

Rotherham Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Rotherham, Bassingthorpe Farm and the wider borough.

Inside this briefing

A practical guide to funding routes, local programmes and the organisations turning sites and neighbourhood priorities into delivery.

For organisations delivering housing and regeneration in Rotherham.

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Rotherham Town Hall

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Maltby East Pride in Place (phase two)	Ten-year vision and four-year plan due to Government by 30 November 2026. Board (Chair Warren Carratt) meets monthly; interim report tabled 18 September 2026. [5,34,38]
Rotherham Central Pride in Place (phase one)	Regeneration Plan submitted; no plan deadline. Chair Eleanor Lockley appointed 11 June 2026; further board recruitment under way. [4,6,7]
Pride in Place Impact Fund	£750,000 in each of 2025/26 and 2026/27; national guidance requires commitment by 31 March 2027. Local distribution not yet published. [9,10,11]
Rotherham Local Plan Call for Sites 2026	Open to 31 December 2026, extended after the August 2026 NPPF revision. New Local Plan to meet needs into the 2040s. [39]
Bassingthorpe Farm SPD	Approved by Cabinet 15 September 2026; development-partner search under way; no funding package published. [16,17,22]

Figures in this briefing cover different programmes, geographies and periods. They should not be added into a single borough investment total.

Up to £46 billion over ten years

Homes England and its subsidiary, the National Housing Bank, have up to £46 billion to deploy across England to 2036. These are the principal streams. [1]

The joint Investment Prospectus, published on 31 March 2026 ahead of the Bank's opening on 1 April, brings grant, land and finance into one framework. The Bank aims to attract more than £50 billion of additional private capital over the decade.

Stream	Amount	What it funds / who it reaches
Social and Affordable Homes Programme 2026–2036	At least £27bn outside London £39bn nationally, including London	Capital grant for social and affordable rent, shared ownership, supported housing and estate regeneration. Registered Providers, councils, housebuilders and community-led organisations, through continuous market engagement or strategic partnerships.
Housing and Infrastructure Capital Grant	About £3.1bn Homes England's share of the £5bn national pot*	Land assembly, remediation and strategic infrastructure; dedicated viability-gap support planned for later in 2026/27. Councils, developers and landowners with sites the market cannot unlock alone.
National Housing Delivery Fund Debt, equity and guarantees	Up to £16bn	Loans, equity and guarantees, including funding that may be devolved to mayoral authorities. Housebuilders, Registered Providers, funds and lending partners.

*The prospectus describes the agency's share as £3.1bn, subject to final confirmation. These are programme envelopes, not a ring-fenced allocation to Rotherham.

PROGRAMME MILESTONES

Date	Milestone
31 March / 1 April 2026	Investment Prospectus published / National Housing Bank opens
25 August 2026	First wave: £9.58bn to 33 strategic partners outside London [2]
Later in 2026/27	Dedicated viability-gap grant planned [1]
To 2036	Ten-year programme period

Land, grant and finance can be combined around the needs of a scheme.

Grant, land and finance

Which support fits a scheme depends less on its size than on what is holding it up: a funding gap, a difficult site, or the tenure of the homes to be delivered. [1]

Family	Product	Purpose	Typical user
Grant	Social and Affordable Homes Programme	Affordable tenures, supported housing and estate regeneration	RPs, councils, developer partners
Grant	Housing and Infrastructure Capital Grant	Viability gaps, infrastructure, land assembly and remediation	Councils, landowners, master developers
Land	Homes England land	Acquisition, enabling and disposal through sale, lease, development agreement or joint venture	Developers of all sizes
Finance	SME Accelerator Loan	Site finance for smaller builders establishing a track record	SME housebuilders
Finance	Revolving credit facility	Multi-site support alongside commercial lenders	Growing builders
Finance	Senior and mezzanine debt	Project funding for build to rent, later living and brownfield schemes	Developers and funds
Finance	Corporate lending	Balance-sheet finance for growth, including modern methods of construction	Housebuilders
Finance	Infrastructure loans	Long-term finance, up to 15 years, for upfront infrastructure	Developers and councils
Finance	Low-interest RP loans	Unlocking capital investment in social and affordable homes	Registered Providers
Finance	Equity	Minority investment in vehicles typically delivering more than 3,000 homes	Funds and partnerships
Finance	Guarantees	Bonds and loans to reduce institutional financing costs	Funds and RPs

