

Oldham Borough Council



**Council Meeting
Wednesday 17 September 2025
Supplementary Pack**

OLDHAM BOROUGH COUNCIL

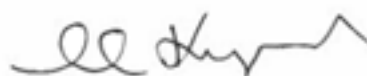
**To: ALL MEMBERS OF OLDHAM BOROUGH COUNCIL,
CIVIC CENTRE, OLDHAM**

Supplementary Papers

Item No

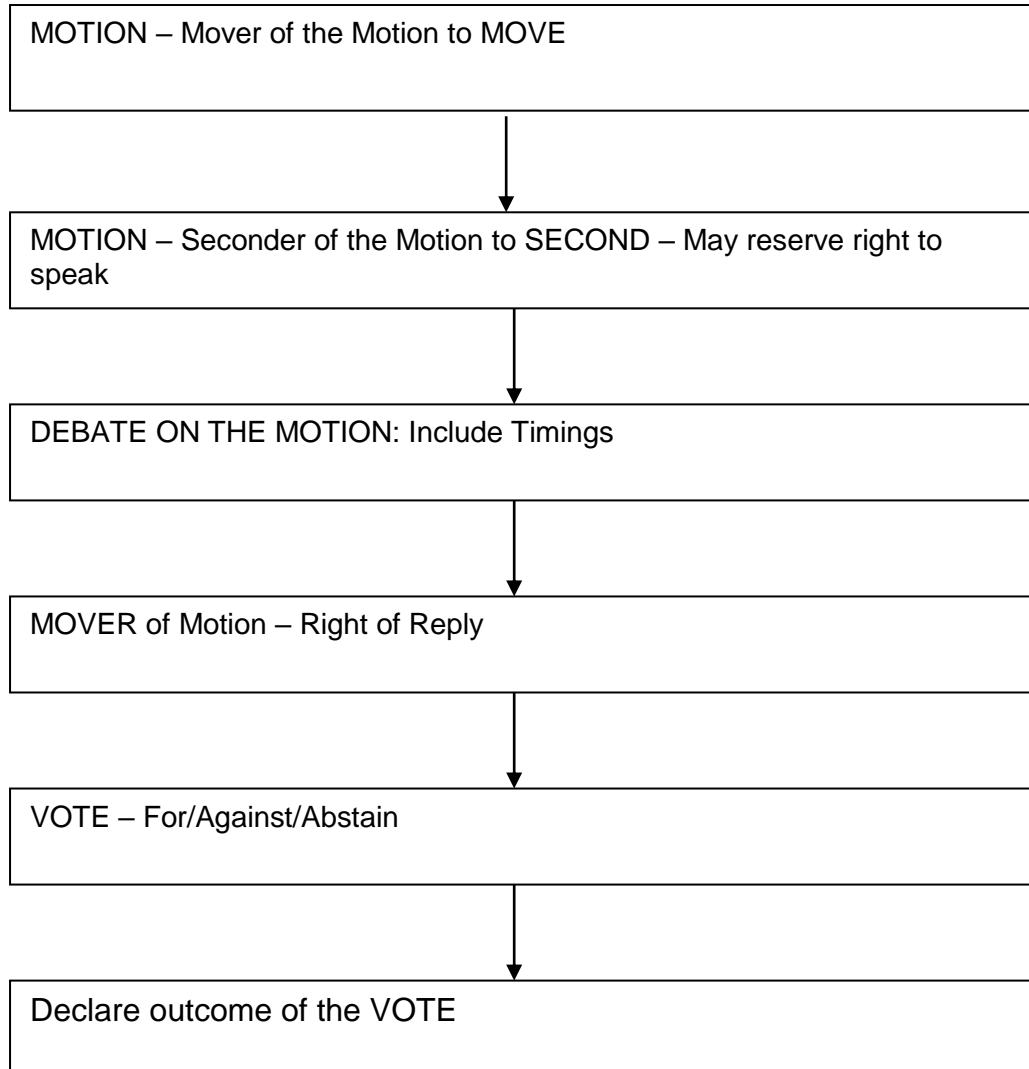
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|----|---|
| 8 | Public Questions (Pages 1 - 4) |
| 10 | Notice of Administration Business (Pages 5 - 10) |
| 11 | Notice of Opposition Business (Pages 11 - 24) |
| 14 | Introduction of Article 4 Direction for Houses of Multiple Occupation (Pages 25 - 72) |
| 17 | Review of Polling Districts and Polling Places (Pages 73 - 106) |

NOTE: The meeting of the Council will conclude 3 hours and 30 minutes after the commencement of the meeting.



**Shelley Kipling
Chief Executive**

PROCEDURE FOR NOTICE OF MOTIONS **NO AMENDMENT**

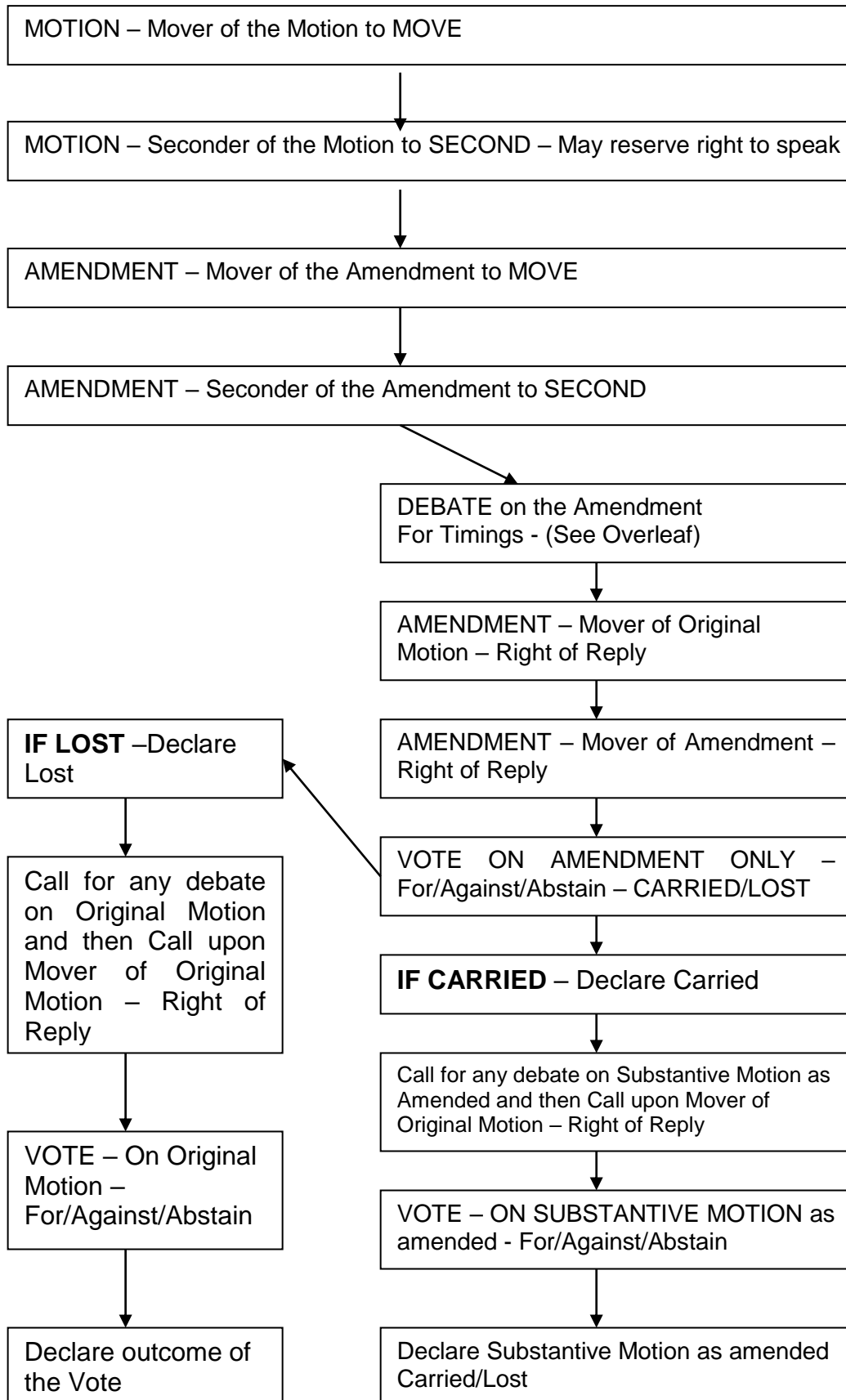


RULE ON TIMINGS

(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



Public Questions - Full Council: Wednesday, 17th September 2025

	From / Date	To	Question
1	Dilber Shabir Tue 15/07/2025 16:19	Councillor Elaine Taylor, Statutory Deputy Leader and Cabinet Member for Neighbourhoods	What is Oldham Councils plan for protecting the rights for the people and families living in a HMO?
2	Syed Maruf Ali Mon 21/07/2025 11:07	Councillor Barbara Brownridge, Cabinet Member for Adults, Health and Wellbeing	I would like to ask the Council what steps it is taking, in partnership with local NHS and public health bodies, to address health inequalities affecting British South Asian communities in Oldham. National NHS data shows only 57% of Bangladeshi/South Asian patients start treatment within 18 weeks, with delays even worse in deprived areas like ours. Many face barriers to access, digital exclusion, and a lack of culturally appropriate care. What targeted work is being done to reduce waiting times, improve access, and ensure fairer outcomes for Bangladeshi/South Asian residents?

3	Lewis Farnworth Wed 23/07/2025 19:18	Councillor Barbara Brownridge, Cabinet Member for Adults, Health and Wellbeing	Due to the rise inflation of 3.9 what support will you give to the lowest paid households for example UNPAID CARERS and pensioners as food price continues to rise and the essentials becoming more unaffordable??
4	Richard Lowe-Jackson Sat 26/07/2025 13:06	Councillor Chris Goodwin, Cabinet Member for Transport and Highways	"Given the new EVCI strategy relies on commercially priced on-street chargers, what specific steps will the council take to mitigate the significant financial penalty imposed on the 60% of residents without driveways, many of whom have lower incomes, to ensure the transition to EVs is fair and equitable for all?"
5	Jeff Garner Wed 20/08/2025 14:50	Councillor Chris Goodwin, Cabinet Member for Transport and Highways	<p>Please could Oldham Council support the residents of Friezland, Greenfield, who lost the 356 bus service immediately after the Bee Network took over in April? This cut off the community by diverting the service elsewhere, due to having insufficient suitable vehicles to negotiate narrow roads. The service previously ran successfully.</p> <p>I am asking the relevant person at the council to request the Mayor of Greater Manchester to insist that suitable vehicles are found immediately. Then local residents, in particular the disabled and those without cars, can resume using public transport for essential shopping and medical appointments. Five months on and they are still waiting.</p>
6	Michael Powell Thu 21/08/2025 17:33	Councillor Jabbar, Deputy Leader and Cabinet Member for Finance, Resources and Sustainability	To ensure good governance and accountability, this Council's leadership must be subject to effective scrutiny. At the previous meeting, just one opposition group leader was able to question the Leader. The other two main opposition leaders could not, and no other councillors were able to directly challenge the Leader either. Scrutiny was also limited when

			<p>questioning cabinet members, as they appeared to read the reports throughout question time.</p> <p>Will the Leader of the Council commit to upholding democratic principles by allowing all opposition leaders and councillors to scrutinise her and cabinet members at every Council meeting?</p>
7	<p>Matthew Broadbent</p> <p>Fri 22/08/2025 08:05</p>	<p>Councillor Taylor Statutory Deputy leader and Cabinet Member for Neighbourhoods</p>	<p>The Beal Valley-Broadbent Moss PFE allocation, covering the wards of Shaw, south Royton, and St. James', will see 1,600 houses built. Places for Everyone requires development to be in accordance with a masterplan agreed by the council. Approval of the masterplan will apparently be solely at the discretion of the cabinet. Given that no party in the chamber has a clear electoral mandate from the people of Oldham to govern and the impacted wards are excluded from cabinet representation, does the Leadership agree that it would be more democratic to let full council decide approval of the masterplan?</p>
8	<p>Pat Cliffe</p> <p>Sun 24/08/2025 20:51</p>	<p>Councillor Chris Goodwin, Cabinet Member for Transport and Highways</p>	<p>"20mph zones are established in most Saddleworth villages but in Diggle, having Secondary, Primary, and Nursery Schools on the main road, there is, apparently, no progress, despite discussions with councillors, and speeds measured. Proposals are mooted for a scheme at the Secondary School, but not the whole village, where speeding cars are concerning residents, and where there have been two recent significant accidents - one near the Primary School, the other causing the main road to close due to injuries and police investigations.</p> <p>Please could the cabinet member update on residents' consultation, and commit to a scheme covering the whole village?"</p>
9	<p>Rita Ireland</p> <p>Tues 26/8/25 16:48</p>	<p>Councillor Shah, Leader of the Council</p>	<p>Who decided on the name change for Oldham Library and did all councillors vote on this?</p>

10	<p>Dawn Bardsley</p> <p>Wed 27/08/2025 17:45</p>	<p>Councillor Taylor Statutory Deputy leader and Cabinet Member for Neighbourhoods</p>	<p>As a resident of Shaw, I speak for residents with regards to the planning application of the 20-bedroom HMO at the former health centre, High Street, Shaw.</p> <p>Why were residents not given a fair opportunity to sign the official ePetition on OMBC website, which ran without a functioning signature option? • Will the council commit to reopening the petition so that genuine community opposition can be registered and considered? This application is fundamentally flawed, and these questions demand clear answers before any decision is made. Anything less would be a failure of due process and a disregard for Shaw residents.</p>
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Oldham Group Amendment to Administration Motion 1: Recognising Palestine and the famine in Gaza

(Insertions in **bold**, deletions in ~~strikethrough~~ for Council papers)

Moved by Cllr Kamran Ghafoor

Seconded by Cllr Abdul Wahid

Next month will mark two years since the horrific attack of October 7th, leaked data from the IDFs own figures indicate a civilian death rate of 83% in the Gaza ~~war~~ **Genocide** that followed those attacks, causing experts from the Uppsala Conflict Data Program (UCDP) to state “That proportion of civilians among those killed would be unusually high, particularly as it has been going on for such a long time.” **This level of civilian death is as a result of deliberate ethnic cleansing, collective punishment, deliberate act of forced starvation as a weapon of war consistent with the definition of genocide.**

When compared to conflicts tracked by UCDP since 1989, only the Rwandan Genocide, the Russian siege of Mariupol and Srebrenica have a higher proportion of civilian casualties.

The number of civilians impacted by this ~~war~~ **Genocide** in Israel and Palestine is unpalatable to thousands of people across Oldham. The war is having a profound effect on millions of people worldwide as we witness unimaginable suffering.

This Council notes:

- The UK Government’s announcement on 29 July 2025 that it will formally recognise the State of Palestine in September.
- The joint statement issued on 21 July 2025 by UK Foreign Secretary David Lammy and 28 international partners, which condemned the Israeli government’s aid delivery model as “dangerous, fuelling instability and depriving Gazans of human dignity,” and called for an “immediate, unconditional and permanent ceasefire”.
- The speech delivered by UK Ambassador to the UN, Dame Barbara Woodward, on 23 July 2025, in which she described the Israeli aid system as “inhumane, ineffective, dangerous and fuelling instability,” and called for Israel to end attacks on civilians, cooperate with the UN, and uphold international humanitarian law.
- The official declaration by the United Nations backed Integrated Food Security Phase Classification (IPC) and humanitarian agencies that famine conditions now exist in Gaza, with over 640,000 people facing catastrophic food insecurity and millions more in emergency or crisis conditions.
- The IPC concluded that the decision was based on evidence of extreme food deprivation, acute malnutrition and starvation-related deaths.

- That the famine is ~~a man-made disaster, resulting from prolonged conflict, displacement, and severe restrictions on humanitarian access~~ **not a natural disaster but a deliberate act of forced starvation as a weapon of war, consistent with the definition of genocide.**
-

This Council believes:

- That recognition of the State of Palestine is a vital step toward a just and lasting peace in the region.
 - That the current humanitarian crisis in Gaza ~~demands urgent and coordinated international action to prevent further loss of life~~ **is the result of deliberate ethnic cleansing, collective punishment, and mass displacement that demands urgent accountability as well as humanitarian action.**
 - That Israel should immediately allow full and unrestricted humanitarian aid agencies into Gaza to immediately address the ~~famine~~ **man-made famine and forced starvation.**
 - That the UK Government's recent statements reflect a ~~growing international consensus on the need for accountability, humanitarian access, and a political resolution~~ **failure of moral clarity when they praise "moral leadership" while continuing to arm and politically shield Israel.**
 - That local authorities have a role to play in advocating for human rights, peace, and justice globally as our residents care deeply about these issues **and local authorities must not collude in the sanitisation of atrocity crimes. Our residents deserve honesty: this is genocide and ethnic cleansing, not simply a "humanitarian crisis."**
 - That residents across Oldham have displayed their commitment to supporting aid efforts and minimising suffering in Gaza by raising awareness and fundraising for charities.
-

This Council therefore resolves to:

1. Welcome and support the UK Government's commitment to recognise the State of Palestine as part of a renewed peace process. ~~Given that the Israeli Government hasn't complied with the steps outlined by the UK Prime Minister and Foreign Secretary in July this Council reaffirms that now is the time for recognition of Palestinian statehood.~~ **This Council reaffirms that recognition is long overdue and must be accompanied by a full suspension of UK arms sales to Israel and support for international accountability.**
2. Endorse the joint statement of 21st July 2025 and the UK's position at the UN Security Council as expressions of ~~moral leadership and international solidarity~~ **diplomatic progress, while recognising they fall short of calling out genocide and forced starvation by name.**
3. Urge the UK Government to ~~accelerate and expand humanitarian assistance to Gaza, including through further diplomatic pressure for a ceasefire and unrestricted aid access~~ **acknowledge genocide, suspend arms sales to**

Israel, accelerate and expand humanitarian assistance, and demand unrestricted aid access.

4. Call on the international community to intensify efforts to end the famine and support long-term recovery and governance in Gaza.
5. Write to the Prime Minister, Foreign Secretary, and local MPs ~~expressing this Council's support for recognition of a Palestinian state and humanitarian action~~ **calling not only for recognition of a Palestinian state but also for explicit recognition of genocide, suspension of arms sales, and support for international criminal accountability.**

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Liberal Democrat amendment to administration motion 1

Proposer: Sam Al-Hamdani

Seconder: Howard Sykes

After “This Council notes”, after “that it” insert “would”, and at the end of bullet point 1, “, unless Israel meets certain conditions.”

After “This Council believes:” at the end of the first bullet point, add “, and should not be a bargaining chip in negotiations”.

After “This Council resolves to:” in the first bullet point, delete: “Given that the Israeli Government hasn’t complied with the steps outlined by the UK Prime Minister and Foreign Secretary in July,” and start the next sentence “That”.

The final motion to read:

Next month will mark two years since the horrific attack of October 7th, leaked data from the IDF’s own figures indicate a civilian death rate of 83% in the Gaza war that followed those attacks, causing experts from the Uppsala Conflict Data Program (UCDP) to state “That proportion of civilians among those killed would be unusually high, particularly as it has been going on for such a long time.”

When compared to conflicts tracked by UCDP since 1989, only the Rwandan Genocide, the Russian siege of Mariupol and Srebrenica have a higher proportion of civilian casualties.

The number of civilians impacted by this war in Israel and Palestine is unpalatable to thousands of people across Oldham. The war is having a profound effect on millions of people worldwide as we witness unimaginable suffering.

This Council notes:

- The UK Government’s announcement on 29 July 2025 that it ~~will~~would formally recognise the State of Palestine in September, unless Israel meets certain conditions.
- The joint statement issued on 21 July 2025 by UK Foreign Secretary David Lammy and 28 international partners, which condemned the Israeli government’s aid delivery model as “dangerous, fuelling instability and depriving Gazans of human dignity,” and called for an “immediate, unconditional and permanent ceasefire”.
- The speech delivered by UK Ambassador to the UN, Dame Barbara Woodward, on 23 July 2025, in which she described the Israeli aid system as “inhumane, ineffective, dangerous and fuelling instability,” and called for Israel to end attacks on civilians, cooperate with the UN, and uphold international humanitarian law.
- The official declaration by the United Nations backed Integrated Food Security Phase Classification (IPC) and humanitarian agencies that famine conditions now exist in Gaza, with over 640,000 people facing catastrophic food insecurity and millions more in emergency or crisis conditions.
- The IPC concluded that the decision was based on evidence of extreme food deprivation, acute malnutrition and starvation-related deaths.
- That the famine is a man-made disaster, resulting from prolonged conflict, displacement, and severe restrictions on humanitarian access.

This Council believes:

- That recognition of the State of Palestine is a vital step toward a just and lasting peace in the region, and should not be a bargaining chip in negotiations.
- That the current humanitarian crisis in Gaza demands urgent and coordinated international action to prevent further loss of life.

- That Israel should immediately allow full and unrestricted humanitarian aid agencies into Gaza to immediately address the famine.
- That the UK Government's recent statements reflect a growing international consensus on the need for accountability, humanitarian access, and a political resolution, but the time for action has never been more apparent given that a famine has been declared.
- That local authorities have a role to play in advocating for human rights, peace, and justice globally as our residents care deeply about these issues.
- That residents across Oldham have displayed their commitment to supporting aid efforts and minimising suffering in Gaza by raising awareness and fundraising for charities.

This Council resolves to:

1. Welcome and support the UK Government's commitment to recognise the State of Palestine as part of a renewed peace process. ~~Given that the Israeli Government hasn't complied with the steps outlined by the UK Prime Minister and Foreign Secretary in July~~ This Council reaffirms that now is the time for recognition of Palestinian statehood.
2. Endorse the joint statement of 21st July 2025 and the UK's position at the UN Security Council as expressions of moral leadership and international solidarity.
3. Urge the UK Government to accelerate and expand humanitarian assistance to Gaza, including through further diplomatic pressure for a ceasefire and unrestricted aid access.
4. Call on the international community to intensify efforts to end the famine and support long-term recovery and governance in Gaza.
5. Write to the Prime Minister, Foreign Secretary, and local MPs expressing this Council's support for recognition of a Palestinian state and humanitarian action.

Oldham Group Motion (AMENDMENT)

Provision of Free School Travel for All Children in Temporary Accommodation

Proposer: Councillor Ghafoor

Seconded: Councillor Wahid

1. Reason for Motion

To ensure that children living in temporary accommodation (TA) in Oldham are not disadvantaged by their housing situation and can maintain stability in education.

“No child should be punished for their family’s housing situation.”

2. Background (Latest Facts)

Oldham picture

- At **31 March 2025**, there were **562 households** in temporary accommodation in Oldham (Table TA4).
- In **Q1 2025 (Jan–Mar)** there were **310 households with children (748 children aged 0–18)** in TA (most recently published government data).
- TA is intended to be short-term (around **six weeks**), but Oldham data show many households remain **beyond 6 months** across B&B and nightly-paid placements.
- Composition (Oldham, 31 Mar 2025):
 - **B&B:** 173 households (includes cases >6 months).
 - **Nightly paid, self-contained:** 259 households (many **6–12 months** and **1–2 years**).
 - **Hostels:** 5 | **Private sector leased:** 87 | **LA/HA stock:** 38.

National/GM context

- **England total:** 131,140 households in TA (31 Mar 2025).
- Statutory free school travel where:
 - **>2 miles** (under 8) or **>3 miles** (8+), or
 - **no safe walking route**, or
 - **SEND/disability/mobility** prevents walking.
- Locally, children with an **EHC Plan** are supported from a SEN perspective and continue to receive travel assistance where already in place.

