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CABINET
Agenda

Date Monday 21 March 2022

Time 6.00 pm

Venue Crompton Suite, Civic Centre, Oldham, West Street, Oldham, OL1 1NL

Notes

1. DECLARATIONS OF INTEREST- If a Member requires any advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Paul Entwistle or Liz Drogan in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Liz Drogan Tel. 0161 770 5151 or email elizabeth.drogan@oldham.gov.uk

3. PUBLIC QUESTIONS – Any member of the public wishing to ask a question at the above meeting can do so only if a written copy of the question is submitted to the Contact officer by 12 Noon on Wednesday, 16 March 2022.

4. FILMING – This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed. Disruptive and anti social behaviour will always be filmed.

Any member of the public who attends a meeting and objects to being filmed for the Council's broadcast should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

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Recording and reporting the Council's meetings is subject to the law including the law of defamation, the Human Rights Act, the Data Protection Act and the law on public order offences.

MEMBERSHIP OF THE CABINET IS AS FOLLOWS:
Councillors Akhtar, Chadderton, Chauhan, Jabbar, Moores, Mushtaq, Roberts, Shah and Stretton

Item No

1	Apologies For Absence
2	Urgent Business
	Urgent business, if any, introduced by the Chair
3	Declarations of Interest
	To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.
4	Public Question Time
	To receive Questions from the Public, in accordance with the Council's Constitution.
5	Minutes of the Cabinet meetings held on 17th February 2022 and 28th February 2022 (Pages 1 - 12)
6	Revenue Monitor and Capital Investment Programme 2021/22 Month 9 – December 2021 (Pages 13 - 60)
7	Housing Delivery Strategy (Pages 61 - 80)
8	Selective Licensing of Private Rented Properties (Pages 81 - 338)
9	Disposal of vacant land at Derker, St James (Pages 339 - 348)
10	Disposal of land at Southlink (Pages 349 - 354)
11	Special Education Needs (SEND) Transport Service (Pages 355 - 392)
12	Holiday Activities and Food Programme (Pages 393 - 440)
13	Priority Programme Fund - VCFSE Support (Pages 441 - 480)
14	VCFSE Investment Fund (Covid19 Recovery (Pages 481 - 494)
15	Request for approval to commission provision of the Oldham Health Check (Pages 495 - 512)
16	Oldham Council Local Full Fibre Network (Pages 513 - 522)
17	2022 Contract Awards following tender process for Healthwatch Oldham and NHS Independent Complaints Advocacy Services (Pages 523 - 528)
18	Covid-19 Grants for Adult Social Care (Pages 529 - 546)

19 Exclusion of the Press and Public (Pages 547 - 548)

That, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they contain exempt information under paragraph 3 of Part 1 of Schedule 12A of the Act, and it would not, on balance, be in the public interest to disclose the reports.

20 Housing Delivery Strategy (Pages 549 - 572)

21 Disposal of vacant land at Derker, St James (Pages 573 - 662)

22 Disposal of land at Southlink (Pages 663 - 728)

23 Oldham Council Local Full Fibre Network (LFFN) (Pages 729 - 742)

24 2022 Contract Awards following tender process for Healthwatch Oldham and NHS Independent Complaints Advocacy Services (Pages 743 - 748)

25 Covid Business Scheme (Pages 749 - 758)

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CABINET
17/02/2022 at 4.00 pm

Present: Councillor Shah (Chair)
Councillors Akhtar, Chadderton, Chauhan, Jabbar, Moores, Mushtaq and Roberts

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Stretton.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **CREATING A BETTER PLACE UPDATE**

Consideration was given to a report of the Director of Economy which sought further approvals to formally accept new external funds to support various projects to proceed through to next stage of delivery, provided a summary of the community, business and market trader engagement for the Local Plan and Town Centre projects and an holistic update on the progress being made to 'Create a Better Place' and the acceleration of the delivery of new homes and job creation.
Councillor Shah, Leader of the Councillor advised the Cabinet that the 'Creating a Better Place' strategic framework was approved by Cabinet in January 2020 to provide a new focus on building more homes for residents, creating new jobs through Ton Centre regeneration and ensuring Oldham was a great place to visit with family accessible places to go.
The report provided details of :

- Places for Everyone
- Local Plan and Mills Strategy
- Town Centre Engagement Update
- Green New Deal
- Cultural Quarter – New Theatre/Performance Space
- Cultural Quarter Old Library Building
- Tommyfield Market
- Archive Store
- New event Space
- Town Centre Park
- Spindles and Town Square
- Town Centre Heat Network
- Princes Gate/ Mumps Redevelopment Lidl
- Royton Town Hall
- Accessible Oldham Improvements
- Alexandra Park Depot
- New Saddleworth School

The update provided information on the above including the development progressing Planning application to be submitted for the development at Princes Gate later this year, the phased programme of works on Royton Town Hall, brining the old Library back into use, moving the market into the Spindles Shopping Centre, the Local Plan and Mills strategy and how the Mills could be repurposed, the Town Centre Heat Network and feasibility work, the opening of the new Saddleworth School and the Alexandra Park Eco Depot to be completed in Winter 2022. Members welcomed the report and the progress to date, thanking the Chief Executive, Director of Economy and Cabinet Members.

Options/alternatives considered
Members were asked to note the progress made on each project and consider the commercially sensitive information contained at Item 7 of the agenda.

RESOLVED – That:

1. Members noted the various project implementations and progress to date.
2. Members would consider the commercially sensitive information contained at Item 7 of the agenda.

6 **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED that, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they contain exempt information under paragraphs 3 of Part 1 of Schedule 12A of the Act, and it would not, on balance, be in the public interest to disclose the reports.

7 **CREATING A BETTER PLACE UPDATE**

Consideration was given to the commercially sensitive information in relation to Item 5 ‘Creating a Better Place Update’.

RESOLVED – That the recommendations as detailed within the commercially sensitive report be approved.

The meeting started at 4.00pm and finished at 4.18pm

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CABINET

28/02/2022 at 6.00 pm

Present: Councillor Shah (Chair)
Councillors Chadderton, Chauhan, Jabbar, Moores, Mushtaq, Roberts and Stretton

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Ahktar.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

Councillor Chauhan declared an other registerable interest at Item 14 of the agenda by virtue of a directorship, he left the room and took no part in the debate or decision making thereon.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **MINUTES OF THE CABINET MEETINGS HELD ON 24TH JANUARY 2022 AND 14TH FEBRUARY 2022**

RESOLVED – That the minutes of the Minutes of the Cabinet meetings held on 24th January 2022 and 14th February 2022 be apporved

6 **PRUDENTIAL BUILDING**

Consideration was given to a report of the Director of Economy which sought approval to serve a Repairs Notice pursuant to section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and thereafter to make a Compulsory Purchase Order under Section 47, to ensure the proper preservation of a listed building within Oldham town Centre, by enabling its redevelopment and improvement by the Council, to bring the heritage asset back into use and to halt its current decline.
It was reported that Cabinet approval was sought to acquire and proceed with the redevelopment of the former Prudential Assurance Building on Union Street, Oldham into a business incubation hub as part of the Future High Street Fund (FHSF) programme.
Confirmation of FHSF funding was received in June 2021. The project aimed to deliver new and additional office accommodation for the digital creative media sector through the conversion of a currently abandoned and dilapidated Grade II Listed building in Oldham town centre and forms a key component of the Creating a Better Place strategic framework and underpinned by the town centre vision.
Cabinet approval was obtained in January 2020 for the Council's "Creating a Better Place" strategic programme. The programme was reviewed in August 2020 to confirm alignment with the borough's economic recovery in response to Covid-19 and a renewed focus on building more homes for our residents,

creating new jobs through town centre regeneration, and ensuring that Oldham is a great place to visit with lots of family friendly and accessible places to go.
This report provided a progress update (on the January 2020 Cabinet approval) on the project to bring the Prudential Assurance Building into use, sets out the latest position with regard to costs and funding, the process of acquiring the building and makes recommendations for securing project delivery.

Options/alternatives considered
Option1 – Not to approve
Option 2 – To approve the recommendations within the report

RESOLVED – That the Cabinet would consider the commercially sensitive information at Item 12 of the agenda before making a decision.

7 **SECURING AFFORDABLE HOUSING INTERIM PLANNING POSITION PAPER**

Consideration was given to a report of the Director of Economy which sought approval to adopt and publish the Securing Affordable Housing Interim Planning Position Paper.
This Interim Planning Position Paper provided an update to Policy 10 on Affordable Housing of Oldham's Joint Core Strategy and Development Management Development Plan Document (Joint DPD). The paper set out the council's position in relation to:

- the dwelling threshold to which Policy 10 applies.
- First Homes; and
- Vacant Building Credit.

The paper would be used when assessing planning applications and development proposals requiring affordable housing. It must be read alongside Policy 10 Affordable Housing of the Joint DPD, adopted by the council 9 November 2011.
The Securing Affordable Housing Interim Planning Position Paper had been prepared to reflect recent changes to national planning guidance. The paper provided an interim position to Policy 10 of the joint Core Strategy and Development Management Development Plan Document, adopted in November 2011, until such a time as the approach could be incorporated into the Local Plan review.
The recent changes to national planning guidance that need to be reflected through this Interim Planning Position Paper were:

- Paragraph 64 of the National Planning Policy Framework (NPPF) states that:
  - the provision of affordable housing should not be sought for residential developments that are not major developments (so development where 10 or more homes will be provided, or where the site has an area of 0.5ha or more).
  - to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a

proportionate amount (defined in footnote 30 as being equivalent to the existing gross floorspace of the existing buildings). This does not apply to vacant buildings which have been abandoned.

- On the 24 May 2021 a Ministerial Statement was published setting out the Government's plans for the delivery of First Homes requiring a minimum of 25% of all affordable housing homes secured through developer contributions to be First Homes - a national threshold which should be applied for England. These First Homes are for discounted market sale and:
    - must be discounted by a minimum of 30% against the market value;
    - must be sold to a person or persons meeting the First Homes eligibility criteria;
    - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
    - after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

The Ministerial Statement also set out transitional arrangements for how First Homes should be translated into local plans and considered as part of the decision-making process. Where local plans do not benefit from transitional arrangements (such as where they are not at Submission or Publication stage) the local planning authority should make clear how existing policies should be interpreted in the light of First Homes requirements using the most appropriate tool available to them.
In the main Policy 10 Affordable Housing of the Joint DPD remains appropriate and the Council will continue to apply Policy 10 when determining relevant planning applications for residential development. However, since adoption of the Joint DPD, national planning guidance has revised the threshold to which the policy should be applied and further guidance is required on the application of First Homes and Vacant Building Credit. These changes were summarised in the report.

Options/Alternatives
Option 1 - To adopt and publish the Securing Affordable Housing Interim Position Paper. The Interim Planning Position Paper should be used as a material consideration in the assessment of relevant planning applications and development proposals.
Option 2- To not adopt and publish the Securing Affordable Housing Interim Planning Position Paper. Development Management will be unable to use the Interim Planning Paper in determining relevant planning applications and development proposals.

RESOLVED – That the Securing Affordable Housing Interim Planning Position Paper be adopted and used as a material consideration when assessing relevant planning applications and development proposals.

8 **THE NEW CHADDERTON PARTNERSHIP AND CHADDERTON NEIGHBOURHOOD AREA: DETERMINATION OF AREA AND FORUM APPLICATIONS**

Consideration was given to a report of the Director of Economy which sought approval to designate Chadderton neighbourhood area (comprising Chadderton South, Chadderton North and Chadderton Central wards), to designate The New Chadderton Partnership as a neighbourhood forum in accordance with the Town and Country Planning Act 1990 (the Act) and the Neighbourhood Planning (General) Regulations 2012 (the Regulations); and to publicise those designations. This would allow The New Chadderton Partnership forum to begin to prepare a neighbourhood plan for the neighbourhood area of Chadderton (and / or a neighbourhood development order).
It was reported that the Council had received an application for the designation of "The New Chadderton Partnership" forum and an application to designate the Chadderton neighbourhood area (comprising Chadderton North, Chadderton Central and Chadderton South wards).
Having a neighbourhood area and forum designation would mean that the New Chadderton Partnership could begin to prepare a Neighbourhood Plan for the neighbourhood area of Chadderton or a Neighbourhood Development Order for a specific part of the neighbourhood area.
A Neighbourhood Plan should support the strategic development needs set out in the Local Plan and must address the development and use of land, but it can allow bespoke policies to be prepared that address specific planning issues within the neighbourhood area.
The Localism Act had also given communities the ability to grant planning permission through Neighbourhood Development Orders (NDOs). A NDO can grant planning permission for specific types of development in a specific neighbourhood area.
An NDO can:

- Apply to a specific site, sites, or wider geographical area;
- Grant planning permission for a certain type or types of development; and
- Grant planning permission outright or subject to conditions.

Option/alternatives considered
The only alternative to the recommendations at the top of this report is to not designate Chadderton (comprising Chadderton South, Chadderton North and Chadderton Central wards) as a neighbourhood area and to not designate The New Chadderton Partnership as a neighbourhood forum and to publish the decision document and a refusal statement (setting out the reasons for not agreeing to designate the neighbourhood area and forum). The Council must set out clear reasons for the decision in line with the Act and Regulations. Not designating

will mean that The New Chadderton Partnership forum will not be able to prepare a neighbourhood plan for the neighbourhood area of Chadderton (and / or neighbourhood development order). There is no basis for this alternative, as both the neighbourhood area and forum applications have been made in accordance with all relevant legislation and are reasonable.

RESOLVED – That approval be given to designate Chadderton (comprising Chadderton South, Chadderton North and Chadderton Central wards) as a neighbourhood area, to designate The New Chadderton Partnership as a neighbourhood forum and to publicise those designations.

9 **THE FORMER WH SHAWS OFFICE AND CLOCK TOWER BUILDING, DIGGLE - OPTIONS APPRAISAL**

Consideration was given to a report of the Director of Economy which sought approval to confirm expenditure of the financial allocation made in the capital programme towards works relating to the former WH Shaws office and clock tower building, Diggle. In addition a delegation was sought to the Executive Director of Place and Economic Growth and Director of Legal Services to progress appointments for priority works as set out in this report. The former WH Shaws office and clock tower building was a significant heritage asset which forms the gateway to the new Saddleworth School. As part of the Council's recently approved Creating a Better Place agenda, the Grade II building had been transferred to the Council's corporate estate. Following a structural and a building survey, an options appraisal had been completed.
The option that was recommended has been formed on the basis that a viable long term use for the building was still to be determined and that the overall condition of the building was poor and would continue to deteriorate without further action beyond holding repairs.
There was currently a capital allocation for works to the Diggle clocktower held as part of the Corporate Landlord Backlog Maintenance Capital Programme.