Two grant routes in South Yorkshire. Land, remediation and infrastructure support normally comes first through the Mayoral Combined Authority: the £65m Brownfield Housing Fund closed in March 2026, a further £118m from April 2026 continues housing development from the National Housing Delivery Fund, and SYMCA has held an integrated settlement since April 2026. Social and Affordable Homes Programme grant remains administered by Homes England, assessed against the mayor's published strategic priorities. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Rotherham scheme, the first conversation depends on the funding gap; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR SOUTH YORKSHIRE

£249m

c.2,200 homes

Estimated strategic-partnership spend and homes across the region in MHCLG's regional funding breakdown of 24 August 2026; the companion Homes England release names the 33 partners and gives no totals. Neither gives a Rotherham allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England SAHP, via strategic partnership or CME. Bassingthorpe Farm and Rotherham town centre are named SAHP Catalyst Sites.	Tenure, delivery partner, grant need. No Rotherham SAHP allocation published. [1]
Land, infrastructure or abnormal costs	Rotherham Council, via SYMCA's integrated settlement. The Brownfield Housing Fund closed March 2026; the £118m successor has no published open call.	Why the site cannot proceed. Olive Lane, Waverley: 50 homes, Brownfield Housing Fund. [3,28]
Additional affordable-housing support	SYMCA's Growth Hub team, the route SYMCA now names for housing and development enquiries.	SAHP secured or progressing; the remaining gap and deliverability.
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower structure, commercial funding, security. [1]

SYMCA housing funds: current position. The Brownfield Housing Fund closed in March 2026 after supporting 45 developments and more than 3,700 homes. No published open call for the £118m successor programme was found at 19 September 2026; housing and development enquiries go to the Growth Hub team and the sponsoring council. The Strategic Place Partnership with Homes England (February 2024) is the pipeline route. [3]

Bassingthorpe Farm. SPD approved 15 September 2026; c.2,000 homes north of the town centre — a masterplan ambition, not a consented scheme; the Council owns c.25% of the land and is seeking a development partner. [16,17,22]

REGIONAL AMBITIONS TO DESIGN FOR

South Yorkshire's published SAHP priorities seek 9,000 affordable homes over five years, a 60% Social Rent / 40% other affordable tenure mix and 10% supported or specialist housing, with named Catalyst Sites; the Strategic Place Partnership targets about 5,000 homes (about 2,000 affordable) and the Don Valley Corridor Mayoral Development Zone 10,500 homes over 30 years. These are regional ambitions across delivery routes. [21]

Who decides what

Funding, planning and delivery sit with different organisations. Identify the decision you need before choosing the first conversation.

01

Homes England / National Housing Bank

Final SAHP funding and contractual decisions; the Bank assesses its finance investments. [1,18]

02

South Yorkshire Mayoral Combined Authority

Regional priorities, tenure mix and strategic priorities for SAHP; the Don Valley Corridor MDZ; the South Yorkshire Investment Zone; the integrated settlement.

03

Rotherham Metropolitan Borough Council

Local housing need, planning authority, council land and its own new-build programme (1,000 new council homes by 2027); accountable body for Pride in Place across the borough. [4,12]

04

Two Pride in Place neighbourhood boards

Rotherham Central Pride in Place Board (Chair: Eleanor Lockley); Pride in Maltby Neighbourhood Board (Chair: Warren Carratt, Vice Chair Beverley Ferguson), working with local MP Jake Richards. [4,5,7,8,38]

05

Development and delivery partners

Great Places Housing Group with Keepmoat (Midland Road); Lindum Group (Olive Lane, Waverley); Rotherham Council seeking a development partner for Bassingthorpe Farm. [22,26,27,28]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
SYMCA housing / infrastructure	growthhub@southyorkshire-ca.gov.uk
Rotherham regeneration / town centre masterplan	rotherham.gov.uk/business-economy/rotherham-town-centre-masterplan [25]
Pride in Place (Rotherham Central, Maltby East)	via rotherham.gov.uk/local-economy/pride-in-place and the Maltby East page [4,5]
Procurement	via rotherham.gov.uk/budgets-spending-performance/council-tenders-contracts , then YORtender registration [32,33]

A useful first enquiry names the site, landowner, proposed use, delivery lead, funding gap and next decision. Attach a concise programme and explain what the requested intervention changes.