- **GM practice:** families in **paid nightly TA** in another GM borough may apply for bus passes from the **host borough**, but only if they meet **standard distance criteria**—leaving a gap for many placed nearer than mileage thresholds yet far from their original school.
- **Political momentum:** the *Manchester Evening News* campaign calls for free bus passes for children in TA **>30 minutes' walk** from school. As of **25 Aug 2025**, **six GM MPs** publicly back the campaign. **No GM local authority** has yet adopted a borough-wide concession.

Why discretionary action is needed

Children rehoused (often suddenly) can face long, complex and costly journeys to their existing school—leading to **lateness, absence and stress**. The statutory mileage rules **do not cover many TA cases**; discretionary support is therefore required to protect educational continuity.

3. Current Position in Oldham

Oldham complies with national transport duties and supports pupils eligible under **distance/safety/SEND** criteria. Children in TA who fall short of mileage thresholds (or are rehoused across GM) face a **policy gap**. Acting now would make Oldham the **first GM authority** to introduce a dedicated concession for children in TA.

4. Proposal (Re-ordered to comply with Budget & Policy Framework)

This Council resolves:

1. **To request the Cabinet** to bring forward, within **12 weeks**, a report setting out **options** to improve access to school for children in TA, including (but not limited to):
 - The feasibility of **extending free school travel** (bus pass and/or taxi) to children in TA irrespective of mileage thresholds;
 - Eligibility definitions based on **verified TA status** (including placements within and across GM);
 - Delivery models (**bus passes, pre-approved taxi contracts**, or hybrid), with clear **safeguarding standards**;
 - **Legal, financial and equality** implications (including Section 149 Equality Act assessment);
 - **Funding options** (e.g. Homelessness Prevention funding, partnership with **TfGM** and operators, and targeted charitable/hardship support);
 - An **implementation timetable** (including scope for a time-limited **pilot**).
2. **That no decision to implement** any new concession is taken **until** Cabinet (or Council where required) has considered the report and **identified funding**

in line with the **Financial Procedure Rules** and the **agreed budget/MTFP** (or approved virement/other lawful funding mechanism).

3. **Subject to** such approval and funding being identified, to **proceed to implement** the preferred option, ensuring alignment with existing **SEND/EHC** travel assistance so support is continuous where already in place.
-

5. Additional Resolution

This Council further resolves to:

- **Call on Oldham's two Members of Parliament** to publicly support the campaign for free school travel for children in TA across Greater Manchester; and
 - **Urge the Mayor of Greater Manchester** to introduce a **region-wide** scheme that guarantees free transport for children in TA, ensuring no child is penalised for their family's housing situation.
-

6. Expected Outcomes

- **Improved attendance and punctuality** for children in TA.
 - **Educational continuity and wellbeing** during periods of acute housing instability.
 - **Oldham leadership** in closing a known policy gap ahead of GM peers.
-

7. Recommendation

That Council adopts this amended motion and refers it to **Cabinet** for the options report and subsequent decision in line with budgetary and constitutional requirements.

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Labour Group Amendment - Oldham Group Motion

Moved by: Cllr Elaine Taylor

Seconded by: Cllr Mohon Ali

1. Reason for Motion

To ensure that children living in temporary accommodation (TA) in Oldham **or are from Oldham but are housed out of borough** are not disadvantaged by their housing situation and can maintain stability in education. “No child should be punished for their family’s housing situation”.

2. Background (Latest Facts)

Oldham picture

- At 31 March 2025, there were 562 households in temporary accommodation in Oldham (Table TA4).
- In Q1 2025 (Jan–Mar) there were 310 households with children (748 Children between 0–18) in TA (most recently published government data).
- TA is intended to be short-term (around six weeks), but Oldham data show many households remain beyond 6 months across B&B and nightly-paid placements.
- Composition (Oldham, 31 Mar 2025):
 - B&B: 173 households (incl. cases over 6 months).
 - Nightly paid, self-contained: 259 households (many 6–12 months and 1–2 years).
 - Hostels: 5 | Private sector leased: 87 | LA/HA stock: 38.

National/GM context

- England total: 131,140 households in TA (31 Mar 2025).
- Law already provides free school travel if:
 - >2 miles (under 8) or >3 miles (8+), or
 - no safe walking route, or
 - child cannot walk due to SEND/disability/mobility needs.
- Locally, children with an EHC Plan are supported from a SEN perspective and continue to receive travel assistance where already in place.
- GM operating practice: when a family is in paid nightly TA in another GM borough, they can apply for bus passes from the host borough, but only if they meet standard distance criteria—leaving a gap for many placed nearer than the mileage thresholds yet far from their original school.

Political momentum: The Manchester Evening News campaign calls for free bus passes for children in TA living >30 minutes’ walk from school. As of 25 Aug 2025, six GM MPs publicly back the campaign. ~~No GM local authority has yet adopted a borough-wide concession.~~ **Oldham Council could be the first local authority in Greater Manchester to adopt this campaign, however we need to ensure that this is the right approach for families.**

Why discretionary action is needed Children rehoused (often suddenly) can face long, complex, and costly journeys to their existing school—leading to lateness, absence, and stress. The statutory mileage rules do not cover many TA cases; discretionary support is therefore required to protect educational continuity.

3. Current Position in Oldham

Oldham complies with national transport duties and supports pupils eligible under distance/safety/SEND criteria. Children in TA who fall short of mileage thresholds (or are rehoused across GM) face a policy gap. Acting now would make Oldham the first GM authority to introduce a dedicated concession for children in TA.

4. Proposal

This Council resolves:

1. To perform a piece of analysis to see if extending free school travel (bus pass or taxi, as appropriate) to all school-aged children living in TA in Oldham, irrespective of statutory mileage thresholds is the most appropriate way to support families.
2. To instruct ~~officers in Children's Services, Education and Transport to:~~ relevant officers to:
 - Define eligibility based on verified TA status (including placements within and across GM).
 - Develop delivery models (bus passes, pre-approved taxi contracts, or hybrid models), with clear safeguarding standards.
 - Assess financial implications and identify funding sources ~~(e.g. Homelessness Prevention funding; partnership with TfGM and operators; targeted charitable/hardship support).~~
 - Liaise with Transport for Greater Manchester to ensure that work isn't being duplicated
- ~~3. To report back to Cabinet within 12 weeks with:~~
 - ~~— A recommended delivery model;~~
 - ~~— Estimated budget and funding options;~~
 - ~~— An implementation timetable aiming to begin before the next academic term~~
3. Report back to Cabinet with recommendations for delivering support to families and how this would be funded
4. To ensure the scheme embeds safeguarding, equality and inclusion, and aligns with existing SEND/EHC travel assistance so support is continuous where already in place.

5. Additional Resolution

This Council further resolves to:

- ~~Call on Oldham's two Members of Parliament to publicly support the campaign for free school travel for children in TA across Greater Manchester.~~
- Write to the borough's 3 MPs asking them to support the campaign
- ~~Urge the Mayor of Greater Manchester to introduce a region wide scheme that guarantees free transport for children in TA, ensuring no child is penalised for their families housing situation.~~
- Write to the other 9 leaders of Greater Manchester Authorities, as well as the Mayor of Greater Manchester, asking them to work alongside Oldham Council to provide this as a GM wide initiative.

6. Expected Outcomes

- ~~Improved attendance and punctuality for children in TA.~~
- ~~Educational continuity and wellbeing during periods of acute housing instability.~~
- ~~Oldham leadership in closing a known policy gap ahead of GM peers.~~

7. Recommendation

~~That Oldham Council supports this motion, becoming the first authority in Greater Manchester to guarantee free school travel for children in temporary accommodation, setting a clear and compassionate standard for others to follow.~~

Amended Motion to read:

1. Reason for Motion

To ensure that children living in temporary accommodation (TA) in Oldham or are from Oldham but are housed out of borough are not disadvantaged by their housing situation and can maintain stability in education. “No child should be punished for their family’s housing situation”.

2. Background (Latest Facts)

Oldham picture

- At 31 March 2025, there were 562 households in temporary accommodation in Oldham (Table TA4).
- In Q1 2025 (Jan–Mar) there were 310 households with children (748 Children between 0-18) in TA (most recently published government data).
- TA is intended to be short-term (around six weeks), but Oldham data show many households remain beyond 6 months across B&B and nightly-paid placements.
- Composition (Oldham, 31 Mar 2025):
 - B&B: 173 households (incl. cases over 6 months).
 - Nightly paid, self-contained: 259 households (many 6–12 months and 1–2 years).
 - Hostels: 5 | Private sector leased: 87 | LA/HA stock: 38.

National/GM context

- England total: 131,140 households in TA (31 Mar 2025).
- Law already provides free school travel if:
 - >2 miles (under 8) or >3 miles (8+), or
 - no safe walking route, or
 - child cannot walk due to SEND/disability/mobility needs.
- Locally, children with an EHC Plan are supported from a SEN perspective and continue to receive travel assistance where already in place.
- GM operating practice: when a family is in paid nightly TA in another GM borough, they can apply for bus passes from the host borough, but only if they meet standard distance criteria—leaving a gap for many placed nearer than the mileage thresholds yet far from their original school.

Political momentum: The Manchester Evening News campaign calls for free bus passes for children in TA living >30 minutes’ walk from school. As of 25 Aug 2025, six GM MPs publicly back the campaign. Oldham Council could be the first local authority in Greater Manchester to adopt this campaign, however we need to ensure that this is the right approach for families.

Why discretionary action is needed Children rehoused (often suddenly) can face long, complex, and costly journeys to their existing school—leading to lateness, absence, and stress. The statutory mileage rules do not cover many TA cases; discretionary support is therefore required to protect educational continuity.

3. Current Position in Oldham

Oldham complies with national transport duties and supports pupils eligible under distance/safety/SEND criteria. Children in TA who fall short of mileage thresholds (or are rehoused across GM) face a policy gap. Acting now would make Oldham the first GM authority to introduce a dedicated concession for children in TA.

4. Proposal

This Council resolves:

1. To perform a piece of analysis to see if extending free school travel (bus pass or taxi, as appropriate) to all school-aged children living in TA in Oldham, irrespective of statutory mileage thresholds is the most appropriate way to support families.
2. To instruct relevant officers to:

- a. Define eligibility based on verified TA status (including placements within and across GM).
 - b. Develop delivery models (bus passes, pre-approved taxi contracts, or hybrid models), with clear safeguarding standards.
 - c. Assess financial implications and identify funding sources
 - d. Liaise with Transport for Greater Manchester to ensure that work isn't being duplicated
3. Report back to Cabinet and the Corporate Parenting Panel with recommendations for delivering support to families and how this would be funded
 4. To ensure the scheme embeds safeguarding, equality and inclusion, and aligns with existing SEND/EHC travel assistance so support is continuous where already in place.

5. Additional Resolution

This Council further resolves to:

- Write to the borough's 3 MPs asking them to support the campaign
- Write to the other 9 leaders of Greater Manchester Authorities, as well as the Mayor of Greater Manchester, asking them to work alongside Oldham Council to provide this as a GM wide initiative.

Labour Group Amendment - Lib Dem Motion

Moved by: Cllr Arooj Shah

Seconded by: Cllr Aftab Hussain

Add

Delete

The Council notes that:

- With the closure of custody suites at both Oldham and Chadderton, Oldham Borough currently has no dedicated facilities open to process detainees.
- Additional services lost include the Magistrates Court, County Court, and police stations in Failsworth, Chadderton and Royton, with other facilities having no face-to-face service, and access to other sites removed, such as in Shaw.
- Current processes mean that officers are required to process detainees at Tameside, which means additional travel time of over an hour for each arrest.
- The current police station in Oldham has been beyond its service life for a number of years, with the current chief constable in 2021 describing the comparing the building to those in the old East Germany.
- The Chief Constable also noted that: “custody facilities being tethered to the right operating base is really important”.

The Council further notes the most recent report of His Majesty’s Inspectorate of Constabulary and Fire & Rescue Services (HMICFRS) on custody provision in Manchester, including that:

- Leadership for custody provision isn’t strong enough to make sure the service is provided well and achieves appropriate outcomes for detainees. There is limited prioritisation of custody by senior officers or engagement in how custody is provided. There hasn’t been enough improvement since our previous inspection. Significant concerns remain.
- The position is exacerbated by a large increase in the number of detainees entering custody. This makes it difficult for staff to fulfil all their duties and meet detainees’ needs.
- The force should deal with detainees promptly and minimise the time they spend in custody by - booking detainees into custody promptly and prioritising them appropriately, especially children and those who are vulnerable; ...

And finally, the Council notes that:

- Oldham Council has been in discussions with Greater Manchester Combined Authority and Greater Manchester Police for a number of years over a new site for a police station, with no location having currently been identified.
- During these conversations the Council has been clear that any new police station should have custody provision for the Borough and the north-east of Greater Manchester conurbation.
- These conversations have been well received by Greater Manchester Police’s estates team.
- Police and Crime Commissioner Kate Green has acknowledged in a written response to enquiries from the Liberal Democrats that: “there is no immediate intention to locate a custody suite in Oldham, but it may be sensible to future-proof the design of the site to enable this in future if needed”.
- The Council and Oldham’s MPs have called for this too, with Jim McMahon OBE MP recently raising this issue with the Mayor of Greater Manchester directly.

Therefore, the Council resolves:

1. To formally note its position that a new Police Station in Oldham should include appropriate custody provision.
2. Set a target to agree a location for a new police station in Oldham within the next six months. If a location is not agreed within that timescale, to provide a report to the appropriate scrutiny committee detailing:

- a. The requirements for any location for a new police station.
- b. Any sites which have been discussed and the reasons why they have not been deemed suitable.
- c. How the Council proposes to identify and bring forward future sites that meet the requirements for a police station in Oldham.

Amended motion to read:

The Council notes that:

- With the closure of custody suites at both Oldham and Chadderton, Oldham Borough currently has no dedicated facilities open to process detainees.
- Additional services lost include the Magistrates Court, County Court, and police stations in Failsworth, Chadderton and Royton, with other facilities having no face-to-face service, and access to other sites removed, such as in Shaw.
- Current processes mean that officers are required to process detainees at Tameside, which means additional travel time of over an hour for each arrest.
- The current police station in Oldham has been beyond its service life for a number of years, with the current chief constable in 2021 describing the comparing the building to those in the old East Germany.
- The Chief Constable also noted that: “custody facilities being tethered to the right operating base is really important”.

The Council further notes the most recent report of His Majesty’s Inspectorate of Constabulary and Fire & Rescue Services (HMICFRS) on custody provision in Manchester, including that:

- Leadership for custody provision isn’t strong enough to make sure the service is provided well and achieves appropriate outcomes for detainees. There is limited prioritisation of custody by senior officers or engagement in how custody is provided. There hasn’t been enough improvement since our previous inspection. Significant concerns remain.
- The position is exacerbated by a large increase in the number of detainees entering custody. This makes it difficult for staff to fulfil all their duties and meet detainees’ needs.
- The force should deal with detainees promptly and minimise the time they spend in custody by - booking detainees into custody promptly and prioritising them appropriately, especially children and those who are vulnerable; ...

And finally, the Council notes that:

- Oldham Council has been in discussions with Greater Manchester Combined Authority and Greater Manchester Police for a number of years over a new site for a police station, with no location having currently been identified.
- During these conversations the Council has been clear that any new police station should have custody provision for the Borough and the north-east of Greater Manchester conurbation.
- These conversations have been well received by Greater Manchester Police’s estates team.
- Police and Crime Commissioner Kate Green has acknowledged in a written response to enquiries from the Liberal Democrats that: “there is no immediate intention to locate a custody suite in Oldham, but it may be sensible to future-proof the design of the site to enable this in future if needed”.
- The Council and Oldham’s MPs have called for this too, with Jim McMahon OBE MP recently raising this issue with the Mayor of Greater Manchester directly.

Therefore, the Council resolves:

3. To formally note its position that a new Police Station in Oldham should include appropriate custody provision.
4. Set a target to agree a location for a new police station in Oldham within the next six months. If a location is not agreed within that timescale, to provide a report to the appropriate scrutiny committee detailing:
 - a. The requirements for any location for a new police station.
 - b. Any sites which have been discussed and the reasons why they have not been deemed suitable.
 - c. How the Council proposes to identify and bring forward future sites that meet the requirements for a police station in Oldham.

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Lib Dem amendment to Conservative motion
Proposed by Garth Harkness
Seconded by Howard Sykes

After “Therefore this Council notes” add a new first bullet point:

- **That there was no process that took place in naming the building. There was just an announcement.**

Before “This Council resolves:”, add a new paragraph:

This Council believes that the name of the building should have been an opportunity to involve the community and bring people together. There are many people who have provided exemplary service to our Borough, or the name represents the Borough’s rich and diverse heritage.

At the end of point 3, add “, **and hold a working group to provide a list of suitable shortlist of names for residents to be consulted on**”

At the start of point 4, replace “To present a suitable short list of names to the public of Oldham” with “**Allow residents to vote for the new name of the Old Library,**” and at the end of point 4 add: “, **and endorse the public’s choice with a formal agreement at the soonest Council meeting after the consultation, as a mark of that public voice and in the spirit of democracy.**”

The final motion to read:

On the 16th August 2025 the Leader of Oldham Council, Councillor Arooj Shah, announced she had unilaterally decided to rename the Old Library on Union Street the ‘J. R. Clynes Building’ to the bemusement of many residents of Oldham Borough.

This follows a £30+ million renovation project, yet the Council Tax paying **public** of Oldham were not given an opportunity to express their preference on the title that this **public** building would take.

The Conservative Group on Oldham Council believe this is not only anti-democratic but also shameful.

Therefore, this Council notes:

- That there was no process that took place in naming the building. There was just an announcement.
- That no public consultation took place in the naming process of the Old Library building.
- That the Leader of the Council shamefully and wilfully excluded democratically elected Councillors and the taxpaying public from the naming process.
- That the first decision to come out of the Borough’s new Council Chambers is anti-democratic diktat by Councillor Arooj Shah, which has no popular consent from the public.

This Council believes that the name of the building should have been an opportunity to involve the community and bring people together. There are many people who have provided exemplary service to our Borough, or the name represents the Borough's rich and diverse heritage.

This Council resolves:

- To reveal all information, including associated costs, in relation to the naming process of the Old Library.
- To review the naming process and suitability of 'J. R. Clynes' as the title of the building.
- To consult the wider body of democratically elected Members of Oldham Council from across the Borough, and hold a working group to provide a list of suitable shortlist of names for residents to be consulted on.
- Allow residents to vote for the new name of the Old Library, to give them a voice in the naming process of a building which should be the Borough's beating heart of democracy, and endorse the public's choice with a formal agreement at the soonest Council meeting after the consultation, as a mark of that public voice and in the spirit of democracy.



Report to COUNCIL

Introduction of Article 4 Direction for Houses of Multiple Occupation

Portfolio Holder: Cllr Elaine Taylor, Deputy Leader and Cabinet Member for Neighbourhoods

Officer Contact: Emma Barton, Deputy Chief Executive (Place)

Report Author(s):

Elizabeth Dryden-Stuart (Strategic Planning Team Leader)

Lauren Hargreaves (Senior Planning Officer, Strategic Planning)

17 September 2025

Reason for Decision

This report is in response to the recent motion that was submitted for Council consideration on 21 July 2025 regarding the introduction of an Article 4 Direction on Houses of Multiple Occupation.

Recommendations:

In considering this report and the motion put to Council, Members are asked -

- 1) To reflect on the information provided in the body of this report and the background evidence attached at Appendix 4.
- 2) To note that a report is to be taken to Cabinet on 22 September 2025 outlining recommendations for the introduction of an Article 4 Direction on Houses of Multiple Occupation.

Executive Summary

Over the last few years, and more recently through council motions, members have highlighted their concern with the number of Houses of Multiple Occupancy (HMOs) that are currently being introduced across the borough. It is recognised that HMOs provide a much-needed source of housing for various groups in need within the borough, including young people, students, and single person households. However, poorly managed and maintained HMOs, especially where clusters of HMOs arise in one place, can have a detrimental impact on local areas.

To address these concerns, where appropriate, the Council can adopt an Article 4 Direction to remove the permitted development rights that enable a C3 dwelling to be converted to a C4 “small” HMO. This would require such conversions to first apply for planning permission for the change of use. Requiring the submission of a planning application for such proposals will not necessarily reduce the number of C4 HMOs being created, but it does allow for the proper consideration of the effects of a proposed HMO on an area's amenity and local community, before issuing any planning permission and, in doing so, we are able to influence the quality of the HMO through the planning process.

This report:

- Outlines the recent motions presented at council on the 9 April and subsequently 21 July 2025 on the introduction of an Article 4 Direction for HMOs;
- Sets out the legislation regarding Article 4 Directions and the process for implementation;
- Outlines the current position and evidence regarding HMOs across the borough; and
- Identifies the options available for the introduction of an Article 4 Direction for HMOs, specifically whether it focuses on specific areas or is boroughwide.

Informed by the evidence presented in this report the preferred option (as recommended) is to introduce a Non-Immediate Article 4 Direction on Houses of Multiple Occupation that will be implemented borough-wide. If this is agreed by Cabinet, a period of consultation from 29 September to 9 November 2025 for 6 weeks will take place, after which the Cabinet Member for Neighbourhoods will then consider whether to confirm the Direction and bring it into effect on 1 January 2026, having considered all consultation comments received.

This approach is the preferred option for the following reasons:

- a) It would enable the Council to assess the impact of all HMOs on a case-by-case basis, having regard to the individual circumstances and location of the development, and to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity. It would also give residents a voice and a transparent process to ensure that their views are heard.
- b) A non-immediate Article 4 Direction with the six-week period of consultation proposed and a commencement date of 1 January 2026 will provide sufficient

notice to landlords (and prospective landlords) who have already purchased a C3 property with the intention to convert it to a C4 HMO.

- c) Adopting a borough-wide approach reflects the evidence available and will avoid any effects of displacement as witnessed by other GM districts and ensures a consistent approach going forward.

Houses of Multiple Occupation Article 4 Direction

1 Background

- 1.1 Over the last few years, and more recently through council motions, members have highlighted their concern with the number of Houses of Multiple Occupancy (HMOs) that are currently being introduced across the borough.

Recent Council Motions

- 1.2 A Motion was submitted to Council on 9 April 2025 by Councillor Taylor, and seconded by Councillor Davis, requesting the Council calls on the new Labour Government to reverse the changes introduced by the Conservative and Liberal Democrat Coalition Government in 2010 which removed the requirement for planning permission for small houses of multiple occupation. The full version of this motion can be found at Appendix 1 to this report.
- 1.3 An amended motion was then proposed, and approved¹, at Council on 9 April 2025 by Cllr Sam Al-Hamdani and seconded by Cllr Mark Kenyon. In addition to that, in paragraph 2.1.1 this amended motion requested a report back on whether a case can be made for an Article 4 direction, to continue efforts to establish that case, and to report back on a regular basis. The full version of this motion can be found at Appendix 2 to this report.

Motion presented to Council 21 July 2025

- 1.4 The most recent motion was approved at Council on 21 July 2025.
- 1.5 The motion acknowledges residents' concerns regarding the number of HMOs that are currently being introduced across the borough and that, whilst it is not possible to prevent full planning applications from being submitted, the Council can act to close the loophole that allows for permitted development rights for HMOs where between three and six unrelated people share basic amenities, such as a kitchen or bathroom. Requiring a planning application to be submitted for change of use from class C3 to C4 would help ensure that due process is applied, giving residents a say in what happens in their communities.
- 1.6 Specifically, the motion requested that the Council resolves to:
1. As soon as possible, Cabinet to consider and make a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a boroughwide basis. Withdrawing 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 promote the wellbeing of the aforementioned areas.