Option/alternatives considered
Options 1 Full Build Repair – Without a clear end-use for the building, this is not considered a viable option.
Option 2 - Envelope Repair – A programme that would aim to introduce the provision of mains services into the building and refurbish the external fabric of the building to meet modern design standards, providing long term protection to the building interiors – allowing the building to be mothballed whilst an appropriate end use is identified. This will require the appointment of an appropriate design team to develop and manage the works.
Option 3 Holding Repairs - These repairs would be the minimum necessary to stabilise the rate of deterioration of the building and would include the roof and gutters, drying out the building and stabilising environmental conditions within. Holding repairs by their very nature address the most important defects in the building. However, these have a limited longevity as they do not address the core issues of continued deterioration. They are

likely to require continued attention in the challenge against a continually degrading building fabric. Unless the building is to be disposed of on the open market, this option is not advisable.

RESOLVED – That the Cabinet would consider the commercially sensitive information at Item 13 before making a decision.

10 **STREET LITTER BIN REPLACEMENT PROGRAMME**

Consideration was given to a report of the Director of Environmental Services which sought approval for the expenditure of capital funding to purchase new street litter bins as part of the boroughwide replacement programme.
It was reported that Oldham Council currently had some 1172 public street litter bins servicing the whole Borough, dispersed across each of its district centres, corridor gateways, main roads, estates. Parks, cemeteries, and countryside areas also contain litter bins; however, these bins were not included in this figure. The current make-up of these bins covers a wide variety of styles, sizes, and types each having an impact which affects frequency of service and resources are assigned to this operation.
The existing street bins were coming to the end of their working life and therefore in need of urgent replacement. A report was drafted identifying the need to undertake a largescale replacement program, including a review of how bin servicing needed to change and align with the new style and increased size of the proposed replacement bins.
The report was submitted and approved by Cabinet in August 2021 giving officers the authority to tender for the replacement street bins and as such tenders had now been received and evaluated.
Tender documents were drafted and placed on the e-procurement portal 'The Chest' on 23rd July 2021 with a closing date of 7th September 2021.
3 bids were received and evaluated in line with the criteria outlined in the documentation.

Options/Alternatives considered
Option 1 - To award the purchase of Street bins to the highest scoring bidder This represents the most economically advantageous tender as the bins offered match the specification outlined along with a competitive price.

Option 2: To not award, as a result, the existing bins will no longer be fit for purpose and require removal. An alternative procurement exercise will need to be undertaken extending the timescales and potentially leaving the borough without

RESOLVED – That the Cabinet would consider the commercially sensitive information at Item before making a decision.

11 **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED that, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded

from the meeting for the following items of business on the grounds that they contain exempt information under paragraphs 3 of Part 1 of Schedule 12A of the Act, and it would not, on balance, be in the public interest to disclose the reports.

12 **CHANGING FUTURES**

Consideration was given to a report of the Director of which provided details of the 'Changing Futures Programme.
It was reported that the programme was a £64 million joint initiative by the Department for Levelling Up, Housing & Communities (DLUHC) and The National Lottery Community Fund (TNLCF).
The fund was for local organisations to work in partnership to better support those who experience multiple disadvantage, including but not limited to homelessness, substance misuse, mental health issues, domestic abuse, and contact with the criminal justice system. The programme sought to make an impact at the individual, service and system level and build learning to influence future programmes and policy in this area.
Greater Manchester applied for and was selected as one of the 15 areas in the country to form part of 'Changing Futures' and had been awarded £4.7m over 3 years (up to March 2024).
There were four innovation areas in the GM programme; Oldham, Manchester, Rochdale and Wigan each with an individual locality delivery and development plan.
Oldham Council had been working with partners, including the voluntary and community sector, for several years, to understand how system barriers affect some resident's ability to engage effectively with services and this would form the main basis of the Oldham programme.
While the main focus of the programme in Oldham would be on a wide group of people with multiple disadvantage, there would also be an additional focus, 'The Oldham lens' that would build upon the work to date to develop a peer-led offer enabling women to better access the support they need. This included addressing some of the barriers they face whilst building resilience to reduce the likelihood of them needing to be involved with those services again.
This programme is subject to a tight deadline to implement the service element to meet DLUHC requirements. The following options are being proposed to put the service in place. Full details of the options were in the main body of the report.

Options/alternatives considered
Option 1 - Commence Procurement Exercise: To undertake a procurement exercise to identify the most appropriate provider(s) of the Changing Futures service in Oldham.
Option 2 - Host the Changing Futures service in-house: To initially host the Changing Futures service, in-house, at Oldham Council using seconded staff from the council, the local voluntary and community sector, and other providers. Although initially hosted by Oldham Council, the design and implementation of the service will be done collaboratively with the community and voluntary sector and other providers. During the programme work will be undertaken to transfer hosting of the

service to the voluntary and community sector when appropriate.
Option 3 - Withdraw from the 'Changing Futures' programme: To withdraw from the programme as there is insufficient time to establish the service element of the programme to meet DLUHC requirements.

The funding for the Changing Futures Programme was in the form of a grant provided by GMCA of £772,193 for the period August 2021-March 2024.
RESOLVED – To host the Changing Futures intensive support service for adults with multiple dependencies within Oldham Council be agreed The programme would be developed and delivered in partnership with the community and voluntary sector and other partners.

13 **PRUDENTIAL BUILDING**

Consideration was given to the commercially sensitive information in relation to Item 6 – Prudential Building.

RESOLVED – That the recommendations as contained within the commercially sensitive report be approved.

14 **THE FORMER WH SHAWS OFFICE AND CLOCK TOWER BUILDING, DIGGLE - OPTIONS APPRAISAL**

Consideration was given to the commercially sensitive information in relation to Item 9 – The former WH Shaws office and clock tower building, Diggle - Options Appraisal

RESOLVED – That the recommendations as contained within commercially sensitive report be approved

15 **STREET LITTER BIN REPLACEMENT PROGRAMME**

Consideration was given to the commercially sensitive information in relation to Item 10 - Street Litter Bin Replacement Programme.

RESOLVED – That the recommendation as contained within the commercially sensitive report be approved.

16 **REQUEST FOR APPROVAL TO COLLABORATIVELY COMMISSION A DRUG AND ALCOHOL TREATMENT AND RECOVERY SERVICE WITH ROCHDALE COUNCIL WITH VIEW TO AWARDING A CONTRACT.**

Consideration was given to a report of the Director of Public Health which sought to ensure that Oldham had a high-quality Drug and Alcohol treatment and recovery service to support our residents.
The current Drug and Alcohol treatment and recovery service has been provided by Turning Point since April 2018 as a collaborative commission with Rochdale Council. The contract would end in March 2023.
This paper outlined proposals to recommission the service, with the same collaboration agreement, and proceed to market for procurement of a new service for commencement from 1 April

2023. Oldham Council would be the lead commissioner for the procurement of the service.

RESOLVED – That the recommendations as contained within the report be approved.

17 **A REQUEST TO APPROVE A CONTRACT MODIFICATION AND EXTENSION WITH THE CURRENT PROVIDER FOR ASYMPTOMATIC COMMUNITY OUTREACH COVID-19 TESTING.**

Consideration was given to a report of the Director of Public Health which sought approve to the increase of a contract value for delivery of Oldham asymptomatic community outreach COVID-19 testing provision with the provider.

The contract was based on a payment by result method and the provider had already received payment for the work completed to end of November 2021. Imposed thresholds and restrictions on volumes that the provider could carry out had not been an option when responding to an unprecedented number of positive cases of COVID-19. None of the surge testing requirements could have been predicted, nor could the Council choose to pull back testing at a time of increasing community transmission.

In January 2021, Oldham commenced delivery of Targeted Testing at Scale, setting up 4 large asymptomatic test sites in response to the pandemic with uncertainty as to how much financial reimbursement would be available from Department of Health and Social Care (DHSC).

Approval was sought and gained from the Chief Executive using their emergency powers, to proceed to market and award contracts for 2 models 1) a psudo Dynamic Purchasing System (DPS) where clinical settings such as Pharmacies could deliver onsite testing and 2) a community provider that could move agile within the borough. In line with procurement law, the second of these models relied upon the contract being issued following a successful competitive tender exercise. As such, the council was required to provide an indicative contract value to potential bidders. There was no previous precedent ever set, and no bench marking available to gage likely number of tests to be completed within 12-month period. The value was published during the tender exercise as an indicative contract value utilising a payment by results method.

Between 1st April 2021 and 31st March 2022, all costs generated through both the above models as part of the delivery of Oldham's asymptomatic testing service were covered by DHSC community testing programme. Additional testing outside of these contract values did not incur a financial cost for the Council.

Since the 1st April 2021, the testing rate has been evaluated on a weekly basis, in November 2021 when concerns that the community model contract could exceed 1.5 times the published value, there was no option to introduce limitation. Had testing been restricted, the Council would not have been able to respond to the increased requirements to surge testing with rapidly increasing infection rates associated with the Omicron variant. At this time of consideration for introducing limitations on testing and associated spend, there was a national supply issue

of home test kits - the testing provider was able to fill this void. Furthermore, increased demands on testing provision were required in vulnerable settings such as the Home Office's contingency hotel, limiting testing to cap the spend as a method to stay within the approved and published contract value would in these circumstances not have been ethnical and has therefore not been possible.
In March 2021, approval was sought and gained to award the contract for 12 months with an option to extend for up to 12 months, but a renewed approval for extension is now sought in view of the higher contract value.

RESOLVED – That the recommendations contained within the report be approved.

The meeting started at 6.00pm and finished at 6.17pm

Report to Cabinet

Revenue Monitor and Capital Investment Programme 2021/22
Month 9 – December 2021

Portfolio Holder: Councillor Abdul Jabbar MBE, Deputy Leader and Cabinet Member for Finance & Low Carbon

Officer Contact: Anne Ryans, Director of Finance

Report Author: Anne Ryans, Director of Finance
Ext. 4902

21 March 2022

Reason for Decision

The report provides the Cabinet with an update on the Council's 2021/22 forecast revenue budget position at Annex 1 and the financial position of the 2021/22 capital programme as at 31 December 2021 (Quarter 3) together with the revised capital programme 2022/23 to 2026/27, as outlined in section two of the report at Annex 2. The opportunity has been taken to update the forecasts and grant detail in the report where information has been received more recently and has an impact on the financial projections included in the report.

Executive Summary

Revenue Position

The current forecast outturn position for 2021/22 is a projected surplus variance of £2.680m after allowing for approved and pending transfers to and from reserves.

The position includes additional costs and pressures that have been identified by the Authority in this financial year as a direct result of the COVID pandemic. The additional pressures include forecasts of both income shortfalls and additional expenditure that have impacted on the Authority's budgets.

The pandemic is continuing to affect nearly all aspects of Council service delivery; the most significant areas of concern remain the People and Place, Children's Services and Community Health & Adult Social Care Portfolios. Action is being taken and will continue right up to the end of the financial year to address variances and take mitigating action as detailed in the report.

The overall corporate position is partly being offset by the application of £7.737m general COVID support grant and £0.352m from the Quarter 1 compensation claim for lost income in relation to sales fees and charges (SFC); in total £8.089m, all of which is received from the Department for Levelling Up, Housing and Communities (DLUHC). In Appendix 1 to the report, the un-ringfenced Government support is presented as a single sum so that it highlights the level of variation across all Council budgets, given that there is insufficient resource to fully offset the adverse COVID related variance. However, this summary report presents the position after applying the Government grant across Portfolio areas. An update on the major issues driving the revenue projections is detailed within Annex 1, Section 2.

The current projected position, after adjustment for reserves and, as outlined above, receipt of all additional Government funding to support COVID pressures that the Authority is expecting to receive, continues to show a net underspend, demonstrating the impact of the service and corporate actions that have been initiated across all service areas to review and challenge planned expenditure and to maximise income. Action will of course continue with the aim of, at the very least, maintaining this position to the end of the financial year.

Information on the Quarter 3 position of the Dedicated Schools Grant (DSG), Housing Revenue Account (HRA) and Collection Fund is also outlined in the report. There are currently no significant issues of concern in relation to the HRA. The Collection Fund position has improved in-year and the deficit of £12.159m remains unchanged from the previous month; the Councils share of the deficit is £11.785m. Government grant compensation of £13.092m will offset this to produce a forecast surplus of £1.307m which will be available to support the 2022/23 budget. Whilst the DSG continues to be an area which is facing a financial challenge, recent funding announcements in particular have contributed to an improved position, reducing the cumulative deficit, and bringing the DSG towards an enhanced balanced position in 2023/24.

Capital Position

The report outlines the most up to date capital position for 2021/22 to 2026/27 for approved schemes. The revised capital programme budget for 2021/22 is £38.709m which is considerable movement from the month 8 forecast of £52.588m and a net decrease of £47.293m from the original budget of £86.002m. Actual expenditure to 31 December 2021 was £29.304m (75.7% of the forecast outturn).

It is anticipated that the forecast outturn will be close to the final position, although there may be further reprofiling up to the year-end.

Recommendations

That Cabinet approves the 2021/22 financial position of the Council as follows:

1. The forecast revenue outturn for 2021/22 at Quarter 3 being a £2.680m favourable variance having regard to the action being taken to manage expenditure

2. The forecast positions for the Housing Revenue Account, Dedicated Schools Grant and Collection Fund

3. The use of reserves as presented in Section 8 of Annex 1

4. The revised capital programme for 2021/22 to 2026/27 as at Quarter 3

Revenue Monitor and Capital Investment Programme 2021/22 Quarter 3 – December 2021

1 Background

1.1 The Authority's 2021/22 revenue budget and capital programme was approved by Council on 4 March 2021. Under established budget procedures, all services are required to monitor and review their approved revenue and capital budgets during the financial year. This is reported to Cabinet on a quarterly basis with an additional report at month 8, which is used to inform the budget setting process for the following financial year.

1.2 As part of the budget monitoring process, the forecast year-end position for revenue and capital has been prepared by all services as follows:

a) The revenue forecast is based on a comparison of profiled budgets to the actual position as at the end of Quarter 3 together with known commitments, issues, and planned management actions. Due to the requirement to report to the Department for Levelling Up, Housing and Communities (DLUHC) about the financial pressures relating to COVID, forecasts for Quarter 3 have been based upon the Round 18 Government return which was submitted on 28 January 2022.

b) The capital programme forecast has been based on a final round of notified revisions to the approved 2021/22 position having regard to previous reviews and all available up to date information.

1.3 The opportunity has been taken to update the forecasts and grant detail in the report where information has been received more recently and has an impact on the financial projections included in the report.

1.4 The outturn projections reflect the management actions put in place to mitigate in-year pressures, new developments, and changes in the profile of planned expenditure a well as Government grant given to address the financial challenge created as a result of the pandemic.

