

Oldham Borough Council



Council Meeting
Wednesday 1st November 2023

OLDHAM BOROUGH COUNCIL

**To: ALL MEMBERS OF OLDHAM BOROUGH COUNCIL,
CIVIC CENTRE, OLDHAM, OL1 1UL**

AMENDMENTS TO MOTIONS

1. Conservative Amendment to Administration Motion 1 (1 - 6)
2. Labour Amendment to Conservative Motion (7 – 12)
3. Conservative Amendment to Liberal Democrat Motion (13- 16)
4. Labour Amendment to Liberal Democrat Motion (17 – 22)
5. Conservative Amendment to Independent Motion (23 – 26)
6. Liberal Democrat Amendment Independent Motion (27 – 28)
7. Labour Amendment to Independent Motion (29 – 32)
8. Liberal democrat Amendment to Failsworth Independent Party Motion (33 – 34)
9. Labour Amendment to Failsworth Independent Party Motion (35 – 36)

PROCEDURE FOR NOTICE OF MOTIONS
NO AMENDMENT

MOTION – Mover of the Motion to MOVE



MOTION – Secunder of the Motion to SECOND – May reserve right to speak



DEBATE ON THE MOTION: Include Timings



MOVER of Motion – Right of Reply



VOTE – For/Against/Abstain



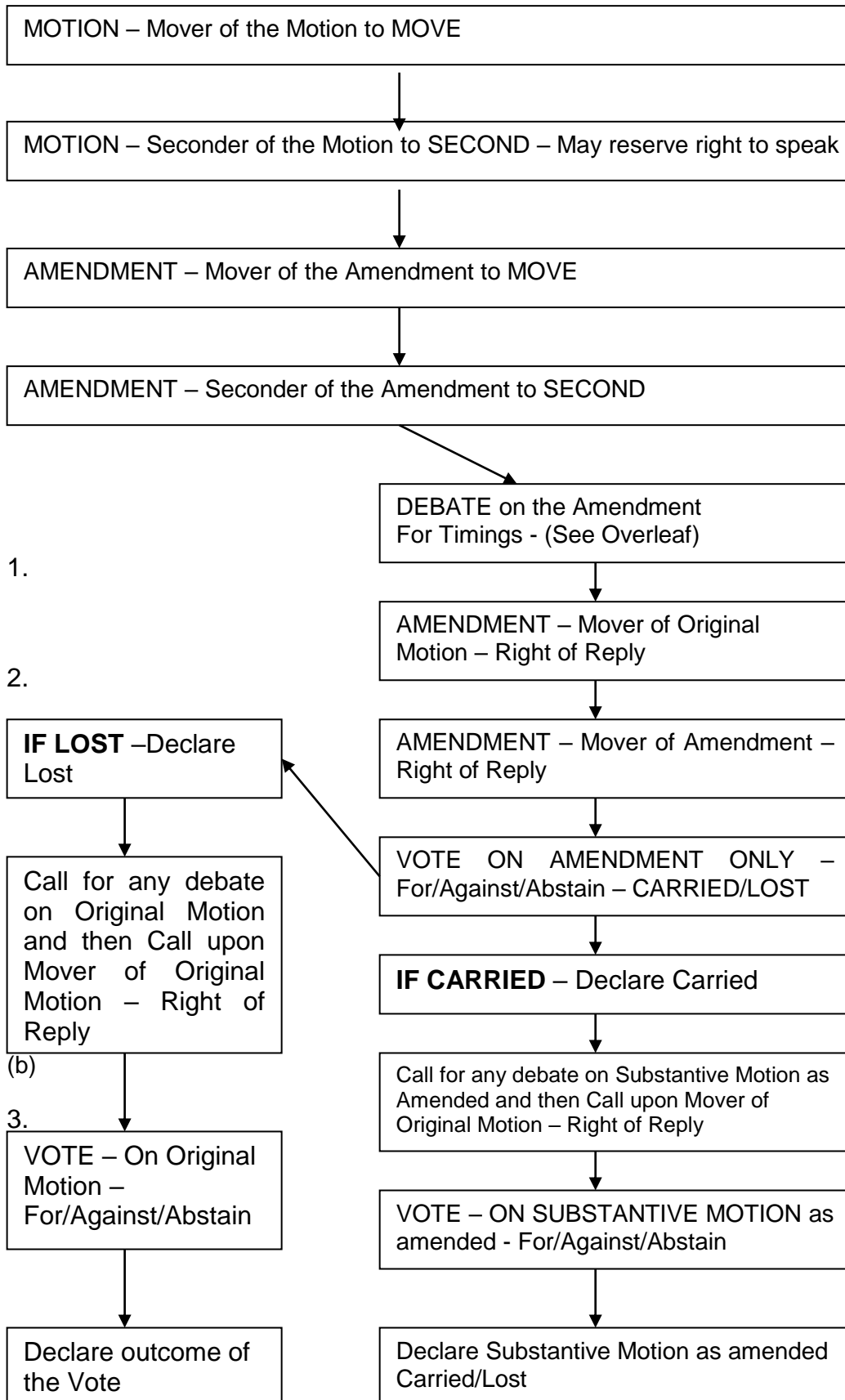
Declare outcome of the VOTE

RULE ON TIMINGS

(a) No Member shall speak longer than four minutes on any **Motion or Amendment**, or by way of question, observation or reply, unless by consent of the Members of the Council present, he/she is allowed an extension, in which case only one extension of 30 seconds shall be allowed.

(b) A Member replying to more than one question will have up to six minutes to reply to each question with an extension of 30 seconds

WITH AMENDMENT



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Administration Motion 1 – Battling Oldham’s Housing Crisis -AMENDMENT

Moved by Cllr Dave Arnott

Seconded by Cllr Lewis Quigg

Too many Oldhamers are struggling to afford to keep a roof over their head. Too many Oldhamers live in substandard or overcrowded housing.

There are currently over seven-and-a-half-thousand families on Oldham’s Social Housing Register, with almost eleven thousand applications still being processed. Many of these families have been fruitlessly bidding on properties to no avail through no fault of their own.

The failure of the housing market is driving some Oldham families to crisis. There are currently 470 households in Temporary Accommodation (TA), the longest being in TA for over 3 years, as they require a 5-bedroom property, and the supply simply does not meet the demand. This number has doubled since the same month in 2021 when it stood at 233 Households.

In addition, the Local Housing Allowance rates have not been properly reviewed since 2011, despite recent Labour analysis showing that private sector rents have risen by £168 a month in the last two years alone. Therefore, the very safety net that is intended to ensure people can afford decent housing is failing them.