¹ See minutes from Council meeting on 9 April 2025 available online at <https://committees.oldham.gov.uk/ieListDocuments.aspx?CIId=132&MIId=9176&Ver=4>

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2. To delegate authority to OMBC Planning Department to carry out all necessary consultation and to notify the Secretary of State in accordance with statutory requirements.
 3. That, the boroughwide Article 4(1) Direction will come into effect once made.
 4. To put existing and prospective HMO landlords on notice that OMBC will look to implement the Article 4(1) Direction on 1st January 2026.
- 1.7 The full version of this motion (as amended) can be found at Appendix 3 to this report.
 - 1.8 Alternative motions were also presented at Council on 21 July 2025 can be found as part of the published agenda at <https://committees.oldham.gov.uk/ieListDocuments.aspx?CId=132&MIId=9600&Ver=4>.
 - 1.9 The introduction of an Article 4 Direction on Houses of Multiple Occupation links to the Council's Plan priorities of Healthier Happier Lives and Great Place to Live.
 - 1.10 In terms of the purpose of this report, which responds specifically to how the concerns listed in the motion made to Council on 21 July 2025, there are no implications for:
 - Community Cohesion Implications, including crime and disorder implications under Section 17 of the Crime and Disorder Act 1998; or
 - Risk Assessments; Co-operative Implications, Human Resource Implications, IT implications, Property Implications, Procurement Implications and Environment and Health and Safety Implications.

2 Current Position

- 2.1 It is recognised that HMOs provide a much-needed source of housing for various groups in need within the borough, including young people, students, and single person households. However, poorly managed and maintained HMOs, especially where clusters of HMOs arise in one place, can have a detrimental impact on local areas.
- 2.2 In general terms, a HMO is a property rented out by at least three people who are not related and who share facilities like the bathroom and/or kitchen. The type of accommodation that could be classed as a HMO includes:
 - A number of bedsits in one building;
 - A hostel;
 - Halls of residence (private);
 - A shared house;
 - A block of converted flats; and
 - Individual shared self-contained single cluster flats.

-
- 2.3 Under current planning legislation, HMOs are divided into two Use Classes, which are often referred to as 'Small' and 'Large' HMOs:
- Small HMOs are houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as a 'C4' use within the Use Classes Order; and,
 - Large HMOs comprise houses or flats occupied by more than 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as Sui Generis (a use that does not fall in any use class).
- 2.4 Currently, single family dwellings, defined within use class C3, can change to a C4 use without the need for planning permission under permitted development rights. Similarly, a C4 HMO can be converted to a C3 dwelling at any time under permitted development rights. Whereas the conversion of any use other than C3 to a C4 HMO use (or the new-build development of a C4 HMO) does require planning permission.
- 2.5 The conversion (or new-build) of any property to create a Sui Generis "large" HMO requires planning permission in all cases.
- 2.6 The Council can adopt an Article 4 Direction to remove the permitted development rights that enable a C3 dwelling to be converted to a C4 "small" HMO. This would require such conversions to first apply for planning permission for the change of use.

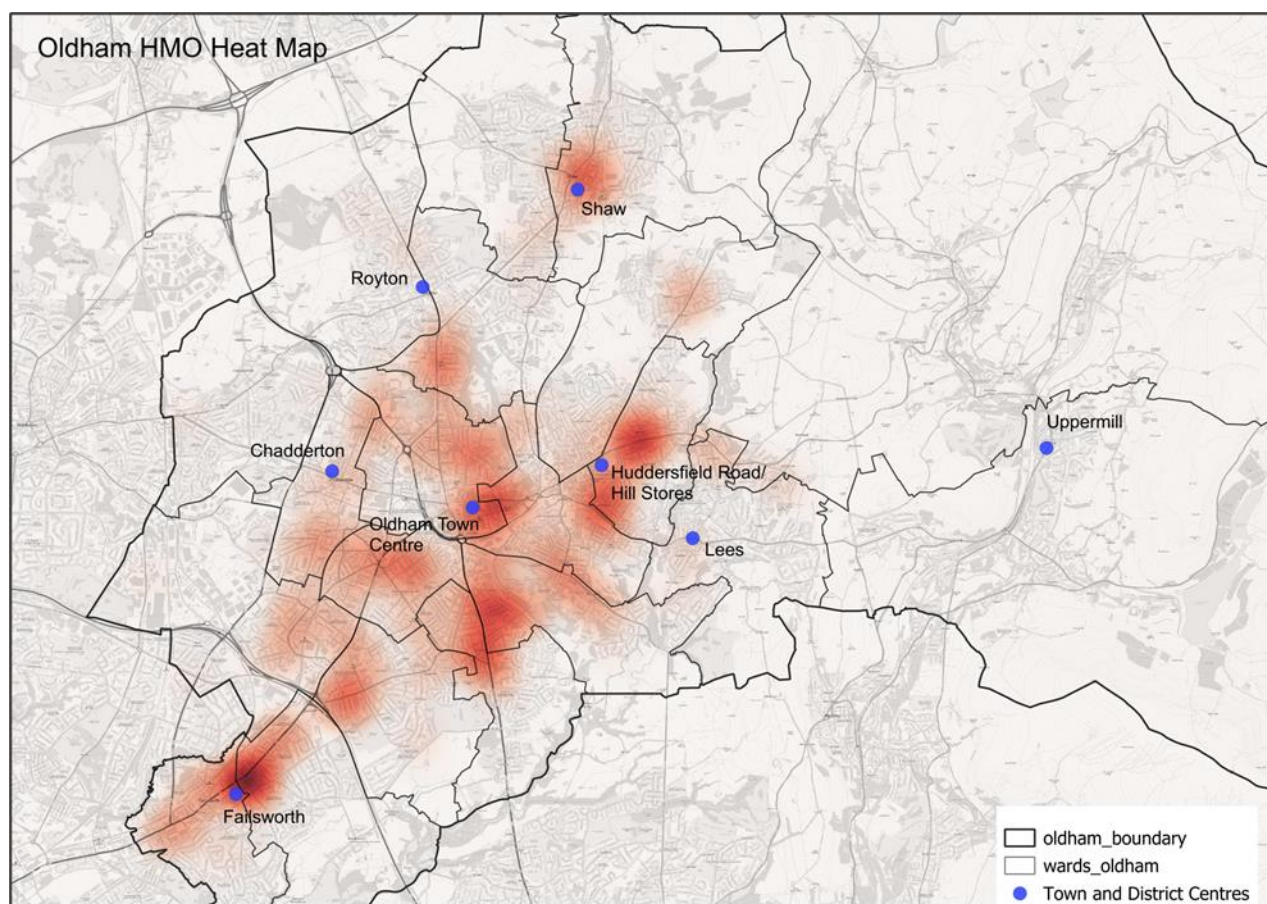
Evidence

- 2.7 As summarised below, officers have considered and set out the evidence in relation to HMOs across the borough. The detail is set out in the background paper at Appendix 4 to this report.
- 2.8 As of July 2025, according to the best available evidence, there are approximately 384 HMOs in the borough. 81 of these HMOs have secured a HMO Licence or been issued a draft licence ready for the final licence to be issued, and 43 applications are in the process of being considered.
- 2.9 The number of HMOs represents 0.38% of the borough's total dwelling stock (98,912 dwellings, as of October 2024).
- 2.10 The actual number of HMOs in the borough may differ somewhat. The Council is not currently notified of all conversions of C3 dwellings to small HMOs (as this is currently permitted development), but this figure is based on the best available evidence to us. Whilst it would be hoped those small HMOs would be picked up through Council Tax records (and many are), this is not always the case, depending on what information has been provided by the occupiers on Council Tax returns. Also, HMOs can change back to single family dwellings without notifying the Council.
- 2.11 Of the 384 existing HMOs in the borough, 74 have been granted planning permission. A further 19 applications for a HMO have been granted planning

permission and are yet to be implemented, or they are under construction, and so the HMO is not yet occupied / in use.

- 2.12 It can be assumed that the majority of the existing HMOs in the borough are smaller HMOs, for less than 6 people. There are approximately 75 HMOs (19% of the total 384 existing HMOs) which are for 6 people or above. We mainly know this because, as set out above, HMO development for 6 people and above is not permitted development and planning permission is required. Also, sometimes, the information is provided in an application to building control.
- 2.13 Over 48% (185 properties) of the total 384 HMOs have been changed from a single household dwelling to a HMO. An additional 47 bedrooms have been created where a change of use from single household dwelling to HMO has occurred (and where details of bedroom numbers are known).
- 2.14 Whilst this does not always equate to a loss of a residential unit (as per planning guidance some smaller HMOs can still exist under use class C3 – the same use class as a single household dwelling), it could mean the loss of a family home into smaller, single occupation uses.
- 2.15 The Local Housing Needs Assessment (LHNA) (2024) has identified a need for family housing, including larger family housing of 4+ bedrooms across the borough. The loss of family housing to HMOs can impact on the dwelling stock available for families, and the ability of the housing stock to meet local housing needs.
- 2.16 Where smaller homes are converted into HMOs (especially small HMOs which do not currently require planning permission), the units of individual accommodation that are created could be smaller and not meet the minimum space standards that we would like to see provided for. This could lead to overcrowded and substandard living conditions.
- 2.17 Other HMOs are typically created from change of use from shops, restaurants or commercial properties (which already requires planning permission).
- 2.18 The LHNA has identified that there is a need for smaller units of accommodation and affordable housing, which HMOs could provide. HMOs can also be suitable housing options for students or key workers. However, it is important that this housing provides a decent standard of living and does not contribute to overcrowding.
- 2.19 The heat map at figure 1 indicatively illustrates the spatial distribution of the recorded HMOs in the borough.

Figure 1: Heat map showing spatial distribution of HMOs in Oldham



- 2.20 As shown in figure 1, the HMOs are predominantly located within inner Oldham, along key transport routes (e.g., the A62, which connects Oldham to Failsworth and Manchester) and within and around district centres.
- 2.21 It appears that there may be clusters of HMOs emerging within and around Failsworth district centre, Huddersfield Road district centre, Oldham Town Centre, Shaw district centre and within Greenacres/ Clarksfield and Hathershaw (along Ashton Road). There are also lesser numbers of HMOs located near Royal Oldham Hospital (within Coldhurst and Royton South) and within areas of Central and South Chadderton, Hollinwood and Werneth. Conversely there are very few HMOs located within Saddleworth wards.
- 2.22 The majority of the borough's existing HMOs are located in accessible locations. Just under half (191) of the borough's recorded HMOs (384) are located within 800m of a Metrolink station and 2 are located within 800m of a train station (Mills Hill and Moston). The vast majority are in walking distance of a bus stop. Typically, HMOs can be a lower cost form of accommodation, and as such appeal to those with lower incomes, where levels of car ownership are also likely to be lower. As such, it is important to ensure HMOs are located sustainably with access to public transport within a suitable walking distance.

Next Steps

- 2.23 Informed by the evidence review and consideration of alternative options, a report is to be taken to Cabinet on 22 September 2025 that will seek approval to (amongst other recommendations) make a Non-Immediate Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a boroughwide basis.
- 2.24 If Cabinet is minded to approve the introduction of an Article 4 Direction on HMOs on 22 September 2025, a period of consultation will take place for six weeks commencing on 29 September and running until 9 November 2025. In line with the regulations set out in Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015², the Secretary of State will be notified at the start of the period of public consultation and when the direction is confirmed.
- 2.25 The Cabinet report will also recommend that delegated authority is granted to the Cabinet Member for Neighbourhoods to consider the outcome of the consultation and thereafter to determine if the Article 4 Direction should be confirmed and come into effect (see below).
- 2.26 Subject to the above, the borough-wide direction would come into force on 1 January 2026, or such other later date as considered appropriate.
- 2.27 By proceeding in this way, and consulting on the Direction, existing and prospective HMO landlords will be put on notice that the Council intends to implement the Article 4 Direction on the 1 January 2026, or such other later date as considered appropriate, from the point at which Cabinet approve the direction being made on 22 September 2025. The period of consultation will provide an opportunity for those with an interest to submit representations. It is considered that this will raise awareness that the implementation of the Direction is forthcoming. This can help to reduce the risks associated with introducing the Direction, including minimising potential exposure to compensation claims, as the Council's decision to introduce the Direction and the date on which this is to be confirmed will be in the public domain at the earliest opportunity and well in advance of any Direction coming into effect.
- 2.28 If Cabinet do decide to make an Article 4 Direction for HMOs in Oldham, planning applications for the conversion of C3 dwellings to C4 HMOs will, for the time-being be considered on the same policy basis that planning applications for HMOs are already considered, having regard to issues such as amenity, character and highway safety. However, through the proposed new Local Plan for Oldham, updated policies will be included that allow a more nuanced approach to planning for HMOs in the borough, particularly geared toward avoiding clusters of HMOs on any given street and ensuring that the space and design standards of rooms in HMOs are adhered to, to avoid over-crowding and poor living conditions.

² <https://www.legislation.gov.uk/uksi/2015/596/schedule/3>

3 Options/Alternatives

- 3.1 Consideration has been given to whether the Article 4 Direction should be non-immediate or immediate.

Immediacy

- 3.2 The main benefit of an immediate direction is that the Council would gain control over the issue and respond to members and communities concerns from day one the direction is acknowledged. However, it is considered that a non-immediate Article 4 Direction reflects the evidence based and will raise awareness that the implementation of the Direction is forthcoming. This can help to reduce the risk associated with introducing the Direction, minimising potential exposure to compensation claims as the Council's decision to introduce the Direction and the date on which this is to be confirmed will be in the public domain at the earliest opportunity.
- 3.3 In addition, the introduction of an Immediate Article 4 Direction has a substantially higher evidence threshold whereby the local planning authority would be required to demonstrate that the development to which the direction relates would be prejudicial to the proper planning of the area or constitute a threat to the amenities of the area. It is not considered that this higher evidence threshold is currently being met anywhere in the borough.

Spatial coverage

- 3.4 Evidence shows that, whilst there are several potential clusters beginning to form within and around inner Oldham, along key transport routes (e.g., the A62 corridor connecting Oldham to Failsworth and Manchester - and Ashton Road) and within and around several district centres, there is still a general spread of HMOs across many areas of the borough, as shown in figure 1 above. We are therefore unable to clearly define those areas disproportionately affected.
- 3.5 In addition, other authorities in Greater Manchester have experienced evidence of a displacement effect where restrictions on HMOs in one area are leading to an increase of HMOs in neighbouring areas of borough.
- 3.6 As such, given concerns around the proliferation of HMOs in various parts of Oldham and that these are spread across many of areas of the borough, it is felt prudent to apply a Direction borough-wide. This will avoid any effects of displacement as witnessed by other GM districts and ensures a consistent approach going forward. It is also considered an area-specific Article 4 Direction would not provide the consistency and control required to ensure that HMOs do not negatively impact on the amenity of our local communities and the character of the borough.

No Article 4 Direction

- 3.7 In the absence of an Article 4 Direction the Council would have limited control as to how and where small HMOs come forward, with the exception of those that are for 5 to 6 people, which would need to have a HMO Licence.

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- 3.8 An Article 4 Direction would not stop HMOs coming forward in the borough, but it would mean that the Council is able to assess the impact of all HMOs on a case-by-case basis, having regard to the individual circumstances and location of the development. A Direction would enable the Council to better manage HMO concentration and prevent the formation of imbalanced communities, as well as reduce any negative impact on local amenity. It would also give residents a voice and a transparent process to ensure that their views are heard.
- 3.9 These options regarding the introduction of an Article 4 Direction on HMOs will be considered as part of the aforementioned Cabinet report and in reaching the preferred option.

4 Preferred Option

- 4.1 In considering this report and the motion put to Council, the preferred option is for Members (as per the recommendations):
- a) To reflect on the information provided in the body of this report and the background evidence attached at Appendix 4.
 - b) To note that a report is to be taken to Cabinet on 22 September 2025 outlining recommendations for the introduction of a non-immediate borough-wide Article 4 Direction on Houses of Multiple Occupation.

5 Consultation

- 5.1 A period of consultation, commencing 29 September to 9 November 2025 for 6 weeks is proposed. Following this the Cabinet Member for Neighbourhoods will then consider whether to confirm the Direction and bring it into effect on 1 January 2026, having considered all consultation comments received.

6 Financial Implications

- 6.1 A rise in planning applications for HMO conversions is expected, resulting in increased Planning workloads. Additional planning application fee income is therefore also anticipated and will help contribute to any additional staff costs. All planning application income and expenditure will be allocated from within the Development Control & Planning service budget.
- 6.2 The implementation of the Article 4 Direction, either immediate or non-immediate, could potentially give rise to compensation claims against the Council. These claims could be more prevalent under the immediate imposition of Article 4, as identified within the report.
- 6.3 Having consulted Legal and Risk & Insurance colleagues, they have confirmed there is no dedicated funding resource for any potential claims. Therefore, any such claims would be an additional pressure on the service which would need to be covered from within the service's general revenue budget.

(Mohammed Hussain)

7 Legal Implications

- 7.1 Under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, a local planning authority can restrict the scope of permitted development rights in relation to defined areas. It is a power of pre-emption rather than prohibition: by withdrawing the deemed permission under the Order, its effect is to require an application to be made for express permission for development proposals. If that permission is refused or granted subject to conditions other than those in the Order, the landowner is entitled to claim compensation for abortive expenditure and any loss or damage caused by the loss of rights. The National Planning Policy Framework advises that the use of Article 4 should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible.
- 7.2 A decision about whether to withdraw permitted development rights is an executive function and can be dealt with by the Cabinet or a Cabinet Member.

(A Evans)

8 Oldham Equality Impact Assessment, including implications for Children and Young People

- 8.1 An Oldham Equality Impact Assessment has been prepared alongside the preparation of the Cabinet Report and will be available as an appendix to that report.

9 Key Decision

- 9.1 N/A

10 Key Decision Reference

- 10.1 None

11 Background Papers

- 11.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act:

National Planning Policy Framework at
https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 - <https://www.legislation.gov.uk/uksi/2015/596/schedule/3>

12 Appendices

Appendix 1 – Original Motion submitted by Labour on Houses of Multiple Occupation, 9 April 2025

Appendix 2 – Amended and Approved Liberal Democrat Motion on Houses of Multiple Occupation, 9 April 2025

Appendix 3 - Motion (as amended) submitted by the administration to Council on 21 July 2025

Appendix 4 – Article 4 Direction Background Evidence Paper

Appendix 1 – Original Motion submitted by Labour on Houses of Multiple Occupation, 9 April 2025

To be Moved by: Councillor Taylor

to be Seconded by: Councillor Davis

This Council notes with concern the increasing number of Houses of Multiple Occupation (HMOs) in Oldham and the impact this has on local communities, housing standards, and infrastructure. While HMOs can provide an important source of affordable accommodation, their proliferation in certain areas has led to issues including overcrowding, pressure on local services, and a decline in housing quality. In the past 5 years the number of licensed HMOs in Oldham has almost doubled.

This Council further notes that current national planning regulations allow certain HMOs (Class C4, up to six residents) to be established without the need for planning permission. This limits the ability of local authorities to manage their spread and ensure they are appropriately located and regulated.

This Council welcomes the recent announcement by the Chancellor of an additional £2 billion for social and affordable housing. This funding provides an opportunity to address the shortage of genuinely affordable homes and to ensure that people in Oldham have access to safe, secure, and high-quality housing.

This Council calls on the new Labour Government to reverse the changes introduced by the Conservative and Liberal Democrat Coalition Government in 2010 which removed the requirement for planning permission for small houses of multiple occupation.

This council further requests that the Chief Executive writes to the borough's 3 MPs and the Secretary of State for Housing, Communities and Local Government, asking for their support in reversing the aforementioned changes.

Appendix 2 – Amended and Approved Liberal Democrat Motion on Houses of Multiple Occupation, 9 April 2025

Proposed: Sam Al-Hamdani

Seconded: Mark Kenyon

This Council notes with concern the increasing number of Houses of Multiple Occupation (HMOs) in Oldham and the impact this has on local communities, housing standards, and infrastructure. While HMOs can provide an important source of affordable accommodation, their proliferation in certain areas has led to issues including overcrowding, pressure on local services, and a decline in housing quality. In the past 5 years the number of licensed HMOs in Oldham has almost doubled.

This Council also notes that

- on 1 November 2023, it resolved to direct officers 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”.
- current national planning regulations allow certain HMOs (Class C4, up to six residents) to be established without the need for planning permission. This limits the ability of local authorities to manage their spread and ensure they are appropriately located and regulated.
- no figures are currently available on the number of HMOs in the borough – only for the number of licenced HMOs (which meet one definition) or for HMOs which have received planning permission (which meet a separate definition).
- there are standard tests which allow the Council to define whether any building is an HMO, as defined under the Housing Act 2004.
- Councillors have been told that they cannot be informed of forthcoming HMOs for licensing, due to data privacy.
- Councillors have no right to make a representation to the Council on HMO licence applications and renewals.
- the Council has let licenses for HMOs lapse on multiple occasions, sometimes for up to a year.

This Council welcomes the recent announcement by the Chancellor of an additional £2 billion for social and affordable housing. This funding provides an opportunity to address the shortage of genuinely affordable homes and to ensure that people in Oldham have access to safe, secure, and high-quality housing.

This Council calls on the new Labour Government to reverse the changes introduced by the Conservative and Liberal Democrat Coalition Government in 2010 which removed the requirement for planning permission for small houses of multiple occupation.

This council further requests that the Chief Executive writes to the borough's 3 MPs and the Secretary of State for Housing, Communities and Local Government, asking for their support in reversing the aforementioned changes.

This Council calls on the Cabinet Member responsible to provide a report back to Council at the soonest opportunity on the work that has been carried out to establish whether a case can be made for an Article 4 direction; to continue efforts to establish that case, and to report back on a regular basis.

This Council will wherever possible ensure that any building being used as an HMO is defined as such, with a view to ensuring that any work towards an Article 4 direction is provided with the best available information.

This Council will provide information on forthcoming HMO applications, with any personal information removed.

The Council will establish a right for Councillors to make representations to the Council on HMO licence applications and renewals.

Appendix 3 – Motion (as amended) submitted by the administration to Council on 16 July 2025

Proposed by: Cllr Elaine Taylor

Seconded by: Cllr Davis

Motion as Amended

Article 4(1) direction on small HMOs

Residents are rightly concerned with the number of Houses of Multiple Occupancy (HMOs) which are currently being introduced across the borough.

We have always believed HMOs are a symptom of the housing crisis and not a solution. In some cases, exploiting some of the most vulnerable people within our community through substandard and unsafe accommodation.

Whilst it is not possible to prevent full planning applications from being submitted, 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.

The Council can, however, adopt an Article 4 Direction to remove these permitted development rights. This will require a planning application to be submitted for change of use from class C3 to C4. This means due process will be applied giving residents a say in what happens in their communities.

We had hoped the government would introduce new legislation to make HMO developers more accountable and give residents a greater say by making it mandatory for small HMO developers to be licensed with the local authority.

In addition, the government has stated it is committed to removing all asylum applicants (approximately thirty thousand) from temporary hotel accommodation. We believe this action will inevitably mean further demand for HMOs.

We acknowledge and accept that the implementation of Article 4 borough wide will have a significant impact on available resources particularly the Planning Department.

This Council resolves to:

1. As soon as possible, Cabinet to consider and make a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order

2015 on a borough wide basis. Withdrawing 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 promote the wellbeing of the aforementioned areas.

2. To delegate authority to OMBC Planning Department to carry out all necessary consultation and to notify the Secretary of State in accordance with statutory requirements.
3. That, the Borough wide Article 4(1) Direction will come into effect once made.
4. To put existing and prospective HMO landlords on notice that OMBC will look to implement the Article 4(1) Direction on 1st January 2026.

Oldham Council does not intend to rely on or hide behind government legislation on this issue.

An Article 4(1) Direction can be used to manage HMO concentration and prevent the formation of imbalanced communities and negative impact on local amenity. As a resident focused Council, we value residents' opinions and put communities at the forefront of decision making. We are committed to giving residents a voice and a transparent process to ensure that their views are heard.

The adoption of this motion demonstrates to the people of the borough that the council is prepared to act in their interests.