A route for smaller providers

A first-wave strategic allocation is one route into delivery. Continuous Market Engagement also gives eligible organisations a direct route to Homes England.

Continuous Market Engagement

Open for individual schemes and portfolios, while funding remains available. Designed to accommodate smaller partners, new entrants and complex projects. [19]

Strategic partnerships

Programme-level allocations support delivery at scale. The initial bidding round closed on 15 April 2026; future rounds will be announced. [18]

Route	Practical fit and requirements
CME general	A direct scheme bid. Establish eligible tenure, costs, delivery readiness and grant need with Homes England. [18,19]
CME portfolio	Discuss the pipeline before bidding. Initial portfolios normally deliver 300–500 homes; named sites should start by 31 March 2028 and complete by 31 March 2032. [19]
Delivery partnership	An eligible RP or council can work with a strategic partner under the programme's delivery-partner rules. Owning the funded homes is a different role from supplying construction services. [18,20]

BEFORE A GRANT APPLICATION

Organisations need Homes England Investment Partner qualification to receive grant. New partners can apply for that status alongside the funding application. Programme qualification and regulatory registration are separate steps. [19]

The bid should show how it meets local housing need and regional priorities. South Yorkshire's published priorities seek 60% Social Rent, 10% supported housing and delivery on the named Catalyst Sites. [21] Rotherham's adopted Core Strategy (2014) sets a housing requirement of 958 dwellings a year (14,371 homes, 2013–2028); the Core Strategy Partial Update and its proposed 554 dwellings a year is no longer being progressed. Five-year supply is measured against the standard method (c.1,151 homes a year, May 2026 tabulation) — not verified in detail for this brief. [14,15,39]

HOW TO PREPARE THE DISCUSSION

Bring a site schedule, proposed tenure mix, cost plan, planning position, delivery programme and confirmation of the intended landlord. Explain what is ready now and which dependencies still need resolving.

Places and programmes

Bassingthorpe Farm, the town centre masterplan and two named affordable schemes sit at different stages. Establish the live phase and the organisation commissioning it before approaching a partner.



Rotherham town centre · Don Street at Corporation Bridge.

Bassingthorpe Farm

c.2,000 homes, SPD approved

Rotherham Council's cabinet approved the Bassingthorpe Farm SPD on 15 September 2026, guiding a '21st century garden community' north of the town centre with a new primary school, health hub and community facilities. The Council owns c.25% of the land and is seeking a development partner. [16,17,22]

No confirmed funding package or phasing programme was found; not verified against a live planning consent.

Rotherham Gateway / town centre masterplan

Up to c.400 homes, station pencilled for late 2030

The Rotherham Town Centre Masterplan and the proposed Rotherham Gateway mainline station at Forge Way are reported to unlock around 400 homes, with a first phase alongside the station 2028–2030; a £3m consultant contract was reported September 2026. [23,24,25]

Figures are press-reported and not verified against a planning consent or funding award.

Midland Road, Eastwood

120 affordable homes, £30m

Great Places Housing Group, investing £30m, with Keepmoat delivering construction, has started work on 120 social-rent homes on a former bus-depot site; planning permission secured December 2025; funded through Homes England's Strategic Partnership (SP2). First homes expected spring 2027. [26,27]

Scheme-level grant amount for the site specifically was not published.

Olive Lane, Waverley

50 homes, SYMCA Brownfield Housing Fund

Lindum Group is delivering 50 homes and two commercial units in the Waverley neighbourhood, each fitted with heat pumps, solar panels and EV charging, as part of SYMCA's now-closed Brownfield Housing Fund. [3,28]

Scheme-level grant amount was not itemised in the sources checked — not verified.