This Council notes:

- That Oldham is in a Housing Crisis.
- Oldham Council has an ambitious Housing Strategy, but we are struggling to cope with the sheer volume of demand.
- That poor quality, insecure and expensive housing can often lead to families in Oldham falling into avoidable crises.
- ~~The Conservative Government’s failure on housing over the last 13 years, with homelessness continuing to rise and home ownership falling.~~
- ~~Comparatively, under the last Labour Government, 2 million homes were built, 1 million more households became homeowners and there was the largest social housing investment in a generation.~~ According to Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government statistics, from 1997/98 to 2009/10, so the last Labour government, just over 1.8 million homes were built. For the same period but for 2010/11 to 2022/23 over 1.8 million homes were built under the Coalition and the Conservative government.
- Only 2920 Council homes were built under Labour from 1997 to 2010 and 21,780 Council homes under the Conservatives from 2010 to 2023 (so far), so seven times more than under the last Labour government.
- Only 247,840 housing association homes were built under the last Labour government and over 351,520 housing association homes were built under the Coalition and the Conservatives since 2010 to 2023, that is 103,680 more homes built than under Labour.

This Council further notes

- The cost-of-living crisis has exacerbated this situation, meaning that more Oldhamers are now struggling to afford housing costs (both rental and buying).
- Under this Government, the number of new social rented homes has fallen by over 80%. Consequently, there are now more than 30,000 fewer social rented homes built each year.
- The Council has a moral obligation to ensure Oldhamers do not live in substandard housing. We are committed to working with our partners in the social housing sector and, where possible, private landlords to ensure Oldhamers have decent homes to live in.

This Council resolves:

- To instruct the Deputy Chief Executive (Place) & the Assistant Chief Executive to bring together key partners in Oldham's housing sector – social housing, private rented and owner-occupiers, stakeholders from the Voluntary, Community, Faith & Social Enterprise sector, and relevant Council Officers and Cabinet Members at Oldham's Housing Summit at the earliest opportunity.
- To recommit to our Housing Strategy and affirm our ambition that every Oldhamer should live in decent and affordable homes.
- To write to the Secretary of State for Levelling Up, Housing and Communities seeking far-reaching action to tackle the housing crisis.
- To write to the Leader of HM Official Opposition, Sir Keir Starmer, condemning his recent comments on Radio 4 on (11.10.23) in which he was asked if he would bulldoze through local opposition to new housing, Sir Keir said: "Yes, that's exactly what I'm saying." And his further comments that he wants to take away powers and decision making away from local people and to centralise decisions saying, "We need to ensure the planning goes up a level so it is not so localised." Making clear that these comments are anti-democratic and ignorant to the genuine concerns of local people in Oldham.
- That this Council will commit to building on brownfield sites first and build the homes the people of Oldham need and deserve.
- Protect our green belt for future generations and do all it can to involve local people in the planning process.
- Support Council and social tenants with the right to buy scheme to increase homeownership.
- Welcome the second phase of the Brownfield Land Release Fund, which saw £3,151,226 of funding from the Department of Levelling Up, Housing and Communities to build on brownfield sites in Oldham. Noting that Oldham Council got the third largest sum out of sixty other local authorities.
- To support Neighbourhood Plans in Oldham and respect the decision of local people.
- Write to the Mayor of Greater Manchester to put his 'Places for Everyone Plan' to a Greater Manchester wide referendum.

This Council further resolves to call on the Government to:

- End rough sleeping within a Parliament and tackle the root causes of homelessness, including insufficient Local Housing Allowance Rates.
- Finally implement the promised ban on Section 21 'No Fault' Evictions to give private rented tenants the security they need.
- Back first-time buyers on ordinary incomes with discounted homes and give priority to local people on new homes built in their area.

- Control the borders of the United Kingdom of Great Britain and Northern Ireland and reduce Immigration levels to reduce the pressures on housing supply and other public services.
- Support the government's decision to remove mandatory housing targets.
- Write to the government asking them to make permanent the Stamp Duty Land Tax (Reduction) (SDLT), especially for first-time buyers.

SHOULD READ ONCE AMENDED

Administration Motion 1 – Battling Oldham’s Housing Crisis -AMENDMENT

Moved by Cllr Dave Arnott

Seconded by Cllr Lewis Quigg

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There are currently over seven-and-a-half-thousand families on Oldham’s Social Housing Register, with almost eleven thousand applications still being processed. Many of these families have been fruitlessly bidding on properties to no avail through no fault of their own.

The failure of the housing market is driving some Oldham families to crisis. There are currently 470 households in Temporary Accommodation (TA), the longest being in TA for over 3 years, as they require a 5-bedroom property, and the supply simply does not meet the demand. This number has doubled since the same month in 2021 when it stood at 233 Households.

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- Oldham Council has an ambitious Housing Strategy, but we are struggling to cope with the sheer volume of demand.
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- Control the borders of the United Kingdom of Great Britain and Northern Ireland and reduce Immigration levels to reduce the pressures on housing supply and other public services.
- Support the government's decision to remove mandatory housing targets.
- Write to the government asking them to make permanent the Stamp Duty Land Tax (Reduction) (SDLT), keeping it at £250,000 for homeowners and for first-time buyers on home purchases up to £425,000.

CONSERVATIVE MOTION FOR FULL COUNCIL MEETING

Subject: Holding Housing Associations Accountable for Damp and Mould Issues

Proposed: Cllr A Wahid

Seconded: Cllr P Byrne

Oldham Metropolitan Borough Council (Oldham Council) must lead from the front to ensure that our residents benefit from safe and secure housing. As such, OMBC must ensure that housing stock is maintained to the highest quality.

It is especially the case for socially rented properties. There are housing association properties in the borough that are sadly affected by damp and mould. This is a silent killer as so tragically seen in the case of Awab Ishak in our neighbouring Rochdale Council. However, the prevalence of such houses suffering with damp and mould is feared to be in the thousands in Oldham. One can only draw their attention to the increasing interest from litigators from the legal industry to appreciate this is potentially a very big problem that requires immediate action.

Housing associations must do more given that they have a duty of care to the most vulnerable. It is time Oldham Council holds these corporate landlords to account. Too often a culture of secrecy and fear surrounds housing associations and they are seemingly unaccountable to many elected members and residents. We must change that and remind them of the important duty of care that they have to local people.

Amongst the damp and mould issues, all too often many residents who have lived in an area for several years and may have started a family are uprooted from that area due to them having a lower priority over others who may have no links to that ward. We believe that having links to a local area is important and that Oldham Council needs to strengthen the local connection test by ensuring that a set number of new build properties are reserved for local people, i.e people who live in Hollinwood get a home in Hollinwood etc.

