

Committee Name and Date of Committee Meeting

Improving Places Select Commission – 10 June 2025

Report Title

Housing Strategy 2022-25 Final Progress Report

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

No

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

The Housing Strategy 2022-25 was approved by Cabinet in June 2022 and published in July 2022.

The Strategy recognises the key issues affecting housing in Rotherham and the impact these have on residents and sets out how the Council will work in partnership to address the priorities identified.

The Housing Strategy is being refreshed, subject to Cabinet approval towards the end of the year. This report is presented for information and provides a final position statement for the three-year strategy period between April 2022 – March 2025.

Recommendations

1. That progress against the Housing Strategy priorities is noted.
2. Improving Places Select Commission continue to receive annual progress reports for the Housing Strategy.

List of Appendices Included

Appendix 1 Housing Strategy 2022-25 Final Progress

Background Papers

[Rotherham Housing Strategy 2022-25](#)

[Housing Strategy 2022-25 Progress Report 22/23 Yr1](#)

[Housing Strategy 2022-25 Progress Report 23/24 Yr2](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel

No

Council Approval Required

No

Exempt from the Press and Public

No

Housing Strategy 2022-25 Final Progress Report

1. Background

- 1.1 Rotherham's 30-year vision for housing was established in 2013, and the Housing Strategy is refreshed regularly to ensure priorities reflect current views.
- 1.2 The aim of the 30-year strategy is to see;
- People living in high quality homes, whether in the social rented, private rented or home ownership sector
 - Rotherham Council playing its part by being the best housing provider in the country, delivering high quality services and support, and peaceful and well-managed neighbourhoods
 - A smaller gap between the most and least disadvantaged neighbourhoods, so that all of Rotherham's people can live in safe, healthy and vibrant communities
 - No households living in homes that are poor in terms of energy efficiency
- And the fifth aim was introduced in 2015 following consultation;
- to create a revitalised town centre with a new urban community.
- 1.3 The Housing Strategy 2022-25 is the fourth instalment of the 30-year strategy. It was approved by Cabinet in June 2022 and published in July 2022.
- 1.4 The current Strategy recognises the key issues affecting housing in Rotherham and the impact these have on residents and sets out how the Council will work in partnership to address the priorities identified.

The six priorities for 2022-2025 are:

- High quality new homes
- Affordable homes to meet local need
- Investing in existing homes
- Bringing empty homes back into use
- Supporting people to live independently
- Strengthening communities

- 1.5 This 3-year strategy chapter concluded in April 2025, and a new strategy is being drafted. This will be presented to Cabinet before the end of the year.

2. Key Issues

- 2.1 An update report has been provided to IPSC annually and a summary of delivery against each of the six priorities is provided below.
- 2.2 Also see Appendix 1 Housing Strategy 2022-25 Final Progress.

2.3 High quality new homes

2022-25 Aims:

- We will deliver our current Housing Development Programme ensuring quality and sustainability.
- We will listen to what residents tell us and continue to engage with local communities and stakeholders on all Council-led developments.
- We will promote the benefits of high-quality homes through our annual Developer Summit, and the Council's website.

Outputs and Achievements:

- Annual housing delivery targets were met:
- Homes delivered with council support, including via land sales and empty homes brought back into use (Council Plan Target PE06):

Year	PE06 Target	Total Delivery
2022/23	225	373
2023/24	200	221
2024/25	200	213

- Member, resident and service feedback is routinely used to shape all council led development.
- Developer and partner engagement events have taken place throughout the strategy period.
- Introduction of a Market Acquisition Policy in 2023 to expand and expedite the Councils ability to acquire homes to meet local need.
- The first market acquisition was completed in 2024 and by the end of 24-25, 64 homes had been acquired.
- A pipeline of delivery is in place up to 2027.
- A total of 674 homes for council rent and shared ownership have been delivered since January 2018, therefore 326 are required to reach the 1000 homes target. This is forecasted to be achieved by Summer 2027 and will be reflected in the Strategy refresh.