2. Current position

2.1 The forecast revenue outturn for 2021/22 is a favourable variance of £2.680m. Further details of the current revenue budget position and a full description of the forecast can be found in Annex 1. The pressures relating to COVID total £11.286m but is reduced to £3.197m with the application of £7.737m of un-ringfenced Government COVID related grant funding and also £0.352m of funding to compensate for lost income in relation to sales, fees and charges. Offsetting the COVID related pressure is a net 'business as usual' underspend of £5.877m, within which it should be noted are areas of forecast overspending, primarily within Children's Services (£2.352m) and Commissioning (£0.379m).

2.2 As advised above, the total Portfolio variances amount to a net favourable variance of £2.680m as detailed in Annex 1 at Tables 1 and 2. This consists of a net COVID related pressure of £3.197m and an operational underspend of £5.877m. This is comprised of People and Place reporting an adverse variance of £0.126m (£0.557m

COVID related), Community Health and Adult Social Care reporting a pressure of £7.280m (£7.372m COVID related) and Children's Services reporting an adverse variance of £5.269m (£2.917m COVID related). There is a further adverse variance, all attributable to 'business as usual' of £0.379m within Commissioning.

2.3 There are favourable variances of £1.654m within Reform, including a COVID related pressure of £0.190m and also £0.599m within the Chief Executive's Service area, again including a £0.250m COVID pressure. Capital, Treasury and Corporate Accounting is reporting a favourable, operational variance of £5.392m. Whilst there are clearly some business as usual pressures, this summary highlights the continuing impact of COVID related pressures across most areas of the Council.

2.4 It should, however, be noted that at this stage in the financial year, £1.818m of approved 2021/22 budget reductions are, forecast not to be delivered. Alternative savings have been identified for £1.319m of the potentially unachievable budget reductions within Community Health and Adult Social Care, and Communities and Reform which leaves £0.499m of budget reductions that cannot be offset by other means and this variance is included within the Quarter 3 forecast.

2.5 However, taking an approach to allocating the COVID specific funding received/ anticipated against the COVID costs incurred and using the information in Tables 1 and 2 of Annex 1, the table below shows the net impact across all Portfolio areas.

Portfolio Area	Gross Costs - COVID-19 Response £000	Apportion Grant Funding (SFC) £000	Apportion Grant Funding (MHCLG) £000	COVID Costs Net of Funding £000	Business as Usual Pressure £000	Total Net Pressure £000
People and Place	557	(220)	(290)	47	(431)	(384)
Community Health and Adult Social Care	7,372	-	(4,847)	2,525	(92)	2,433
Children's Services	2,917	(43)	(2,257)	617	2,352	2,969
Communities and Reform	190	(40)	(185)	(35)	(1,844)	(1,879)
Commissioning	-	-	-	-	379	379
Chief Executive	250	(49)	(158)	43	(849)	(806)
Capital, Treasury and Corporate Accounting	-	-	-	-	(5,392)	(5,392)
Total	**11,286**	**(352)**	**(7,737)**	**3,197**	**(5,877)**	**(2,680)**

2.6 The current projected position, after adjustment for reserves and receipt of additional Government funding to support COVID pressures, is showing a continued underspend that has increased slightly from the previously reported position. However, provision has now been made for all the COVID related funding that the Authority is expecting to receive.

2.7 There remains a high degree of estimation in relation to the impact of COVID. The forecasting of the likely impact of the pandemic on the Council's budget is based on both the actual expenditure and the income loss recorded to date but also relies on a series of assumptions. The final position will only be determined at the year-end.

2.8 Whilst there are many pressures, the impact of the service and corporate actions can be seen in the continued forecasting of a favourable outturn. Action will of course

continue right up to the year-end. The effectiveness of management action has been monitored during the year by Directorate Management Teams with regular progress updates being provided to Portfolio holders.

2.9 Sections 5, 6 and 7 of Annex 1 set out information on the Quarter 3 position of the Dedicated Schools Grant (DSG), Housing Revenue Account (HRA) and Collection Fund. There are currently no significant issues of concern in relation to the HRA. The Collection Fund position has improved in-year and the deficit of £12.159m remains unchanged from the previous month; the Councils share of the deficit is £11.785m. Government grant compensation of £13.092m will offset this to produce a forecast surplus of £1.307m which will be available to support the 2022/23 budget. Whilst the DSG continues to be an area which is facing a financial challenge, recent funding announcements in particular have contributed to an improved position, reducing the cumulative deficit and bringing the DSG towards an enhanced balanced position in 2023/24.

2.10 The original approved capital programme for 2021/22 totalled £86.002m. The revised capital programme as at month 9 taking account of approved carry forwards, new funding, new schemes and variations and proposed variations/ re-phasing plus the impact of the Annual Review gives projected revised expenditure of £38.709m. Actual expenditure at the end of month 9 was £29.304m (75.7% of the forecast outturn). Further details of expenditure and schemes within the capital programme can be found in Annex 2.

3 Options/Alternatives

3.1 The options that Cabinet might consider in relation to this report are;

a) to agree the forecast revenue and capital positions presented in the report including proposed changes.
b) to agree some of the forecasts and changes included in the report.
c) not to agree any of the forecasts and changes included in the report and ask for further information.

4 Preferred Option

4.1 The preferred option is that Cabinet approves 3.1 (a) above; being all of the forecast revenue and capital projections presented in the report and Annexes 1 and 2.

5 Consultation

5.1 Consultation has taken place with the services within the Council and the Director of Finance.

6 Financial Implications

6.1 The full financial implications are detailed in the report.

7 Legal Services Comments

7.1 There are no legal issues at this time.

8 Co-operative Agenda

8.1 Improving the quality and timeliness of the financial information available to citizens of Oldham supports the co-operative ethos of the Council.

8.2 The revenue budget and capital strategy/ programme have been prepared so that they embrace the Council's co-operative agenda with resources being directed towards projects that enhance the aims, objectives and co-operative ethos of the Council. Ongoing budget monitoring is key to ensuring this objective is met.

9 Human Resources Comments

9.1 There are no Human Resource implications.

10 Risk Assessments

10.1 The risk is that the proposed management actions are not achieved in full. Should this be the case then alternatives will be sought and implemented.

11 IT Implications

11.1 There are no IT implications.

12 Property Implications

12.1 There are no Property implications.

13 Procurement Implications

13.1 There are no Procurement implications.

14 Environmental and Health & Safety Implications

14.1 There are no Environmental and Health and Safety implications.

15 Equality, Community Cohesion and Crime Implications

15.1 There are no Equality, Community Cohesion and Crime implications.

16 Implications for Children and Young People

16.1 There are no direct implications for Children and Young People.

17 Equality Impact Assessment Completed

17.1 Not Applicable.

18 Key Decision

18.1 Yes.

19 Key Decision Reference

19.1 FCL-10-21.

20 Background Papers

20.1 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:

File Ref:	Revenue Background Papers are contained in Annex 1 including Appendices 1, 2, 3 and 4
Officer Name:	Andy Cooper
Contact :	0161 770 4925 (andy.cooper@oldham.gov.uk)

File Ref:	Capital Background Papers are contained in Annex 2 including Appendices A to G
Officer Name:	Lee Walsh
Contact No:	0161 770 6608 (lee.walsh@oldham.gov.uk)

21 Appendices

Annex 1 **Revenue Budget Monitoring Report 2021/22 Quarter 3 - December 2021**

Appendix 1	Financing of the 2021/22 Revenue Budget at Quarter 3
Appendix 2	Ringfenced COVID grants at 2021/22
Appendix 3	Budget Reduction Summary 2021/22

Annex 2 **Capital Investment Programme Report 2021/22 Quarter 3 - December 2021**

Appendix A	SUMMARY – Quarter 3 - Corporate Services
Appendix B	SUMMARY – Quarter 3 - Children's Services
Appendix C	SUMMARY – Quarter 3 - Communities and Reform
Appendix D	SUMMARY – Quarter 3 - Community Health & Adult Social Care
Appendix E	SUMMARY – Quarter 3 - Housing Revenue Account (HRA)
Appendix F	SUMMARY – Quarter 3 - People and Place
Appendix G	SUMMARY – Quarter 3 - Proposed Variations

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ANNEX 1

REVENUE BUDGET MONITORING REPORT 2021/22
Quarter 3 - December 2021

1 Background

1.1 The Authority's 2021/22 budget, in the sum of £254.179m was approved by Council on 4 March 2021. This was after the deployment of;

- £8.793m of recurrent budget reductions approved within the 2021/22 Budget
- £16.830m of corporate and specific reserves

1.2 Under established budget procedures all services are required to monitor and review their approved budgets throughout the financial year and as part of this process a forecast of the year-end position has been prepared by all services. This forecast is based on a comparison of profiled budgets to the actual position as at the end of Quarter 3. However, the opportunity has been taken to incorporate more up to date information received after the end of reporting period including known commitments, issues and planned management actions.

1.3 The Council is again this financial year, periodically reporting to the Department for Levelling Up, Housing and Communities (DLUHC); formerly the Ministry of Housing Communities and Local Government (MHCLG) as to the impact of COVID on the financial position of the Council. The forecasts therefore incorporate the round 18 position reported to the DLUHC on 28 January 2022.

1.4 The Government (DLUHC) is providing compensation for COVID related losses on Sales, Fees and Charges (SFC) for the first quarter of the financial year only and the Government compensation return was submitted to the DLUHC on 20 October 2021, in the sum of £0.352m. This amount has been used to offset Portfolio pressures in relation to lost income arising from SFC for the first quarter of the financial year. The claim has now been assessed by the DLUHC and in the absence of any queries payment in full is expected before the end of the financial year.

1.5 In considering the projections included in the DLUHC returns and in this report, it is important to note that there remains a high degree of estimation in relation to the impact of COVID; the rise of the Omicron variant saw a rapid increase in the rate of infection which led to the reintroduction of limited restrictions and an acceleration in the vaccination and booster programmes effective from 30 November 2021. Restrictions were, however, substantially lifted at the end of January although the infection rate was still high and have now been lifted in full.

1.6 The completion of the returns and the forecasting of the likely impact of the pandemic on the Council's budget is based on both the actual expenditure and the income loss recorded at the end of December adjusted, where appropriate, for more up to date information. It also relies on a series of assumptions which, as evidenced above, relate to a position that has been unpredictable and constantly changing.

2 Current Position

2.1 The current net revenue budget of £275.217m represents an increase of £21.038m against the originally approved budget of £254.179m and an increase of £1.143m since Month 8 which is due to:

- The receipt of £0.306m of un-ringfenced COVID-19 Additional Restrictions Grant
- Notification of additional Opportunity Area grant funding of £0.100m to support the Early Identification of Autism Pathfinder

- The utilisation of £0.737m of capital grants reflecting the reporting arrangements required when preparing the Statement of Accounts.

A full funding analysis of the net revenue expenditure is shown at Appendix 1.

2.2 The current position for 2021/22 at Quarter 3 is a projected favourable variance of £2.680m, a slight improvement of £0.008m on the £2.672m reported at Month 8. A forecast of the year-end position has been prepared by all services. The table below shows the year-end forecast position against budget for each Portfolio, including the additional costs anticipated as a result of the COVID pandemic.

Table 1 - Summary Forecast Revenue Outturn

	Budget	Forecast	In Year Transfer To/ (From) Reserves	Variance Quarter 3	Variance Month 8
	£000	£000	£000	£000	£000
People and Place	60,364	62,577	(2,087)	126	50
Community Health and Adult Social Care	65,290	71,815	755	7,280	7,455
Children's Services	52,048	58,397	(1,080)	5,269	4,518
Communities and Reform	33,787	40,666	(8,533)	(1,654)	(1,120)
Commissioning	309	688	-	379	484
Chief Executive	15,972	20,889	(5,516)	(599)	(576)
Capital, Treasury and Corporate Accounting	26,619	11,083	10,144	(5,392)	(5,394)
COVID-19 Funding	7,737	(352)	-	(8,089)	(8,089)
Additional Section 31 grant for Collection Fund Deficit	13,092	-	13,092	-	-
NET EXPENDITURE	**275,217**	**265,763**	**6,775**	**(2,680)**	**(2,672)**
FINANCED BY:					
Collection Fund Deficit	**25,456**	**25,182**	**-**	(274)	**(274)**
Use of Reserves to offset Collection Fund Deficit	**(25,456)**	**(25,182)**	**-**	274	**274**
General Use of Reserves	**(16,830)**	**(16,830)**	**-**	-	**-**
Other Financing	**(258,387)**	**(258,387)**	**-**	-	**-**
TOTAL FINANCING	**(275,217)**	**(275,217)**	**-**	-	**-**
NET FORECAST VARIANCE	**-**	**(9,454)**	**6,775**	**(2,680)**	**(2,672)**

2.3 Members will recall that the 2021/22 budget report advised that the Government has awarded £7.737m of un-ringfenced COVID support grant to assist the Council meet the extra costs of addressing the pandemic. In addition, £0.352m of un-ringfenced grant support is anticipated, providing compensation for lost Sales, Fees and Charges income for the first quarter of 2021/22. The total of £8.089m has been retained centrally and applied as a 'bottom-line' adjustment. In this way the full cost of the pandemic is shown against each Portfolio.

2.4 The forecast outturn to the end of the year, after a predicted and proposed (net) in-year transfer to reserves totalling £6.775m is a favourable variance of £2.680m. Section 8 provides more detail of the approved and planned use of reserves at Quarter 3. However, key financing issues to note are:

a) As advised during the 2021/22 budget setting process, there is a movement from reserves of the Section 31 Grant Funding (£25.182m) for Business Rate Relief compensation which was received in 2020/21 and is being used to support the 2021/22 budget. The actual grant received following the full reconciliation undertaken at the 2020/21 year end was £0.274m less than initially anticipated matching a reduced Collection Fund deficit.

b) There is a movement to reserves of £13.092m which is the anticipated level of Section 31 funding for:

- Business Rates Relief compensation of £8.888m paid to the Council because the Government introduced a scheme to reduce Business Rates for Retail, Leisure, Hospitality and Nursery businesses in 2021/22 after the 2021/22 budget was set.

- The COVID-19 Additional Relief Fund (CARF), the detail of which was announced on 15 December 2021. This will also compensate the Council for discretionary Business Rate Reliefs awarded in 2021/22 up to a value of £4.204m (see section 4.15 for more information).

This grant totalling £13.092m will be used to offset the Collection Fund deficit of the same sum that will arise in 2021/22 and will need to be addressed in the 2022/23 budget process.

2.5 There are significant variances contained within the projected net underspend. As previously mentioned, the position includes a forecast of all the additional pressures being incurred by the Authority as part of its on-going response to the COVID pandemic. Table 2 below analyses the variance between 'business as usual' and COVID; the former being a net underspend of £5.877m. As advised above, the Council has received £7.737m of general COVID support from the DLUHC. along with the SFC compensation of £0.352m for income losses in the first quarter of 2021/22, a total of £8.089m COVID funding is being used to offset a pressure of £11.286m caused by the pandemic. This leaves a residual unsupported pressure of £3.197m.