Temporary accommodation and management of displaced families is in drastic need of restructure to ensure the most vulnerable in our society are managed in accordance with Human Rights Act 1998. It is also important that Oldham Council reiterate its commitment to HM Armed Forces personnel and ensure that they are always given priority and services that they need and deserve.

This Council acknowledges:

- The letter written to all Councils by Michael Gove (Secretary of State for Levelling Up, Housing and Communities) to council leaders and social housing providers stating that damp and mould complaints must be handled “with sufficient seriousness” and the deaths, such that of two year old Awaab Ishak must ‘never be allowed to happen again’.
- That under the Housing Act 2004, Oldham Metropolitan Borough Council has a legal duty to review housing conditions in their district, identify actions required to remedy ‘Category 1 Hazards’ and then - “they must take the appropriate enforcement action in relation to the hazard”.
- That under the Environmental Protection Act 1990, mould is designated as a ‘Category 1 Hazard’, meaning that local authorities can serve hazard awareness and improvement notices and can also take other emergency action, where housing associations are falling short.

Therefore, this Council resolves to:

- Ensure that repairs are actioned through proper inspections, especially to repairs that need to be made to tenants' homes that can prevent damp and mould. Such as clearing guttering, sealing windows, replacing faulty extraction fans in bathrooms and kitchens as well as providing cavity wall insulation.
- Conduct and publish a full damp and mould survey of properties in the OMBC area. Ensuring that they prioritise damp and mould complaints and resolve them without delay.
- Empower, educate, and enable independent advice and representation for all tenants, on the process for raising and tracking a damp or mould complaint and what their rights are in challenging any delays.
- Where progress is too slow, to use powers including but not limited to hazard awareness notices and hazard improvement notices to ensure that damp and mould complaints are treated with the urgency they are due.
- To ask the Chief Executive and or Deputy Chief Executive/s to write to all housing associations outlining the above resolutions and stating this council's strongly held view that nobody should have to live in a damp, cold or unsafe home.
- That this Council will take the necessary legal action against any housing association that fails in its duty of care and that puts tenants at risk.
- Compel Housing Associations to provide alternative accommodation whilst works are being undertaken in cases that homes are deemed un-inhabitable.
- Strengthen the local connection test and allocate a set number of homes for local people within each district for people who live in that district to strengthen our communities and to priorities local homes for local people.
- Ensure that all residents approaching housing services are asked a question that will identify them at an early stage if they fall into the category of being vulnerable.
- Regularly review staff training processes to ensure that all relevant staff are aware of the housing policies specific to the vulnerable community.
- Ensure that all residents approaching housing services are asked a question that will identify their membership of the Armed Forces community. So that those that served this Country are given top priority for housing.
- Use discretion in waiving the five-year limit and allow veterans to access housing support with an exemption from the local connection requirement regardless of the time elapsed since they left Service.

Amendments – Proposed by Cllr E Taylor, Seconded by Cllr A Jabbar

Delete: "Housing associations must do more given that they have a duty of care to the most vulnerable. It is time Oldham Council holds these corporate landlords to account. Too often a culture of secrecy and fear surrounds housing associations and they are seemingly unaccountable to many elected members and residents. We must change that and remind them of the important duty of care that they have to local people. "

Insert: "Housing Associations have an obligation to ensure their properties are safe and secure and have a duty of care to the most vulnerable. Oldham Council will continue to work closely with all registered providers in the borough to ensure that they take complaints about damp and mould seriously."

Delete: "Amongst the damp and mould issues, all too often many residents who have lived in an area for several years and may have started a family are uprooted from that area due to them having a lower priority over others who may have no links to that ward. We believe that having links to a local area is important and that Oldham Council needs to strengthen the local connection test by ensuring that a set number of new build properties are reserved for local people, i.e people who live in Hollinwood get a home in Hollinwood etc."

Insert: "Whilst many residents feel that they are uprooted from their community due to needing a new home, this is a consequence of legislation which states that a local connection with the district of the local authority, not a ward or area."

Delete: "Temporary accommodation and management of displaced families is in drastic need of restructure to ensure the most vulnerable in our society are managed in accordance with Human Rights Act 1998. "

Insert: "The Council has been hampered by consistent government cuts to local authority budgets, constraining Oldham and other local authorities in managing displaced families in temporary accommodation, with statutory services being cut to the bone."

Delete: "It is also important that Oldham Council reiterate its commitment to HM Armed Forces personnel and ensure that they are always given priority and services that they need and deserve."

Insert: "Oldham Council have continued to affirm their commitment to Serving and former HM Armed Forces personnel, through ensuring that they are identified whenever accessing council services, including Housing Options"

Before "Therefore this council resolves to"

Insert "This council notes

- That via the Strategic Housing Group, we have identified single points of contact at each local housing provider to deal with damp and mould.
- A draft Damp and Mould protocol has been created and shared with Housing Associations, which will be presented at the next meeting of the Strategic Housing Group."

Delete: "Ensure that repairs are actioned through proper inspections, especially to repairs that need to be made to tenants' homes that can prevent damp and mould. Such as clearing guttering, sealing windows, replacing faulty extraction fans in bathrooms and kitchens as well as providing cavity wall insulation.

Conduct and publish a full damp and mould survey of properties in the OMBC area. Ensuring that they prioritise damp and mould complaints and resolve them without delay.

Empower, educate, and enable independent advice and representation for all tenants, on the process for raising and tracking a damp or mould complaint and what their rights are in challenging any delays.

Where progress is too slow, to use powers including but not limited to hazard awareness notices and hazard improvement notices to ensure that damp and mould complaints are treated with the urgency they are due.

To ask the Chief Executive and or Deputy Chief Executive/s to write to all housing associations outlining the above resolutions and stating this council's strongly held view that nobody should have to live in a damp, cold or unsafe home.

That this Council will take the necessary legal action against any housing association that fails in its duty of care and that puts tenants at risk. "

Insert: To ask that the Chief Executive writes to all housing associations operating in the borough stating this council's strongly held view that no one should have to live in a damp, cold or unsafe home, and remind them of their obligations to inspect properties at risk of mould and damp and to make timely repairs, otherwise the council will take the necessary action, through enforcement or legal proceedings, to ensure that tenants are not put at risk.

Delete: "Compel Housing Associations to provide alternative accommodation whilst works are being undertaken in cases that homes are deemed un-inhabitable."

Insert: "Work with housing associations to provide alternative accommodation whilst works are being undertaken in cases that homes are deemed un-inhabitable"

Delete: "Strengthen the local connection test and allocate a set number of homes for local people within each district for people who live in that district to strengthen our communities and to priorities local homes for local people."

Delete: "Ensure that all residents approaching housing services are asked a question that will identify them at an early stage if they fall into the category of being vulnerable."