Appendix 4 – Article 4 Direction Background Paper

See separate document

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Article 4 Direction

Removal of permitted development rights for the change of use from Class C3 (Dwelling Houses) to C4 (Houses in Multiple Occupation)

Background Document

September 2025

DRAFT

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1. Introduction

- 1.1. An Article 4 Direction is a legal process which allows local authorities to remove specified permitted development rights across a defined area.
- 1.2. This paper provides the background and evidence base for the introduction of an Article 4 Direction to remove the permitted development right for the change of use from dwelling houses (Use Class C3) to Houses in Multiple Occupation (HMOs) for up to six residents (Use Class C4).
- 1.3. The Article 4 Direction would be made under the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and would apply to the whole borough of Oldham.
- 1.4. The Article 4 Direction will enable the council to have greater control over the number, distribution and management of HMOs.
- 1.5. The following sections set out the policy context, background and local evidence to justify the introduction of the Article 4 Direction in Oldham.

2. Policy Context

- 2.1. The government defines a HMO as a property rented out by at least 3 people who are not from 1 'household' (for example a family) but share facilities like the bathroom and kitchen¹.
- 2.2. Under current planning legislation², HMOs are divided into two Use Classes, which are often referred to as 'Small' and 'Large' HMOs:
 - Small HMOs are houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities such as a kitchen or a bathroom. These are classified as a 'C4' use within the Use Classes Order; and
 - Large HMOs comprise houses or flats occupied by more than 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as Sui Generis (a use that does not fall in any use class).
- 2.3. Currently, the Town and Country Planning (General Permitted Development) England Order 2015 (as amended) (GDPO)³ allows the change of use of a dwelling house (Use Class C3) to a small HMO (Use Class C4), without the need for planning permission under permitted development rights.
- 2.4. The change of use from any use other than C3 to a small HMO or the new-build development a small HMO, does require planning permission. Similarly, a small HMO can be converted to a C3 dwelling at any time under permitted development rights.

¹ <https://www.gov.uk/find-licences/house-in-multiple-occupation-licence>

² The Town and Country Planning (Use Classes) Order 1987 (as amended):
<https://www.legislation.gov.uk/uksi/1987/764/contents?view=plain>

³ GDPO Class L of Schedule 2:
<https://www.legislation.gov.uk/uksi/2015/596/schedule/2/part/3/crossheading/class-l-small-hmos-to-dwellinghouses-and-vice-versa>

- 2.5. The conversion (or new-build) of any property to create a Sui Generis “large” HMO requires planning permission in all cases.
- 2.6. There are also some HMOs that are covered under the ‘C3 dwelling houses’ use, such as those where there are up to six people living together as a single household and receiving care, and some groups of people (up to six) living together as a single household (e.g., a small religious community or homeowners living with a lodger).

Article 4 Directions

- 2.7. The Council can adopt an Article 4 Direction to remove the permitted development rights that enable a C3 dwelling to be converted to a C4 “small” HMO. This would require such conversions to apply for planning permission for the change of use.
- 2.8. Requiring the submission of a planning application for such proposals will not necessarily reduce the number of small HMOs being created. It does however allow for the proper consideration of the effects of a proposed HMO on an area's amenity and local community, before issuing any planning permission. In doing so the Council is able to influence the quality of the HMO through the planning process. This is especially important for 3 and 4 person HMOs as they do not require a HMO Licence, and so the quality of such HMOs cannot be monitored properly currently.
- 2.9. Article 4 Directions can be introduced on a temporary or permanent basis by local authorities. There are two types of Article 4 Directions:
- Non-immediate Article 4 Direction: This type requires a minimum 21-day period of public consultation before it can be introduced. It must then be confirmed after the consultation period ends and within 12 months of the original decision to introduce the direction, and the Secretary of State must be notified once it is confirmed.
 - Immediate Article 4 Direction: This can take effect as soon as it is issued, removing permitted development rights immediately before consultation. However, it must be confirmed by the local authority within six months, and the Secretary of State must also be informed.
- 2.10. The National Planning Policy Framework (NPPF) sets out that Article 4 Directions should be applied in a measured and targeted way and should be limited to situations where the direction is necessary to protect the amenity or local wellbeing of the area and should cover the smallest area possible⁴.
- 2.11. Both the type of restriction and the extent that the Article 4 will apply to, must be justified. The Secretary of State for Housing, Communities and Local Government can intervene to stop Article 4 Directions taking effect should they deem it appropriate.
- 2.12. The evidence section of this document sets out the local justification for the introduction of a borough-wide Article 4 Direction in relation HMOs across Oldham.

⁴ National Planning Policy Framework Paragraph 54:
https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca46251/NPPF_December_2024.pdf

Local Context

- 2.13. Oldham's Local Plan (the Joint Core Strategy and Development Management Development Plan Document, 2011)⁵ sets out policy relating to housing and amenity which can be used in determining applications for HMOs.
- 2.14. Policy 3 'Address of Choice' supports the delivery of housing in suitable locations, including change of use and conversion. Policy 9 'Local Environment' sets out policy for improving and protecting local environmental quality and amenity and promoting community safety. This policy is heavily used in determining applications for HMOs. Policy 11 'Housing' sets out that HMOs shall not be permitted unless it can be demonstrated that the proposal does not adversely affect:
- The local character of the area;
 - The residential and workplace amenity of current, future and neighbouring occupants; and
 - Traffic levels and the safety of road users.
- 2.15. There are also other local plan policies and policies with the Places for Everyone Joint Development Plan (PfE) that can be used to determine HMO applications.
- 2.16. Oldham also has several Supplementary Planning Documents (SPD)⁶ which can be useful for HMO applications, including the Oldham Town Centre Conservation Area Appraisal and Management Plan (CAAMP) SPD and the Vibrant Centres SPD.
- 2.17. Oldham does not currently have a specific HMO planning policy or a HMO SPD. However, the Draft Local Plan (published in December 2023)⁷ contained a specific policy on HMOs (see policy H10). The policy set out several requirements for HMO development, including a requirement which sought to prevent an over-concentration of HMOs within a particular area.
- 2.18. There are also licensing requirements for HMOs. Part 2 of the Housing Act (2004)⁸ sets out that a property must be licensed if it meets these conditions:
- 5 or more people live there, where there are two or more groups of people that are not living as a family, i.e. mother and son rent one room, female rents another room and two males rent another room, and they are not a family.
 - They share facilities such as bathrooms and kitchens.
- 2.19. Advice for landlords of HMOs is also set out on the council's website. The advice sets out that all HMOs need to be managed properly whether it is a licenced or non-

⁵ Oldham's Local Plan (Joint Core Strategy) (2011):

https://www.oldham.gov.uk/info/201229/current_local_planning_policy/978/joint_core_strategy_and_development_management_policies_development_plan_documents_dpds

⁶ Oldham's Supplementary Planning Documents (SPDs): [Supplementary Planning Documents | Oldham Council](#)

⁷ Oldham's Draft Local Plan (2023): https://www.oldham.gov.uk/info/201233/local_plan_review/3095/draft_local_plan

⁸ Housing Act 2004 – Part 2: <https://www.legislation.gov.uk/ukpga/2004/34/part/2>

licensed HMO. It is up to the manager of the property to make sure this is done. A well-managed HMO should be clean and tidy, safe and suitable for living in.

2.20. Management Regulations ensure that:

- Provisions like washing and cooking facilities are adequate;
- There are adequate arrangements for the collection and proper disposal of rubbish;
- Water, gas and electricity are properly supplied and discharged; and
- Any repairs are carried out.

2.21. The law also says that the people who live in an HMO must make sure they don't cause damage, store and dispose of waste properly and cooperate with the manager of the property.

2.22. To guide development quality and proper management of HMOs the council has a HMO standards document which is available on request⁹.

2.23. Further information on HMO licensing requirements for HMOs is available online¹⁰.

2.24. Currently, Oldham also has five selective licensing areas in operation – within these areas any private-rented properties must be licensed. This includes HMOs, but also other privately rented properties. The aim of selective licensing areas is to improve the management of private rented properties through licence conditions to ensure they have a positive impact on the area.

2.25. The selective licensing areas are located mainly within inner Oldham – a map is available online¹¹. The selective licensing areas would continue to operate independently of an Article 4 direction.

3. Background

3.1. Over the last few years council members have highlighted their concern with the number of HMOs that are currently being introduced across the borough.

3.2. It is recognised that HMOs provide a much-needed source of housing for various groups in need within the borough, including young people, students, key workers and single person households. However, poorly managed and maintained HMOs, especially where clusters of HMOs arise in one place, can have a detrimental impact on local character and amenity.

3.3. Recently, other local authorities within Greater Manchester have introduced borough-wide Article 4 Directions (or have extended existing area-specific Directions to apply borough-wide). Wigan Council are implementing a borough-wide Article 4 Direction (extending two area-specific directions). Salford City Council is also extending the coverage of its current Article 4 Direction to cover a much broader area. Both these authorities have stated that they have experienced a displacement effect with their

⁹ Further information available at:

https://www.oldham.gov.uk/info/201198/information_for_landlords/258/houses_in_multiple_occupation_hmo

¹⁰ Further information can be found at:

https://www.oldham.gov.uk/info/201198/help_for_landlords/258/houses_in_multiple_occupation

¹¹ Oldham Selective Licensing Areas: [Selective Licensing of private landlords | Selective Licensing of private landlords | Oldham Council](#)

previous area-specific Article 4 Directions, whereby restricting HMO development in the specific areas has led to an increase in HMO development in other areas. As a result, these authorities are seeking borough-wide or much broader coverage Article 4 Directions as a result.

- 3.4. Bolton Council has also recently introduced a borough-wide Article 4 Direction. Manchester Council and Trafford Council also have existing Article 4 Directions applying to HMO development.
- 3.5. Other authorities in Greater Manchester are using Article 4 Directions to have greater control on the location and quality of HMOs. This includes the introduction of borough-wide Article 4 Directions to address concerns of displacement, that area-specific Article 4 Directions might cause. Therefore, given the concerns around the proliferation of HMOs in various parts of Oldham and that these are spread across many parts of the borough, it is considered that a borough-wide Article 4 Direction is appropriate for Oldham. This will ensure a consistent approach is applied to HMO development in the borough.

4. Local Evidence

The number of HMOs in Oldham

- 4.1. At the 2021 Census the number of HMOs in Oldham was estimated to be 88¹². At the time this represented 0.09% of the borough's total housing stock (estimated at 97,761 dwellings).
- 4.2. Nationally, at the 2021 Census, HMOs represented 0.07% of England's total housing stock. As such, at the time Oldham had a slightly higher number of HMOs than the national average.
- 4.3. 'In-house' monitoring of the number of HMOs in Oldham has been undertaken since 2020 to understand trends and impact on the borough's communities.
- 4.4. Over the years, data collection methods have been tested and refined to enable the collection of more accurate data. However, given existing permitted development rights, which allow the change of use of dwelling houses (C3 use) to small HMOs (C4 use), monitoring the number of HMOs can be difficult.
- 4.5. The data presented below has been gathered from a variety of sources, using several internal monitoring systems. Given the volume of data and data handling practices there may be some level of inaccuracy. As such the data should be considered as approximate and the best available.
- 4.6. Oldham Council has used data from licensing, planning and building control, council tax, temporary accommodation records and the Local Land and Property Gazetteer (LLPG) records to estimate the number of HMOs within the borough.
- 4.7. For the latest update of HMO data – July 2025 - a two-step verification process has been introduced to ensure that HMOs can be verified by at least two sources. This is to improve the accuracy of data. Further confirmation and checks on the data have

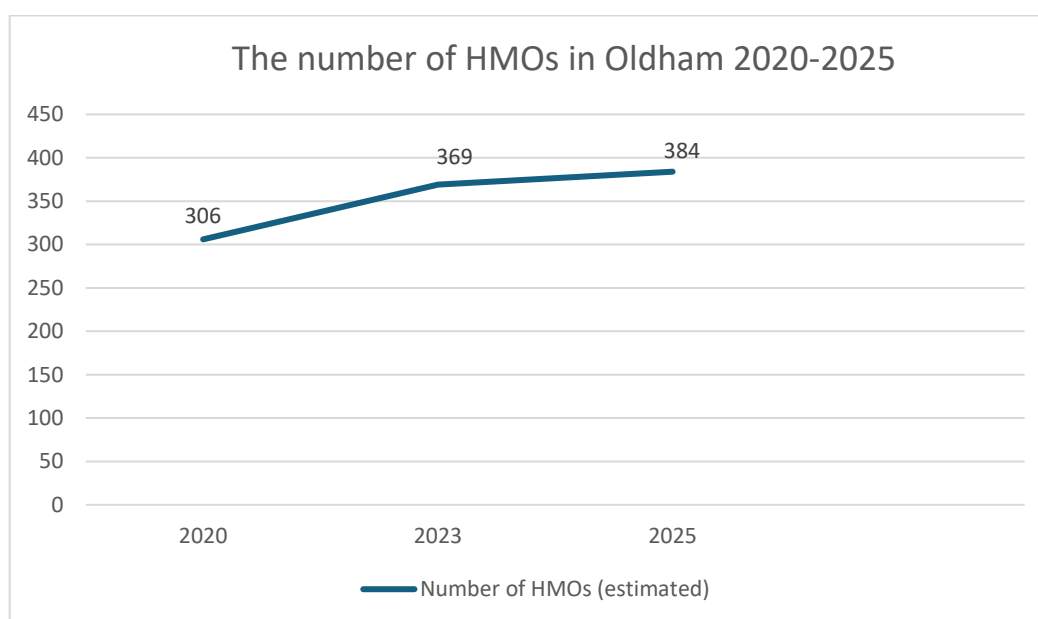
¹² ONS Census 2021 – Number of dwellings that are houses in multiple occupation (HMO): <https://www.ons.gov.uk/datasets/RM192/editions/2021/versions/2#summary>.

been carried out where necessary, including a desktop assessment (checking mapping systems, local property listings etc.). The number of HMOs which have planning permission and have not yet started and the number of HMOs which are under construction have also been recorded separately.

- 4.8. As of July 2025, the total number of HMOs estimated to be in use/ existing in the borough is approximately 384 (81 of which have secured a HMO Licence or been issued a draft licence ready for the final licence to be issued, and 43 licensing applications are in the process of being considered).
- 4.9. The total number of HMOs (as of July 2025) represents 0.38% of the total dwelling stock (98,912 dwellings, as of October 2024¹³). This is significantly higher than the national percentage of dwelling stock estimate of 0.07% (2021 Census).
- 4.10. Looking over a longer period, data on the number of HMOs in the borough was collected in December 2020 to inform the Local Plan Review – Issues and Options stage. The data identified that there were around 306 HMOs in the borough, which represented 0.31% of the borough's total housing stock at the time (97,079 dwellings as of October 2020).
- 4.11. Between December 2020 and October 2023, there was a 20% increase in the number of HMOs in the borough. In October 2023 the number of HMOs was estimated to be around 369, which represented 0.37% of the total housing stock at the time (98,567 dwellings).
- 4.12. As of the most recent available data, in July 2025 there was estimated to be 384 HMOs in Oldham. This represents a 4% increase from 2023 and a 25% increase from 2020.
- 4.13. The figure below highlights the increase in the number of HMOs across the five-year period. The figure shows that whilst the increase is not sharp, there has been a consistent increase over this period.

¹³ Source – Oldham Council, Council Tax data (October 2024).

Figure 1: Number of HMOs in Oldham 2020-2025



- 4.14. The significant difference in the 2021 Census data on the number of HMOs in the borough (88) and the number recorded in 2025 by the council (384) (and 306 in 2020, 369 in 2023) also highlights the difficulty in accurately identifying the number of HMOs in the borough. Census data on the number of HMOs in Oldham is clearly not an accurate source for the borough, as the internally gathered and verified data indicates that the number is much higher - highlighting the importance of internal monitoring.
- 4.15. Despite the evidence set out above, the actual number of HMOs in the borough may still differ somewhat from that identified. The Council is not currently notified of all conversions of C3 dwellings to small HMOs (as this is currently permitted development). Whilst it would be hoped those small HMOs would be picked up through Council Tax records (and many are), this is not always the case, depending on what information has been provided by the occupiers on Council Tax returns. Also, HMOs can change back to single family dwellings without notifying the Council. The figure set out above (384 at July 2025) is however based on the best available evidence.

HMO development

- 4.16. Of the 384 existing HMOs in the borough (July 2025), 74 have been granted planning permission. A further 19 applications for a HMO have been granted planning permission and are yet to be implemented, or they are under construction, and so the HMO is not yet occupied or in use.
- 4.17. There are approximately 75 HMOs (of the total 384 existing HMOs) which are for 6 people or above. We mainly know this because, as set out above, HMO development for 6 people and above is not permitted development and planning

permission is required. Also, sometimes, the information is provided in an application to building control¹⁴.

- 4.18. As such, it can be assumed that the majority of existing HMOs in the borough are smaller HMOs, for less than 6 people, and therefore those which do not currently require planning permission.
- 4.19. Over 48% (185 properties) of the total 384 HMOs have been changed from a single household dwelling to a HMO. This has resulted in an additional 47 bedrooms where a change of use from single household dwelling to HMO has occurred and bedroom numbers are known.
- 4.20. Whilst this does not always equate to a loss of a residential unit, (as per planning guidance some smaller HMOs can still exist under use class C3 – the same use class as a single household dwelling), it could mean the loss of a family home into smaller, single occupation uses.
- 4.21. The Local Housing Needs Assessment (LHNA) (2024)¹⁵ has identified a need for family housing, including larger family housing of 4+ bedrooms across the borough. The loss of family housing to HMOs can impact the dwelling stock available for families, and the ability of the housing stock to meet local housing needs.
- 4.22. Where smaller homes are converted into HMOs (especially small HMOs which do not currently require planning permission), the units of individual accommodation that are created could be smaller and not meet the minimum space standards. This could lead to overcrowded and substandard living conditions.
- 4.23. Other HMOs are typically created through the change of use from shops, restaurants or commercial properties. The breakdown below notes the other changes of use (not C3) which have occurred for existing HMOs in the borough, where this is known:
- Class E (Commercial, retail, business and services, food and drink) – 31 properties;
 - F2 (Local community uses) – 2 properties;
 - Sui Generis (unique uses) – 5 properties¹⁶;
 - C1 (Hotels, boarding houses, guest houses) – 1 property;
 - C2 (Residential accommodation and care) – 1 property; and
 - B8 (Storage and Distribution) – 1 property.

¹⁴ Detailed data is not always required to be supplied for building control applications depending on the application/ approval type.

¹⁵ Oldham Local Housing Needs Assessment (LHNA) (2024), available at:

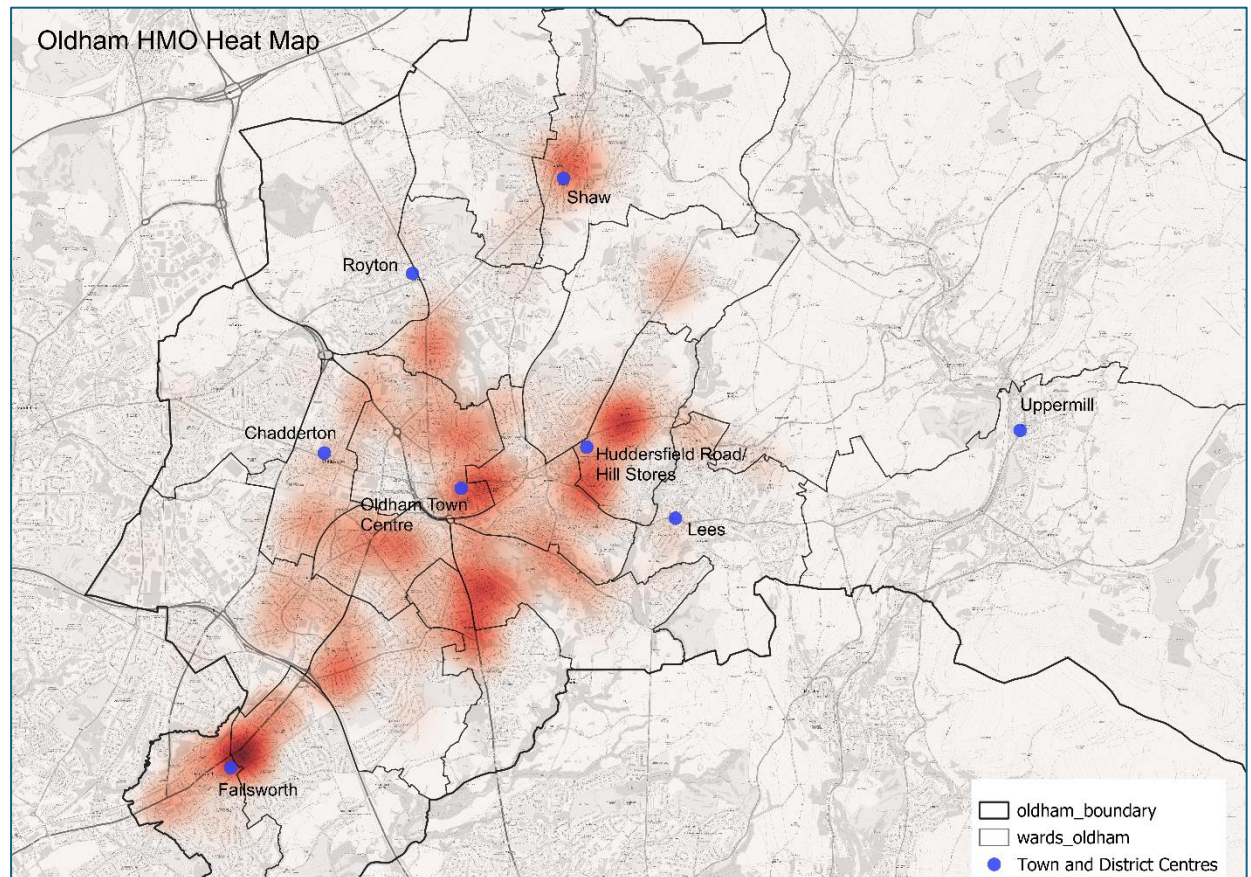
https://www.oldham.gov.uk/downloads/file/5590/housing_strategy_needs_assessment

¹⁶ Sui Generis use class includes large HMOs i.e. those for more than 6 unrelated individuals and also many other uses which do not fall within other defined use classes, for example betting shops, launderettes, and nightclubs. The number shown here only includes the properties which have changed from Sui Generis uses which are not HMOs.

Distribution of HMOs

4.24. The heat map at figure 2 illustrates the spatial distribution of the recorded HMOs in the borough.

Figure 2: Heat map showing spatial distribution of HMOs in Oldham



4.25. As shown in Figure 2, HMOs are spread across many areas of the borough. There are particular clusters located within and around inner Oldham, along key transport routes i.e. the A62, which connects Oldham to Failsworth and Manchester, and within and around several district centres.

4.26. There are clusters of HMOs within and around Failsworth district centre, Huddersfield Road district centre, Oldham Town Centre, Shaw district centre and within Greenacres/ Clarksfield and Hathershaw (along Ashton Road). There are also HMOs located near Royal Oldham Hospital (within Coldhurst and Royton South) - and within areas of Central and South Chadderton, Hollinwood and Werneth. Conversely there are very few HMOs located within Saddleworth wards, and within the more rural fringes of the borough.

4.27. The majority of the borough's existing HMOs are located in accessible locations. Just under half (191) of the borough's recorded HMOs are located within 800m of a Metrolink station and 2 are located within 800m of a train station (Mills Hill and Moston). The vast majority are in walking distance of a bus stop. Typically, HMOs can be a lower cost form of accommodation, and as such appeal to those with lower incomes where levels of car ownership are also likely to be lower. As such, it is

important to ensure HMOs are located sustainably with access to public transport within a suitable walking distance.

