutory consultees. The Strategic Housing and Development Service will further continue to work with the Neighbourhoods Service to assist with disseminating information about delivery in localities, identifying alignment with Ward priorities. Information about housing delivery has and will continue to be disseminated through the Council tenants' quarterly magazine, 'Home Matters.'
- 4.3 Ward Members will be directly consulted about the potential for new housing development on sites within their respective Wards. Furthermore, as individual schemes are progressed into design, Ward Members will be consulted through the neighbourhood working model at an early stage ahead of planning permission being sought. Recent ward member engagement has taken place in the following wards:
- Wath – Denman Road scheme (Dec 2023)
 - Hooper – West Melton scheme (Dec 2023)
 - Rawmarsh East – Infirmary Road scheme (Jan 2024)
 - Rotherham West – Thornhill scheme (Feb 2024)
 - Boston Castle – Boswell Street scheme (Feb & Mar 2024)
 - Kilnhurst & Swinton East – Ship Inn scheme (May 2024)
- 4.4 It is recognised that following the local elections in May 2024, there are some newly elected Ward Members who wouldn't have been included in the previous member engagement. Engagement will take place with all newly elected members on the Council-owned sites within the respective wards which are proposed for housing development.
- 4.5 Ongoing engagement is undertaken with developers, housing associations, and external funders through a range of communication channels, including the Strategic Housing Forum.

4.6 The Strategic Housing and Development Service will use all stakeholder feedback to shape the future programme and help ensure continuous improvement in the delivery of new council homes.

5. Timetable and Accountability for Implementing this Decision

5.1 The Assistant Director of Housing will have responsibility for implementing the programme. The Assistant Director, Legal Services will have responsibility for the negotiating, approving, and completing of all applicable legal documentation necessary to deliver the scheme, including contracts.

5.2 In-line with previous programme reports, this latest report presents a rolling, continuous programme of delivery. Further reports will be presented to Cabinet on a six-monthly cycle through to March 2026 to keep Cabinet appraised of progress, refresh existing approvals and to seek new approvals as required.

6. Financial and Procurement Advice and Implications

6.1 The development of sites identified in Appendix 1 and the programme of strategic acquisition opportunities listed in Exempt Appendix 2 will be subject to business cases and assessed for affordability within the context of the assumptions in the Housing Revenue Account (HRA) Business Plan and the resources approved as part of the Council's Capital Programme.

6.2 Housing Growth has been modelled in the HRA business plan for affordability. The annual refresh of the HRA business plan in December will consider the affordability of new proposals contained within this report. The model assumes that all capital receipts from sales of private and shared ownership properties are used to fund the housing growth programme. Capital receipts generated from sales of private and shared ownership properties will be used for this purpose in accordance with corporate financing arrangements.

6.3 Homes England grant funding will be sought on a case-by-case basis and will be subject to the usual governance processes prior to applications being made. Social housing properties supported by grant funding have historically been let on Affordable Rent values, rather than Social Rent. However, this will be determined on a scheme-by-scheme basis, once full costs are known and with a preference for Social Rent to be applied, subject to an assessment of the financial viability of the proposed development; Affordable Rent is higher than Social Rent.

6.4 Right to Buy (RTB) 'one-for-one' receipts can be used in place of grant funding for homes built by the Council, contributing up to 50% of the total cost, although RTB receipts are finite. The Government introduced temporary flexibilities on the use of Right to Buy receipts which allowed the Council to retain 100% of receipts generated for 2022/23 and 2023/24; a portion of RTB receipts are normally paid to Government. These additionally retained receipts must be deployed in the same way as 'one-for-one' receipts so are constrained by further rules but will benefit delivery of the programme.

- 6.5 Due to the scale and complexity of the programme, an Employers Agent has been appointed to help expediate the Council build programme. The cost of this has been included in the capital build cost within the HRA business plan model. Costs for aborted schemes will be charged to the HRA revenue budget of £100k, which was established for abortive and pre-scheme costs.
- 6.6 Procurement activity is detailed within the main body of this report. Housing Services are engaging with the Procurement Team to ensure procurement activity is being undertaken in compliance with the relevant procurement legislation (Public Contracts Regulations 2015 / Procurement Act 2023, whichever is the applicable at the time), and the Council's own Financial and Procurement Procedure Rules.

7. Legal Advice and Implications

- 7.1 The recommendations contained in this report are consistent with the Council's constitution and former Cabinet reports on this subject matter. The regular updates allow for timely and flexible decisions to be made in respect of potential housing delivery.

8. Human Resources Advice and Implications

- 8.1 There are no Human Resources implications arising from this report.

9. Implications for Children and Young People and Vulnerable Adults

- 9.1 The development programme will deliver two, three, and four, bedroom homes which will allow families with children to access high quality, affordable homes, thus contributing to improving children's health, wellbeing, and opportunity.
- 9.2 The programme is further delivering bungalows and more specialised 'disabled person units' (DPU) which will allow older and disabled people to live in safe, suitable accommodation that meets their needs and allows them to live independently for longer.