Table 2 - Analysis of Variances

	COVID 19 Costs included in forecasts £000	Business as Usual £000	Variance Quarter 3 £000
People and Place	557	(431)	126
Community Health and Adult Social Care	7,372	(92)	7,280
Children's Services	2,917	2,352	5,269
Communities and Reform	190	(1,844)	(1,654)
Commissioning	-	379	379
Chief Executive	250	(849)	(599)
Capital, Treasury and Corporate Accounting	-	(5,392)	(5,392)
COVID-19 Funding	(8,089)	-	(8,089)
Total	**3,197**	**(5,877)**	**(2,680)**

2.6 The People and Place Portfolio has a reported pressure of £0.126m with a proposed net use of reserves totalling £2.087m. Anticipated expenditure relating to COVID-19 accounts for £0.557m of the overspend with a 'business as usual' underspend of £0.431m offsetting the total overspend.

2.7 Community Health and Adult Social Care (CHASC) is reporting an overspend of £7.280m, after a £0.755m transfer to reserves. The adverse variance is attributed to £7.372m of COVID-19

related expenditure, in the main due to the demand for care packages following hospital discharges. The residual favourable variance of £0.092m therefore relates to 'business as usual'.

2.8 Children's Services is forecasting an adverse variance of £5.269m of which £2.917m is related to COVID-19, with a proposed £1.080m use of reserves. There are pressures within two main service areas: Education, Skills and Early Years at £0.210m and more significantly, Children's Social Care at £5.059m.

2.9 Communities and Reform is reporting a favourable variance of £1.654m in the main due to vacancies and the offsetting of costs by COVID-19 grants, resulting in a business-as-usual favourable variance of £1.884m offset by a COVID pressure of £0.190m. There is a predicted £8.533m use of reserves (mostly Contain Outbreak Management Fund grant).

2.10 The Commissioning Portfolio is reporting an overall adverse business as usual variance of £0.379m within the Procurement service.

2.11 The Chief Executive Portfolio is reporting a net favourable variance of £0.599m, an operational underspend of £0.849m is offset by a £0.250m COVID pressure. In addition, Capital, Treasury and Corporate Accounting is showing an underspend of £5.392m, all of which relates to business as usual.

2.12 A more detailed analysis of financial performance and the major variances can be found by Portfolio in section 3.

2.13 It is important to note that a number of 2021/22 approved budget reductions, totalling £1.818m are forecast not to be achieved and are therefore rated red; 'off track and will not deliver'. There are also amber rated budget reductions; 'off track but with measures in place to deliver' linked to these red items. The budget reduction with red and red/amber ratings are as outlined below by value:

CHASC

- Maximising independence through alternative models of care - £1.000m of the total £1.500m red rated, with the remaining £0.500m rated amber
- Achieving Better Outcomes: Supported Living and Learning Disabilities - £0.288m
- Out of hours call centre support for Community Health Services - £0.020m

Whilst none of these red rated budget reductions will be delivered in year, alternative recurrent savings have been identified which will make good the shortfall. In addition, the £0.500m within CHASC rated as amber is being monitored to ensure it does not become unachievable at the year-end. Clearly, as there is a £0.092m Business as Usual favourable variance currently being projected for this Portfolio area, there is some optimism with regard to achieving the off-setting savings.

People and Place

- Creating a Better Place – Projects and Assets (£1.541m) - of this budget reduction, £0.758m is expected to be delivered whilst £0.385m is rated amber with £0.398m currently rated red – these budget reductions will be reprofiled into future years.

Commissioning

- Staffing reductions in the Procurement Service of £0.101m. This will not be delivered in 2021/22.

Communities and Reform

- School Swimming – the transfer of the school swimming service to Oldham Community Leisure Ltd. at a value of £0.011m. This will not be delivered but alternative recurrent savings have been identified to make good the shortfall.

2.14 In total, the net position is that £0.499m of the 2021/22 approved budget reductions cannot be delivered or offset by recurrent alternative means, this position has been incorporated in the approved 2022/23 Budget. A schedule and assessment of all the 2021/22 budget reductions is attached as Appendix 3 and a more detailed explanation is provided within the relevant Portfolio summaries in section 3.

2.15 Management action has been initiated across all service areas to review and challenge planned expenditure and to maximise income. In addition, the recruitment of staff to vacant posts and significant items of expenditure continues to be monitored via a corporate process. The impact of the service and corporate actions can be seen; the positive variance reported for the first time at Quarter 2 has been maintained. Action will of course continue with the aim of, at the very least, maintaining the current position to the end of the financial year. In addition, further measures are being taken to ensure non-essential expenditure is avoided unless there is a business case to support it.

2.16 The effectiveness of management action will be closely monitored by Directorate Management Teams with regular progress updates being provided to Portfolio holders up to the end of the financial year. The local and national position in relation to COVID saw the emergence of the Omicron variant with a rapid rise in the rate of infection and the introduction of Plan B restrictions from 30 November 2021. However, some restrictions were lifted at the end of January with all restrictions lifted from the beginning of March, but the impact of COVID has still to be managed. No additional Government unringfenced financial support is expected beyond that already received and notified.

3 Portfolio Summaries

3.1 People and Place

3.1.1 The following table shows the forecast position after the approved and planned use of reserves for the Portfolio.

Table 3 – People and Place - Forecast Outturn

	Revised Budget £000	Forecast £000	Use of Reserves £000	Variance £000
Environmental Services	53,278	52,994	(451)	**(735)**
Enterprise and Skills	656	836	-	**180**
Economic Development	903	3,845	(1,636)	**1,306**
ICT	4,261	4,108	-	**(153)**
Customer Services	1,266	794	-	**(472)**
Total Forecast Net Expenditure	**60,364**	**62,577**	**(2,087)**	**126**

Summary

3.1.2 The forecast outturn at Quarter 3 for the People and Place portfolio, including all pressures associated with COVID-19 and use of reserves of £2.087m, is an adverse variance of £0.126m, a minor adverse movement of £0.076m compared to the pressure of £0.060m reported at Month 8.

Environmental Services

3.1.3 The Environmental Services area is forecasting a £0.735m underspend, a favourable movement of £0.180m from that reported at Month 8 (£0.555m). Variances triggering the overall underspend include:

- Public Protection is expected to underspend by £0.014m, a favourable movement of £0.032m against the £0.018m pressure reported at Month 8.

- Underspends totalling £0.460m, consisting of £0.335m in Highways Operations (Unity) and £0.125m in Street Lighting (S.38 and S.278 inspection fees). This represents a favourable movement of £0.043m to that reported at Month 8 (£0.417m) and is due higher than anticipated income relating to statutory works.

- Environmental Services Management is forecast to underspend by £0.259m, an improvement of £0.103m compared to the favourable variance of £0.156m reported at Month 8, this is as a result of an increase in cemeteries and crematoria services income.

- Waste Management is forecast to underspend by £0.042m on reduced marketing and publicity costs (balanced at Month 8)

- The Fleet Service is expecting to overspend by £0.040m as a result of reduced income (balanced at Month 8)

Enterprise and Skills

3.1.4 The Enterprise and Skills Directorate is forecasting a pressure of £0.180m, an adverse movement of £0.055m compared to the £0.125m pressure reported at Month 8. The Town Centre area, which includes the Markets Service is currently forecasting a loss for the financial year of £0.205m which includes an anticipated loss of rental income due to COVID. Offsetting this pressure is an anticipated underspend due to a reduction in staffing costs of £0.025m across the Service area.

Economic Development

3.1.5 The Economic Development Directorate is forecasting a pressure of £1.306m after a £1.636m use of reserves. This represents an adverse movement of £0.201m against the pressure of £1.105m reported at Month 8. The main reasons for the adverse variance are detailed by service area below:

- There is an estimated pressure against the Corporate Landlord/ Investment Estate totalling £0.892m (£0.723m at Month 8), of which £0.375m relates to COVID with the remainder relating to long standing issues in this service area. The adverse movement since Month 8 of £0.169m is due to an increase in repairs and maintenance costs.

- The Catering Service is showing an adverse variance of £0.380m, a slight increase to the £0.362m reported at Month 8. This is due to unachievable income against school meals.

- There is a projected overspend of £0.064m within Strategic Housing relating to additional temporary accommodation costs.

- The Car Parking budget is showing an underspend of £0.030m at Quarter 3, (no variance to that reported at Month 8) as a result of an increase in penalty charge notices and introduction of flexible parking permits.

ICT and Customer Services

3.1.6 ICT is forecasting an underspend of £0.153m due to vacant posts within the Client team. Customer Services is showing an unchanged underspend of £0.472m which is due to the funding of eligible contractor costs with COVID grants.

Achievement of Budget Reductions

3.1.7 Of the £3.225m approved budget reductions across the portfolio, £0.398m of the total £1.541m linked to Creating a Better Place (Project and Assets) is currently rated red and not expected to be achieved, with £0.385m rated amber. All other budget reductions for the Portfolio are expected to be achieved in full.

3.2 Community Health and Adult Social Care

3.2.1 The Portfolio provides social care support to adults and carers across Oldham with a key aim of integrating and aligning the work with health partners to achieve greater efficiency in service delivery and better outcomes for the resident or patient. This covers both the commissioning and the provision of services. The following table shows the forecast position for the Portfolio at Quarter 3.

Table 4 – Community Health and Adult Social Care - Forecast Outturn

	Revised Budget £000	Forecast £000	Use of Reserves £000	Variance £000
Adult Social Care - COVID 19	-	7,372	-	**7,372**
Community Health & Social Care	27,387	26,400	-	**(986)**
Commissioning	22,488	22,511	-	**24**
Learning Disability	13,841	15,027	-	**1,186**
Mental Health	8,543	8,754	-	**210**
Community Business Services	1,701	1,334	-	**(367)**
Safeguarding	1,063	928	-	**(135)**
Director Adult Social Care	(9,733)	(10,511)	755	**(23)**
Learning Disability and Mental Health	-	-	-	**-**
Total Forecast Net Expenditure	**65,290**	**71,815**	**755**	**7,280**

Summary

3.2.2 The pandemic is continuing to have a significant impact on the Portfolio, with a projected budget pressure of £7.280m (£7.455m at Month 8), including a net £0.755m transfer to reserves. The predominant factor contributing to the overspend is the COVID related expenditure of £7.372m (£7.422m at Month 8). Adult Social Care is one of the Council services most affected by the virus, the constantly evolving nature and the subsequent impact of the pandemic and also the nature and quantum of financial support means that it is highly likely that the financial forecasts will be subject to further revision.

3.2.3 Financial support from the NHS Hospital Discharge Programme, reclaimed through the Oldham Clinical Commissioning Group (CCG) continues to be available, the support was scheduled to cease on 30 September 2021 and has now been extended to 31 March 2022. At Quarter 3, £1.743m of funding from the CCG had been received and in the region of £2.346m is expected by the end of the year. The net effect is an adverse forecast of £7.372m of COVID related expenditure. This includes a non-recurrent contribution of £0.897m from the Contain Outbreak Management Fund (COMF).

3.2.4 A 'Business as usual' underspend of £0.092m (£0.033m overspend at Month 8) offsets the COVID related expenditure. The main reasons for the service variances are detailed below:

Community Health and Social Care

3.2.5 The forecast outturn has improved from £0.672m at month to the current forecast of £0.986m. The improvement of £0.314m is due to a reduction in home care packages for clients with physical disabilities. In addition, a combination of delays in recruiting to vacant posts and favourable income variances also contribute to the overall underspend.

Commissioning

3.2.6 The forecast outturn is as an adverse variance of £0.024m at Quarter 3 (£0.023m at month 8) and is primarily due to bank holiday enhancement payments to providers.

Learning Disability

3.2.7 Learning Disability (LD) is forecasting an overspend of £1.186m (£1.581m at Month 8). The favourable movement of £0.395m between the two periods is due to an increase in continuing care contributions from Oldham CCG and an increase in direct payment recoveries. The overall overspend is due to commissioned community care packages, mainly for those delivered to clients who are in receipt of a direct payment.

Mental Health

3.2.8 Mental Health is forecasting an overspend of £0.210m, a reduction of £0.135m compared to the £0.345m reported at Month 8 and is due to additional income from the CCG. With the general population living longer and surviving other illnesses, the number of people developing dementia is increasing and therefore attracting the dementia premium when placed in care homes; this is the main driver of the pressure.

Community Business Services

3.2.9 The Service is reporting a favourable variance of £0.367m an improvement of £0.216m when compared to Month 8; the underspend is due to a high number of vacant posts that have been carried throughout the year pending the recent implementation of a service redesign.

Safeguarding

3.2.10 The service is reporting a favourable variance of £0.135m at Quarter 3, a small adverse movement of £0.004m from the previous month.

Achievement of Budget Reductions

3.2.11 The 2021/22 Budget Reductions total £2.729m, three of which, totalling £1.308m are currently forecast not to be achieved in part or in full by the means by which they were prescribed as summarised below:

- Maximising independence through alternative models of care (£1.500m) – only £0.500m is potentially expected to be delivered and that element is currently rated amber
- Achieving Better Outcomes: Supported Living and Learning Disabilities (£0.288m).
- Out of hours call centre support for Community Health Services (£0.020m).

3.2.12 Taken in isolation this would have an adverse impact of £1.308m. It is however, anticipated that offsetting savings with an equivalent value will enable £1.308m of red rated budget reductions to be offset by alternative means and this is evidenced by the business as usual variance being now reported as £0.092m.

3.3 Children's Services

3.3.1 The following table shows the forecast position after the approved and planned use of reserves for the Portfolio.

Table 5 – Children's Services

	Revised Budget £000	Forecast £000	Use of Reserves £000	Variance £000
Children's Social Care	37,505	43,109	(545)	**5,059**
Education, Skills & Early Years	10,371	11,121	(540)	**210**
Preventative Services	4,211	4,206	5	**0**
Schools	(39)	(39)	-	**0**
Total Forecast Net Expenditure	**52,048**	**58,397**	**(1,080)**	**5,269**

Summary

3.3.2 The Portfolio has a projected overspend of £5.059m which represents an increase of £0.751m compared to the £4.518m reported at Month 8. The overspend includes costs of £2.917m due to the lasting impact of COVID and incorporates the use of reserves totalling £1.080m. The principal underlying reasons are detailed below.

Children's Social Care

This area is projecting a £5.059m overspend at Quarter 3 and incorporates the use of reserves totalling £0.545m, which is an increase of £0.751m on the £4.308m reported at Month 8, primarily due to a number of additional residential placements for Children in Care.