Insert: "Continue to follow best practice and ask all residents approaching Housing Options questions to identify vulnerability or membership of the Armed Forces Community."

Delete: "Ensure that all residents approaching housing services are asked a question that will identify their membership of the Armed Forces community. So that those that served this Country are given top priority for housing."

Delete: "Use discretion in waiving the five-year limit and allow veterans to access housing support with an exemption from the local connection requirement regardless of the time elapsed since they left Service."

Insert: "Continue to use discretion on a case by case basis to support veterans accessing housing support in Oldham."

Amended Motion to read

Oldham Metropolitan Borough Council (Oldham Council) must lead from the front to ensure that our residents benefit from safe and secure housing. As such, OMBC must ensure that housing stock is maintained to the highest quality.

It is especially the case for socially rented properties. There are housing association properties in the borough that are sadly affected by damp and mould. This is a silent killer as so tragically seen in the case of Awab Ishak in our neighbouring Rochdale Council. However, the prevalence of such houses suffering with damp and mould is feared to be in the thousands in Oldham. One can only draw their

attention to the increasing interest from litigators from the legal industry to appreciate this is potentially a very big problem that requires immediate action.

Housing Associations have an obligation to ensure their properties are safe and secure and have a duty of care to the most vulnerable. Oldham Council will continue to work closely with all registered providers in the borough to ensure that they take complaints about damp and mould seriously.

Whilst many residents feel that they are uprooted from their community due to needing a new home, this is a consequence of legislation which states that a local connection with the district of the local authority, not a ward or area.

Oldham Council has been hampered by consistent government cuts to local authority budgets, constraining Oldham and other local authorities in managing displaced families in temporary accommodation, with statutory services being cut to the bone.

Oldham Council have continued to affirm their commitment to Serving and former HM Armed Forces personnel, through ensuring that they are identified whenever accessing council services, including Housing Options

This Council acknowledges:

- The letter written to all Councils by Michael Gove (Secretary of State for Levelling Up, Housing and Communities) to council leaders and social housing providers stating that damp and mould complaints must be handled “with sufficient seriousness” and the deaths, such that of two year old Awaab Ishak must ‘never be allowed to happen again’.
- That under the Housing Act 2004, Oldham Metropolitan Borough Council has a legal duty to review housing conditions in their district, identify actions required to remedy ‘Category 1 Hazards’ and then - “they must take the appropriate enforcement action in relation to the hazard”.
- That under the Environmental Protection Act 1990, mould is designated as a ‘Category 1 Hazard’, meaning that local authorities can serve hazard awareness and improvement notices and can also take other emergency action, where housing associations are falling short.

This council notes

- That via the Strategic Housing Group, we have identified single points of contact at each local housing provider to deal with damp and mould.
- A draft Damp and Mould protocol has been created and shared with Housing Associations, which will be presented at the next meeting of the Strategic Housing Group.

Therefore, this Council resolves to:

- To ask that the Chief Executive writes to all housing associations operating in the borough stating this council’s strongly held view that no one should have to live in a damp, cold or unsafe home, and remind them of their obligations to inspect properties at risk of mould and damp and to make timely repairs, otherwise the council will take the necessary action, through enforcement or legal proceedings, to ensure that tenants are not put at risk.
- Work with housing associations to provide alternative accommodation whilst works are being undertaken in cases that homes are deemed un-inhabitable

- Continue to follow best practice and ask all residents approaching Housing Options questions to identify vulnerability or membership of the Armed Forces Community.
- Continue to use discretion on a case by case basis to support members of the Armed Forces Community accessing housing support in Oldham.

Full Council 01/11/2023 – Notice of Opposition Business

Liberal Democrat Group Motion: A fair deal for private renters - AMENDMENT

Proposed by: councillor Lewis Quigg

Seconded by: councillor Dave Arnott

This Council notes:

- The number of private renters in Oldham has grown significantly over the last decade
- There are more than 4.4 million UK residents who live in a private rented home
- In England, 1 in 8 private rented homes have at least one severe hazard, and 4% of private rented homes have an energy efficiency rating of F or G, meaning they are also illegal to rent out.
- The end of a private sector tenancy is one of the leading causes of homelessness.
- Black and minority ethnic households are more likely to experience poor housing outcomes including homelessness.
- Oldham Council has a statutory obligation to ensure that no private rented tenant is living in substandard accommodation

This Council believes:

- Private renters should not have to live in homes that are damp, in a poor state of repair, overcrowded or unaffordable
- That data and communication resources at the Council's disposal can be better used to engage with private renters
- More frequent events, such as the Landlord Forum held in November 2019, would offer an opportunity for all landlords operating in Oldham to meet and discuss the issues that affect them and their tenants
- That too little is known about people who face homelessness, whether they are evicted or are forced to leave their family or friends' home, and this impedes efforts to prevent homelessness
- The Government should bring forward the legislation it pledged in December 2019 immediately so that tenants can no longer be evicted without a reason

This Council resolves to protect private renters by:

- Serving improvement notices on homes with severe hazards to invalidate Section 21 notices and enable Rent Repayment Orders if the landlord fails to comply
- Serving improvement notices for excess cold in homes that fail Minimum Energy Efficiency Standards

- Helping private renters claim back rent through rent repayment orders when they are eligible to do so
- Enforcing the ban on letting agent fees by issuing fines to criminal letting agents
- Taking action on overcrowded homes through licensing, increased inspections and a strategy for increasing the supply of homes for families and single adults
- ~~—Committing not to use landlord licensing to enforce immigration law—~~ Committing that everyone no matter who they are, has a duty to uphold the law and not break the law. Housing should not be rented to those illegally living in the United Kingdom of Great Britain and Northern Ireland. Housing supply is finite and should only go to those living in the United Kingdom of Great Britain and Northern Ireland LEGALLY.
- Working more closely with the local police force to protect private renters from illegal evictions and appoint one person accountable for enforcing the Protection from Eviction Act
- Publishing the breakdown of homelessness cases arising from the private rented sector by ethnicity
- Recording and publish the tenure breakdown of homelessness cases, in particular those arising from family/friends being unable to house someone
- Joining with Generation Rent, the national voice of private renters, in campaigning for the legislative change private renters need to live in safe, secure and affordable homes.
- Supporting Generation Rent's campaign for a National Register of Landlords
- Making sure the Council website has useful advice and information for private renters that is easy to find; makes it easier for private renters to understand how the council can help enforce their rights, sets reasonable expectations; and allows for checking if a privately rented home has a landlord licence
- Using Landlord Licensing, Council Tax, Energy Performance Certificate & Tenancy Deposit data to identify private rented homes to communicate directly with private renters