2.4 Affordable homes to meet local need

2022-25 Aims:

- We will continue to deliver our ambitious, Housing Revenue Account funded new build programme, to add hundreds of additional affordable homes to the 356 already completed by the Council since 2018.
- 171 Council built homes are in progress in Rotherham town centre, and we will go over and above Planning requirements to ensure that 75% of these are affordable tenures.
- We will continue to support other organisations to deliver affordable homes.
- We will continue to promote Shared Ownership homes and provide general advice and information to residents about other affordable home ownership opportunities.
- We will work with developers, landowners and funders to accelerate the delivery of key housing sites, which will lead to the creation of affordable homes through planning policy requirements.

Outputs and Achievements:

- 341 new affordable homes delivered in the last three years

Year	S/O	Rent	Total
2022/23	16	127	143
2023/24	18	24	42
2024/25	3	153	156
Total	37	304	341

- 171 homes completed in the town centre, signalling the beginning of a new town centre community.
- Supported housing partners to deliver affordable homes;

2022/23	230
2023/24	179
2024/25	57

- Enabled the partnership of Great Places, Sanctuary Housing and Wise Living to deliver 237 homes at Chesterhill.
- 13 homes secured under the Rough Sleeper Accommodation Programme by Action Housing and SYHA.

2.5 Investing in existing homes

2022-25 Aims:

- We will deliver energy efficiency improvements to more than 140 Council homes in Maltby, with support from the government's Social Housing Decarbonisation Fund.
- We will maintain decency standards in Council stock and implement the findings of the ongoing Decency Review resulting from the Social Housing White Paper.
- We will provide information to homeowners about the support available to help them improve their homes.
- We will make use of Banning Orders to tackle poor housing conditions and protect vulnerable people in privately rented homes.

Outputs and Achievements:

- Completion of the Maltby decarbonisation project, 131 homes significantly improved totalling £1.4m investment.
- Capital investment into council homes including:
 - £12.3m on 4958 boiler replacements
 - £4.6m on thermal improvements to 644 properties
 - £17.3m on roof and roof line replacement works to over 1339 properties
 - £762k on window and door replacements to 711 properties
 - £1.4m on electrical upgrade works to 404 properties
 - £1.7m refurbishing 31 properties at Catcliffe following flood damage
 - £1.2m replacing 823 fire doors.
- Overall average EPC rating of council homes has improved from band D to C.

- 1,363 projects have been enabled on private homes via the ECO4 Insulation programmes, totalling £9m of investment into the borough.
- Preparation for inspection well underway.
- Implementation of a new Damp and Mould Policy.
- Commissioned a programme of stock condition surveys on all council stock (4-year programme).

2.6 Bringing empty homes back into use

2022-25 Aims:

- We will continue to deliver against the Empty Homes Plan.
- We will help owners understand how they can help meet local housing need, for example by promoting success stories.
- We will explore options to transform empty homes into new affordable homes.
- We will make use of the enforcement tools available.
- We will consider how other empty spaces (such as derelict buildings and spaces above shops) could be repurposed to provide new homes.

Outputs and Achievements:

- During 2022-25
 - 345 empty property enquiries were received and dealt with
 - 84 empty properties were brought back into use
- Empty Homes Plan has been revised and new web pages developed.
- Empty Homes Week promoted annually.

2.7 Supporting people to live independently

2022-25 Aims:

- We will build more bungalows on small Council-owned sites, and purchase more bungalows from private developers, in order to increase housing that is suitable for people with accessibility needs.
- We will develop apartments for older people in Rotherham Town Centre.
- We will maximise the use of aids, adaptations, and assistive technology to support independence in the home.
- Accessibility and adaptability will be designed into the fabric of new Council housing developments to ensure we can meet the needs of a range of people and support the creation of mixed communities.

Outputs and Achievements:

- 32 bungalows have been delivered, including 2 accessible family homes.
- Elizabeth House completed May 2022, and provided 23 homes for council rent, aimed at people over the age of 55.
- The new policies and strategies published;
 - Homelessness and Rough Sleeper Strategy
 - Aids and Adaptations Assistance Policy
 - Temporary Accommodation Placement Policy
- Over the last three years we have facilitated 2,203 major adaptations, 13,372 minor fixings and 3,893 minor adaptations to support people in their homes.

- Homelessness Improvement Plan has resulted in huge reductions in the use of hotels.
- 4,667 homelessness cases have been dealt with during this period.