3.3.3 Throughout 2020/21 it was necessary to employ additional temporary social work staff to cover the increase in demand and consequent impact on caseloads as a result of the pandemic. This has continued in 2021/22 and the current forecast assumes a requirement to retain the existing cohort of additional social workers for the remainder of this financial year at an estimated cost of £1.266m. This represents a further reduction of £0.101m from the £1.367m reported at Month 8. The number of FTE's has reduced to 17 from 33 at the start of the financial year and caseloads will continue to be closely monitored with the objective of further reducing the number of extra social workers. Additional staffing costs to cover sickness and self-isolation is estimated to cost £0.027m. A further £1.335m is related to the provision of placements, particularly children placed outside of the borough. Again, this is due to an increase in demand and cost due to the pandemic. This brings the anticipated overspend due to COVID to £2.628m.

3.3.4 There is a further net operational forecast deficit of £2.431m. An operational pressure of £3.274m in the main relating to social care placements including Out of Borough is being offset by net favourable variance of £0.843m in relation to staffing costs; vacant posts generate a favourable variance of £3.190m which is offset in part by the use of further agency staff to cover a number of the vacant posts at a cost of £2.347m.

Education, Skills and Early Years

3.3.6 The area is reporting a £0.210m overspend at Quarter 3, no change to that reported at Month 8 and incorporates the use of reserves totalling £0.540m.

3.3.7 Adverse variances totalling £0.289m are being forecast against both Inclusion and Post 16 Services (£0.099m) and Community/ Adult Learning Services (£0.190m) both due to the underachievement of income and both caused by the on-going impact of the pandemic.

3.3.8 The overspends are offset by a net £0.079m in relation to a number of small 'business as usual' underspends across the Directorate.

Preventative Services and Schools

3.3.9 There are no variances in relation to these two service areas, with the forecast being in line with budget.

Achievement of Budget Reductions

3.3.10 Budget reductions for the Portfolio in 2021/22 total £0.911m and are currently expected to be achieved in full.

3.4 Communities and Reform

3.4.1 The following table shows the forecast position for the Communities and Reform Portfolio after the approved and planned use of reserves and includes additional costs for COVID.

Table 6 – Communities and Reform

	Revised Budget £000	Forecast £000	Use of Reserves £000	Variance £000
Public Health & HLA	23,211	29,139	(6,455)	**(527)**
Youth, Leisure & Communities	5,955	6,258	(489)	**(186)**
HR & Organisational Development	2,611	2,378	(153)	**(386)**
Communications and Research	1,017	738	-	**(279)**
Strategy and Performance	953	697	-	**(256)**
Policy	40	1,146	(1,126)	**(20)**
Transformation and Reform	(0)	310	(310)	**0**
Total Forecast Net Expenditure	**33,787**	**40,666**	**(8,533)**	**(1,654)**

3.4.2 The forecast outturn at Quarter 3 is an underspend of £1.654m, a favourable movement of £0.534m compared to the underspend of £1.120m reported at Month 8. A favourable operational variance of £1.844m is offset by a COVID related pressure of £0.190m. The variance is after the approved use of £8.533m reserves. The paragraphs below outline the main variances within the Portfolio.

3.4.3 Public Health, Heritage, Libraries and Arts (HLA) services are showing an underspend of £0.527m as at Quarter 3, compared to £0.348m at Month 8. The variation is in part due to reductions in non pay expenditure in Libraries and the implementation of the HLA restructure.

3.4.4 Within the same service area there is a reported income pressure for the Music Service due to COVID and reduced service provision of £0.045m at Quarter 3 and there remains a pressure of £0.080m for Oldham Museum and Arts (OMA). This is offset with underspends on non-pay costs and the charging of eligible staff time to COVID grants. The significant use of reserves relates to funding from the Contain Outbreak Management Fund to address COVID related activities. Whilst this grant was received in 2020/21, it was brought forward as a reserve for use in 2021/22.

3.4.5 Youth, Leisure and Communities is showing an underspend of £0.186m as at Quarter 3 (£0.185m at Month 8). There remains an income pressure within Outdoor Education (£0.111m) due to COVID and reduced service provision which is offset against a reduction in non-pay costs and the charging of eligible staff time to COVID grants.

3.4.6 HR and Organisational Development is showing an underspend of £0.386m as at Quarter 3, a favourable movement of £0.216m from the previously reported position. The increase in the

underspend is due to additional vacant posts and an unsuccessful recruitment drive to existing vacancies.

3.4.7 Communications and Research is showing an underspend of £0.279m as at Quarter 3 (£0.169m at Month 8), this is due to vacant posts and again the transfer of eligible staff time to COVID grants.

3.4.8 Strategy and Performance is showing an underspend of £0.256m as at Quarter 3, a favourable movement of £0.029m since Month 8. There is a COVID income pressure of £0.056m which relates to the inability to provide data packs to schools in 2021/22. This is offset by vacant posts and the charging of eligible staff time to COVID grants.

3.4.9 The Policy service is showing an unchanged £0.020m underspend and Transformation and Reform continues to forecast a balanced outturn.

Achievement of Budget Reductions

3.4.10 The approved budget reductions of £0.626m are expected to be fully achieved in the financial year.

3.5 Commissioning

3.5.1 The table below shows the forecast position for the Portfolio, which, by way of reminder now excludes the Finance Directorate as it has transferred to Chief Executive Portfolio.

Table 7 - Commissioning - Forecast Outturn

	Revised Budget £000	Forecast £000	Use of Reserves £000	Variance £000
Commissioning and Procurement	309	688	-	**379**
Total Forecast Net Expenditure	**309**	**688**	**-**	**379**

Summary

3.5.2 The forecast outturn position at Quarter 3 is a business as usual overspend of £0.379m, a reduction of £0.105m since last reported.

Commissioning and Procurement

3.5.3 The service is continuing to experience difficulties in recruiting to permanent posts. This is resulting in the necessity to retain interims to provide service continuity leading to an estimated £0.311m overspend which has reduced by £0.110m since Month 8. The service is also reporting a pressure of £0.068m against the Early Payment scheme.

Achievement of Budget Reductions

3.5.4 The approved budget reduction of £0.101m will not be achieved in the financial year and no alternative proposals have been provided.

3.6 Chief Executive

3.6.1 The table below shows the forecast position for the Chief Executive's Portfolio including additional cost associated with COVID.

Table 8 – Chief Executive

	Revised Budget £000	Forecast £000	Use of Reserves £000	Variance £000
Finance	8,164	13,209	(5,386)	(341)
Legal Services	3,247	3,345	(130)	(32)
Chief Executive	2,186	2,020	-	(166)
Chief Executive Management	1,787	1,758	-	(29)
Executive Office	588	557	-	(31)
Total Forecast Net Expenditure	**15,972**	**20,889**	**(5,516)**	**(599)**

Summary

3.6.2 The Portfolio is showing an underspend of £0.599m, an improvement of £0.023m compared to the position at Month 8. Details of the underspend are shown below.

3.6.3 The Finance Service, at Quarter 3 is showing an underspend of £0.341m incorporating New Burdens funding to support the administration of business grants. This represents a favourable variance of £0.066m compared to the £0.275m underspend reported at Month 8. There is a pressure in relation to summons cost recoveries of £0.250m. Although courts have re-opened it is still anticipated there will be fewer summons costs recoveries in 2021/22 due to the ongoing impact of COVID. This is being offset by vacancies in the Finance division; a reduction in non-pay costs and additional project income totalling £0.591m.

3.6.4 The Legal Service is reporting an underspend of £0.032m at Quarter 3, virtually unchanged to the position shown at Month 8. This is due to the Registrars Service income increasing to pre-pandemic levels, staffing vacancies and increased levels of underspends on non-pay mainly within the Civic and Political Support budget. There is however a remaining pressure in Legal Services due to reduced traded income with schools.

3.6.5 The Chief Executive division is reporting an underspend of £0.166m (£0.208m at Month 8). This movement mostly relates to increased income of £0.098m and an underspend on the Coroners budget based on the recent forecast from Rochdale MBC of £0.068m.

3.6.6 Chief Executive Management and the Executive Office are reporting a combined underspend of £0.060m at Quarter 3, unchanged to that reported at Month 8 .

Achievement of Budget Reductions

3.6.7 The approved budget reductions of £0.523m, are expected to be fully achieved in the financial year.

3.6.8 There is a total use of reserves of £5.516m, with £5.386m being applied within the Finance Service this relates primarily to the payment of grants to businesses from the Additional Restrictions Grant regime with funding having been received from Government in 2020/21 but spent in this year (see paragraph 4.14).

3.7 Capital, Treasury and Corporate Accounting

3.7.1 The following table shows the forecast position reported at Quarter 3.

Table 9 – Capital, Treasury and Corporate Accounting – Forecast Outturn

	Revised Budget £000	Forecast £000	Use of Reserves £000	Variance £000
Capital, Treasury and Corporate Accounting	26,619	11,083	10,144	(5,392)
Total Forecast Net Expenditure	**26,619**	**11,083**	**10,144**	**(5,392)**

Summary

3.7.2 The Portfolio includes the budgets associated with the Council's Treasury Management activities including interest payable on borrowing and interest receivable on investments.

3.7.3 A favourable variance of £5.392m is due to projected additional income being received with regard to external investments, a larger than budgeted benefit generated as a result of the pre-payment of pension contributions and other non-pay variances including reduced capital financing charges. This is offset by an adverse variance with regard to the Annual Leave Purchase Scheme.

3.7.4 The Housing Benefit service is not anticipating a variance at this stage in the financial year, however the continued transfer of benefits claimants onto universal credit, and the longer-term impacts of COVID may have an impact, but this will not be known until the interim benefits claim is produced and agreed.

3.7.5 As advised at month 8, there is a net transfer to reserves of £10.144m of which £5.665m relates to the release of provisions. This will further boost resilience and has assisted the 2022/23 budget setting process as has the anticipated return of resources from partner organisations, as happened at the end of 2020/21.

3.8 Unringfenced COVID Funding

3.8.1 As outlined at paragraph 2.3, the Council has received £7.737m of unringfenced Government grant to provide the Council with financial support in 2021/22 to address the additional costs associated with COVID. This is being used to offset pressures being experienced across all Portfolio areas. In addition, £0.352m of unringfenced grant support is anticipated, providing compensation for lost Sales, Fees and Charges income for the first quarter of 2021/22. The total sum of £8.089m will be utilised in full by the year end, with no further funding anticipated.

3.9 Additional Section 31 Grant to Compensate for a Collection Fund Deficit

3.9.1 Members will be aware that the Government introduced the extension of Business Rate Reliefs for Retail, Leisure, Hospitality and Nursery businesses after the Council had set its 2021/22 budget (just as it had in 2020/21). As such, an unringfenced grant will be received by the Council in 2021/22 to compensate for the Business Rates that businesses will not have to pay. The final amount will not be known until the financial year ends and the estimate has fluctuated. The current expectation is an estimated total of £8.888m, unchanged from Month 8.

3.9.2 Due to the accounting requirements for Business Rates income, the £8.888m will be carried forward as a reserve at the end of 2021/22 and will be used at budget setting for 2022/23 to balance a deficit of a corresponding amount from the Collection Fund.

4 Other Grants/Contributions Received by the Council

4.1 Members will recall that in addition to the COVID un-ringfenced grant highlighted in the report the Government has also provided and/ or notified the Council of a range of ringfenced grants. In this financial year, the Council is able to utilise grants brought forward from 2020/21 as well as those notified in year.

4.2 During 2020/21 the Council received nineteen COVID specific grants totalling £21.838m and at the end of the financial year, £7.951m of this had not been spent and was included within the Councils reserves. These resources are therefore available in 2021/22 and it is expected that all of the £7.951m will be spent in full during this financial year. The highest value grants brought forward are:

- Contain Outbreak Management Fund - £5.341m
- Local Authority Test and Trace Service Support Payments - £0.851m
- Funding for Local Authorities for Support the Clinically Extremely Vulnerable Individuals - £0.541m

The use of these grants is reflected in the transfers from reserves

4.3 In this financial year the Council has so far been notified of nineteen ringfenced grants with a total value of £16.526m specifically to deal with the ongoing response to the pandemic. The one addition from the previous month is the Omicron Support Fund, an allocation of £0.281m which is to be deployed within Adult Social Care. Whilst the ringfenced grants are included in the budget, the increased income is offset by matched expenditure within the relevant service area, and so does not increase the net revenue budget. The anticipated refunds of £0.275m across the Round 1 (£0.222m) and Round 2 (£0.025m) allocations of the Infection Control and Rapid Testing Fund will reduce the grants applied to £16.251m.

4.4 Furthermore a range of grants totalling £4.047m has been received on behalf of schools. Once again, the grants are included in the budget and offset by matched expenditure as the allocations are passported in full to schools. In addition, £0.183m has been received from the Greater Manchester Combined Authority (GMCA) for the GM Self Isolation pathway initiative.

4.5 The Council has, and continues to receive contributions from the NHS via Oldham CCG (as prescribed in NHS Guidance) to support Adult Social Care provision including hospital discharges to a social care setting. As outlined earlier in the report, it has been confirmed that the scheme will now be extended to 31 March 2021, with care being funded for 4 weeks upon discharge. The amount claimed to the 31 December 2021 was £1.743m.

4.6 The Greater Manchester Health and Social Care Partnership and the Greater Manchester Association of Directors of Adult Social Services, have provided one-off funding to support hospital discharge and workforce retention, as part of the wider Living Well at Home Programme, the allocations for Oldham are £0.177m to support Workforce Recruitment and Retention and £0.118m for Therapists and Community Response; £0.295m in total. It is anticipated that there will be minimal spend in the current financial year and the majority of the funding will be carried forward into 2022/23

4.7 A full list of the COVID grants and contributions with a grand total of £22.794m, is attached at Appendix 2.

Grant Support for Businesses – Restart Grants

4.8 Restart Grants became available from 1 April 2021 to support businesses that were forced to close during national lockdown to help them reopen safely as COVID restrictions were lifted. In this regard, on 6 April the Government paid the Council £10.542m to administer mandatory Restart Grants and the Oldham scheme went live on that day.

4.9 The Council received applications for the grants from 1 April 2021 to 30 June 2021 and therefore the grant regime is now closed. However, grants payable to businesses were calculated as follows:

Non-essential Retail Businesses

- Businesses with a rateable value of £15,000 or under received grants of £2,667
- Businesses with a rateable value of over £15,000 and less than £51,000 received grants of £4,000
- Businesses with a rateable value of £51,000 or over received grants of £6,000

Hospitality, leisure, accommodation, personal care, gym, and sports businesses

- Businesses with a rateable value of £15,000 or under received grants of £8,000
- Businesses with a rateable value of over £15,000 and less than £51,000 received grants of £12,000
- Businesses with a rateable value of £51,000 or over received grants of £18,000

4.10 As there was no discretion in the level of grant payment the Council was acting as an agent of the Government and therefore the expenditure is reflected in the Council's Balance Sheet rather than in the General Fund. There is therefore no budget adjustment in respect of Restart Grants.