Demographics

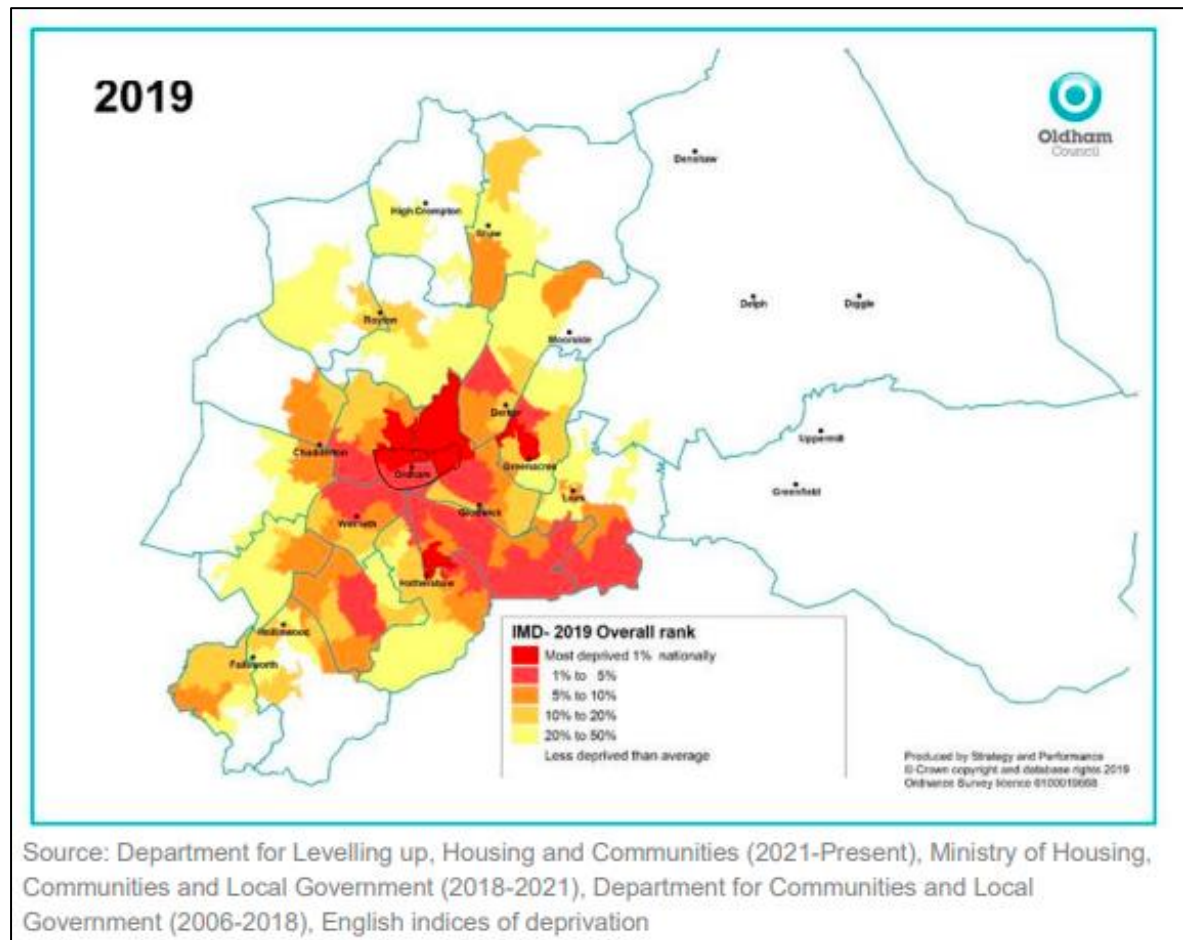
- 4.28. According to the latest official population projections¹⁷, Oldham's population is continuing to increase. The projections show that the borough's total population is estimated to increase by around 14,000 people from around 248,000 in 2025 to 263,000 in 2047.
- 4.29. Compared to the England average, Oldham has a younger population and higher than average levels of children. Although in recent years there have been falling birth rates - a trend that is expected to continue.
- 4.30. Levels of deprivation in the borough are generally ranked among the highest in the country. According to the Indices of Multiple Deprivation (IMD)¹⁸, some areas of Oldham rank within the bottom 10% of local authorities in England. Oldham's levels of deprivation have maintained a steady downward trend since 2004¹⁹. In the 2010 IMD Oldham ranked 32 out of 326 local authorities. In the 2019 IMD Oldham ranked 16 of 317 local authorities.
- 4.31. Figure 3 below shows areas of high deprivation within Oldham. Oldham currently has four areas within the borough which are among the top 1% of the nation's most deprived areas. The majority are centred in and around the town centre, particularly within the wards of St Mary's, Coldhurst and Alexandra. Only the wards of Crompton, Saddleworth North and Saddleworth South do not contain any areas that fall within the nation's top 20% most deprived.

¹⁷ 2022 based Population Projections released by the Office for National Statistics (ONS) on 24 June 2025.

¹⁸ The Indices of Multiple Deprivation provide statistics on relative deprivation which are reported at a small area level (Lower Super Output Areas – LSOAs) across all local authorities in England. It looks at a combined measure of income, employment, health, education, crime, barriers to housing and services and the living environment. It also considers income deprivation affecting children and older people.

¹⁹ Source: Oldham in Profile 2024, Oldham Council.

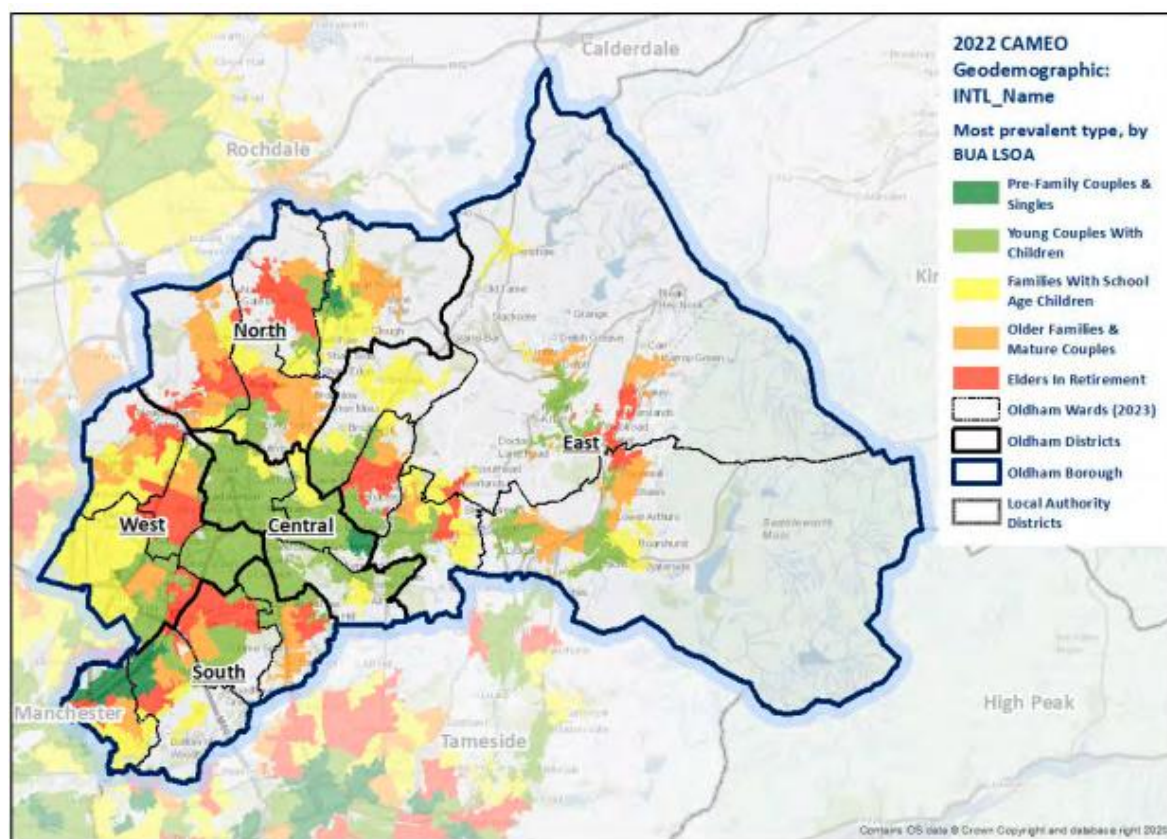
Figure 3: Areas of Deprivation in Oldham²⁰



- 4.32. Since 2010 Oldham's deprivation score has improved in measures of deprivation affecting older people, employment and health, however it has worsened in all other measures, including barriers to housing.
- 4.33. HMOs can be a key source of housing for younger and single person households. Figure 4 below, identifies the household types most prevalent in each LSOA. As is shown, the most prevalent household type within central and inner Oldham is young couples with children. Around Failsworth district centre singles and pre-family couples are the most prevalent. Around the fringes of the borough and in Saddleworth the most prevalent household types are families with school age children and mature couples/ families. Pockets of elders in retirement, as the most prevalent household type, are found in most areas of the borough.

²⁰ Source: Extracted from Oldham in Profile 2024, Oldham Council.

Figure 4: Household characteristics: Household Type by LSOA²¹



Source: CAMEO UK

Housing Stock

- 4.34. As set out above, there are estimated to be around 98,912 dwellings²² and 93,152 households²³. More than one household can live within one dwelling – for example in the case of HMOs you may have several households living within one dwelling unit.
- 4.35. The majority of Oldham's dwelling stock is houses (77.5%) of which terraced houses represent 44.7%. Oldham has the highest proportion of terraced housing stock in Greater Manchester and a large portion is within inner Oldham²⁴.
- 4.36. Oldham's housing stock tends to be smaller than the Greater Manchester, North-West and National averages, with fewer dwellings of 4 bedrooms or more²⁵. Across the borough, 52.2% of dwellings are 1 or 2 bedrooms.
- 4.37. There are issues of overcrowding in some areas of Oldham. The 2021 Census identified that 7.5% of households in Oldham are overcrowded compared to 4.4% nationally.

²¹ Extracted from LHNA (2024) – Map 2.3 'Household characteristics: household type by LSOA', 2022 CAMEO. Map shows the most prevalent household type for each LSOA.

²² Source: Oldham Council – Council Tax data (October 2024)

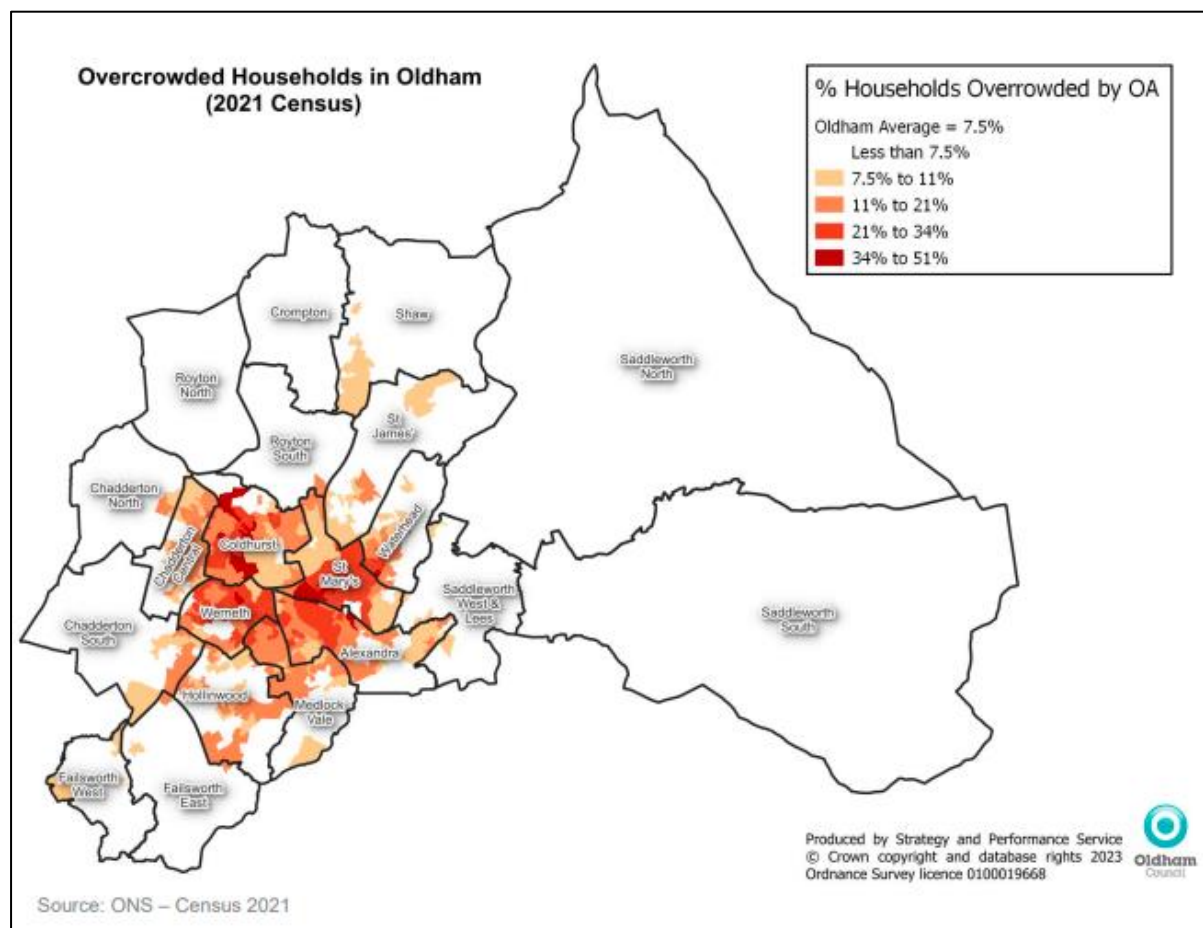
²³ Source: Oldham LHNA (2024).

²⁴ See Map 2.1 in Oldham (LHNA 2024).

²⁵ See Table 2.3 in Oldham LHNA (2024).

4.38. Overcrowding is most prevalent in areas with a high proportion of terraced housing stock. Figure 5 shows the distribution of households classed as overcrowded. The map shows that the distribution of overcrowded households is uneven, but there are large concentrations of overcrowded homes located within inner Oldham - around the outskirts of the town centre, particularly in the wards of Coldhurst, St Mary's and Werneth.

Figure 5: Overcrowded Households in Oldham (2021 Census)²⁶



4.39. The LHNA (2024) has assessed housing conditions and repair problems with data gathered from a household survey. The LHNA found that households expressing the highest levels of dissatisfaction by characteristics were households:

- living in Central Oldham (22.4%);
- private renting (19.1%);
- living in affordable housing (22.7%);
- living in flats (18.7%), maisonettes (17.6%), and terraced housing (12.8%);
- living in pre-1919 dwellings (13.5%);
- that had an income of less than £200 each week (19.8%); and

²⁶ Source: Extracted from Oldham in Profile (2024), Oldham Council - ONS 2021 Census.

- that had a young person residing ²⁷ aged 15-24 (20.9%).
- 4.40. Households containing someone with an illness/disability were more likely to be dissatisfied (13.8%) compared with 10.4% overall.
- 4.41. 55.8% of households living in affordable housing, 52.6% of private renters, and 39.7% of owner-occupiers stated there were repair problems with their property.
- 4.42. The main repair problem reported among owner-occupier households was with the roof (34.6%) and dampness/mould growth (32.0%). Across the private rented sector a concerning 51.8% of respondents mentioned dampness/mould growth, and across the affordable housing sector, dampness/mould growth was mentioned by 40.7% and windows by 36.8% of respondents.
- 4.43. As set out in this section, there are issues with the borough's dwelling stock and disparities across areas in the borough. Terraced houses make up a large proportion of Oldham's housing stock, particularly within inner Oldham. There are areas of Oldham, again particularly within inner Oldham, which are experiencing overcrowding. Also, there are housing repair problems reported across all tenures, particularly those living in private rented and affordable housing.
- 4.44. In this context, it is important that HMOs are appropriately managed and monitored to ensure housing quality and avoid overcrowding.
- 4.45. The size of HMO accommodation should be sufficient and should not perpetuate issues of overcrowding. The council's HMO Standards apply to the development of HMOs in the borough²⁸ - the HMO Standards provide detail on amenity and design, including appropriate room sizes (and shared spaces/ facilities). PfE policy JP-H3 also sets out that all new dwellings should comply with the Nationally Described Space Standards (NDSS)²⁹. Where practicable the NDSS should apply to conversions and changes of use, such as to a HMO.
- 4.46. It's also important that HMOs do not lead to the loss of a larger family home, which are needed in Oldham (see paragraph 4.49 below).

Housing Tenure and Affordability

- 4.47. In terms of tenure, the LHNA (2024) identified that the majority of Oldham's households are owner-occupiers (60.4%). 21.6% live in affordable housing tenures and 18.0% rent housing privately.
- 4.48. Many HMOs are rented privately. The private rented sector has become an important tenure in both meeting people's housing needs and providing flexible housing options for those moving for employment or to respond to changing circumstances and provides a housing option for those on low incomes.

²⁷ This is defined as age of Household Reference Person (HRP).

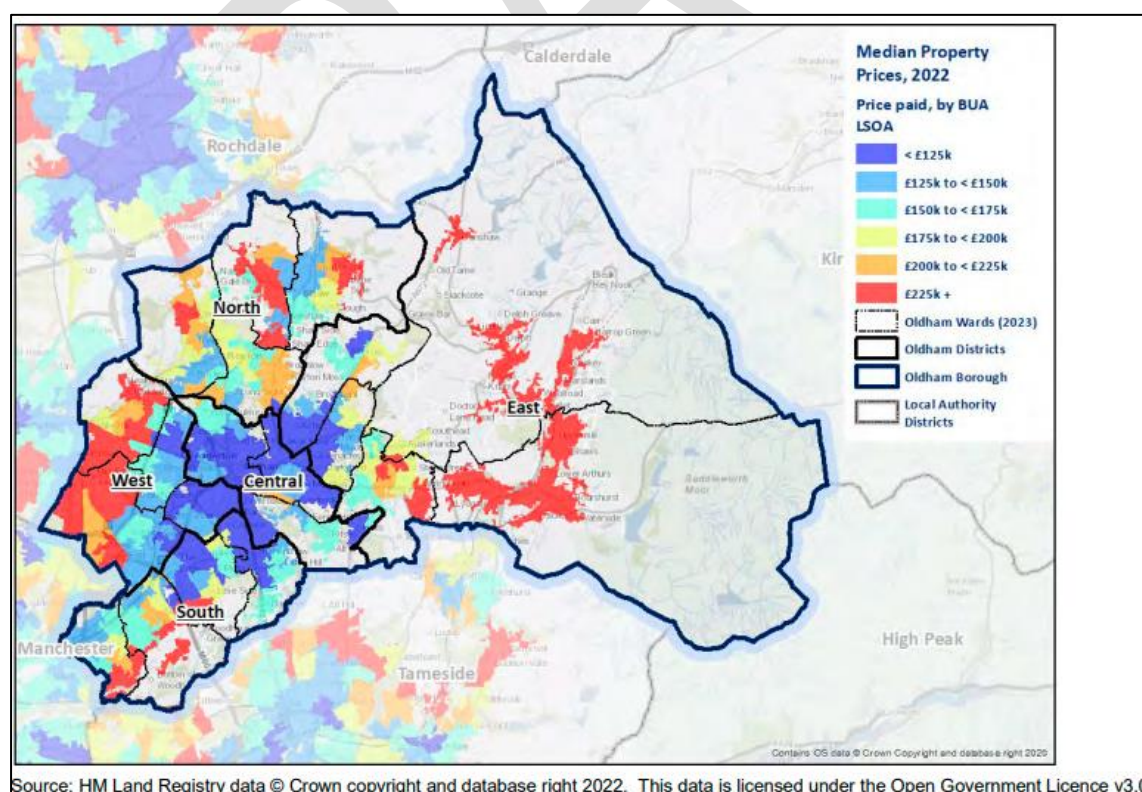
²⁸ The HMO Standards are available on request, for further information see:

<https://www.oldham.gov.uk/info/201198/information-for-landlords/258/houses-in-multiple-occupation-hmo>

²⁹ Nationally Described Space Standard: <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

- 4.49. Across Oldham, the proportion of households privately renting increased considerably from 8.7% in 2001 to 18% in 2021 (ONS Census data). The districts of Central and South Oldham have higher than borough average levels of privately rented housing.
- 4.50. Between 2001 and 2021, there has been growth in the rental market for both 'active choice' renters and 'frustrated would-be' homeowners. Tenure reform and less accessible social rented housing are also likely to be an increasing factor to the growth in the private rented sector and the sector clearly now plays a vital role in meeting housing need and affordable need, as well as providing an alternative to homeownership.
- 4.51. Local authorities have an important enabling and regulatory role in ensuring that the private rented sector helps to meet housing need and encouraging good quality management.
- 4.52. In terms of house prices, the LHNA (2024) notes that house prices in Oldham are consistently lower than the North-West and England averages. However, the growth in house prices in Oldham over the past 22 years (318.6%) has been higher than that experienced across the North-West (+248.7%) and England as a whole (+217.1%)³⁰. In 2000 the median house price in Oldham was £43,000, in 2022 the median house price in Oldham was £180,000.

Figure 6: Median House Prices in Oldham³¹

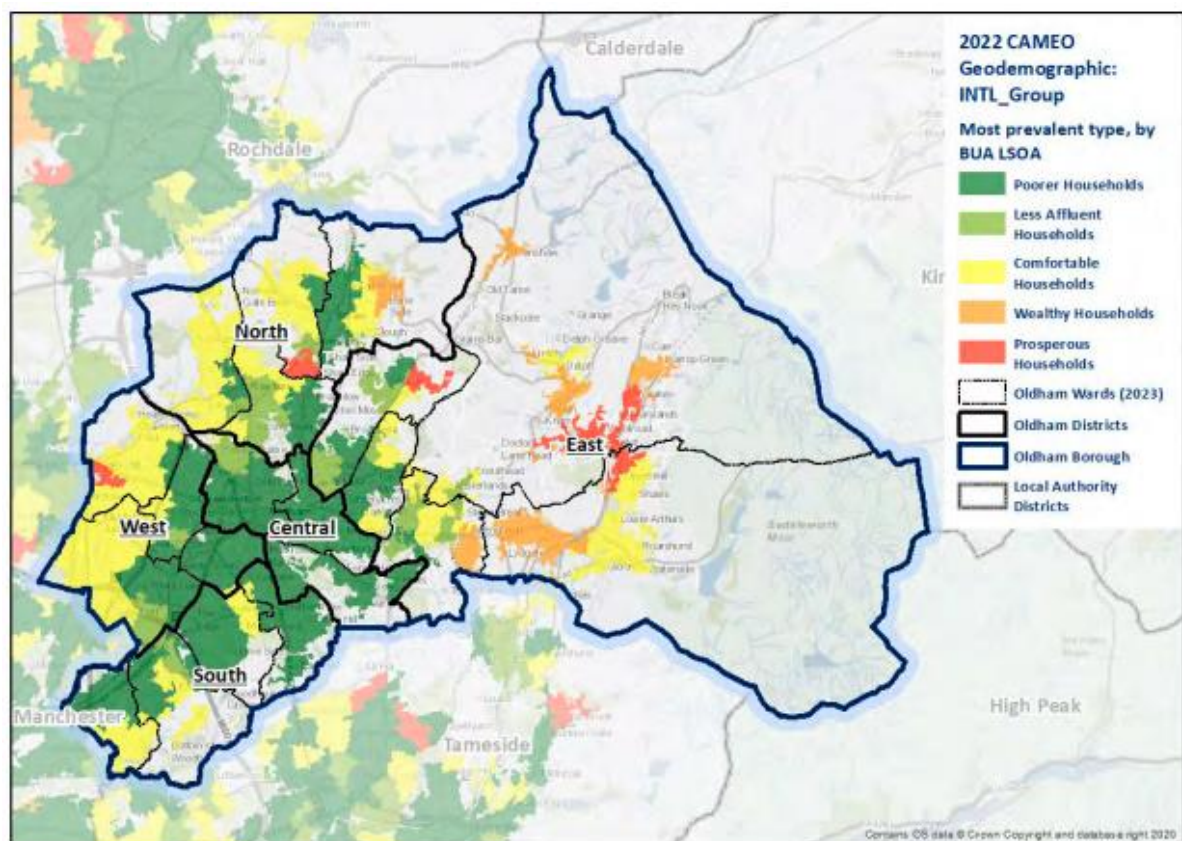


³⁰ Across the period of 2000-2022.