SHOULD READ ONCE AMENDED

Full Council 01/11/2023 – Notice of Opposition Business

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Proposed by: councillor Lewis Quigg

Seconded by: councillor Dave Arnott

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Full Council 01/11/2023 – Notice of Opposition Business

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Proposed by: councillor Garth Harkness

Seconded by: councillor Howard Sykes MBE

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This Council believes:

- Private renters should not have to live in homes that are damp, in a poor state of repair, overcrowded or unaffordable
- That data and communication resources at the Council's disposal can be better used to engage with private renters
- More frequent events, such as the Landlord Forum held in November 2019, would offer an opportunity for all landlords operating in Oldham to meet and discuss the issues that affect them and their tenants
- That too little is known about people who face homelessness, whether they are evicted or are forced to leave their family or friends' home, and this impedes efforts to prevent homelessness
- The Government should bring forward the legislation it pledged in December 2019 immediately so that tenants can no longer be evicted without a reason

This Council resolves to protect private renters by:

- Serving improvement notices on homes with severe hazards to invalidate Section 21 notices and enable Rent Repayment Orders if the landlord fails to comply
- Serving improvement notices for excess cold in homes that fail Minimum Energy Efficiency Standards

- Helping private renters claim back rent through rent repayment orders when they are eligible to do so
- Enforcing the ban on letting agent fees by issuing fines to criminal letting agents
- Taking action on overcrowded homes through licensing, increased inspections and a strategy for increasing the supply of homes for families and single adults
- Committing not to use landlord licensing to enforce immigration law
- Working more closely with the local police force to protect private renters from illegal evictions and appoint one person accountable for enforcing the Protection from Eviction Act
- Publishing the breakdown of homelessness cases arising from the private rented sector by ethnicity
- Recording and publish the tenure breakdown of homelessness cases, in particular those arising from family/friends being unable to house someone
- Joining with Generation Rent, the national voice of private renters, in campaigning for the legislative change private renters need to live in safe, secure and affordable homes.
- Supporting Generation Rent’s campaign for a National Register of Landlords
- Making sure the Council website has useful advice and information for private renters that is easy to find; makes it easier for private renters to understand how the council can help enforce their rights, sets reasonable expectations; and allows for checking if a privately rented home has a landlord licence
- Using Landlord Licensing, Council Tax, Energy Performance Certificate & Tenancy Deposit data to identify private rented homes to communicate directly with private renters

Amendments – Proposed by Cllr E Taylor, Seconded by Cllr J Charters

After “The end of a private sector tenancy is one of the leading causes of homelessness.”

Insert “The Conservative Government has once again delayed a long promised ban on Section 21 evictions, despite cross party support up and down the country.”

After: “Oldham Council has a statutory obligation to ensure that no private rented tenant is living in substandard accommodation”

Insert: “Oldham Council are implementing a new IT system which will ensure that data is more readily available to officers for data analysis to inform policy making decisions.”

Delete “Publishing the breakdown of homelessness cases arising from the private rented sector by ethnicity

Recording and publish the tenure breakdown of homelessness cases, in particular those arising from family/friends being unable to house someone”

Insert: “Utilise data available to the council to breakdown homelessness cases arising from the private rented sector, and use this to help inform policy making in the future.”

After “Joining with Generation Rent the national voice of private renters,” insert “and the Labour Party,”

After “Supporting Generation Rent’s campaign for a National Register of Landlords”

Insert “Support the plans of the next Labour Government to introduce a renters’ charter that will abolish ‘no fault’ Section 21 evictions, introduce a legally binding Decent Homes Standard for the private rented sector, ban landlords from refusing to rent to those in receipt of benefits or with children, provide for longer notice periods, introduce a national landlord register and introduce a right to have pets.”

Delete: “Using Landlord Licensing, Council Tax, Energy Performance Certificate & Tenancy Deposit data to identify private rented homes to communicate directly with private renters”

Insert “Use all the available tools at the council’s disposal to engage with private renters, including the amazing work being done by the Doorstep Engagement Team”

Amended Motion to Read

This Council notes:

- The number of private renters in Oldham has grown significantly over the last decade
- There are more than 4.4 million UK residents who live in a private rented home
- In England, 1 in 8 private rented homes have at least one severe hazard, and 4% of private rented homes have an energy efficiency rating of F or G, meaning they are also illegal to rent out.
- The end of a private sector tenancy is one of the leading causes of homelessness.
- The Conservative Government has once again delayed a long promised ban on Section 21 evictions, despite cross party support up and down the country.
- Black and minority ethnic households are more likely to experience poor housing outcomes including homelessness.
- Oldham Council has a statutory obligation to ensure that no private rented tenant is living in substandard accommodation
- Oldham Council are implementing a new IT system which will ensure that data is more readily available to officers for data analysis to inform policy making decisions.

This Council believes:

- Private renters should not have to live in homes that are damp, in a poor state of repair, overcrowded or unaffordable
- That data and communication resources at the Council’s disposal can be better used to engage with private renters

- More frequent events, such as the Landlord Forum held in November 2019, would offer an opportunity for all landlords operating in Oldham to meet and discuss the issues that affect them and their tenants
- That too little is known about people who face homelessness, whether they are evicted or are forced to leave their family or friends' home, and this impedes efforts to prevent homelessness
- The Government should bring forward the legislation it pledged in December 2019 immediately so that tenants can no longer be evicted without a reason

This Council resolves to protect private renters by:

- Serving improvement notices on homes with severe hazards to invalidate Section 21 notices and enable Rent Repayment Orders if the landlord fails to comply
- Serving improvement notices for excess cold in homes that fail Minimum Energy Efficiency Standards
- Helping private renters claim back rent through rent repayment orders when they are eligible to do so
- Enforcing the ban on letting agent fees by issuing fines to criminal letting agents
- Taking action on overcrowded homes through licensing, increased inspections and a strategy for increasing the supply of homes for families and single adults
- Committing not to use landlord licensing to enforce immigration law
- Working more closely with the local police force to protect private renters from illegal evictions and appoint one person accountable for enforcing the Protection from Eviction Act
- Utilise data available to the council to breakdown homelessness cases arising from the private rented sector, and publishing this alongside other relevant data including ethnicity, reasons for homelessness and areas, to help inform policy making in the future
- Joining with Generation Rent, the national voice of private renters, and the Labour Party, in campaigning for the legislative change private renters need to live in safe, secure and affordable homes.
- Supporting Generation Rent's campaign for a National Register of Landlords
- Support the plans of the next Labour Government to introduce a renters' charter that will abolish 'no fault' Section 21 evictions, introduce a legally binding Decent Homes Standard for the private rented sector, ban landlords from refusing to rent to those in receipt of benefits or with children, provide for longer notice periods, introduce a national landlord register and introduce a right to have pets.
- Making sure the Council website has useful advice and information for private renters that is easy to find; makes it easier for private renters to understand how the council can help enforce their rights, sets reasonable expectations; and allows for checking if a privately rented home has a landlord licence

- Use all the available tools at the council's disposal to engage with private renters, including the amazing work being done by the Doorstep Engagement Team

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Article 4 (1) direction on small HMOs

Residents from across Shaw and Crompton have contacted both the Shaw & Crompton Independents and Liberal Democrats concerned with the expansion of HMOs.