4.11 As advised above, the final date for applications for these grants was 30 June 2021 and the final date for payment was 31 July 2021. Of the £10.542m the Council received to support such payments, at 31 July 2021 it had paid 1,417 grants totalling £9.703m, thus £0.839m remained unspent. The final reconciliation has now been made and the £0.839m has been returned to Government.

Grant Support for Businesses - Local Restrictions Support Grant (LRSG) and Additional Restrictions Grant (ARG)

4.12 Members will recall that during 2020/21 the Council received £28.417m of Local Restrictions Support Grant. Most LRSG payments were made during 2020/21 but at the end of March 2021, there was still the opportunity to apply for one tranche of LRSG. The final date for applications for the last round of LRSG was 30 April 2021 and the final payment date was 30 June 2021. At the end of 2020/21 £19.556m had been spent, with a final total of £20.092m at the end of June 2021. In total therefore, £8.325m of grant remained unspent and has been returned to Government. Every effort was made to issue grants to all qualifying businesses.

4.13 The Council acted as an agent of the Government for most of these grants and hence they were transacted through the Council's Balance Sheet rather than the revenue budget.

4.14 Members will also recall that the Council received £7.123m in Additional Restrictions Support Grant during 2020/21. This is a discretionary grant scheme and the Council can determine the awarding of the grant. This therefore impacts on the budget of the Council. At the end of 2020/21 £3.076m had been paid with £4.047m held in a reserve. The full £4.047m has been spent in the period to 30 June 2021 and £4.047m of reserves has been called into the revenue account (within the Finance Service). A further tranche of ARG of £1.214m was received in July 2021, plus a further tranche of £0.306m to deal with the latest Omicron wave of the COVID-19 pandemic (see paragraph 4.21). This means the total received across the two financial years is £8.643m and the budget has been increased to reflect the receipt of the grant. The grant has to be spent by 31 March 2022. To date, almost 94% of this funding has been allocated to businesses across Oldham leaving an outstanding balance of £0.535m. This will be spent before the year end.

Support for Business – COVID-19 Additional Relief Funding (CARF - £4.204m)

4.15 On 25 March 2021, the Government announced a new COVID-19 Additional Relief Fund (CARF) with £1.5 billion available nationally to support this scheme. This was to enable Local Authorities to provide Business Rate relief to businesses other than those already receiving such relief (retail, leisure, hospitality and nursery businesses). However, it wasn't until 15 December 2021 that the detail of the CARF was announced with guidance being issued relating to the eligibility and administration of the grant regime. The guidance advises that the fund is available to support those businesses affected by the pandemic but ineligible for existing Business Rates support.

The Council has been allocated £4.204m based upon a methodology which uses the estimated rateable value in each local authority rating list (which falls within the scope of the fund), weighted for the Gross Value Added (GVA) impact of COVID per sector. This grant will be used to offset the Collection Fund deficit of £4.204m that this will cause in 2021/22 given the reduction in the value of Business Rates that will need to be collected. This has been addressed in the 2022/23 budget.

4.16 The Government is using discretionary relief powers under Section 47 of the Local Government Finance Act 1988 in relation to the CARF. It is therefore for the Council and other billing authorities to adopt a local scheme and determine in each individual case whether, having regard to the guidance and their own local scheme, Business Rate relief will be granted under Section 47 powers. The discretionary scheme has now been prepared and was approved by Cabinet at its meeting on 24 January 2022. The Council is now receiving applications for the reliefs and will award the reliefs to qualifying businesses as quickly as possible, seeking to maximise the grant funding to the benefit of Oldham businesses.

Grant Support for Businesses most Impacted by the Omicron Variant

4.17 On 21 December the Chancellor announced a new round of grants for businesses experiencing difficulties because of the Omicron variant of COVID and the dual impact of staff absences and lower consumer demand. These grants consist of a mandatory scheme (Omicron Hospitality and Leisure Grants) and a discretionary scheme (a further round of Additional Restrictions Grant)

a) Omicron Hospitality and Leisure Grants

4.18 This scheme is to provide support to hospitality, leisure and accommodation businesses.
The grant round was open from 30 December 2021 to 16 March 2022, with final payments being made by 31 March 2022. Qualifying businesses have to be included on the rating list and be trading on 30 December 2021. The primary principle is to support businesses that provide in-person services, where the main service takes place in fixed Business Rate paying premises. For the purposes of the grant scheme:

- A hospitality business is one whose main function is to provide a venue for the consumption and sale of food and drink.
- A leisure business can be defined as a business that provides opportunities, experiences and facilities, in particular for culture, recreation, entertainment, celebratory events and days and nights out.
- An accommodation business can be defined as a business whose main lodging provision is used for holiday, travel or other purposes.

4.19 In total £683m has been made available nationally to support this scheme. Grants are per premises and the amount paid is varied by the rateable value of each eligible establishment in three Rateable Value bands as follows:

- £0 to £15,000 - £2,700
- £15,000 to £51,000 - £4,000
- £51,000 and above - £6,000

4.20 The Council has received an initial grant allocation of £1.398m. This represents 90% of the overall grant meaning the maximum grant award for the Council will be £1.553m. The Council has launched the scheme and is now processing grant payments.

b) Additional Restrictions Grant

4.21 In addition, £102m has been made available nationally to top-up the Additional Restrictions Grant with a further discretionary scheme. The Government has advised that this should be aimed at businesses impacted by COVID that may not be eligible for an Omicron Hospitality and Leisure

grant, but given the discretionary nature of the scheme there is the opportunity to have regard to local circumstances. The Council has received a grant funding allocation of £0.306m and has prepared a local scheme. It is now administering applications for grant support.

5 Schools

5.1 The Council's expenditure on schools is funded primarily by grant provided by the Department for Education, the Dedicated Schools Grant (DSG). DSG is ring-fenced and can only be applied to meet expenditure properly included in the Schools' Budget, as defined in the School Finance (England) Regulations 2020. The Schools' Budget includes elements for a range of educational services provided on an Authority wide basis and for the Individual Schools Budget which is divided into a budget share for each maintained school.

5.2 Members will recall the DSG is made up of 4 blocks of funding as follows:

- Schools
- High Needs
- Early Years
- Central Schools Services

5.3 Members will also recall that there is considerable pressure on the DSG, particularly in the High Needs block. The pressure in the High Needs area is historically due to expenditure exceeding the High Needs budget available each year with key contributors being the:

- Increasing high needs population, such as special school places, resourced provision and post 16 Further Education provision.
- Increasing number of Education Health Care Plans requiring high needs top up funding within mainstream schools
- Cost of providing local Pupil Referral Unit capacity to ensure that the Local Authority fulfils its statutory role.
- High cost of external placements

The Schools Forum has historically agreed transfers between Schools Block and High Needs Blocks and a further 0.5% has been agreed for the current financial year (£1.049m).

5.4 With the continued support from the Schools Block, the High Needs Block has an in-year surplus of £1.339m. This contributes to a cumulative deficit forecast of £14.358m as at 31 March 2022. The deficit is offset by cumulative virements and savings from the Schools and Early Years Blocks to leave a net deficit of £3.029m (as illustrated in the table below).

Table 10 – DSG and High Needs Block

DSG Key Issues	£000
Original Budget Allocation including adjustment for imports/exports	44,630
Contribution from Schools Block (Schools Forum approval)	1,049
Adjustment for imports/exports	(79)
2021/22 Total Budget Available	**45,600**
Estimated Expenditure	(44,261)
Projected in Year Surplus	**1,339**
Deficit Brought Forward 01/04/2021	(15,697)
Cumulative Deficit	**(14,358)**
Offset by;	
Virement from Schools Block- 2016/17 to 2020/21	7,247
Savings in Schools and Early Years Block- 2015/16 to 2021/22	4,082
Projected Deficit 31/03/2022	**(3,029)**

Overall DSG Position and Recovery Plan

5.5 There is a requirement that the DSG is brought back into balance and a DSG Financial Recovery Plan was submitted to the Department for Education in 2019. As previously reported to Members, the financial elements of the Recovery Plan have been continuously updated to take account of estimated additional cost pressures, formal notification of additional funding and the agreed funding methodology for 2021/22 (including the 0.5% transfer of DSG funding between the Schools and the High Needs Funding Blocks for 2021/22) that was approved by Cabinet on 14 December 2020.

5.6 An updated Recovery Plan was presented to the Schools Forum meeting on 17 November 2021 incorporating a 0.5% indicative transfer between the Schools and High Needs Block. As the decision to approve any transfer up to a maximum of 0.5% had to be approved by Schools Forum in the first instance, it required consultation with Schools. Consultation documents were therefore issued to all schools on 18 October 2021, the consultation ran to 12 November 2021 and the outcome was presented to the Schools Forum on 17 November.

5.7 The Government's Spending Review announced that there would be £1.6bn in additional funding for 2022/23 school budgets, on top of the year-on-year increase already confirmed. The additional funding is for schools and High Needs, of which £300m is for the increased National Insurance (NI) Health & Social Care levy to cover schools additional NI contributions, as well as all other cost pressures including demographics, inflation, teachers minimum salary and pay inflation. It will be allocated as a separate grant in 2022/23 and then rolled into the National Funding Formula (NFF) from 2023/24. The grant will be allocated to schools as per the NFF formula distribution as if it was part of National Funding Formula from April 2022 for Academies and Maintained schools and to Local Authorities for the High Needs block and is follows:

- £3.1bn for 2023/24 – a further £1.5bn on top of the £1.6bn for 2022/23
- £4.7bn for 2024/45 – a further £1.6bn on top of the cumulative £3.1bn at 2023/24

5.8 Without knowing the exact benefit of this new funding for Oldham, the Schools Forum members at the meeting on 17 November approved a transfer of up to a maximum of 0.5% between the Schools and the High Needs Blocks subject to the receipt of the detailed additional funding information for 2022/23 (arising from the Spending Review announcement) which would

determine if the transfer was still required. The principle of the transfer was subsequently ratified by Cabinet at its meeting on 13 December 2021.

5.9 Following confirmation of the Authority's funding allocation on 16 December 2021, the DSG Recovery Plan was remodelled. The allocations together with the latest estimates, now excluding the provisionally approved 0.5% transfer show a deficit of £3.029m in 2021/22 which reduces to £0.113m in 2022/23 and reverses to deliver a surplus of £2.522m in 2023/24, as illustrated in the table below. The Recovery Plan also includes the additional 2022/23 High Needs allocation that was initially announced in the autumn 2021 spending review and subsequently confirmed (on 16 December 2021) as being £1.756m for Oldham. This funding will continue in 2023/24. The updated position was reported to the Schools Forum on 19 January 2022, together with a recommendation that the transfer 0.5% between the Schools and High Needs Blocks was not required in 2022/23. Schools Forum accepted the recommended approach to the DSG budget for 2022/23. A further update will be provided to the Schools Forum on 23 March 2022.

Table 11 - Overall DSG Position

	2021/22 £000	2022/23 £000	2023/24 £000
Opening Balance - Surplus/(Deficit)	(3,560)	(3,029)	(113)
Movements per original plan	5,081	0	0
Revised Forecast Variance	**1,521**	**(3,029)**	**(113)**
Estimated Additional (Pressures)/ Savings	(4,550)	2,284	879
Additional High Needs Funding per the announcement	0	1,756	1,756
Reverse Indicative Transfer		(1,124)	
Revised Net Forecast (Deficit)/Surplus	**(3,029)**	**(113)**	**2,522**
Previously Reported Net Forecast (Deficit)/Surplus (Nov 21)	**(3,731)**	**(382)**	**844**

5.10 Regulations introduced in 2020 mean that there will no longer be an automatic 1% trigger for the production of a DSG deficit recovery plan, instead the Department for Education (DfE) via the Education Skills Funding Agency (ESFA) will focus on those authorities requiring help through a more measured and targeted approach. As such, Council representatives held an initial informal liaison meeting with the Department on 20 May 2021 and it was agreed the DSG Management Plan would be submitted to the Department, using the DfE Management Tool, in advance of a review meeting arranged for 9 November 2021. The meeting was very positive and the DfE/ESFA is supportive of the Councils action in relation to the DSG deficit recovery. Clearly, in view of the most recent projected position, the DfE is likely to be satisfied with the DSG position given the projected movement to a surplus in 2023/24.

6 Housing Revenue Account (HRA)

6.1 The current HRA position is presented in Table 12 and compares the initially approved HRA position to the current estimated outturn. The actual closing balance for 2020/21 at £21.370m was £1.756m better than the final estimate of £19.614m. The original HRA forecast was for a planned in-year decrease in balances of £2.151m, mainly to support housing related expenditure in the Capital Programme.

6.2 The current forecast is for an in-year surplus of £0.921m (unchanged from Month 8); a net favourable movement of £3.072m. The variance is attributable to the reprofiling of several capital

projects as part of the Annual Review of the capital programme. The projected year end HRA balance is £22.291m.

Table 12 - Housing Revenue Account Forecast Position

HRA Income & Expenditure Account	Original Budget £000	Latest Forecast £000	Variance to Budget £000
HRA Balances Brought forward	(19,614)	(21,370)	**(1,756)**
Deficit/ (Surplus) on HRA Services	2,151	(921)	**(3,072)**
HRA Balances Carried Forward	**(17,463)**	**(22,291)**	**(4,828)**

7 Collection Fund

7.1 The tables below show the forecast outturn position for the Collection Fund (the ringfenced account within which Council Tax and Business Rates [NDR] are managed) and the forecast position in relation to the share of balances.

Table 13 - Collection Fund Forecast Position

Collection Fund Balance	Council Tax £000	NDR £000	Total £000
Residual Balance brought forward after 2020/21 exceptional balance adjustment	168	329	**497**
Deficit for the current year	1,613	10,049	**11,662**
Net (Surplus)/Deficit Carried Forward	**1,781**	**10,378**	**12,159**

Table 14 - Collection Fund – 2021/22 Share of Balances; Forecast Position

Collection Fund Balance	Council Tax £000	NDR £000	Total £000
Share - Oldham Council	1,511	10,274	**11,785**
Share – Greater Manchester Combined Authority Mayoral Police and Crime Commissioner	188	-	**188**
Share – Greater Manchester Combined Authority Mayoral General Precept (including Fire Services)	82	104	**186**
Total (Surplus)/Deficit	**1,781**	**10,378**	**12,159**

7.2 The relationship between the Collection Fund and the Councils General Fund is complex and needs to be considered over multiple financial years. Each year the surplus/deficit for both Council Tax and NDR is estimated in January preceding the year end. This estimate is either distributed to or recouped from preceptors in the following financial year. Any variance from the estimate at outturn is carried forward in the Collection Fund balance. This provides an element of stability for preceptors.