³¹ Median house prices by built up areas (BUA) within the LSOAs of Oldham borough. Extracted from Map 3.2 Oldham LHNA (2024).

- 4.53. As shown in figure 6 the areas with lower average property prices in Oldham are generally those within inner Oldham, mainly Central and South districts. The East and West districts tend to have higher house prices.
- 4.54. Rental prices of properties in Oldham have also increased – between 2010 and 2022 lower quartile rents have increased by 39.8% and median rents have increased by 53.4%.
- 4.55. Compared to other Greater Manchester areas, Oldham is relatively affordable. Oldham is the third most affordable local authority area compared with other areas of Greater Manchester and neighbouring districts to Oldham - the affordability ratio for Oldham is 5.69, compared to the Greater Manchester average of 6.74.
- 4.56. Despite this, the LHNA (2024) has found that there is a shortfall of affordable housing across the borough, which equates to a need for approximately 669 additional affordable homes each year over the next 10 years. Whilst PPG is clear that only a portion of this need will be met through the planning system, the LHNA reinforces the significance of affordable housing need in Oldham. Also, when this need is compared to the findings of the previous LHNA (2019), which identified a need for approximately 204 additional affordable homes each year, it is evident that the need for affordable housing is increasing.
- 4.57. Further demonstrating the need for affordable housing, the number of households in Temporary Accommodation in the borough is significantly higher than five years ago. Similarly, the number of households on the Social Housing Register is much higher than previous recent years.
- 4.58. There are disparities in the affordability of housing in parts of the borough, with some areas distinctly lacking adequate affordable housing provision to meet local needs.
- 4.59. Related to affordable housing need, income is also an issue in areas of Oldham. Oldham has traditionally had low wage levels in terms of both residents and workplace earning potential (as measured by median weekly wage levels). This is likely due to the industry mix within Oldham, and the relative skill levels of the local workforce.
- 4.60. Figure 7 below shows the levels of income within the borough. As shown, there is a distinct distribution of lower income households within inner Oldham – particularly within Central, West, and South districts. Higher income households are predominantly located within the fringes of the borough and within Saddleworth districts.

Figure 7: Household characteristics: Income Type by LSOA³²



Source: CAMEO UK

- 4.61. Looking at private renting, a rent is considered affordable if it costs no more than 25% of household income. Notable affordability pressures for private rented housing are identified in the South district, where the proportion of lower quartile income needed for lower quartile rents was generally above 55%. Private renting was also generally unaffordable for those in key worker occupations and those on minimum or living wage, with most having to spend more than 25% of income on rent. Single earners on minimum/living wage spend in excess of 40% of their income on lower quartile rents.
- 4.62. There are also identified deficiencies for smaller affordable accommodation in the form of 2 and 3 bed houses. However, this is indicative of a lack of choice in the market and respondents' expectations, as Oldham's local housing register indicates a need for larger family housing in certain areas of the borough also.
- 4.63. There are issues with attracting and retaining young professionals and families. In some parts of the borough there are not suitable affordable homes for people to live in the area in which they grew up, leading to an out-migration of these households to neighbouring boroughs. There is also a lack of smaller single person affordable housing and affordable housing for older people and disabled people. Suitable affordable housing is also needed for key workers.

³² Extracted from LHNA (2024) – Map 2.4 'Household characteristics: income type by LSOA', 2022 CAMEO. Map shows the most prevalent income type for each LSOA.

- 4.64. HMOs can provide an important source of affordable housing, especially for those on lower incomes and in need of affordable housing. The evidence set out above has shown a distinct need for affordable housing in this sector – and across all sectors. As affordability worsens, the level of people in need of affordable housing increases. This could lead to increasing numbers of households turning to HMOs as a housing option, and increased levels of HMOs as a result. As such it is important that this housing is appropriately located and of high-quality.

Comparing evidence

- 4.65. As is set out in figure 8 below some links can be identified between the spatial distribution of HMOs in the borough and levels of deprivation, overcrowding and income, as well as household types and house prices.
- 4.66. As shown in figure 2, the distribution of HMOs in the borough is spread across many areas, and higher proportions are present within and around inner Oldham and along the A62, especially within the Failsworth area.
- 4.67. Areas of high deprivation and overcrowding follow a similar pattern and are especially prevalent within and around inner Oldham. As such, it is important to ensure that HMOs are appropriately located and designed, with appropriate room sizes, and considering amenity, so as to not perpetuate issues of deprivation and overcrowding, especially within areas which are already experiencing these issues.
- 4.68. Perhaps more pronounced are the similarities in the distribution of HMOs and lower income households. Given that HMOs can be an important source of housing, particularly for lower income households, it is therefore expected that HMOs would operate within lower income areas (this is also where house prices tend to be lower (see figure 6)).
- 4.69. There are also similarities in the distribution of HMOs and the spread of single person and pre-family couple's household types, particularly within Failsworth. HMOs can be an important source of housing for younger and single person households. However, over concentrations within defined areas can be detrimental to local character and amenity. It is also important to ensure a mix of house types in areas, to promote housing choice and community cohesion. As such, HMOs should be appropriately located, considering the proliferation of uses within a defined area.

Figure 8: Data maps for comparison (combining figure 2, 3, 4, 5, 6 and 7)

Figure 2: Heat map showing spatial distribution of HMOs in Oldham

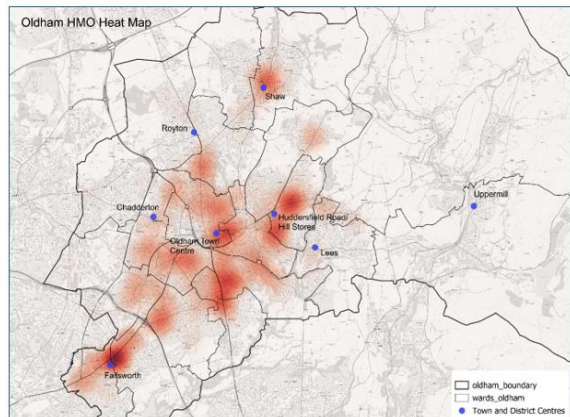


Figure 3: Areas of Deprivation in Oldham²⁰

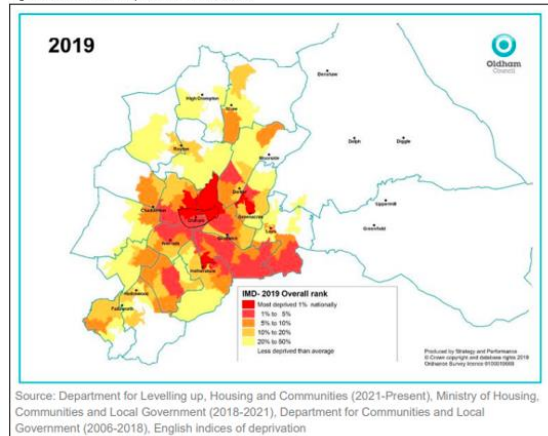


Figure 4: Household characteristics: Household Type by LSOA²¹

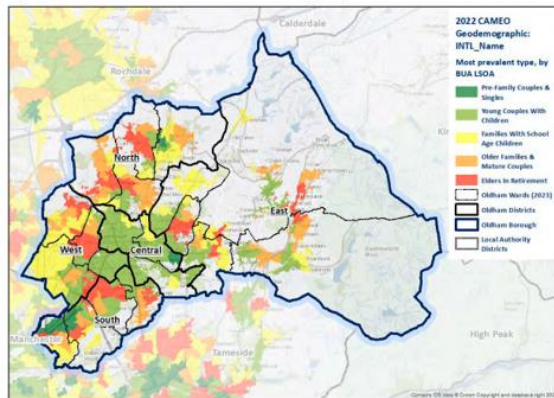


Figure 5: Overcrowded Households in Oldham (2021 Census)²²

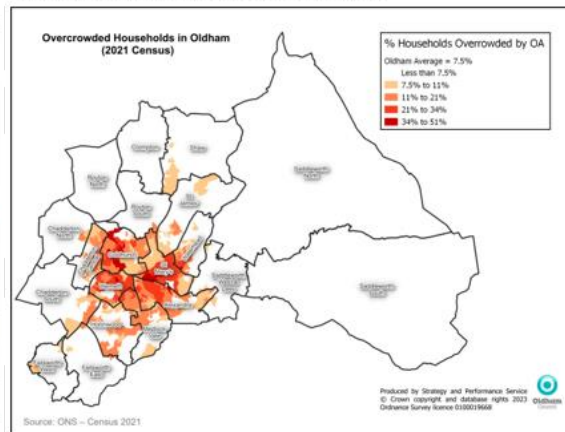


Figure 6: Median House Prices in Oldham³¹

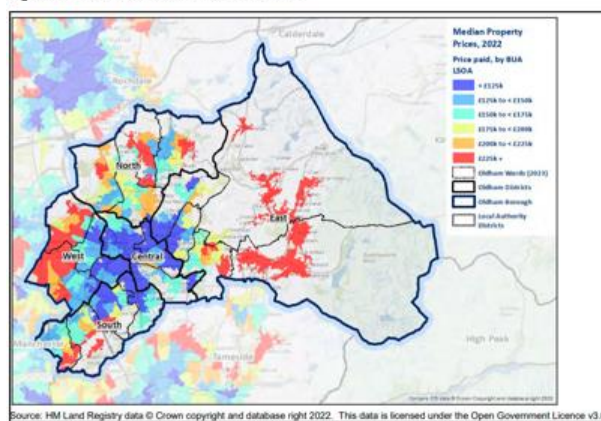
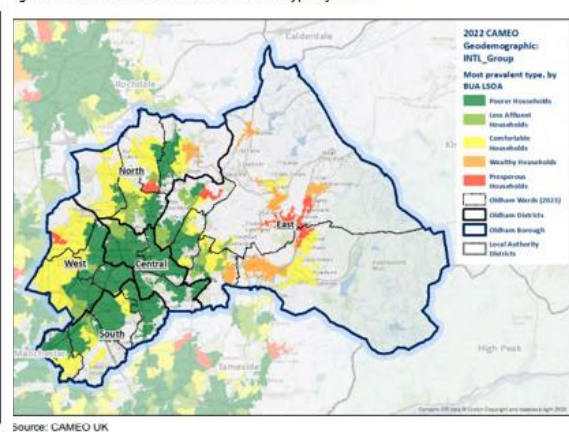


Figure 7: Household characteristics: Income Type by LSOA³²



Impact on local communities

4.70. Where applications come through the planning system for HMO development, they often receive negative representations from local residents and councillors. Of the existing HMOs in the borough which have planning permission, there are several issues raised as part of the application consultation, including:

- Inadequate car parking provision/ impact on existing provision;
- Increased traffic;
- Limited access/ impact on highway safety;
- Proliferation and concentration within a defined area;
- Loss of a family home;
- Amenity – including noise, disturbance, waste disposal/ storage, pests loss of privacy;
- Size of accommodation – inadequate facilities, outdoor space, overcrowding;
- Fire safety;
- Management of accommodation/ shared facilities;
- Impact on character of an area;
- Impact on a conservation area;
- Unsustainable development;
- Social concerns/ community cohesion issues;
- Anti-social behaviour and, crime;
- Impact on viability of neighbouring uses;
- Impact on value of existing homes;
- Strain on local services/ facilities; and
- Inappropriate location owing to neighbouring uses.

4.71. Complaints which have come through environmental health relating to HMOs often cite the following concerns³³:

- The HMO is unregistered/ unlicensed;
- The HMO does not have planning permission or approval for associated building works;
- There are not adequate bins provided for the number of occupiers;
- The state and condition of the property; and

³³ An analysis of complaints which mention HMOs over a 12-month period (2022-2023) has been undertaken. Future monitoring will continue in this area to monitor the impact of HMOs on local communities.

- Fire safety regulation.

4.72. A recent motion³⁴ to Oldham Council regarding HMOs also cites several concerns, including that HMOs provide ‘substandard and unsafe accommodation’. The motion goes on to state that the introduction of an Article 4 Direction will ensure transparency, giving communities the opportunity to have a say and raise their concerns, in line with the Council’s values as a resident focused council.

4.73. In some cases, it can be difficult to ascertain the actual level of negative impact of HMOs on communities, particularly in terms of amenity and local character, compared to other types of housing. However, the proliferation of any use, particularly those which introduce increased numbers of occupiers such as HMOs, should be carefully monitored and considered.

4.74. Furthermore, as it can be difficult to monitor the number of smaller HMOs, which do not currently come through planning or licensing systems, the true impact of HMOs on local communities may be hidden, particularly as there is no forum (like a planning application consultation) to express concern or raise issues.

5. Summary of Evidence

5.1. This paper has set out the background and evidence base for the introduction of an Article 4 Direction to remove the permitted development right for the change of use from dwelling houses (Use Class C3) to HMOs for up to six residents (Use Class C4).

5.2. As set out in the section above, there are approximately 384 HMOs identified in Oldham, as of July 2025. This represents 0.38% of the borough’s total dwelling stock and is considerably higher than the national average of 0.07%. The actual number of operating HMOs may well be higher, as the number of smaller HMOs, i.e. those for 3 and 4 people, are difficult to accurately monitor.

5.3. There has been a consistent increase in the number of HMOs in the borough over a five-year period with 306 HMOs identified in 2020 and 269 identified in 2023.

5.4. Analysis of the spatial distribution of HMOs (figure 2) shows that HMOs are spread across many areas of the borough. There are clusters located within and around inner Oldham, along key transport routes i.e. the A62 and Ashton Road, and within and around several district centres.

5.5. Oldham has several demographic and housing issues. Parts of Oldham, particularly within and around inner Oldham, have high levels of deprivation and lower levels of income. There are also issues of overcrowding within some areas of the borough. This is compounded by Oldham’s housing stock which is generally smaller than other boroughs (both within Greater Manchester and nationally) and is largely made up of terraced houses. There are also issues of disrepair and poor conditions within the borough’s housing stock.

³⁴ Oldham Council Motion (16 July 2025) – item 10, available to view at: [Oldham Council](#)

- 5.6. There has been an increase in the private-rented sector (HMOs are often privately rented), which evidence highlights is both due to private renting being an active choice for renters, but also a necessity for would-be homeowners who struggle to enter the property ownership market. Notably, private renting is becoming increasingly unaffordable for some households in the borough, including key workers and those on lower incomes.
- 5.7. Oldham has lower than average house prices, yet the need for affordable housing is increasing in the borough. There are particular disparities in the affordability of housing in parts of the borough to meet local housing needs. There is a need for affordable family housing, as well as affordable housing for single people and key workers.
- 5.8. There are several concerns raised by local communities and council members on the proliferation, location, quality and management of HMOs in the borough, and the impact they may be having on local character, communities and amenity.
- 5.9. Whilst HMOs are spread across many areas, there is evidence that clusters of HMOs are present in the borough, and many of the areas with high numbers of HMOs, also correlate with areas experiencing issues such as deprivation and overcrowding. The proliferation of any use, particularly those which introduce increased numbers of occupiers such as HMOs, should be carefully monitored and considered.
- 5.10. Given the evidence set out in this paper, is it considered that a borough-wide Article 4 Direction can be justified. The Article 4 Direction will require conversions of dwellings to small HMOs (C4 use) to first apply for planning permission for the change of use. Requiring the submission of a planning application for such proposals will not necessarily reduce the number of small HMOs being created, but it does allow for the proper consideration of the effects of a proposed HMO on an area's amenity and local community, before issuing any planning permission, and in doing so we are able to influence the quality of the HMO through the planning process.
- 5.11. It is considered that this increased control will help to reduce the housing issues being experienced within the borough yet will still ensuring that HMOs which are of a high quality and appropriate for users, are available to those who need them. Recognising that HMOs are a key source of housing for those on lower incomes, single family households, younger people and students and key workers.

Introduction of Article 4 Direction for Houses of Multiple Occupation

Corrections to the submitted report:

Under the Executive Summary (4th para):

Informed by the evidence presented in this report the preferred option (as recommended) is to introduce a Non-Immediate Article 4 Direction on Houses of Multiple Occupation that will be implemented borough-wide. If this is agreed by Cabinet, a period of consultation from 29 September to 9 November 2025 for 6 weeks will take place, after which the ~~Cabinet Member for Neighbourhoods~~ will the consultation feedback will be brought back to Cabinet at the earliest opportunity to then consider whether to confirm the Direction and bring it into effect on 1 January 2026, having considered all consultation comments received.

Under section 2 (para 2.25):

~~The Cabinet report will also recommend that delegated authority is granted to the Cabinet Member for Neighbourhoods to~~ Cabinet will then consider the outcome of the consultation and thereafter ~~to determine~~ if the Article 4 Direction should be confirmed and come into effect (see below).

Under section 5 (para 5.1):

A period of consultation, commencing 29 September to 9 November 2025 for 6 weeks is proposed. Following this the ~~Cabinet Member for Neighbourhoods~~ will then consider whether to confirm the Direction and bring it into effect on 1 January 2026, having considered all consultation comments received.

Peter Richards

Assistant Director Planning, Transport & Housing Delivery

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Introduction of Article 4 Direction for Houses of Multiple Occupation

Amendment to Agenda Item 14:

To be Moved by Councillor Al-Hamdani
To be Seconded by Councillor Kenyon

Page 163 of the green book, page 11 of the report, section 5.1 currently reads "A period of consultation commencing 29 September to 9 November 2025 for 6 weeks is proposed. Following this the Cabinet Member for Neighbourhoods will then consider whether to confirm the Direction and bring it into effect on 1 January 2026, having considered all consultation comments received"

Our amendment to read:

"A period of consultation commencing 29 September to 9 November 2025 for 6 weeks is proposed. Following this Full Council will then consider the consultation responses and then request that Cabinet do confirm the Direction and bring it into effect on 1 January 2026, having considered all consultation comments received" It would be correct this matter be a matter of special urgency and the chair of the Place Scrutiny board should agree that this Cabinet decision be exempt from the call in process so that the 1 January 2026 timeline remains".

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Report to COUNCIL

Review of Polling Places and Polling Districts

Report of the Chief Executive / (Acting) Returning Officer

Officer Contact: Heather Moore, Assistant Director of Governance

Report Author: Jenna Madeley, Head of Elections and Land Charges

17th September 2025

Reasons for the Decision:

To consider the Council's draft proposals for the review of polling districts and polling places.

Recommendations

1. To note the submissions made to the Council in respect of the review of polling districts and polling places.
2. That the polling districts and polling places as set out in the scheme contained in Appendix 1a and Appendix 1b and in the maps found in Appendix 2 be adopted.
3. That the scheme contained in Appendix 1a and Appendix 1b be adopted in relation to both Parliamentary and Local Government Elections.
4. That the Council requests that the Electoral Registration Officer makes the necessary amendments to polling districts for the 1 December 2025 electoral register.
5. That authority continues to be delegated to the Chief Executive to make, where necessary, alterations to the designation of any polling place prior to the next full review, in consultation with ward councillors and group leaders.

Review of Polling Places and Polling Districts

1 Introduction

This report sets out the findings and recommendations of a review of polling districts and polling places conducted by Oldham Council in accordance with the Representation of the People Act 1983.

The purpose of this review is to ensure that:

- All electors have reasonable facilities for voting.
- Polling places are accessible to electors with disabilities, so far as is reasonable and practicable.
- The configuration of polling districts reflects the current electorate and provides for efficient polling arrangements.

This review has considered the current arrangements.

2. Current position:

Glossary of Terms

A polling district is defined as a geographical area created by the sub-division of a constituency or ward into smaller parts.

A polling place is a designated area (e.g., a designated building) for a polling district into which polling stations are located.

A polling station is the room or area within a polling place where voting is conducted.

Polling Districts and Places

Under the Representation of the People Act 1983 it is the Council's duty to divide constituencies into polling districts and it has the power to divide wards into polling districts at local government elections. The Electoral Commission advises that polling districts for UK parliamentary and local government elections should always be the same. It therefore follows that any review of parliamentary polling arrangements should be conducted simultaneously with local government arrangements and this review includes local government arrangements.

The allocation of polling stations is the responsibility of the Returning Officer for the election concerned. On occasion, it may be necessary to change the designation of a polling place outside the statutory review process. This usually occurs as a result of premises being closed or unexpectedly becoming unavailable, often at short notice. Authority is delegated to the Chief Executive to make, where necessary, alterations to the designation of any polling place in such circumstances, in consultation with group leaders and ward councillors.

The Returning Officer adopts a practice where, following each election, any issues in respect of the suitability of a polling place or a polling station is immediately addressed to ascertain whether there is a need to seek alternative accommodation. Polling places are therefore regularly reviewed and updated which reduces the number of issues that need to be addressed in polling place reviews.

3. Aim of the Review

In conducting a review, the Council should, when designating polling districts, seek to ensure that all electors have such reasonable facilities for voting as are practicable in the circumstances.

In designating polling places, the Council has an obligation that it will:

- a) Seek to ensure that all electors in the constituency have such reasonable facilities for voting as are practicable in the circumstances.
- b) Seek to ensure that so far as is reasonable and practicable, the polling places it is responsible for are accessible to all electors who are disabled.
- c) Have regard to the accessibility for disabled persons to potential polling stations in the place.
- d) Other than in special circumstances, locate the polling place in the polling district it serves.
- e) Ensure the polling place is small enough to indicate to electors in different parts of the polling district how they will be able to reach the polling station.

The focus of the review was to identify wherever possible, polling places/ stations (including temporary stations) which met set criteria relating to the location, facilities, accessibility, health and safety and space.

Public notice of the review was given on 16 June 2025 when information about the review was published on the Council's website. All members were also informed of the review and invited to submit comments and representations. Details on the current arrangements and the proposed changes of the Returning Officer were also posted on the Council's website

In undertaking the review, the authority ensured that: -

- All electors have reasonable facilities for voting as are practicable in the circumstances.
- In so far as is reasonable and practicable, that polling places are accessible to those who are disabled.
- The accessibility needs of disabled persons had been considered.

The ten Greater Manchester Local Authorities work with the Disabled People's Panel on elections to identify and implement measures to improve the accessibility of polling stations for disabled voters and to raise awareness about the different options for voting and the assistance available and this has been taken into consideration.

Several principles were followed in determining the identification of suitable buildings for use as polling places. These included:

- Location and accessibility to electors within the polling district
- Size – can it accommodate more than one polling station if required?

-
- Accessibility – is the building accessible to all those entitled to vote at the polling station?
 - Availability – is the building readily available in the event of an unscheduled election?
 - Facilities available in the venue including parking, heating, lighting, toilet facilities and security.
 - Public buildings -the election rules allow the Returning Officer the free use of buildings maintained by the council including schools maintained by the authority and free schools. These will be identified in the first instance.
 - Private buildings – in the absence of suitable public owned buildings, churches, clubs and other private sector buildings conveniently located and accessible to electors are considered for designation as the polling place.
 - Mobile units – in the absence of any suitable public or private building in or adjacent to the polling district a mobile will be considered for designation as a polling place. Given the difficulties of heating, lighting, security, comfort of staff and electors, the negative reaction from residents living close to the site of a mobile and the significantly higher cost of locating a mobile polling station, these are considered only as a last resort.
 - The potential impact on election turnout of moving the polling station to a different location.

4. Polling Place/ Station Visits

Election Officers have undertaken visits to polling stations since May 2025. The purpose of these visits was to assess the suitability of existing arrangements and identify alternatives where required, as well as taking into consideration the implications of planned electorate growth as a result of residential development. This work then assisted in developing the Returning Officer's representations.

