

Public Report with Exempt Appendices  
Cabinet

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**Committee Name and Date of Committee Meeting**

Cabinet – 14 April 2025

**Report Title**

Acquisition of land and property at Sheffield Road, S60 1DA

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

Yes

**Strategic Director Approving Submission of the Report**

Andrew Bramidge, Strategic Director of Regeneration and Environment

**Report Author(s)**

Lorna Vertigan, Head of Regeneration  
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**Ward(s) Affected**

Boston Castle

**Report Summary**

The purpose of this report is to enable the progression of the Town Centre regeneration programme, specifically the creation of a new residential community through the allocation of funds to undertake the acquisition of land and property at Sheffield Road.

**Recommendations**

1. That Cabinet endorse the allocation of the 'Strategic Acquisition Fund' to undertake the acquisition of land and property at Sheffield Road, shown in Appendix 1.
2. To authorise the Assistant Director of Property and Facilities Services to agree the terms and conditions and complete the acquisition of the land shown at Appendix 1 in consultation with the Cabinet Member for Transport, Jobs, and the Local Economy.

**List of Appendices Included**

Exempt Appendix 1	Land at Sheffield Road (red line boundary)
Exempt Appendix 2	Summary of Negotiations
Appendix 3	Equalities Impact Assessment
Appendix 4	Carbon Impact Assessment

**Background Papers**

[Regeneration Programme Strategic Land Assembly Report to Cabinet March 2022](#)

**Consideration by any other Council Committee, Scrutiny or Advisory Panel**

None

**Council Approval Required**

No

**Exempt from the Press and Public**

An exemption is sought for Appendix 1 and 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 report contains sensitive information with regards to commercial agreements which could disadvantage the Council in any negotiations if the information were to be made public.

It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information because the parties' commercial interest could be prejudiced by disclosure of this information.

## **Acquisition of land and property at Sheffield Road, S60 1DA**

### **1. Background**

- 1.1 Rotherham Council's regeneration of the town centre is well underway, with the Forge Island development now complete and work started at the markets and library, along with public realm improvements and preparation for a new residential community.
- 1.2 In March 2022 Cabinet approved, amongst others, the acquisition of the site identified at Appendix 1 to facilitate the Council's regeneration objectives. Further, in March 2023 and February 2024 Council approved the allocation of capital to the 'Strategic Acquisitions Fund.'
- 1.3 Having previously approved the acquisition, this report now seeks approval to allocate funds from the Strategic Acquisition Fund to the purchase of the land and property identified at exempt Appendix 1.

### **2. Key Issues**

- 2.1 The Council continues in its objective to create a sustainable and thriving town centre through diversification, the expansion of leisure opportunities, service provision and the creation of a new residential community. Acquisition of under used and derelict land and property along Sheffield Road has been ongoing since 2021 and terms have now been agreed on another significant land holding.
- 2.2 Negotiations undertaken by the Council's agent have concluded with agreement to purchase the site as detailed in exempt Appendix 2.
- 2.3 The future of the site is considered within a package of sites across the town centre which will be presented to the market in April 2025.
- 2.4 In the period up to the redevelopment of the land, the property will be managed by the Council's Property & Facilities Services team and under the current lease arrangements will generate an income to the Council.
- 2.5 Property Services have had oversight of the negotiations and have discussed the detail of the transaction with the agents and are in agreement that the proposed purchase price represents a reasonable consideration for the property interests that are being acquired.

### **3. Options considered and recommended proposal**

- 3.1 The acquisition of the property was approved at Cabinet in March 2022, therefore the options referred to here are solely in relation to the allocation of funding.
- 3.2 The Strategic Acquisition Fund was allocated for the purpose of purchasing property and enabling the regeneration programme, particularly in relation to the town centre. The acquisition and redevelopment of this property will

facilitate the development of new town centre housing and is therefore in keeping with the aims of this funding allocation.

**This option is recommended.**

- 3.3 Alternative funding could be sought, however given the existence of the Strategic Acquisition Fund and its express purpose being property acquisition this is considered the most appropriate fund.

**This option is not recommended.**

- 3.4 A do nothing option would see no funding allocated to this acquisition and the property remaining in private sector ownership. While the Council has acquired significant land and property within this area of the town, the proposition for the market and impact on the town centre of a larger development site is considered more beneficial.

**This option is not recommended.**

#### **4. Consultation on proposal**

- 4.1 Negotiation with the property owners has been undertaken by the Council's appointed agents.
- 4.2 Consultation on the proposed future of the site will be undertaken once a development partner has been appointed. However, the ambition to diversify the town centre and create a new community has been consulted upon through the development of the 2017 Town Centre masterplan and the Town Investment Plan in 2021.

#### **5. Timetable and Accountability for Implementing this Decision**

- 5.1 Heads of Terms for the acquisition have been agreed and Legal Services are in the process of drafting contracts. Completion of the acquisition will be progressed subject to a Cabinet Decision.
- 5.2 The funding allocation proposed will be taken from the Strategic Acquisition Fund allocated for financial years 23/24/25.

#### **6. Financial and Procurement Advice and Implications**

- 6.1 The acquisition of land falls outside the scope of procurement legislation and as such there are no procurement implications associated with the recommendations detailed in this report.
- 6.2 The financial implications of the proposed recommendation are set out in the exempt Appendix 2. After acquisition there are revenue implications for long term property holding which will be covered by rental income and the feasibility fund.

## **7. Legal Advice and Implications**

- 7.1 The recommendations contained in this report are in line with existing decisions and there are no further legal implications arising from the contents of this report.

## **8. Human Resources Advice and Implications**

- 8.1 There are no direct HR implications arising from this report.

## **9. Implications for Children and Young People and Vulnerable Adults**

- 9.1 There are not considered to be any direct implications from the allocation of this funding.

## **10. Equalities and Human Rights Advice and Implications**

- 10.1 There are not considered to be any direct implications from the allocation of this funding.
- 10.2 An Initial Equality Screening Assessment has been completed and is attached at Appendix 3.

## **11. Implications for CO2 Emissions and Climate Change**

- 11.1 There are not considered to be any direct implications from the allocation of this funding.

## **12. Implications for Partners**

- 12.1. There are not considered to be any direct implications from the allocation of this funding.

## **13. Risks and Mitigation**

- 13.1 If the acquisition of the property does not proceed the funding could be reallocated to the acquisition of alternative properties.

## **14. Accountable Officers**

Lorna Vertigan, Head of Regeneration  
Tim Hartley, Head of Property

Approvals obtained on behalf of Statutory Officers: -

	<b>Named Officer</b>	<b>Date</b>
Chief Executive	Sharon Kemp OBE	31/03/25
Assistant Director of Financial Services (Deputy S.151 Officer)	Rob Mahon	26/03/25
Head of Legal Services (Monitoring Officer)	Bal Nahal	21/03/25

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