7.3 Council Tax and Business Rates remain a significant source of funding for Council services. However, these areas can be volatile, particularly for the 2021/22 financial year with the impact of COVID, as such the financial position of the Collection Fund is under constant review. It is apparent that it is not only reduced collection rates that are affecting the Council's Collection Fund balances but also the increased amount of reliefs given thus reducing the overall tax base. This has been most evident in relation to Council Tax with an increased number of individuals becoming eligible for the Council Tax Reduction Scheme.

7.4 The Greater Manchester 100% Business Rates Retention Pilot has continued into 2021/22. Given the impact of the pandemic, at this stage in the financial year it is unclear if there will be any financial benefits arising from the pilot scheme. The position will be kept under review.

7.5 As highlighted in Tables 13 and 14, current year end Collection Fund projections are showing an overall deficit of £12.159m with the Council's allocation being £11.785m. Grant received in lieu of Business Rates relating to the provision of Extended Retail Relief for Retail, Leisure, Hospitality and Nursery businesses and the COVID-19 Additional Relief Fund (CARF) Scheme will be carried forward into 2022/23 to offset the Business Rates deficit. Current estimates are that these Grants will total £13.092m. This will allow a £1.307m surplus to be used to support the 2022/23 budget. It should be noted that the treatment of the CARF scheme has changed from that initially envisaged. On the advice of the Chartered Institute of Public Finance and Accountancy (CIPFA), it now matches that of the Extended Retail Relief scheme.

7.6 The Collection Fund has consistently been a particularly volatile area to forecast with many unknowns. Therefore, this area has been closely monitored. Collection Fund deficits have to be addressed and this may impact on the Councils budget in future years. However, surpluses can be used to support the budget. The anticipated financial impact in 2022/23 and future years has been considered within the 2022/23 Revenue Budget and Medium-Term Financial Strategy.

8 Use of Reserves

8.1 Members will recall that at the Council budget meeting of 4 March 2021, it was agreed that Earmarked Reserves of £42.286m be used to support the 2020/21 budget. Of the Earmarked Reserves to be used, £15.703m were to be met from the specific balancing budget reserve, £0.127m related to a budget reduction which was agreed to be funded from the District Partnership Reserve and £1.000m from a reserve created from anticipated Local Income Tax Guarantee grant. A further £25.456m of reserves were to be used in 2021/22 as a result of Business Rates compensation funding received in 2020/21 and held in reserve to support the Collection Fund Deficit in 2021/22. Since the Budget Council meeting and as part of the closure of accounts, the completion of the NDR3 Government return determined that the Business Rate compensation related Collection Fund Deficit for 2021/22 would be revised downwards to £25.182m and this is the amount that was transferred to reserve at the end of the financial year. This resulted in the total call on reserves to support the revenue budget in 2021/22 of £42.012m.

8.2 As outlined at section 2.4 (b) and 3.9, £13.092m is to be transferred to reserves. This is additional Section 31 Grant Funding paid to the Council's General Fund in 2021/22 to compensate for Business Rates reliefs, and, having been transferred to reserves will be released to reimburse the corresponding element of the Collection Fund deficit in 2022/23. This grant funding position will be revised during the year as Business Rate Reliefs are awarded. It will therefore undoubtedly change.

8.3 In addition to the above transfer to reserves, the Quarter 3 position incorporates Portfolio requests to use reserves with a total (net) value of £6.317m (most of which are COVID related), therefore the total net in-year planned reserves position is a transfer to reserves at Quarter 3 of £6.775m and the budget as a whole relies upon the net application of £35.237m of reserves.

8.4 The levels of Reserves after the planned use and creation of Earmarked and Revenue Grant Reserves at Quarter 3 is summarised below. Including the transfers to reserves, the opening earmarked reserves balance of £113.513m is now projected to reduce to £92.191m at the year end and Revenue Grants Reserves are projected to reduce to £6.231m; reserves available are therefore projected to total £98.421m.

8.5 In line with the Council's reserves policy, the recommended use of reserves to fund spend during the year have been initially approved by the appropriate officers prior to consideration by Cabinet. However, as there is a need to minimise the use of reserves in order to support the financial

resilience of the Council, only those reserves supporting essential business will be utilised this year.

8.6 The availability of reserves is a demonstration of the financial resilience of the Council and as such the reserves must be carefully managed. However, the use of reserves is also a means by which the Council has supported the 2022/23 budget setting process and Medium-Term Financial Strategy. Members will therefore recall that £24.971m of the reserves shown below have been committed to support the 2022/23 budget as approved at Council on 2 March 2022. There is also a commitment of £8.500m to support the revenue budget over 2023/24 (£6.000m) and 2024/25 (£2.500m) plus a further £1.432m for Bus Reform required in 2024/25.

Table 15 – Reserves Summary

	Earmarked Reserves £000	Revenue Grant Reserves £000	Total Reserves £000
Opening Balance as at 1 April 2021	**(113,513)**	**(20,145)**	**(133,658)**
Reserves applied to balance the Budget	16,830	-	16,830
Collection Fund Deficit – Business Rates relief	25,182	-	25,182
In Year Balance	**(71,501)**	**(20,145)**	**(91,646)**
Portfolio Transfers from Reserve			
People and Place	1,963	224	2,187
Community Health and Adult Social Care	950	-	950
Children's Services	139	1,667	1,806
Communities and Reform	1,032	7,601	8,633
Chief Executive	367	5,149	5,516
Capital, Treasury and Corporate Accounting	-	-	-
Total Portfolio Transfers from Reserve	**3,696**	**14,641**	**18,337**
Portfolio Transfers to Reserves			
People and Place	(100)	-	(100)
Community Health and Adult Social Care	(950)		(950)
Children's Services	-	(727)	(727)
Communities and Reform	(100)	-	(100)
Capital, Treasury and Corporate Accounting	(10,144)		(10,144)
Total Portfolio Transfers to Reserve	**(11,294)**	**(727)**	**(12,021)**
Total Portfolio Use of Reserves	**(7,598)**	**13,914**	**6,317**
Additional Section 31 Grant to compensate for a Collection Fund deficit	(13,092)	-	(13,092)
Total net in-year planned use of reserves	**(20,690)**	**13,914**	**(6,775)**
Closing Balance as at Quarter 3	**(92,191)**	**(6,231)**	**(98,421)**

9 Flexible Use of Capital Receipts

9.1 Members will recall that at the Council meeting of 4 March 2021, it was approved that up to £2.000m of capital receipts would be used to underpin the revenue budget in line with the flexibilities agreed by Secretary of State for Housing, Communities and Local Government in March 2016.

9.2 A number of schemes in support of the transformation programme were identified which met the qualifying expenditure requirements as detailed within the statutory guidance issued by the Government. As capital receipts in excess of £2.000m have now been generated in this financial year, this funding requirement has been met in full and there will be no variance in this regard.

10 Conclusion

10.1 The current projected position, after adjustment for reserves and receipt of additional Government funding to support COVID pressures, is showing an improved underspend of £2.680m, within which provision has now been made for all the COVID related funding that the Authority is expecting to receive.

10.2 There still remains some estimation in relation to the impact of COVID. The forecasting of the likely impact of the pandemic on the Council's budget is based on both the actual expenditure and the income loss recorded to date but also relies on a series of assumptions. It is only at the year-end that the overall final position can be determined, however it is expected that the outturn will be close to the projection.

10.3 The reserves position is important in the context of financial resilience. Whilst the year started with healthy balances of earmarked reserves (£113.512m) and Revenue Grants Reserves (£20.145m), as advised in the report, before any offsetting transfers and technical adjustments to compensate for the Collection Fund deficit, earmarked reserves of £45.708m and Revenue Grant reserves of £14.641m (mostly COVID related) have already been called into support the 2021/22 budget. It is important to minimise the use of reserves in year to maintain financial resilience.

Appendix 1

FINANCING OF THE 2021/22 BUDGET AT QUARTER 3	Original Budget	Additions to Month 8	Additions to Quarter 3	Revised Budget
	£'000	£'000	£'000	£'000
Net Expenditure Budget	(254,179)			**(254,179)**
Financed by:				
Business Rates Top-up Grant	(41,748)			(41,748)
Public Health Business Rates Top-up		(164)		(164)
Improved Better Care Fund Grant	(10,859)			(10,859)
Grants in Lieu of Business Rates	(10,843)	(5)		(10,848)
2021/22 Social Care Support Grant	(8,947)			(8,947)
COVID-19 Grant	(7,737)			(7,737)
COVID - Additional Restrictions Grant (ARG)		(1,214)	(306)	(1,520)
Local Council Tax Support Grant	(3,183)			(3,183)
Independent Living Fund (ILF) Grant	(2,580)			(2,580)
Housing Benefit & Council Tax Administration Grant	(1,178)	(11)		(1,189)
Opportunity Area Funding - Round 5		(1,339)		(1,339)
Early Identification of Autism Grant		(300)	(100)	(400)
Domestic Abuse Safe Accommodation Funding	(578)			(578)
Lower Tier Services Support Grant	(407)			(407)
New Homes Bonus Grant	(171)			(171)
New Burdens Grant		(229)		(229)
Capital grants		(2,502)	(737)	(3,239)
School Improvement Monitoring and Brokerage Grant		(242)		(242)
Additional New Burdens in Welfare Reform		(94)		(94)
Verify Earnings and Pension Service		(24)		(24)
Levelling Up Fund - Capacity Funding Grant		(125)		(125)
Local Authority New Burdens - Allergen Labelling		(6)		(6)
Section 31 grant for Collection Fund Deficit (to be transferred to Reserves)		(13,092)		(13,092)
Total Government Grant Funding	**(88,231)**	**(19,348)**	**(1,143)**	**(108,722)**
Council Tax Income - General	(88,329)			(88,329)
Council Tax Income - Adult Social Care Precept	(10,523)			(10,523)
Collection Fund Deficit	25,809	(274)		25,535
Use of Reserves to offset Collection Fund Deficit	(25,456)	274		(25,182)
Retained Business Rates	(50,619)	(547)		(51,166)
Total Locally Generated Income	**(149,118)**	**(547)**	**0**	**(149,665)**
Total Grant and Income	**(237,349)**	**(19,895)**	**(1,143)**	**(258,387)**
Balance to be addressed by Use of Reserves	(16,830)			(16,830)
Total Financing	**(254,179)**	**(19,895)**	**(1,143)**	**(275,217)**

Ringfenced COVID Funding 2021/22	Appendix 2
Grant	Awarded 2021/22 £
Grants- Council:	
Reopening the High Street Safely Fund (RHSSF)/Welcome Back Fund	-210,418
Contain Outbreak Management Fund	-1,996,711
Test and Trace Support Payments	
- Mandatory payments	-478,750
- Discretionary payments	-152,750
- Administration	-80,488
Covid Winter Grant Scheme	-338,848
Covid Local Support Grant	-1,146,693
Household Support Fund Grant	-2,419,369
Self-isolation Practical Support Payment	-490,982
Elections Grant	-98,498
Holiday Activity Funding Grant	-1,566,220
Prevention and Promotion Fund for Better Mental Health	-323,137
Infection Control Fund (Quarter 1)	-878,214
Infection Control Fund (Quarter 2)	-614,131
Infection Control Fund (Quarter 3)	-1,019,076
COVID Rapid Flow Testing (Quarter 1)	-640,337
COVID Rapid Flow Testing (Quarter 2)	-478,160
COVID Rapid Flow Testing (Quarter 3)	-553,861
COVID Vaccine (Quarter 3)	-118,170
COVID - Next Steps Accommodation Programme (NCAP)	-45,533
Workforce Recruitment and Retention Fund Round 1 (Adult Social Care)	-759,927
Workforce Recruitment and Retention Fund Round 2	-1,402,943
Targeted Community Testing Funding (TCT)	-295,234
New Burdens 4 Restart & Additional Restrictions	-100,100
New Burdens 5 Post Payment Assurance Reconciliation and Debt Recovery	-36,900
Omicron Support Fund	-280,589
Sub Total	**- 16,526,039**
Grants- Schools:	
Workforce Fund	-6,120
Catch-up Premium Payment	-717,860
National Testing Programme	-109,570
Recovery Premium	-1,526,264
School-led Tutoring Grant Allocations academic year 2021 to 2022	-1,486,423
Free School Meals Additional Costs	-141,421
Summer School	-59,677
Sub Total	**- 4,047,335**
Other funding:	
GM Self Isolation Pathway	-183,035
Hospital Discharge Fund (Claimed to 31 December 2021)	-1,743,305
GMHSCP Recruitment and Retention Fund	-176,564
GMHSCP Therapist and Community Response	-118,000
Sub Total	**- 2,220,904**
Total	**- 22,794,278**