Whilst there is very little we can do to prevent full planning applications from being considered, we can act to close the loophole that allows for permitted development rights for Houses in Multiple Occupation (HMOs) where between three and six unrelated people share basic amenities, such as a kitchen or bathroom.

Oldham Council currently permits, without the need for planning permission under 'permitted development rights', the change of use of a typical dwelling house occupied by a single household in use class C3, to a property used as a 'small' HMO that is shared by between three and six unrelated people in use class C4.

Such concerns were put before the Shaw & Crompton Parish Council on 29/08/23.

At this meeting the Parish Council recognised that:

- There is an increasing threat to the residents of Shaw & Crompton from speculator developers purchasing, and outbidding with ease, domestic dwellings designed for housing young families, further pricing them out of the area.
- There is growing concern from local residents about the increasing harm the conversion of domestic dwellings designed for family housing are having on the fabric of residential streets and the overall neighbourhood.
- Clusters of HMO premises that are emerging in neighbourhoods within the parish due to the utilisation of permitted development rights.
- It is time that the Parish Council took immediate steps to safeguard the fabric of our community.

On this basis the Parish Council voted unanimously to, as a matter of urgency, for OMBC to seek to approve a Shaw & Crompton Parish wide Article 4 Direction to remove permitted development rights for changes of use from dwellings (Use Class C3) to Houses in Multiple Occupation (Use Class C4).

Motion

This Council resolves to,

1. For the OMBC executive to consider and investigate the making of a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a Shaw & Crompton Parish wide basis to withdraw the permitted development rights to convert a dwellinghouse (C3) to a House in Multiple Occupation (C4) is appropriate, and justified, to prevent harm to local amenity and the wellbeing of the parish area.
If direction (1) is approved by the council executive then following resolutions are to be applied.
2. To approve the making of the Article 4(1) Direction for ~~the Parish Boundary~~ all the towns and villages within the Oldham Metropolitan Borough Council Area.
3. To delegate authority to OMBC to carry out all necessary consultation following the making of the Direction, to notify the Secretary of State in accordance with statutory requirements and to take all other action considered necessary or expedient to give effect to the matters set out in this motion.
4. To confirm that, the ~~Shaw & Crompton Parish~~ towns and villages within the Oldham Metropolitan Borough Council Area wide Article 4(1) Direction will be effective with immediate effect once made.

Oldham Council leadership cannot hide behind government legislation on this issue. As it has the authority to give residents both a voice and a transparent process to ensure that their views and community factors are considered.

As it is expected that the Council values resident's views and opinions and puts communities at the forefront of decision making.

The adoption of this motion is an obvious step to demonstrating to the people of this town that the council is prepared to act in their interests. And not just pay lip service to concerns relating to their communities.

Amendment Proposer:

Cllr Lewis Quigg

Amendment Seconder:

Cllr Dave Arnott

SHOULD READ ONCE AMENDED

Article 4 (1) direction on small HMOs

Residents from across Shaw and Crompton have contacted both the Shaw & Crompton Independents and Liberal Democrats concerned with the expansion of HMOs.

Whilst there is very little we can do to prevent full planning applications from being considered, we can act to close the loophole that allows for permitted development rights for Houses in Multiple Occupation (HMOs) where between three and six unrelated people share basic amenities, such as a kitchen or bathroom.

Oldham Council currently permits, without the need for planning permission under 'permitted development rights', the change of use of a typical dwelling house occupied by a single household in use class C3, to a property used as a 'small' HMO that is shared by between three and six unrelated people in use class C4.

Such concerns were put before the Shaw & Crompton Parish Council on 29/08/23.

At this meeting the Parish Council recognised that:

- There is an increasing threat to the residents of Shaw & Crompton from speculator developers purchasing, and outbidding with ease, domestic dwellings designed for housing young families, further pricing them out of the area.
- There is growing concern from local residents about the increasing harm the conversion of domestic dwellings designed for family housing are having on the fabric of residential streets and the overall neighbourhood.
- Clusters of HMO premises that are emerging in neighbourhoods within the parish due to the utilisation of permitted development rights.
- It is time that the Parish Council took immediate steps to safeguard the fabric of our community.

On this basis the Parish Council voted unanimously to, as a matter of urgency, for OMBC to seek to approve a Shaw & Crompton Parish wide Article 4 Direction to remove permitted development rights for changes of use from dwellings (Use Class C3) to Houses in Multiple Occupation (Use Class C4).

Motion

This Council resolves to,

5. For the OMBC executive to consider and investigate the making of a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a Shaw & Crompton Parish wide basis to withdraw the permitted development rights to convert a dwellinghouse (C3) to a House in Multiple Occupation (C4) is appropriate, and justified, to prevent harm to local amenity and the wellbeing of the parish area.

If direction (1) is approved by the council executive then following resolutions are to be applied.

6. To approve the making of the Article 4(1) Direction for all the towns and villages within the Oldham Metropolitan Borough Council Area.
7. To delegate authority to OMBC to carry out all necessary consultation following the making of the Direction, to notify the Secretary of State in accordance with statutory requirements and to take all other action considered necessary or expedient to give effect to the matters set out in this motion.
8. To confirm that, the towns and villages within the Oldham Metropolitan Borough Council Area wide Article 4(1) Direction will be effective with immediate effect once made.

Oldham Council leadership cannot hide behind government legislation on this issue. As it has the authority to give residents both a voice and a transparent process to ensure that their views and community factors are considered.

As it is expected that the Council values resident's views and opinions and puts communities at the forefront of decision making.

The adoption of this motion is an obvious step to demonstrating to the people of this town that the council is prepared to act in their interests. And not just pay lip service to concerns relating to their communities.

Amendment Proposer:

Cllr Lewis Quigg

Amendment Seconder:

Cllr Dave Arnott

AMENDMENT

MOTION 3

Article 4 (1) direction on small HMOs

Councillor Sykes to MOVE

Councillor Al-Hamdani to SECOND

The Liberal Democrat amendments/additions to this Motion are detailed in bold.

Residents from across Shaw and Crompton have contacted both the Shaw & Crompton Independents and Liberal Democrats concerned with the expansion of HMOs.