5. Responses to the Consultation

Responses from the consultation period have been assessed by the elections team and implemented in the proposals where possible and reasonable to do so. All representations will be published at the close of the review.

During the consultation, the majority of feedback supported retaining or improving accessibility of existing polling sites. A small number of alternative suggestions were received but were not adopted as they either fell outside the polling district or did not provide step-free or practical facilities.

6. The Proposals

The proposals for consideration are: These proposals apply to both Ward and Parliamentary Constituency elections, ensuring consistency of arrangements across local and national polls in line with statutory requirements.

Chadderton North

As part of the polling district review for Chadderton North, a number of changes have been introduced to improve accessibility and reflect local community needs. District CN1 (St Herberts Parish Centre) has been split, with voters in the mapped area redirected to Mills Hill Primary School. Similarly, CN2 (St Herberts Parish Centre) has been divided to allow voters in the Park Estate area to cast their vote at North Chadderton School. Districts CN3 (Mills Hill Primary School) and CN4 (North Chadderton School) remain unchanged. Two new districts have been created: CN5 (North Chadderton School) for voters in the Park Estate area, and CN6 (Mills Hill

Primary School) for voters in the mapped area outlined in Appendix 2. These adjustments ensure polling places are appropriately distributed, accessible, and aligned with community geography. All stations have step-free access and facilities suitable for disabled electors, ensuring compliance with accessibility duties.

Coldhurst

As part of the polling district review for Coldhurst, the majority of districts remain unchanged, with minor adjustments to polling place locations and naming. District CO2 (previously Mobile Unit on Channing Nursery Car Park) remains in place, though the polling site name and address have been updated to Mobile Unit on EdStart Car Park, Maygate, Off Chadderton Way, Oldham, OL9 6TR. District CO5 (Mobile Unit CO5) has been relocated, with the polling unit now sited on land at Fletcher Close opposite Belton Walk, Oldham, OL9 6TG. These changes ensure polling sites are accurately described, appropriately located, and continue to provide convenient access for electors. All sites have been assessed for accessibility, with the relocation of CO5 ensuring step-free access and improved proximity to the residential community it serves.

Hollinwood

As part of the polling district review for Hollinwood, one change has been implemented in District HO3. The polling place previously designated as a Mobile Unit at the Avenues & Hollins Residents & Tenants Association has been replaced with the Avenues & Hollins Residents & Tenants Association building itself, located on First Avenue, Limeside, Oldham, OL8 3SH. This change removes the reliance on a mobile unit, providing a permanent and more accessible polling venue for electors. The new designation is recorded under polling station number 32 in ward proposals and 35 in constituency proposals. The permanent building at Avenues & Hollins Residents & Tenants Association offers improved facilities and accessibility compared with the previous mobile unit.

St James

As part of the polling district review for St James, a change has been made to District SJ5. The polling place previously located at Fresh Church, 105 Coleridge Road, Oldham, OL1 4RJ, has been relocated to Sholver Community Centre, Sholver Lane, Oldham, OL1 4NT. This adjustment provides a more suitable and accessible venue for electors in the area, as recommended during the consultation, and is recorded under polling station number 90 in ward proposals and 105 in constituency proposals. The relocation to Sholver Community Centre provides a larger, fully accessible venue with dedicated parking and acts as a cost saving exercise due to the building already being used for district SJ1.

Waterhead

As part of the polling district review for Waterhead, a change has been made to District WA1. The polling place previously located within Waterhead Academy Sports Campus has been replaced with a Mobile Unit situated at the same site on Counthill Road, Moorside, Oldham, OL4 2PY. This adjustment ensures continuity of location while altering the polling provision and is recorded under polling station number 104 in ward proposals and 120 in constituency proposals. The mobile unit provision at Waterhead Academy Sports Campus has been confirmed to be fully accessible and in a consistent location with prior arrangements.

Further Changes for Parliamentary Constituency Elections

In addition to the changes outlined above, which apply equally to both ward and constituency elections, further amendments are required to constituency-level polling station allocations to ensure polling places can accommodate high electorates and anticipated turnout. These changes primarily involve the creation of double or triple stations within existing polling places. The following adjustments are proposed:

- Chadderton South (CS4, South Chadderton Youth Centre): Change from single to double station (Stations 19 & 20).
- Coldhurst (CO3, OBA Millennium Centre): Change from single to double station (Stations 26 & 27).
- Royton North (RN5, St Paul's Primary School): Change from single to double station (Stations 54 & 55).
- Royton South (RS1, Royton Park Bowling Club): Change from single to double station (Stations 56 & 57).
- Royton South (RS3, Blackshaw Lane Primary School): Change from single to double station (Stations 60 & 61).
- Werneth (WE1, Freehold Community School): Change from double to triple station (Stations 62, 63 & 64).
- Alexandra (AL4, Alt Academy): Change from single to double station (Stations 72 & 73).
- Crompton (CR1, Crompton Primary School): Change from double to triple station (Stations 75, 76 & 77).
- Crompton (CR2, St Mary's Church): Change from single to double station (Stations 78 & 79).
- Crompton (CR3, Rushcroft Primary School): Change from single to double station (Stations 80 & 81).
- Saddleworth North (SN2, St Thomas Church Hall): Change from single to double station (Stations 83 & 84).
- Saddleworth South (SS1, Uppermill Civic Hall): Change from single to double station (Stations 88 & 89).
- Saddleworth South (SS5, Greenfield Methodist Church): Change from single to double station (Stations 93 & 94).
- Saddleworth West & Lees (SW1/SW5, Springhead Football Club): Change from single to double station (Stations 95 & 95/1).

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- Shaw (SH3, Shaw Lifelong Learning Centre): Change from single to double station (Stations 117 & 118).
 - Waterhead (WA7, St Barnabas Parish Hall): Change from single to double station (Stations 126 & 127).
 - Failsworth East (FE2, Higher Failsworth Primary School): Change from single to double station (Stations 130 & 131).
 - Failsworth East (FE3, St John's Church): Change from single to double station (Stations 132 & 133).
 - Failsworth West (FW5, Ridgefield Community Centre): Change from single to double station (Station 141 & 142).
 - Failsworth West (FW6, Canterbury Hall): Change from single to double station (Station 143 & 144)

These constituency-level adjustments are required solely to ensure adequate facilities within polling places where elector numbers exceed Electoral Commission guidelines for single stations. They do not affect the boundaries of polling districts or the location of polling places.

The polling districts and polling places not listed above have no changes and will remain the same, as per Appendix 1a & 1b.

7 Options/Alternatives

7.1 N/A

8 Preferred Option

8.1 Options are detailed in the body of the report.

9 Consultation

9.1 Details of consultation are included in the body of the report.

10 Financial Implications

10.1 N/A

11 Legal Implications

11.1 N/A

12 Equality Impact, including Implications for Children and Young People

12.1 N/A

13 **Key Decision**

13.1 No

14 **Key Decision Reference**

14.1 N/A

15 **Background Papers**

15.1 None

12 **Appendices**

12.1 The proposed amendments to polling districts and polling stations for both Constituency and Ward elections, are detailed in the attached proposals in Appendices 1a and 1b and accompanying maps at Appendix 2.

Parliamentary Consitutency	Ward	Current Station Number	Polling District	Station Type	Current Polling Place	Elector Count Per Station	Proposal for Constituency Elections	Proposed Station Number
Oldham West, Chadderton & Royton	Chadderton Central	1 & 2	CC1	Double	Burnley Brow Primary School Victoria Street Chadderton Oldham OL9 0BY	863	No change	1 & 2
Oldham West, Chadderton & Royton	Chadderton Central	3	CC2	Single	North Chadderton Social & Bowling Club Broadway Chadderton Oldham OL9 0EL	746	No change	3
Oldham West, Chadderton & Royton	Chadderton Central	4	CC3	Single	St Mark's Church Vestry Milne Street Chadderton Oldham OL9 0HR	920	No change	4
Oldham West, Chadderton & Royton	Chadderton Central	5	CC4	Single	Springbank Bowling Club Albion Street Chadderton Oldham OL9 9HT	1074	No change	5
Oldham West, Chadderton & Royton	Chadderton Central	6	CC5	Single	The Crossley Community Centre 323 Denton Lane Chadderton Oldham OL9 9GA	1259	No change	6
Oldham West, Chadderton & Royton	Chadderton Central	7	CC6	Single	The Crossley Community Centre 323 Denton Lane Chadderton Oldham OL9 9GA	1297	No change	7
Oldham West, Chadderton & Royton	Chadderton North	8	CN1	Single	St Herberts Parish Centre 148 Broadway Chadderton Oldham OL9 0JY	959	District split to allow voters in mapped area to vote at Mills Hill Primary School	8
Oldham West, Chadderton & Royton	Chadderton North	9	CN2	Single	St Herberts Parish Centre 148 Broadway Chadderton Oldham OL9 0JY	648	District split to allow voters in the Park Estates area to vote at North Chadderton School - See map	9
Oldham West, Chadderton & Royton	Chadderton North	10 & 11	CN3	Double	Mills Hill Primary School Mills Hill Road Chadderton M24 2FD	1216 & 1455	No change	10 & 11

Oldham West, Chadderton & Royton	Chadderton North	12 & 13	CN4	Double	North Chadderton School (access via the back entrance between 42 Cathedral Road Chadderton Oldham OL9 0RR	1278 & 1176	No change	12 & 13
Oldham West, Chadderton & Royton	Chadderton North	n/a	CN5	n/a	North Chadderton School (access via the back entrance between 42 Cathedral Road Chadderton Oldham OL9 0RR	1033	New district created to allow voters in the Park Estates area to vote at North Chadderton School - See map	14
Oldham West, Chadderton & Royton	Chadderton North	n/a	CN6	n/a	Mills Hill Primary School Mills Hill Road Chadderton M24 2FD	773	New district created to allow voters in the mapped area to vote at Mills Hill Primary School	15
Oldham West, Chadderton & Royton	Chadderton South	14	CS1	Single	Turf Lane Centre Turf Lane Chadderton OL9 8HP	1474	No change	16
Oldham West, Chadderton & Royton	Chadderton South	15	CS2	Single	Whitegate End Junior School Butterworth Lane Chadderton Oldham OL9 8EB	1149	No change	17
Oldham West, Chadderton & Royton	Chadderton South	16	CS3	Single	St Georges Over 60's Club St George's Square Chadderton Oldham OL9 9NU	1278	No change	18
Oldham West, Chadderton & Royton	Chadderton South	17	CS4	Single	South Chadderton Youth Centre Lancaster Street Chadderton Oldham OL9 8LE	2682	Create double station to allow for high electorate and turnout	19 & 20
Oldham West, Chadderton & Royton	Chadderton South	18	CS5	Single	Stanley Road Primary School Derby Street Chadderton Oldham OL9 7HX	1413	No change	21
Oldham West, Chadderton & Royton	Chadderton South	19	CS6	Single	Chadderton Over 60's Centre 298a Broadway Chadderton Oldham OL9 9QU	895	No change	22

Oldham West, Chadderton & Royton	Coldhurst	20	CO1	Single	Barker Street Tenants Hall Adj. Browbeck Car Park Off Eden Street Oldham OL1 2XA	1055	No change	23
Oldham East & Saddleworth	Coldhurst	20a	CO1/1	Single	Barker Street Tenants Hall Adj. Browbeck Car Park Off Eden Street Oldham OL1 2XA	513	No change	24
Oldham West, Chadderton & Royton	Coldhurst	21	CO2	Single	Mobile Unit on Channing Nursery Car Park Maygate Westwood Oldham OL9 6TR	927	Site unchanged; name and address of site changed to Mobile Unit on EdStart Car Park, Maygate, Off Chadderton Way, Oldham, OL9 6TR	25
Oldham West, Chadderton & Royton	Coldhurst	22	CO3	Single	OBA Millennium Centre Featherstall Road North Oldham OL9 6QB	2212	Create double station to allow for high electorate and turnout	26 & 27
Oldham West, Chadderton & Royton	Coldhurst	23	CO4	Single	Chadderton Community Church Garforth Street Chadderton Oldham OL9 6RW	816	No change	28
Oldham West, Chadderton & Royton	Coldhurst	24	CO5	Single	Mobile Unit CO5 Broome Street Chadderton OL9 6TD	427	Site of mobile unit changed to Land at Fletcher Close opposite Belton Walk, Oldham OL9 6TG	29
Oldham West, Chadderton & Royton	Coldhurst	25	CO6	Single	Coldhurst Lifelong Learning Centre Rochdale Road Oldham OL1 2HR	1465	No change	30
Oldham West, Chadderton & Royton	Coldhurst	26	CO7	Single	Aster House Booth Hill Lane Oldham OL1 2LA	656	No change	31
Oldham West, Chadderton & Royton	Coldhurst	27	CO8	Single	Trinity House Godson Street Oldham OL1 2XL	1140	No change	32
Oldham East & Saddleworth	Coldhurst	27a	CO8/1	Single	Trinity House Godson Street Oldham OL1 2XL	313	No change	33
Oldham West, Chadderton & Royton	Hollinwood	28	HO1	Single	Canon George Community Hall St Margaret's Church Chapel Road Oldham OL8 4QQ	1279	No change	33

Oldham West, Chadderton & Royton	Hollinwood	29	HO2	Single	Holy Family – Parish Room Holy Family RC Church Roman Road Limeside Oldham OL8 3PY	887	No change	34
Oldham West, Chadderton & Royton	Hollinwood	30	HO3	Single	Mobile Unit at Avenues & Hollins Residents & Tenants Association First Avenue Limeside Oldham OL8 3SH	914	Avenues & Hollins Residents & Tenants Association First Avenue Limeside Oldham OL8 3SH	35
Oldham West, Chadderton & Royton	Hollinwood	31	HO4	Single	St Chads Centre Limegreen Parade Limehurst Village Oldham OL8 3HH	1518	No change	36
Oldham West, Chadderton & Royton	Hollinwood	32	HO5	Single	Mobile Unit at Spring Brook Lower School Heron Street Oldham OL8 4JD	1224	No change	37
Oldham West, Chadderton & Royton	Hollinwood	33	HO6	Single	Werneth Golf Club Side Entrance Green Lane Oldham OL8 3AZ	777	No change	38
Oldham West, Chadderton & Royton	Hollinwood	34	HO7	Single	Mobile Unit Vaal Street Hollinwood Oldham OL8 4NW	1152	No change	39
Oldham West, Chadderton & Royton	Hollinwood	35	HO8	Single	Common Room, Clough Gate House Hollins Road Oldham OL8 3UX	715	No change	40
Oldham West, Chadderton & Royton	Medlock Vale	36 & 37	MV1	Double	Coppice Primary Academy Burlington Avenue Oldham OL8 1AP	1460 & 1554	No change	41 & 42
Oldham West, Chadderton & Royton	Medlock Vale	38	MV2	Single	The Honeywell Centre Schofield Street Hathershaw Oldham OL8 3BP	913	No change	43
Oldham West, Chadderton & Royton	Medlock Vale	39	MV3	Single	The Hathershaw College Bellfield Avenue Oldham OL8 3EP	1214	No change	44
Oldham West, Chadderton & Royton	Medlock Vale	40	MV4	Single	Medlock Valley Community School South Croft Oldham OL8 2LQ	974	No change	45
Oldham West, Chadderton & Royton	Medlock Vale	41	MV5	Single	Newbridge Learning Centre St Martins Road	1066	No change	46

Oldham West, Chadderton & Royton	Medlock Vale	41	MV5	Single	Oldham OL8 2PZ OL8 2PZ	1066	No change	46
Oldham West, Chadderton & Royton	Medlock Vale	42	MV6 & FE1/1	Single	Methodist Sunday School Keb Lane Bardsley Oldham OL8 2TE	1072 & 1	No change	47
Oldham West, Chadderton & Royton	Royton North	43	RN1	Single	Thornham St James Primary School Castleton Road Royton Oldham OL2 6XT	927	No change	48
Oldham West, Chadderton & Royton	Royton North	44	RN2	Single	Mobile Unit Corner of Oozewood Road and Kingston Drive Royton Oldham OL2 5XW	1526	No change	49
Oldham West, Chadderton & Royton	Royton North	45	RN3	Single	Fir Bank Primary School Grasmere Road Royton Oldham OL2 6SJ	1051	No change	50
Oldham East & Saddleworth	Royton North	45a	RN3/1	Single	Fir Bank Primary School Grasmere Road Royton Oldham OL2 6SJ	295	No change	51
Oldham West, Chadderton & Royton	Royton North	46 & 47	RN4	Double	St Paul's Parish Centre Church Street Royton Oldham OL2 5JS	1342 & 1381	No change	52 & 53
Oldham West, Chadderton & Royton	Royton North	48	RN5	Single	St Paul's Primary School Hindle Drive Royton Oldham OL2 5LU	2071	Create double station to allow for high electorate and turnout	54 & 55
Oldham West, Chadderton & Royton	Royton South	49	RS1	Single	Royton Park Bowling Club Bleasdale Street Royton Oldham OL2 6QD	2276	Create double station to allow for high electorate and turnout	56 & 57
Oldham West, Chadderton & Royton	Royton South	50 & 51	RS2	Double	St Anne's C E School Broadway Longsight Royton Oldham OL2 5DH	1769 & 1691	No change	58 & 59
Oldham West, Chadderton & Royton	Royton South	52	RS3	Single	Blackshaw Lane Primary School Blackshaw Lane Heyside Royton Oldham OL2 6NT	2009	Create double station to allow for high electorate and turnout	60 & 61

Oldham West, Chadderton & Royton	Werneth	53 & 54	WE1	Double	Freehold Community School Sidmouth Street Oldham OL9 7RG	1810 & 1787	Create triple station to allow for high electorate and turnout	62, 63 & 64
Oldham West, Chadderton & Royton	Werneth	55	WE2	Single	Werneth Park Lifelong Learning Centre Frederick Street Oldham OL8 1RB	1564	No change	65
Oldham West, Chadderton & Royton	Werneth	56	WE3	Single	Werneth Primary School Nursery Coppice Street Oldham OL8 4BL	1218	No change	66
Oldham West, Chadderton & Royton	Werneth	57	WE4	Single	St Thomas Church Werneth St Thomas' Circle Werneth Oldham OL8 1SE	1757	No change	67
Oldham West, Chadderton & Royton	Werneth	58	WE5	Single	Primrose Bank Community Centre Primrose Bank Werneth Oldham OL8 1HX	999	No change	68
Oldham East and Saddleworth	Alexandra	59	AL1	Single	Mobile Unit Land Opposite Pennine Pen Honeywell Lane Oldham OL8 2JP	1568	No change	69
Oldham East and Saddleworth	Alexandra	60	AL2	Single	Glodwick Cricket Club Swansea Street Off Warren Lane Oldham OL8 2JE	1385	No change	70
Oldham East and Saddleworth	Alexandra	61	AL3	Single	Oldham Golf Club Lees New Road Oldham OL4 5PN	1307	No change	71
Oldham East and Saddleworth	Alexandra	62	AL4	Single	Alt Academy Alt Lane Oldham OL8 2EL	2096	Create double station to allow for high electorate and turnout	72 & 73
Oldham East and Saddleworth	Alexandra	63	AL5	Single	St Paul's Church Community Room Ashton Road Oldham OL8 1LD	815	No change	74
Oldham East and Saddleworth	Crompton	64 & 65	CR1	Double	Crompton Primary School Longfield Road Shaw Oldham OL2 7HD	1878 & 1645	Create triple station to allow for high electorate and turnout	75, 76 & 77
Oldham East and Saddleworth	Crompton	66	CR2	Single	St Mary's Church Rushcroft Road High Crompton Oldham OL2 7PP	2019	Create double station to allow for high electorate and turnout	78 & 79
Oldham East and Saddleworth	Crompton	67	CR3	Single	Rushcroft Primary School Trent Road Shaw	2330	Create double station to allow for high electorate and turnout	80 & 81

					Oldham OL2 7YL		electorate and turnout	
Oldham East and Saddleworth	Saddleworth North	68	SN1	Single	Denshaw Village Hall Ripponden Road Denshaw Oldham OL3 5SH	681	No change	82
Oldham East and Saddleworth	Saddleworth North	69	SN2	Single	St Thomas Church Hall Church Street Delph Oldham OL3 5DR	2264	Create double station to allow for high electorate and turnout	83 & 84
Oldham East and Saddleworth	Saddleworth North	70	SN3	Single	Diggle Band Club Huddersfield Road Diggle Oldham OL3 5PJ	1732	No change	85
Oldham East and Saddleworth	Saddleworth North	71	SN4	Single	Holy Trinity Church Woods Lane Dobcross Oldham OL3 5AL	1461	No change	86
Oldham East and Saddleworth	Saddleworth North	72	SN5	Single	Mobile Unit Three Crowns Car Park Huddersfield Road Oldham OL4 4AT	1771	No change	87
Oldham East and Saddleworth	Saddleworth South	73	SS1	Single	Uppermill Civic Hall Lee Street Uppermill Oldham OL3 6AE	2557	Create double station to allow for high electorate and turnout	88 & 89
Oldham East and Saddleworth	Saddleworth South	74	SS2	Single	St Anne's School Cedar Lane Grasscroft Oldham OL4 4DS	1421	No change	90
Oldham East and Saddleworth	Saddleworth South	75	SS3	Single	St Marys CE School Manchester Road Greenfield Oldham OL3 7DW	1293	No change	91
Oldham East and Saddleworth	Saddleworth South	76	SS4	Single	Christ Church Friezland Church Road Greenfield Oldham OL3 7LQ	1149	No change	92
Oldham East and Saddleworth	Saddleworth South	77	SS5	Single	Greenfield Methodist Church Chew Valley Road Greenfield Oldham OL3 7JJ	1864	Create double station to allow for high electorate and turnout	93 & 94
Oldham East and Saddleworth	Saddleworth West & Lees	78 & 78/1	SW1 & SW5	Single	Springhead Football Club Off St. John Street Lees Oldham OL4 3DR	2153	Create double station to allow for high electorate and turnout	95 & 95/1

Oldham East and Saddleworth	Saddleworth West & Lees	79	SW2	Single	Springhead Community Centre Ashes Lane Springhead Oldham OL4 4PF	1076	No change	96
Oldham East and Saddleworth	Saddleworth West & Lees	80	SW3	Single	Springhead Children’s Centre Cooper Street Springhead Oldham OL4 4QT	1508	No change	97
Oldham East and Saddleworth	Saddleworth West & Lees	81	SW4	Single	The Pavillion Station Road Grotton Oldham OL4 5SF	1655	No change	98
Oldham East and Saddleworth	Saddleworth West & Lees	82	SW6	Single	Zion Methodist Church Hall Chapel Street Oldham OL4 4NA	639	No change	99
Oldham East and Saddleworth	Saddleworth West & Lees	83	SW7	Single	Lees Library and Community Hub Thomas Street Lees Oldham OL4 5DA	1362	No change	100
Oldham East and Saddleworth	St James	84	SJ1	Single	Sholver Community Centre Sholver Lane Sholver Oldham OL1 4NT	1176	No change	101
Oldham East and Saddleworth	St James	85	SJ2	Single	Woodlands Primary School Broadbent Road Oldham OL1 4HU	882	No change	102
Oldham East and Saddleworth	St James	86	SJ3	Single	Stoneleigh Park Community Cabin Buxted Road Oldham OL1 4LP	1338	No change	103
Oldham East and Saddleworth	St James	87	SJ4	Single	Mayfield Primary School Mayfield Road Derker Oldham OL1 4LG	1252	No change	104
Oldham East and Saddleworth	St James	88	SJ5	Single	Fresh Church 105 Coleridge Road Oldham OL1 4RJ	1617	Change from Fresh Church to Sholver Community Centre, Sholver Lane, OL1 4NT	105
					Moorside Cricket Pavillion			