Two neighbourhoods, two cohorts

Rotherham Central and Maltby East each have up to £20m over ten years. Their boards shape local priorities; do not sum the two into one figure. [4,5,6]



Rotherham

Neighbourhood	Published position / next conversation
Rotherham Central (phase one)	Up to £20m over ten years. One of the phase 1 places, announced March 2025; no plan deadline applies. Regeneration Plan submitted November 2025; delivery began April 2026, with further investment plans due 2030 and 2033. Governance: Neighbourhood Board including South Yorkshire Police, local councillors and MP Sarah Champion. Chair: Eleanor Lockley, appointed 11 June 2026; further recruitment under way. [4,6,7,8,40]
Maltby East (phase two)	Up to £20m over ten years. Named in MHCLG's phase 2 cohort; ten-year vision and four-year plan due to Government by 30 November 2026. Pride in Maltby Neighbourhood Board established; consultation ran through 2026 under three themes: Stronger Communities, Thriving Places, Taking Back Control. Chair: Warren Carratt; Vice Chair: Beverley Ferguson, named in board minutes of 7 August 2026, alongside MP Jake Richards. Board meets monthly; interim consultation report tabled 18 September 2026. [5,34,38]

BRING A PROJECT THAT CAN BE DELIVERED

Need, ownership and consent

Explain who benefits and how the proposal responds to residents. Identify land control, a delivery lead, consents and dependencies.

Capital and continuing costs

Set out works, development costs and contingency, then identify the asset owner, operating budget and maintenance responsibility.

Rotherham appears nowhere in the 20 March 2026 phase 2 expansion note (40 English boards, no Yorkshire and the Humber place), so the 30 November 2026 deadline applies. [34,35] The Impact Fund pays £750,000 in each of 2025/26 and 2026/27 — separate borough-wide money; commit by 31 March 2027. [9,10,11] Boards need at least eight members, 51% local. [36,37] Contacts: page 6.

Different pots, different decisions

Rotherham's two Pride in Place neighbourhood plans, the Impact Fund and the scheme-level housing grants operate at different scales and on different timetables.

£1.5m

Rotherham borough: Pride in Place Impact Fund, 2025/26 and 2026/27 combined [9,10,11]

Component	What the figure includes
£750,000	Pride in Place Impact Fund, 2025/26, confirmed in Annex A of MHCLG's determination. [9]
£750,000	Pride in Place Impact Fund, 2026/27, confirmed in Annex A of MHCLG's determination. [10]

Do not sum the Impact Fund with the two £20m Pride in Place neighbourhood allocations below. [4,5,11]

LOCAL FUNDS AND PROJECT CALLS

Fund	Latest published position
Pride in Place , Rotherham Central / Maltby East	£20m each, ten years. Two separate allocations, not a single sum. [4,5,6]
SYMCA Brownfield Housing Fund , Olive Lane (Waverley)	Scheme-level grant, part of £65m/45-scheme South Yorkshire total; fund closed March 2026. [3,28]
UK Shared Prosperity Fund successor, 2026/27	Not verified; no Rotherham-specific allocation found.

Do not add these figures together. Different programmes, geographies and periods.

ROTHERHAM PRIDE IN PLACE IMPACT FUND

£750,000	£750,000 in each of two years: 2025/26 and 2026/27, confirmed in Annex A of both determinations (94 authorities each year) and in the council's own Cabinet report. [9,10,11]
0 X 2	Allocation is borough-wide; no target wards published.

Commitment required by 31 March 2027; not extra funding for the two neighbourhood programmes.

Homes, partners and local need

Rotherham's adopted Core Strategy (2014) sets a requirement of 958 dwellings a year (14,371 homes, 2013–2028); the abandoned Partial Update proposed 554 a year; the standard method gives c.1,151 homes a year, the figure supply is measured against. [14,15,39]



River Don · The town-centre weir.