“In 2021, the Liberal Democrat Group recommended the restriction of HMOs in their written submission to Oldham’s Local Plan, additionally raised the issue at the full council meeting in November 2021 and again supported the regulation of HMOs in Oldham at the November 2022 Council meeting”

Whilst there is very little we can do to prevent full planning applications from being considered, we can act to close the loophole that allows for permitted development rights for Houses in Multiple Occupation (HMOs) where between three and six unrelated people share basic amenities, such as a kitchen or bathroom.

Oldham Council currently permits, without the need for planning permission under ‘permitted development rights’, the change of use of a typical dwelling house occupied by a single household in use class C3, to a property used as a ‘small’ HMO that is shared by between three and six unrelated people in use class C4.

Such concerns were put before the Shaw & Crompton Parish Council on 29/08/23.

At this meeting the Parish Council recognised that:

- There is an increasing threat to the residents of Shaw & Crompton from speculator developers purchasing, and outbidding with ease, domestic dwellings designed for housing young families, further pricing them out of the area.
- There is growing concern from local residents about the increasing harm the conversion of domestic dwellings designed for family housing are having on the fabric of residential streets and the overall neighbourhood.
- Clusters of HMO premises that are emerging in neighbourhoods within the parish due to the utilisation of permitted development rights.
- It is time that the Parish Council took immediate steps to safeguard the fabric of our community.

On this basis the Parish Council voted unanimously to , as a matter of urgency, for OMBC to seek to approve a Shaw & Crompton Parish wide Article 4 Direction to remove permitted development rights for changes of use from dwellings (Use Class C3) to Houses in Multiple Occupation (Use Class C4).

“This Council recognises that in many cases, people’s issues with HMOs relate to their licensing operation and not planning.”

This Council resolves to,

1. For the OMBC executive to consider and investigate the making of a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a Shaw & Crompton Parish wide basis to withdraw the permitted development rights to convert a dwellinghouse (C3) to a House in Multiple

Occupation (C4) is appropriate, and justified, to prevent harm to local amenity and the wellbeing of the parish area.

If direction (1) is approved by the council executive then following resolutions are to be applied.

2. To approve the making of the Article 4(1) Direction for the Parish Boundary.
3. To delegate authority to OMBC to carry out all necessary consultation following the making of the Direction, to notify the Secretary of State in accordance with statutory requirements and to take all other action considered necessary or expedient to give effect to the matters set out in this motion.
4. To confirm that, the Shaw & Crompton Parish wide Article 4(1) Direction will be effective with immediate effect once made.
5. **“To seek to enforce HMO licensing on properties which are currently excluded as having too few residents**
6. **To ensure full oversight of HMO licensing by bringing a regular report to the appropriate licensing committee.”**

Oldham Council leadership cannot hide behind government legislation on this issue. As it has the authority to give residents both a voice and a transparent process to ensure that their views and community factors are considered.

As it is expected that the Council values resident’s views and opinions and puts communities at the forefront of decision making.

The adoption of this motion is an obvious step to demonstrating to the people of this town that the council is prepared to act in their interests. And not just pay lip service to concerns relating to their communities.

Article 4 (1) direction on small HMOs

Residents from across Shaw and Crompton have contacted both the Shaw & Crompton Independents and Liberal Democrats concerned with the expansion of HMOs.

Whilst there is very little we can do to prevent full planning applications from being considered, we can act to close the loophole that allows for permitted development rights for Houses in Multiple Occupation (HMOs) where between three and six unrelated people share basic amenities, such as a kitchen or bathroom.

Oldham Council currently permits, without the need for planning permission under 'permitted development rights', the change of use of a typical dwelling house occupied by a single household in use class C3, to a property used as a 'small' HMO that is shared by between three and six unrelated people in use class C4.

Such concerns were put before the Shaw & Crompton Parish Council on 29/08/23.

At this meeting the Parish Council recognised that:

- There is an increasing threat to the residents of Shaw & Crompton from speculator developers purchasing, and outbidding with ease, domestic dwellings designed for housing young families, further pricing them out of the area.
- There is growing concern from local residents about the increasing harm the conversion of domestic dwellings designed for family housing are having on the fabric of residential streets and the overall neighbourhood.
- Clusters of HMO premises that are emerging in neighbourhoods within the parish due to the utilisation of permitted development rights.
- It is time that the Parish Council took immediate steps to safeguard the fabric of our community.

On this basis the Parish Council voted unanimously to, as a matter of urgency, for OMBC to seek to approve a Shaw & Crompton Parish wide Article 4 Direction to remove permitted development rights for changes of use from dwellings (Use Class C3) to Houses in Multiple Occupation (Use Class C4).

Motion

This Council resolves to,

1. For the OMBC executive to consider and investigate the making of a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a Shaw & Crompton Parish wide basis to withdraw the permitted development rights to convert a dwellinghouse (C3) to a House in Multiple Occupation (C4) is appropriate, and justified, to prevent harm to local amenity and the wellbeing of the parish area.
If direction (1) is approved by the council executive then following resolutions are to be applied.
2. To approve the making of the Article 4(1) Direction for the Parish Boundary.

3. To delegate authority to OMBC to carry out all necessary consultation following the making of the Direction, to notify the Secretary of State in accordance with statutory requirements and to take all other action considered necessary or expedient to give effect to the matters set out in this motion.
4. To confirm that, the Shaw & Crompton Parish wide Article 4(1) Direction will be effective with immediate effect once made.

Oldham Council leadership cannot hide behind government legislation on this issue. As it has the authority to give residents both a voice and a transparent process to ensure that their views and community factors are considered.

As it is expected that the Council values resident's views and opinions and puts communities at the forefront of decision making.

The adoption of this motion is an obvious step to demonstrating to the people of this town that the council is prepared to act in their interests. And not just pay lip service to concerns relating to their communities.

Motion Proposer:

Cllr Marc Hince MBA MCMl

Motion Seconder:

Cllr Howard Sykes MBE

Amendments – Proposer Cllr B Brownridge, Seconder Cllr A Shah.

After Paragraph 1, insert “Information from the Council’s planning team shows that as of August 2022, there were 31 HMOs within the Shaw and Crompton Parish boundaries, 10 in Crompton and 21 in Shaw, representing 0.32% of households in these wards.”

Delete “Oldham Council currently permits, without the need for planning permission under ‘permitted development rights’, the change of use of a typical dwelling house occupied by a single household in use class C3, to a property used as a ‘small’ HMO that is shared by between three and six unrelated people in use class C4.”