Oldham East and Saddleworth	St James	89	SJ6	Single	Moorside Cricket & Bowling Turf Pit Lane Moorside Oldham OL4 2ND	1596	No change	106
Oldham East and Saddleworth	St Marys	90	SM1	Single	Saint Stephens & All Martyrs Church Thames Street Oldham OL1 3QU	1399	No change	107
Oldham East and Saddleworth	St Marys	91	SM2	Single	Al-Madina Jamia Masjid 230 Waterloo Street Oldham OL4 1ES	1413	No change	108
Oldham East and Saddleworth	St Marys	92	SM3	Single	Greenhill Academy Harmony Street Glodwick Oldham OL4 1RR	1585	No change	109
Oldham East and Saddleworth	St Marys	93	SM4	Single	Glodwick Infant and Nursery School Nursery Building Pitt Street Oldham OL4 1AJ	1696	No change	110
Oldham East and Saddleworth	St Marys	94	SM5	Single	Bethel Church Waterloo Street Oldham OL4 1EQ	891	No change	111
Oldham East and Saddleworth	St Marys	95	SM6	Single	Salvation Army Chatsworth Street Oldham OL4 5LF	1541	No change	112
Oldham East and Saddleworth	St Marys	96	SM7	Single	Revive Free Methodist Church Mount Pleasant Terrace Street OL4 1JW	294	No change	113
Oldham East and Saddleworth	Shaw	97 & 98	SH1	Double	St Saviours Church Crompton Fold Buckstones Road Shaw Oldham OL2 8DF	1204 & 1183	No change	114 & 115
Oldham East and Saddleworth	Shaw	99	SH2	Single	St James Church St James Street Shaw Oldham OL2 7TE	1625	No change	116
Oldham East and Saddleworth	Shaw	100	SH3	Single	Shaw Lifelong Learning Centre High Street Shaw Oldham OL2 8TB	2065	Create double station to allow for high electorate and turnout	117 & 118
Oldham East and Saddleworth	Shaw	101	SH4	Single	Shaw Lifelong Learning Centre High Street Shaw Oldham OL2 8TB	1290	No change	119

Oldham East and Saddleworth	Waterhead	102	WA1	Single	Waterhead Academy Sports Campus Counthill Road Moorside Oldham OL4 2PY	789	Mobile Unit at Waterhead Academy Sports Campus Counthill Road Moorside Oldham OL4 2PY	120
Oldham East and Saddleworth	Waterhead	103	WA2	Singe	Littlemoor Primary School Littlemoor Lane Oldham OL4 2RR	1149	No change	121
Oldham East and Saddleworth	Waterhead	104	WA3	Single	Littlemoor Primary School Littlemoor Lane Oldham OL4 2RR	986	No change	122
Oldham East and Saddleworth	Waterhead	105	WA4	Single	Parish Hall, Waterhead Church Waterworks Road Oldham OL4 2JQ	808	No change	123
Oldham East and Saddleworth	Waterhead	106	WA5	Single	Elim Four Square Church Greenacres Road Greenacres Oldham OL4 2BA	708	No change	124
Oldham East and Saddleworth	Waterhead	107	WA6	Single	Greenacres Community Centre Galland Street Greenacres Oldham OL4 3EU	1059	No change	125
Oldham East and Saddleworth	Waterhead	108	WA7	Single	St Barnabas Parish Hall Arundel Street Clarksfield Oldham OL4 1NL	2162	Create double station to allow for high electorate and turnout	126 & 127
Oldham East and Saddleworth	Waterhead	109	WA8	Single	Air Training Corps 40 Wellyhole Street Oldham OL4 3BB	1002	No change	128
					Woodhouses Cricket Club			

Manchester Central	Failsworth East	110	FE1	Single	Medlock Road Woodhouses Failsworth M35 9WN	892	No change	129
Manchester Central	Failsworth East	111	FE2	Single	The Childrens Centre, Higher Failsworth Primary School Stansfield Road Failsworth M35 9ED	1926	Create double station to allow for high electorate and turnout	130 & 131
Manchester Central	Failsworth East	112	FE3	Single	St John's Church Oldham Road Failsworth M35 0EH	1944	Create double station to allow for high electorate and turnout	132 & 133
Manchester Central	Failsworth East	113 & 114	FE4	Double	Macedonia United Reformed Church Holt Lane Failsworth M35 9QG	1234 & 1279	No change	134 & 135
Manchester Central	Failsworth East	115	FE5	Single	Hope Methodist Church Oldham Road Failsworth M35 9AN	617	No change	136
Manchester Central	Failsworth West	116	FW1	Single	Mather Street Primary School Mather Street Failsworth M35 0DT	594	No change	137
Manchester Central	Failsworth West	117	FW2	Single	Failsworth Lifelong Learning Centre Failsworth Town Hall Oldham Road Failsworth M35 0FH	891	No change	138
Manchester Central	Failsworth West	118	FW3	Single	Failsworth Home Guard Poplar Street Failsworth M35 0HY	923	No change	139
Manchester Central	Failsworth West	119	FW4	Single	The Millgate Function Room Ashton Road West Failsworth M35 0ES	919	No change	140
Manchester Central	Failsworth West	120	FW5	Single	Ridgefield Community Centre Ridgefield Street Failsworth M35 0HJ	1968	Create double station to allow for high electorate and turnout	141 & 142
Manchester Central	Failsworth West	121	FW6	Single	Canterbury Hall Holy Family Community Centre Lord Lane Failsworth M35 0GQ	2479	Create double station to allow for high electorate and turnout	143 & 144

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Ward	Current Station Number	Polling District	Station Type	Current Polling Place	Elector count per station (approx.)	Proposal for Ward Elections	Proposed Station Number
Chadderton Central	1 & 2	CC1	Double	Burnley Brow Primary School Victoria Street Chadderton Oldham OL9 0BY	855 & 740	No change	1 & 2
Chadderton Central	3	CC2	Single	North Chadderton Social & Bowling Club Broadway Chadderton Oldham OL9 0EL	910	No change	3
Chadderton Central	4	CC3	Single	St Mark's Church Vestry Milne Street Chadderton Oldham OL9 0HR	1081	No change	4
Chadderton Central	5	CC4	Single	Springbank Bowling Club Albion Street Chadderton Oldham OL9 9HT	1247	No change	5
Chadderton Central	6	CC5	Single	The Crossley Community Centre 323 Denton Lane Chadderton Oldham OL9 9GA	1310	No change	6
Chadderton Central	7	CC6	Single	The Crossley Community Centre 323 Denton Lane Chadderton Oldham OL9 9GA	1867	No change	7
Chadderton North	8	CN1	Single	St Herberts Parish Centre 148 Broadway Chadderton Oldham OL9 0JY	959	District split to allow voters in mapped area to vote at Mills Hill Primary School	8
Chadderton North	9	CN2	Single	St Herberts Parish Centre 148 Broadway Chadderton Oldham OL9 0JY	648	District split to allow voters in the Park Estates area to vote at North Chadderton School - See map	9

Chadderton North	10 & 11	CN3	Double	Mills Hill Primary School Mills Hill Road Chadderton M24 2FD	1454 & 1214	No change	10 & 11
Chadderton North	12 & 13	CN4	Double	North Chadderton School (access via the back entrance between 42 and 44 Cathedral Road) Cathedral Road Chadderton Oldham OL9 0RR	1267 & 1163	No change	12 & 13
Chadderton North	n/a	CN5	n/a	North Chadderton School (access via the back entrance between 42 and 44 Cathedral Road) Cathedral Road Chadderton Oldham OL9 0RR	1033	New district created to allow voters in the Park Estates (see map in appendix A)area to vote at North Chadderton School	14
Chadderton North	n/a	CN6	n/a	Mills Hill Primary School Mills Hill Road Chadderton M24 2FD	773	New district created to allow voters in the mapped area in Appendix A to vote at Mills Hill Primary School	15
Chadderton South	14	CS1	Single	Turf Lane Centre Turf Lane Chadderton OL9 8HP	1525	No change	16
Chadderton South	15	CS2	Single	Whitegate End Junior School Butterworth Lane Chadderton Oldham OL9 8EB	1132	No change	17
Chadderton South	16	CS3	Single	St Georges Over 60's Club St George's Square Chadderton Oldham OL9 9NU	1271	No change	18
Chadderton South	17	CS4	Single	South Chadderton Youth Centre Lancaster Street Chadderton Oldham OL9 8LE	2704	No change	19

Chadderton South	18	CS5	Single	Stanley Road Primary School Derby Street Chadderton Oldham OL9 7HX	1411	No change	20
Chadderton South	19	CS6	Single	Chadderton Over 60's Centre 298a Broadway Chadderton Oldham OL9 9QU	851	No change	21
Coldhurst	20	CO1 & CO1/1	Single	Barker Street Tenants Hall Adj. Browbeck Car Park Off Eden Street Oldham OL1 2XA	1672	No change	22
Coldhurst	21	CO2	Single	Mobile Unit on Channing Nursery Car Park Maygate Westwood Oldham OL9 6TR	935	Site unchanged; name and address of site changed to Mobile Unit on EdStart Car Park, Maygate, Off Chadderton Way, Oldham, OL9 6TR	23
Coldhurst	22	CO3	Single	OBA Millennium Centre Featherstall Road North Oldham OL9 6QB	2244	No change	24
Coldhurst	23	CO4	Single	Chadderton Community Church Garforth Street Chadderton Oldham OL9 6RW	835	No change	25
Coldhurst	24	CO5	Single	Mobile Unit CO5 Broome Street Chadderton OL9 6TD	433	Site of mobile unit changed to Land at Fletcher Close opposite Belton Walk, Oldham OL9 6TG	26
Coldhurst	25	CO6	Single	Coldhurst Lifelong Learning Centre Rochdale Road Oldham OL1 2HR	1526	No change	27
Coldhurst	26	CO7	Single	Aster House Booth Hill Lane Oldham OL1 2LA	627	No change	28
Coldhurst	27	CO8 & CO8/1	Single	Trinity House Godson Street Oldham OL1 2XL	1536	No change	29

Hollinwood	28	HO1	Single	Canon George Community Hall St Margaret's Church Chapel Road Oldham OL8 OL8 4QQ	1297	No change	30
Hollinwood	29	HO2	Single	Holy Family – Parish Room Holy Family RC Church Roman Road Limeside Oldham OL8 3PY	890	No change	31
Hollinwood	30	HO3	Single	Mobile Unit at Avenues & Hollins Residents & Tenants Association First Avenue Limeside Oldham OL8 3SH	935	Avenues & Hollins Residents & Tenants Association First Avenue Limeside Oldham OL8 3SH	32
Hollinwood	31	HO4	Single	St Chads Centre Limegreen Parade Limehurst Village Oldham OL8 3HH	1585	No change	33
Hollinwood	32	HO5	Single	Mobile Unit at Spring Brook Lower School Heron Street Oldham OL8 4JD	1242	No change	34
Hollinwood	33	HO6	Single	Werneth Golf Club Side Entrance Green Lane Oldham OL8 3AZ	782	No change	35
Hollinwood	34	HO7	Single	Mobile Unit Vaal Street Hollinwood Oldham OL8 4NW	1206	No change	36
Hollinwood	35	HO8	Single	Common Room, Clough Gate House Hollins Road Oldham OL8 3UX	715	No change	37
Medlock Vale	36 & 37	MV1	Double	Coppice Primary Academy Burlington Avenue Oldham OL8 1AP	1624 & 1535	No change	38 & 39
Medlock Vale	38	MV2	Single	The Honeywell Centre Schofield Street Hathershaw Oldham OL8 3BP	951	No change	40

Medlock Vale	39	MV3	Single	The Hathershaw College Bellfield Avenue Oldham OL8 3EP	1285	No change	41
Medlock Vale	40	MV4	Single	Medlock Valley Community School South Croft Oldham OL8 2LQ	1006	No change	42
Medlock Vale	41	MV5	Single	Newbridge Learning Centre St Martins Road Oldham OL8 2PZ OL8 2PZ	1171	No change	43
Medlock Vale	42	MV6	Single	Methodist Sunday School Keb Lane Bardsley Oldham OL8 2TE	1086	No change	44
Royton North	43	RN1	Single	Thornham St James Primary School Castleton Road Royton Oldham OL2 6XT	916	No change	45
Royton North	44	RN2	Single	Mobile Unit Corner of Oozewood Road and Kingston Drive Royton Oldham OL2 5XW	1511	No change	46
Royton North	45	RN3 & RN3/1	Single	Fir Bank Primary School Grasmere Road Royton Oldham OL2 6SJ	1343	No change	47
Royton North	46 & 47	RN4	Double	St Paul's Parish Centre Church Street Royton Oldham OL2 5JS	1375 & 1332	No change	48 & 49
Royton North	48	RN5	Single	St Paul's Primary School Hindle Drive Royton Oldham OL2 5LU	2058	No change	50
Royton South	49	RS1	Single	Royton Park Bowling Club Bleasdale Street Royton Oldham OL2 6QD	2233	No change	51
Royton South	50 & 51	RS2	Double	St Anne's C E School Broadway Longsight Royton Oldham OL2 5DH	1737 & 1676	No change	52 & 53

Royton South	52	RS3	Single	Blackshaw Lane Primary School Blackshaw Lane Heyside Royton Oldham OL2 6NT	1993	No change	54
Werneth	53 & 54	WE1	Double	Freehold Community School Sidmouth Street Oldham OL9 7RG	1862 & 1901	No change	55 & 56
Werneth	55	WE2	Single	Werneth Park Lifelong Learning Centre Frederick Street Oldham OL8 1RB	1699	No change	57
Werneth	56	WE3	Single	Werneth Primary School Nursery Coppice Street Oldham OL8 4BL	1217	No change	58
Werneth	57	WE4	Single	St Thomas Church Werneth St Thomas' Circle Werneth Oldham OL8 1SE	1796	No change	59
Werneth	58	WE5	Single	Primrose Bank Community Centre Primrose Bank Werneth Oldham OL8 1HX	1043	No change	60
Alexandra	59	AL1	Single	Mobile Unit Land Opposite Pennine Pen Honeywell Lane Oldham OL8 2JP	1719	No change	61
Alexandra	60	AL2	Single	Glodwick Cricket Club Swansea Street Off Warren Lane Oldham OL8 2JE	1400	No change	62
Alexandra	61	AL3	Single	Oldham Golf Club Lees New Road Oldham OL4 5PN	1429	No change	63
Alexandra	62	AL4	Single	Alt Academy Alt Lane Oldham OL8 2EL	2204	No change	64

Alexandra	63	AL5	Single	St Paul's Church Community Room Ashton Road Oldham OL8 1LD	876	No change	65
Crompton	64 & 65	CR1	Double	Crompton Primary School Longfield Road Shaw Oldham OL2 7HD	1859 & 1623	No change	66 & 67
Crompton	66	CR2	Single	St Mary's Church Rushcroft Road High Crompton Oldham OL2 7PP	2014	No change	68
Crompton	67	CR3	Single	Rushcroft Primary School Trent Road Shaw Oldham OL2 7YL	2307	No change	69
Saddleworth North	68	SN1	Single	Denshaw Village Hall Ripponden Road Denshaw Oldham OL3 5SH	665	No change	70
Saddleworth North	69	SN2	Single	St Thomas Church Hall Church Street Delph Oldham OL3 5DR	2247	No change	71
Saddleworth North	70	SN3	Single	Diggle Band Club Huddersfield Road Diggle Oldham OL3 5PJ	1703	No change	72
Saddleworth North	71	SN4	Single	Holy Trinity Church Woods Lane Dobcross Oldham OL3 5AL	1407	No change	73
Saddleworth North	72	SN5	Single	Mobile Unit Three Crowns Car Park Huddersfield Road Oldham OL4 4AT	1742	No change	74
Saddleworth South	73	SS1	Single	Uppermill Civic Hall Lee Street Uppermill Oldham OL3 6AE	2507	No change	75

Saddleworth South	74	SS2	Single	St Anne’s School Cedar Lane Grasscroft Oldham OL4 4DS	1404	No change	76
Saddleworth South	75	SS3	Single	St Marys CE School Manchester Road Greenfield Oldham OL3 7DW	1262	No change	77
Saddleworth South	76	SS4	Single	Christ Church Friezland Church Road Greenfield Oldham OL3 7LQ	1106	No change	78
Saddleworth South	77	SS5	Single	Greenfield Methodist Church Chew Valley Road Greenfield Oldham OL3 7JJ	1841	No change	79
Saddleworth West & Lees	78 & 78/1	SW1 & SW5	Single	Springhead Football Club Off St. John Street Lees Oldham OL4 3DR	2126	No change	80 & 80/1
Saddleworth West & Lees	79	SW2	Single	Springhead Community Centre Ashes Lane Springhead Oldham OL4 4PF	1055	No change	81
Saddleworth West & Lees	80	SW3	Single	Springhead Children’s Centre Cooper Street Springhead Oldham OL4 4QT	1492	No change	82
Saddleworth West & Lees	81	SW4	Single	The Pavillion Station Road Grotton Oldham OL4 5SF	1628	No change	83
Saddleworth West & Lees	82	SW6	Single	Zion Methodist Church Hall Chapel Street Oldham OL4 4NA	637	No change	84

Saddleworth West & Lees	83	SW7	Single	Lees Library and Community Hub Thomas Street Lees Oldham OL4 5DA	1332	No change	85
St James	84	SJ1	Single	Sholver Community Centre Sholver Lane Sholver Oldham OL1 4NT	1185	No change	86
St James	85	SJ2	Single	Woodlands Primary School Broadbent Road Oldham OL1 4HU	873	No change	87
St James	86	SJ3	Single	Stoneleigh Park Community Cabin Buxted Road Oldham OL1 4LP	1377	No change	88
St James	87	SJ4	Single	Mayfield Primary School Mayfield Road Derker Oldham OL1 4LG	1308	No change	89
St James	88	SJ5	Single	Fresh Church 105 Coleridge Road Oldham OL1 4RJ	1664	Change from Fresh Churh to Sholver Community Centre, Sholver Lane, OL1 4NT	90
St James	89	SJ6	Single	Moorside Cricket Pavillion Moorside Cricket & Bowling Turf Pit Lane Moorside Oldham OL4 2ND	1588	No change	91
St Marys	90	SM1	Single	Saint Stephens & All Martyrs Church Thames Street Oldham OL1 3QU	1514	No change	92
St Marys	91	SM2	Single	Al-Madina Jamia Masjid 230 Waterloo Street Oldham OL4 1ES	1450	No change	93

St Marys	92	SM3	Single	Greenhill Academy Harmony Street Glodwick Oldham OL4 1RR	1611	No change	94
St Marys	93	SM4	Single	Glodwick Infant and Nursery School Nursery Building Pitt Street Oldham OL4 1AJ	1739	No change	95
St Marys	94	SM5	Single	Bethel Church Waterloo Street Oldham OL4 1EQ	889	No change	96
St Marys	95	SM6	Single	Salvation Army Chatsworth Street Oldham OL4 5LF	1598	No change	97
St Marys	96	SM7	Single	Revive Free Methodist Church Mount Pleasant Terrace Street OL4 1JW	308	No change	98
Shaw	97 & 98	SH1	Double	St Saviours Church Crompton Fold Buckstones Road Shaw Oldham OL2 8DF	1189 & 1167	No change	99 & 100
Shaw	99	SH2	Single	St James Church St James Street Shaw Oldham OL2 7TE	1644	No change	101
Shaw	100	SH3	Single	Shaw Lifelong Learning Centre High Street Shaw Oldham OL2 8TB	2076	No change	102
Shaw	101	SH4	Single	Shaw Lifelong Learning Centre High Street Shaw Oldham OL2 8TB	1289	No change	103

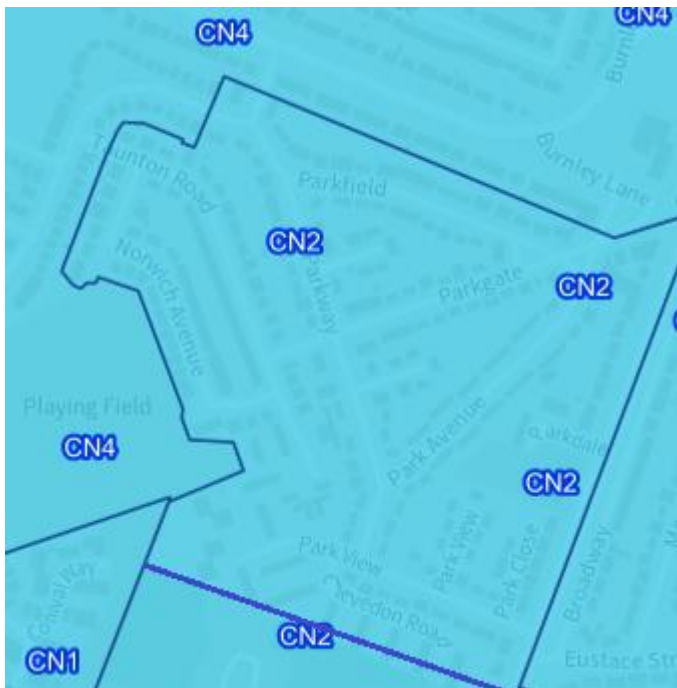
Waterhead	102	WA1	Single	Waterhead Academy Sports Campus Counthill Road Moorside Oldham OL4 2PY	778	Mobile Unit at Waterhead Academy Sports Campus Counthill Road Moorside Oldham OL4 2PY	104
Waterhead	103	WA2	Singe	Littlemoor Primary School Littlemoor Lane Oldham OL4 2RR	1148	No change	105
Waterhead	104	WA3	Single	Littlemoor Primary School Littlemoor Lane Oldham OL4 2RR	1033	No change	106
Waterhead	105	WA4	Single	Parish Hall, Waterhead Church Waterworks Road Oldham OL4 2JQ	873	No change	107
Waterhead	106	WA5	Single	Elim Four Square Church Greenacres Road Greenacres Oldham OL4 2BA	739	No change	108
Waterhead	107	WA6	Single	Greenacres Community Centre Galland Street Greenacres Oldham OL4 3EU	1068	No change	109
Waterhead	108	WA7	Single	St Barnabas Parish Hall Arundel Street Clarksfield Oldham OL4 1NL	2351	No change	110
Waterhead	109	WA8	Single	Air Training Corps 40 Wellyhole Street Oldham OL4 3BB	990	No change	111
Failsworth East	110	FE1 & FE1/1	Single	Woodhouses Cricket Club Medlock Road Woodhouses Failsworth M35 9WN	887	No change	112

Failsworth East	111	FE2	Single	The Childrens Centre, Higher Failsworth Primary School Stansfield Road Failsworth M35 9ED	1917	No change	113
Failsworth East	112	FE3	Single	St John's Church Oldham Road Failsworth M35 0EH	1945	No change	114
Failsworth East	113 & 114	FE4	Double	Macedonia United Reformed Church Holt Lane Failsworth M35 9QG	1285 & 1233	No change	115 & 116
Failsworth East	115	FE5	Single	Hope Methodist Church Oldham Road Failsworth M35 9AN	616	No change	117
Failsworth West	116	FW1	Single	Mather Street Primary School Mather Street Failsworth M35 0DT	615	No change	118
Failsworth West	117	FW2	Single	Failsworth Lifelong Learning Centre Failsworth Town Hall Oldham Road Failsworth M35 0FH	919	No change	119
Failsworth West	118	FW3	Single	Failsworth Home Guard Poplar Street Failsworth M35 0HY	953	No change	120
Failsworth West	119	FW4	Single	The Millgate Function Room Ashton Road West Failsworth M35 0ES	916	No change	121
Failsworth West	120	FW5	Single	Ridgefield Community Centre Ridgefield Street Failsworth M35 0HJ	1973	No change	122
Failsworth West	121	FW6	Single	Canterbury Hall Holy Family Community Centre Lord Lane Failsworth M35 0GQ	2462	No change	123

CN1 split to create CN6



CN2 split to create CN5



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