2.8 Strengthening communities

2022-25 Aims:

- We will continue to ensure social value is embedded in all housing development contracts – all projects will be challenged to ensure they positively contribute to the local economy, provide jobs and training opportunities and maximise the use of local supply chains.
- We will review the current community-led housing scheme and explore opportunities for further community-led housing development in Rotherham.
- We will produce surveys to measure the impact and outcomes of our housing developments on local communities.

Outputs and Achievements:

8,157 tenancy health checks completed.

- Town Centre Housing Development generated;
 - £315,000 in social and community investment
 - 94% local labour and 86% of spend is from within 40 miles of the site
 - 95% waste diverted from land fill
 - Hosted over 1,000 apprentice weeks and employed 62 local people
- £33m social value delivered through the Repairs and Maintenance Contract since Jan 2022.
- Increased the overall programme of tenant and resident support;
 - Received 4,207 tenancy support referrals
 - Helped 581 residents complete accredited training
 - Secured 601 residents into sustainable employment
 - Generated an additional £1,466,410 in income for tenants and residents so far this year
- The Energy Crisis Support Scheme has approved payment awards of up to £400 per household for 11,303 applicants

3. Options considered and recommended proposal

3.1 This report is presented for information.

4. Consultation on proposal

4.1 The report is presented for information. The next chapter of the Housing Strategy will be subject to consultation.

5. Timetable and Accountability for Implementing this Decision

5.1 This report is presented for information.

6. Financial and Procurement Advice and Implications

- 6.1 There are no direct financial implications resulting from the recommendations detailed in the report. The activity detailed in the report will be funded via existing budgets and resources.

The HRA Business Plan is updated annually to provide a financial assessment of Housing proposals over 30 years. The HRA BP takes into account planned actions as part of the Housing Strategy, and its impact on the management and financing of the Council's housing stock.

- 6.2 As an update report there are no direct procurement implications arising from the recommendation detailed in this report.

7. Legal Advice and Implications

- 7.1 There are no substantive legal issues arising from the content of this report.

8. Human Resources Advice and Implications

- 8.1 There are no human resource implications specific to this report.

9. Implications for Children and Young People and Vulnerable Adults

- 9.1 The Children and Young Peoples Service, and Adult Care and Public Health have been consulted and have had an input into the Housing Strategy. By ensuring a range of affordable homes are delivered to meet a wide range of different needs, the Housing Strategy will help to provide safe, high-quality homes for children and young people, and vulnerable adults, allowing them to live safely and independently.

10. Equalities and Human Rights Advice and Implications

- 10.1 Having access to good quality and affordable homes is important for all of the borough's diverse communities, and the Housing Strategy seeks to remove barriers people can face in accessing a home to meet their needs. Data and consultation are used to understand Rotherham's communities, and through all the priorities within the Housing Strategy will deliver homes that meet the needs of older people, people with disabilities, larger families, single people and couples. The Council will continue to engage with communities and make sure the homes provided and enabled, meet their changing needs.

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 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.

12. Implications for Partners

12.1 The aims set out in this Strategy will only be achieved by working in partnership with a range of local and regional stakeholders. The Council works strategically with partners through the Rotherham Strategic Housing Forum and with preferred Housing Association partners to help meet the wide range of housing need across the borough. Working with Homes England and the South Yorkshire Mayoral Combined Authority to access funding opportunities is vital to make housing delivery schemes viable.

12.2 The Housing Strategy has been developed in collaboration with, and will be monitored by, Rotherham's Strategic Housing Forum, which includes representation at a senior level from voluntary sector organisations, social housing providers, landlords and developers.

13. Risks and Mitigation

13.1 The risk of failing to deliver the commitments set out in the Housing Strategy and action plan will be mitigated by ensuring the correct staff resources and processes are in place, and through regular and robust progress monitoring including an annual report to the Improving Places Select Commission.

13.2 The risk of the Housing Strategy becoming out of date due to policy and context changes at the national and local level, is mitigated by refreshing the Housing Strategy every three years.

Accountable Officer(s)

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Michael Hellewell, Head of Strategic Housing and Development
Sarah Watts, Strategic Housing Manager

Approvals obtained on behalf of:

	Name	Date
The Strategic Director with responsibility for this report	Ian Spicer, Strategic Director of Adult Care, Housing and Public Health	23/05/25
Consultation undertaken with the relevant Cabinet Member	Cabinet Member for Housing	19/05/25

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This report is published on the Council's website.