Insert “In 2015, the Coalition Government introduced a Statutory Instrument, **The Town and Country Planning (General Permitted Development) (England) Order 2015**, which removed the need for planning permission for certain developments, which includes the conversion of homes into Houses of Multiple Occupancy (**HMO**)”

Delete: “1. For the OMBC executive to consider and investigate the making of a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a Shaw & Crompton Parish wide basis to withdraw the permitted development rights to convert a dwellinghouse (C3) to a House in Multiple Occupation (C4) is appropriate, and justified, to prevent harm to local amenity and the wellbeing of the parish area.

If direction (1) is approved by the council executive then following resolutions are to be applied.

2.To approve the making of the Article 4(1) Direction for the Parish Boundary.

3.To delegate authority to OMBC to carry out all necessary consultation following the making of the Direction, to notify the Secretary of State in accordance with statutory requirements and to take all other action considered necessary or expedient to give effect to the matters set out in this motion.

4.To confirm that, the Shaw & Crompton Parish wide Article 4(1) Direction will be effective with immediate effect once made.”

Insert “Instruct the Planning department to collect and collate evidence on the number of HMOs in each ward across the borough, identifying clusters and report back to the relevant cabinet member if any case can be made for an Article 4 direction, noting the National Planning Policy Framework requires that any such direction should apply to the smallest possible geographical area based on this evidence.”

Delete: “Oldham Council leadership cannot hide behind government legislation on this issue. As it has the authority to give residents both a voice and a transparent process to ensure that their views and community factors are considered.

As it is expected that the Council values resident’s views and opinions and puts communities at the forefront of decision making.

The adoption of this motion is an obvious step to demonstrating to the people of this town that the council is prepared to act in their interests. And not just pay lip service to concerns relating to their communities.”

Insert “The Council is committed to following the law around planning, and would pursue any action it could take to support residents that wouldn’t open the council up to legal action and fines from the planning inspectorate.

This council is resident focused and acts in the interests of the wider borough, and any action taken without robust evidence would be irresponsible and harmful to residents in every ward in Oldham.”

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AMENDMENT

Opposition Motion 4

The Protection and Safeguarding of Children

Amendment to be MOVED by Councillor Bishop

Amendment to be SECONDED by Councillor Kenyon

The Liberal Democrat amendments/additions to this Motion are detailed in bold.

The protection and safeguarding of our children should be a priority for all of us. Reviews on historical CSE have been in front of us before. Regular requests for independent Inquiries continue to be refused.

Whilst we continue to seek justice for survivors of historical CSE we cannot ignore the fact that it is still happening now, that grooming is still happening and that grooming gangs are active.

The Leader of the Council has previously stated that CSE has and in all probability will continue to occur in the Borough.

Council notes that:

Information and knowledge are the most powerful tools that we have. We need to educate our children of the signs of grooming and showing them who or where to go with any concerns. We need to give them the feeling that they can report anything in complete confidence. Being pro-active and highlighting this issue could prevent more children from becoming victims/survivors.

This issue is above any party-political leanings. Together we need to eradicate this corruption which lies within our society.

Council resolves to:

- Commit to facilitating relevant sessions across the Borough
- Bring together all departments within the Council and work with other external bodies to deliver specific sessions on CSE and grooming.
- Work with partners to formulate and develop a straight-forward and clear package which will be delivered to all Year 7 students in the Borough every year as a matter of course.
- Work towards rolling sessions out to Year 6 students
- **Minute the meetings of the cross-party steering group and make them available to all members and to the general public via the council website. Additionally provide a quarterly report detailing any actions and progress made.”**

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Failsworth Independent Party Motion November 2023

Councillor Lucia Rea to MOVE, Councillor Neil Hindle to SECOND

The protection and safeguarding of our children should be a priority for all of us. Reviews on historical CSE have been in front of us before. Regular requests for independent Inquiries continue to be refused.

Whilst we continue to seek justice for survivors of historical CSE we cannot ignore the fact that it is still happening now, that grooming is still happening and that grooming gangs are active.

The Leader of the Council has previously stated that CSE has and in all probability will continue to occur in the Borough.

Council notes that:

Information and knowledge are the most powerful tools that we have. We need to educate our children of the signs of grooming and showing them who or where to go with any concerns. We need to give them the feeling that they can report anything in complete confidence. Being pro-active and highlighting this issue could prevent more children from becoming victims/survivors.

This issue is above any party-political leanings. Together we need to eradicate this corruption which lies within our society.

Council resolves to;

- Commit to facilitating relevant sessions across the Borough
- Bring together all departments within the Council and work with other external bodies to deliver specific sessions on CSE and grooming.
- Work with partners to formulate and develop a straight forward and clear package which will be delivered to all Year 7 students in the Borough every year as a matter of course.
- Work towards rolling sessions out to Year 6 students.

Amendment – Proposed by Cllr S Mushtaq, Seconded by Cllr M Ali

Delete: “Reviews on historical CSE have been in front of us before. Regular requests for independent Inquiries continue to be refused.”

Insert: “After the Independent assurance review into safeguarding practices in Oldham led by Malcolm Newsam CBE and Gary Ridgeway, the council committed to ensuring that it would do whatever is necessary to keep children and young people safe in the borough.”

Delete: “The Leader of the Council has previously stated that CSE has and in all probability will continue to occur in the Borough.”

Insert: "The Leader of the Council acknowledged the reality that the abhorrent and disgusting crime of child sexual exploitation continued to occur in borough, and that all political parties should work together to ensure that potential victims can seek and receive support and justice."

Delete: "grooming and showing"

Insert "grooming and show"

Amended Motion to read

The protection and safeguarding of our children should be a priority for all of us. After the Independent assurance review into safeguarding practices in Oldham led by Malcolm Newsam CBE and Gary Ridgeway, the council committed to ensuring that it would do whatever is necessary to keep children and young people safe in the borough.

Whilst we continue to seek justice for survivors of historical CSE we cannot ignore the fact that it is still happening now, that grooming is still happening and that grooming gangs are active.

The Leader of the Council acknowledged the reality that the abhorrent and disgusting crime of child sexual exploitation continued to occur in borough, and that all political parties should work together to ensure that potential victims can seek and receive support and justice.

Council notes that:

Information and knowledge are the most powerful tools that we have. We need to educate our children of the signs of grooming and show them who or where to go with any concerns. We need to give them the feeling that they can report anything in complete confidence. Being pro-active and highlighting this issue could prevent more children from becoming victims/survivors.

This issue is above any party-political leanings. Together we need to eradicate this corruption which lies within our society.

Council resolves to;

- Continue to facilitate relevant sessions across the Borough
- Continue to bring together all departments within the Council and work with other external bodies to deliver specific sessions on CSE and grooming.
- Continue to create age-appropriate materials and sessions that are made available to all schools in Oldham, both Primary and Secondary.