10. Equalities and Human Rights Advice and Implications

- 10.1 Through its wider development programme, the Council will increase the local supply of high quality, affordable homes to meet a range of needs. The Council holds a wide range of data which is used to determine the different needs and influence the types of homes being acquired. For example, of Rotherham's 265,800 residents, around 26% are aged 60 years or over and 9% are aged 75 years or over and the proposed acquisitions include bungalows that are suitable for older people, as well as people with disabilities.
- 10.2 The Council's development programme is critical to supporting families who are on the Housing Register, into high quality and affordable accommodation. Any new homes offered for rent by the Council are managed through the

Council's Allocations Policy to ensure a fair and transparent approach to helping people in the greatest housing need to gain access to suitable and appropriate accommodation.

- 10.3 Surveys will be carried out with the occupants of new homes, and equality and diversity results analysed and compared with other relevant data sets such as the Housing Register. This will allow the Council to understand whether any protected characteristic groups are over or under-represented in new build homes and take appropriate action if required.

11. Implications for CO2 Emissions and Climate Change

- 11.1 Climate change poses a significant threat to environments, individuals, communities, and economies on local, national, and international scales. In recognition of this the Council has aimed to be net carbon neutral as an organisation by 2030, and for Rotherham as a whole to achieve the same position by 2040.
- 11.2 Council Build: Through its own delivery programme, the Council has the ability to ensure that the new homes are high quality and energy efficient, which will contribute to reducing domestic carbon emissions in the longer-term.
- 11.3 Acquisitions: The level of carbon emissions allowed for all new homes is subject to increasing controls. Changes to Part L of the building regulations came into force in June 2022, requiring a 31% reduction in CO2 emissions compared to 2013 standards. All new homes that submit plans after June 2022 or which have not begun construction before June 2023 must comply. New homes acquired by the Council from private builders are specified and built to the housebuilder's usual specification with some changes paid for by the Council to ensure the Council's requirements are met. Further to this the Council will examine whether further changes can be agreed, on a case-by-case basis, to reduce carbon emissions beyond the requirements of building regulations.
- 11.4 Both Council-build and acquisitions will ultimately increase emissions. Whilst mitigations are in place, with an explicit aim to exceed Building Regulations Part L requirements where feasible, the overall net carbon emissions status of Rotherham's social housing stock will increase in the short term. Homes brought forward with electrically sourced heating and hot water provision, however, should become effective carbon neutral once the electricity grid itself achieves zero-carbon. In addition to delivering new homes, the Council continues to improve and sustain its existing homes, including investment to maintain the Decent Homes Standard and improve energy and thermal efficiency.

12. Implications for Partners

- 12.1 The Council has an existing partnership with Equans and Mears through the housing repairs and maintenance contracts and the existing contract terms allow for some housing development. As such, the delivery programme may

also provide an opportunity for the partners to work with the Council on housing development schemes where this would not be at a detriment to the core repair and maintenance functions.

- 12.2 Housing associations continue to play an important role in delivering affordable housing in Rotherham. The Council has a successful track record of working with housing associations to bring land forward for development and maintains strong relationships with many of the largest and most reputable organisations through the Rotherham Strategic Housing Forum.

13. Risks and Mitigation

- 13.1 The key risks are summarised in the table below. A detailed risk assessment will be provided alongside the business case for individual schemes as they are brought forward.

13.2

Risk	Mitigation
Pressure on construction labour and materials (both in terms of supply and costs) resulting from the Covid pandemic, EU Exit and invasion of Ukraine.	Risks recorded and monitored for all individual schemes, advance ordering, and storage of materials where appropriate / possible.
Site suitability - even at a late stage in the process, sites can be found to be unsuitable (for example due to severe contamination or high flood risk) or need to be restricted in terms of the type and numbers of new housing which can ultimately be achieved.	A mixed approach will be taken with regards to scheme procurement. The Council are engaging with developer partners early to ensure optimal delivery within the programme timeframe and that any particularly problematic sites are dealt with and potentially removed from the programme before the Council is contractually committed to build. Grant funding will also help the Council to mitigate against the cost of ground remediation works but where a site is ultimately unsuitable for development it will not be brought forward.
Volatility in the construction sector and uncertainty of contractor interest, capacity and capabilities.	Early market engagement activity (December 2023 and March 2024) with contractors has led to a change in the Council's procurement strategy for the programme.
Delays to housing development schemes resulting from utilities connections and other statutory undertakings	Early engagement with relevant organisations and internal services, and robust project management processes in place with realistic contingencies for costs and delays
Internal staff capacity – Housing, Legal, Procurement, Asset Management etc	Explore different partnering arrangements to reduce client-side resource pressures, including pre-contract service agreements whereby the contractor carries out early

	feasibility work at risk. Ongoing dialogue between services regarding forward planning and resource requirements, and HRA contributions to staffing costs in key supporting services.
Community opposition	Formal resident consultation takes place as part of the Planning process. However, early engagement will take place with Ward Members and the Neighbourhoods team to identify local knowledge and intelligence about the area, which will be utilised to help inform site specific communication plans including any pre-planning resident engagement activity.
Funding availability / eligibility	Continual dialogue with external funding bodies. Investment of time in robust business case preparation to ensure overall costs remain within approved HRA Business Plan affordability modelling and Capital Programme approvals. Regular meetings with Finance colleagues to monitor programme.

14. Accountable Officers

James Clark, Assistant Director of Housing

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Chief Executive	Sharon Kemp OBE	18/06/24
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	07/06/24
Assistant Director, Legal Services (Monitoring Officer)	Phil Horsfield	07/06/24

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This report is published on the Council's [website](#).