Partner / example	Documented local delivery
Rotherham Council, Bassingthorpe Farm	SPD approved 15 September 2026; c.2,000-home masterplan ambition; development-partner search under way. Not a consented scheme — not verified as pipeline homes. [16,17,22]
Rotherham Council / Homes England / SYMCA, Rotherham Gateway / town centre masterplan	Press-reported c.225–400 homes adjacent to a proposed mainline station; station opening pencilled for late 2030. Not verified against a funding award or consent. [23,24,25]
Great Places Housing Group / Keepmoat, Midland Road	120 affordable (social rent) homes; £30m investment; Homes England Strategic Partnership (SP2); completion from spring 2027. [26,27]
Lindum Group, Olive Lane (Waverley)	50 homes plus two commercial units; SYMCA Brownfield Housing Fund; heat pumps, solar and EV charging fitted. [3,28]

These are examples of local activity, not a complete provider list, procurement shortlist or evidence of a new SAHP award.

FOR DEVELOPMENT AND ASSET TEAMS

Agree tenure, accessible homes and support needs before fixing the unit mix. Bring the operator into the appraisal: nominations, management, service charges and whole-life maintenance. Keep new-supply budgets separate from existing-stock investment.

From scheme assembly to appointment

The national programme supports delivery through councils, Registered Providers and developers. The local supply chain enters through their projects, procurement routes and contractor packages.

Stage	Lead organisations	Specialist input
01 · Site and viability	Council estates, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, developer, Homes England / SYMCA where relevant	Ground investigation, remediation, ecology, civils and utilities
03 · Funding and agreement	RP, developer, public funder, lender	Legal, cost advice, programme and development finance
04 · Design and consent	Client team, architect, planning authority	Architecture, engineering, arboriculture and technical coordination
05 · Construction	Main contractor and client delivery team	Groundworks, structure, roofing, M&E, scaffolding and site services
06 · Handover and operation	RP asset team, council or other operator	Commissioning, landscaping, compliance and maintenance

FINDING THE ACTUAL ROUTE TO WORK

Rotherham Metropolitan Borough Council's procurement opportunities are published on YORtender, confirmed from the council's own 'Council tenders and contracts' page, which also publishes the contract register and its Procurement Specific Questionnaire and Procurement Act guidance for bidders. Registration is free. [33]

Above-threshold notices also appear on [Find a Tender](#), including the Rotherham Construction Partnership (RCP) 5 Framework, running 1 February 2026 to 31 January 2030 — the borough-specific construction framework alongside the regional YORbuild family. [31]

A funding announcement does not itself create an open invitation to tender: at Bassingthorpe Farm, the Council is still seeking a development partner rather than running a live construction tender. [22]

A funding announcement does not itself create an open invitation to tender. Confirm whether work is being commissioned directly, through a framework or by a main contractor.

Build the workforce into the plan

Construction skills, training capacity and local employment should be considered while the scheme and its contracts are being assembled.

CONSTRUCTION SKILLS AT RNN GROUP

RNN Group (Rotherham College, Dearne Valley College and North Notts College) delivers Construction T Levels in Onsite Construction and Building Services Engineering, plus Foundation routes, backed by government capital funding for new T-Level centres. Esh Group is an Employer Partner since September 2023. [29]

The region's Construction Technical Excellence College is Leeds College of Building, the Yorkshire and the Humber CTEC, one of ten nationally, backed by £100m with a target of 40,000 trained by 2029. There is no CTEC inside South Yorkshire; Rotherham College's role as a delivery partner is not verified. [30]

01 · Forecast

Trades, numbers and start dates

02 · Agree

Training, supervision and delivery partners

03 · Evidence

Starts, qualifications and sustained work

A PRACTICAL WORKFORCE BRIEF FOR A LIVE SCHEME

Agree early	What to record
Demand and timing	Map likely labour needs to the programme: enabling works, structure, services, finishes and handover.
Employer and supervision	Name the employing organisation, site supervisor and training partner. Allow time for recruitment and induction.
Learning and progression	Identify the relevant qualification, practical experience and route into continuing work.
Evidence of delivery	Agree how starts, completions, qualifications and employment outcomes will be recorded by the contract owner.

Suggested briefing checklist for clients and contractors. Agree the actual commitments through the scheme's procurement and contract process.

CONNECT TRAINING WITH COMMUNITY BENEFIT

Use the college's employer routes alongside the workforce plan, with named responsibilities and outcomes that can be evidenced through the contract owner.

[Rotherham College / RNN Group](#)

Evidence and source notes

Research checked on 19 September 2026. Numbered references link to primary sources; public enquiry routes are on page 6.

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