Summary of 2021/22 Approved Budget Reductions and deliverability

Appendix 3

Reference	Approved Budget Reductions	2021/22			
		Approved Budget Reduction £000	RAG Rating Green - on track and will be delivered Amber - off track but measures in place to recover the position Amber/Red - off track and will only be delivered part of saving Red - off track and will not deliver	Deliverable £000	Shortfall £000
CSA-BR1-423	Maximising independence through alternative models of care	(1,500)	Amber/Red*	(1,500)	0
CSA-BR1-424	CHASC Workforce Reduction	(100)	Green	(100)	0
CSA-BR1-425	Out of Hours Call Centre Support for Community Health Services	(20)	Red*	(20)	0
CSA-BR1-426	Carers Personal Budgets	(100)	Green	(100)	0
CSA-BR1-427	Brokerage	(250)	Green	(250)	0
CSA-BR1-429	KeyRing	(50)	Green	(50)	0
CSA-BR1-430	Achieving Better Outcomes: Supported Living & Learning Disabilities	(288)	Red*	(288)	0
CSA-BR1-431	Wellbeing Service	(70)	Green	(70)	0
CSA-BR1-433	Adult Social Care Sheltered Housing	(100)	Green	(100)	0
CSA-BR1-434	Adult Social Care Prevention and Early Intervention Service	(200)	Green	(200)	0
CSA-BR1-436	To cease the funding of the Men in Sheds service	(51)	Green	(51)	0
Directorate : Community Health & Adult Social Care		**(2,729)**		**(2,729)**	**0**
REF-BR1-422	Sport Development	(13)	Green	(13)	0
REF-BR1-428	School Swimming	(11)	Red*	(11)	0
REF-BR1-416	Districts Realignment	(136)	Green	(136)	0
REF-BR1-418	Reduction in Members Ward Budgets	(60)	Green	(60)	0
REF-BR1-432	Review of Elected Member Reserves	(127)	Green	(127)	0
REF-BR1-438	HR Staffing Review	(120)	Green	(120)	0
REF-BR1-413	Gallery Oldham	(22)	Green	(22)	0
REF-BR1-415	Mahdlo Funding Reduction	(100)	Green	(100)	0
REF-BR1-417	Youth Service Kerching	(37)	Green	(37)	0
Directorate : Communities and Reform		**(626)**		**(626)**	**0**
CHS-BR1-442	Early Help Staffing Efficiencies	(40)	Green	(40)	0
CHS-BR1-443	External Placements Cost Avoidance	(500)	Green	(500)	0
CHS-BR1-440	Quality and Effectiveness Support Team - Service Efficiency / Review	(192)	Green	(192)	0
CHS-BR1-441	Special Educational Needs & Disability (SEND) Education Provision	(114)	Green	(114)	0
CHS-BR1-437	Reduction in Traineeship Programme	(65)	Green	(65)	0
Directorate : Childrens Services		**(911)**		**(911)**	**0**
CEX-BR1-410	Corporate Priorities - CEX	(27)	Green	(27)	0
CEX-BR1-420	Legal Staff Reductions & Reduction of post in Democratic Services	(90)	Green	(90)	0
CEX-BR1-447	Registrars Service Restructure	(17)	Green	(17)	0
COM-BR1-412	Financial Services Redesign	(389)	Green	(389)	0
Directorate : Chief Executive		**(523)**		**(523)**	**0.0**
PPL-BR1-401	Creating a Better Place - Projects & Assets	(1,541)	Green/Amber/Red*	(1,143)	398
PPL-BR1-402	Creating a Better Place - Service Review	(300)	Green	(300)	0
PPL-BR1-403	Digital Mail	(24)	Green	(24)	0
PPL-BR1-404	Printing Reduction - Digital Platform Roll Out	(20)	Green	(20)	0
PPL-BR1-406	Review of Street Lighting Contract	(150)	Green	(150)	0
PPL-BR1-407	Transfer of client officer to Unity	(40)	Green	(40)	0
PPL-BR1-408	To re-align grounds maintenance to support core service functions and reduce the traded offer	(150)	Green	(150)	0
PPL-BR1-409	Restructure of Neighbourhood Enforcement Team	(100)	Green	(100)	0
PPL-BR1-421	Transformation of the Contact Centre	(120)	Green	(120)	0
PPL-BR1-439	Internal Efficiency Initiatives (Unity Partnership)	(780)	Green	(780)	0
Directorate : People and Place		**(3,225)**		**(2,827)**	**398**
COM-BR1-411	Procurement Staffing Reduction	(101)	Red	0.0	101
Directorate : Commissioning		**(101)**		**0.0**	**101**
CRC-BR1-448	Voluntary Redundancies	(805)	Green	(805)	0.0
Directorate : Cross Cutting		**(805)**		**(805)**	**0**
Grand Total		**(8,920)**		**(8,421)**	**499**

Red* - these Budget Reductions will be met by an alternative means in 2021/22

Amber/Red* - Amber elements being closely monitored in year - elements will be met by an alternative means in 2021/22

Green/Amber/Red* - Amber elements being closely monitored but expected to deliver. Red elements will not be delivered

ANNEX 2

CAPITAL INVESTMENT PROGRAMME REPORT 2021/22
Month 9 – December 2021

1 Background

1.1 The original capital programme for 2021/22 reflects the priorities outlined in the capital strategy as approved at Cabinet on 23 February 2021 and confirmed at the Council meeting on 4 March 2021.

1.2 The position as at 31 December 2021 (updated for more recent information where possible) is highlighted in this report. It is anticipated that this report will, as far as possible, reflect the outturn position.

1.3 Although this report is presented close to the year-end, the programme will continue to be monitored and revised to take account of any new developments and changes in the profile of planned expenditure.

2 Current Position

2.1 The approved capital programme summary position for the five financial years 2021/22 to 2025/26, approved by Council on 4 March 2021 is summarised in Table 1 and shows capital programme expenditure of £86.002m in 2021/22.

Table 1 : Original Budget - Capital Programme 2021/22 to 2025/26

2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000	TOTAL £000
86,002	**94,153**	**71,418**	**62,553**	**27,454**	**341,580**

2.2 Table 2 shows the revised capital programme for 2021/22 as at 31 December 2021 updated where possible for the most up to date position. It therefore shows an overall expenditure level of £38.709m, following a number of changes explained in the following paragraphs.

2.3 The approved virements of £1.553m (a decrease to the 2021/22 budget) represents changes since the revised month 8 position as detailed later in the report (para 2.5).

2.4 The up to date expenditure position is £29.304m (75.70% of forecast outturn). This spending profile is lower than in previous years. The position will be kept under review and budgets will be managed in accordance with forecasts.

Table 2 – 2021/22 Capital Programme

Directorate	Revised Budget (M08) £000	Approved Virements (to M9) £000	Proposed Virement/ Rephase £000	Revised Budget (M9) £000	Forecast £000	Variance £000
Corporate Services	4,880	(2,524)	(160)	2,196	2,196	-
Children's Services	15,403	-	(2,575)	12,828	12,828	-
Communities and Reform	36	-	(21)	15	15	-
Community Health & Adult Social Care	2,017	(2)	(82)	1,933	1,933	-
Housing Revenue Account	785		(495)	290	290	-
People and Place	29,437	973	(8,963)	21,447	21,447	-
Overall Total	**52,558**	**(1,553)**	**(12,306)**	**38,709**	**38,709**	**-**

(subject to rounding – tolerance +/- £1k)

2.5 The net approved budget change of £1.553m represents approved movements including new funding, major movements are detailed below:

£000's

(1,500) - Partner Investment support – Rephase to future years
(955) - Funding for Emerging Priorities – Budget Realignment
(69) - Corporate Services budget – Rephase to future years
955 - Fleet Replacement Programme – additional resources
(2) - Net DFG private contribution refund
18 - Natural England Grant - Pennine Way repairs/ Stone Waymarker
(50) - IT - Digital Communities - Budget Realignment
50 - Financial Systems Development - Budget Realignment
(1,553)

2.6 The proposed changes, a net decrease of £12.306m is rephasing/accelerating of budget to/from future years as detailed in Appendix G.

2.7 Due to the COVID-19 pandemic and as the country eases restrictions and moves to a new normal after COVID, there remains an element of uncertainty about the forecast position but it is anticipated that the final outturn will be close to the current forecast as the latest position is based on the most up to date information. A further breakdown of Table 2 on a service by service area basis is shown at Appendices A to F.

Re-profiling of the Capital Programme

2.8 Since the Council meeting of 2 March 2022 which approved the 2022/23 to 2026/27 Capital Strategy and Programme, the capital programme now extends for a further financial year from 2021/22 to 2026/27. Taking into account the above amendments and the recently approved 2022/23 – 2026-27 Capital Strategy and Programme, the updated position is shown in Table 3 together with the projected financing profile.

Table 3 – 2021/22 to 2026/27 Capital Programme

Directorate Budget	Revised Budget 2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	Total £000
Corporate Services	2,196	6,680	2,119	974	1,860	10,283	24,112
Children's Services	12,828	8,000	8,816	3,000	4,000	-	36,643
Communities and Reform	15	928	250	-	-	-	1,193
Community Health & Adult Social Care	1,933	2,547	2,543	2,543	1,900	400	11,866
Housing Revenue Account	290	3,965	8,227	8,014	1,250	-	21,746
People and Place	21,447	90,945	65,038	49,722	39,800	36,400	**303,352**
Grand Total	**38,709**	**113,065**	**86,993**	**64,253**	**48,810**	**47,083**	**398,913**

(subject to rounding – tolerance +/- £1k)

Funding	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	Total £000
Grant & Other Contributions	(13,688)	(52,202)	(25,838)	(10,380)	(4,587)	(2,500)	**(109,195)**
Prudential Borrowing	(19,188)	(52,527)	(50,703)	(44,123)	(42,073)	(43,583)	**(252,197)**
Revenue	(298)	(3,864)	(8,127)	(7,914)	(1,150)	-	**(21,353)**
Capital Receipts	(5,535)	(4,472)	(2,325)	(1,836)	(1,000)	(1,000)	**(16,168)**
Grand Total	**(38,709)**	**(113,065)**	**(86,993)**	**(64,253)**	**(48,810)**	**(47,083)**	**(398,913)**

(subject to rounding – tolerance +/- £1k)

2.9 The revised Funds for Emerging Priorities for 2021/22 to 2026/27, taking into account all the above amendments, is contained within the Corporate Services budget and is as follows:

Table 4 – Provision for Emerging Priorities

	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000	Total £000
Funds for Emerging Priorities	-	2,680	2,050	836	1,722	163	**7,451**

Capital Receipts

2.10 The revised capital programme requires the availability of £5.535m of capital receipts in 2021/22 for financing purposes. The total net usable capital receipts currently received in year is £9.490m. This ensures that there is no shortfall in the support for the revenue budget, as the first £2.000m of capital receipts has been used to provide funding under the flexible use of capital receipts initiative (Section 9 Annex 1).

2.11 The capital receipts position as at 31 December 2021 is as follows:

Table 5 – Capital Receipts 2021/22

	£000	£000
Capital Receipts Financing Requirement		5,535
Usable Capital Receipt b/fwd.	-	
Actual received to date	(9,490)	
Further Required/(Surplus) in 2021/22		**(3,955)**

2.12 Given the significant amounts of receipts needed to finance the capital programme in this and future years it is imperative that the capital receipts/disposal schedule is adhered to. This is monitored at the monthly Capital Receipts meeting and will be subject to on-going review in the current and future financial years. It is of course recognised that the pandemic has had an impact of business/economic activities making capital disposals more challenging. A review of the capital receipts schedule has been a key element of the work undertaken in preparing the 2022/23 to 2026/27 Capital Strategy and work will continue as the asset disposal schedule is implemented during 2022/23.

2.13 The Capital Strategy and Capital Programme 2022/27 includes the level of receipts that is anticipated in each of the respective years and therefore an estimate as to the resultant level of over or under programming in order to present a balanced budget. Having now included an additional year to 2026/27 the revised and updated position is illustrated in the table below:

Table 6 – Capital Receipts 2021/27

Capital Receipts	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	2025/26 £000	2026/27 £000
Capital Receipts Carried Forward	-	(5,403)	(6,356)	(5,356)	(3,520)	(2,520)
Estimated Capital Receipts	(1,448)	(5,425)	(1,325)	-	-	-
Received in year	(9,490)					
Total Receipts	**(10,938)**	**(10,828)**	**(7,681)**	**(5,356)**	**(3,520)**	**(2,520)**
Capital Receipts Financing Requirement	5,535	4,472	2,325	1,836	1,000	1,000
Over/(Under) programming	**(5,403)**	**(6,356)**	**(5,356)**	**(3,520)**	**(2,520)**	**(1,520)**

(subject to rounding – tolerance +/- £1k)

2.14 As shown above, based on the most recent projection, there are sufficient receipts being generated to fully cover the capital receipts requirement in every year of the current Capital Programme. Realising capital receipts is very much led by the market and the prevailing market conditions, further complicated by COVID and the legacy it leaves, for that the reasons the assumptions in relation to the requirement for and the ability to generate capital receipts will be kept under close scrutiny and review in this and future financial years

3 Conclusion

3.1 The detailed review of the capital programme has resulted in significant reprofiling of the programme. Whilst the current estimated forecast outturn position is £38.709m, it is possible that as the year draws to an end, further reprofiling may still be required. This will be addressed as part of the year end process.

3.2 The capital programme is being continually monitored and is reported to Members on a regular basis.

4 **Appendices**

4.1 Appendix A - SUMMARY – Month 9 - Corporate Services
Appendix B - SUMMARY – Month 9 - Children's Services
Appendix C - SUMMARY – Month 9 - Communities and Reform
Appendix D - SUMMARY – Month 9 - Community Services & Adult Social Care
Appendix E - SUMMARY – Month 9 - Housing Revenue Account (HRA)
Appendix F - SUMMARY – Month 9 - People and Place
Appendix G - SUMMARY – Month 9 - Proposed Changes

APPENDIX A

SUMMARY – MONTH 9 (December 2021) – Corporate Services

Service area	Revised Budget M08 £000	Approved Virements (to M9) £000	Proposed Virement / Rephase £000	Revised Budget M9 £000	Forecast £000	Year End Variance £000
Corporate	2,356	0	(160)	2,196	2,196	-
General Services	-	0	-	-	-	-
Total Corporate Services	**2,356**	**0**	**(160)**	**2,196**	**2,196**	**-**

(subject to rounding – tolerance +/- £1k)

Major Variances Commentary

No additional variances to report

APPENDIX B

SUMMARY – MONTH 9 (December 2021) - Children's Services

Service area	Revised Budget M08 £000	Approved Virements (to M9) £000	Proposed Virement / Rephase £000	Revised Budget M09 £000	Forecast £000	Year End Variance £000
Children, Young People & Families	13	0	-	13	13	-
Schools – General Provision	1,266	0	(1,264)	2	2	-
Schools – Primary	3,375	0	(1,087)	2,288	2,288	-
Schools – Secondary	7,462	0	(301)	7,161	7,161	-
Schools – Special	178	0	76	254	254	-
Schools – New Build	3,109	0	-	3,109	3,109	-
Total Children's Services	**15,403**	**0**	**(2,576)**	**12,828**	**12,828**	**-**

(subject to rounding – tolerance +/- £1k)

Major Variances Commentary

No additional variances to report

APPENDIX C

SUMMARY – MONTH 9 (December 2021) - Communities and Reform

Service area	Revised Budget M08 £000	Approved Virements (to M9) £000	Proposed Virement / Rephase £000	Revised Budget M09 £000	Forecast £000	Year End Variance £000
District Investment Fund	36	-	(21)	15	15	-
Total Communities and Reform	**36**	**-**	**(21)**	**15**	**15**	**-**

(subject to rounding – tolerance +/- £1k)

Major Variances Commentary

No additional variances to report

APPENDIX D

SUMMARY – MONTH 9 (December 2021) - Community Health & Adult Social Care

Service area	Revised Budget M08 £000	Approved Virements (to M9) £000	Proposed Virement / Rephase £000	Revised Budget M09 £000	Forecast £000	Year End Variance £000
Adult Services	1,933	-	-	1,933	1,933	-
Total Community Health and Adult Social Care	**1,933**	**-**	**-**	**1,933**	**1,933**	**-**

(subject to rounding – tolerance +/- £1k)

Major Variances Commentary

No additional variances to report

APPENDIX E

SUMMARY – MONTH 9 (December 2021) - Housing Revenue Account (HRA)

Service area	Revised Budget M08 £000	Approved Virements (to M9) £000	Proposed Virement / Rephase £000	Revised Budget M09 £000	Forecast £000	Year End Variance £000
Housing Revenue Account	872	0	(582)	290	290	-
Total HRA	**872**	**0**	**(582)**	**290**	**290**	**-**

(subject to rounding – tolerance +/- £1k)

Major Variances Commentary

No additional variances to report

APPENDIX F

SUMMARY – MONTH 9 (December 2021) - People and Place

Service area	Revised Budget M08 £000	Approved Virements (to M9) £000	Proposed Virement / Rephase £000	Revised Budget M09 £000	Forecast £000	Year End Variance £000
Asset Management	2,332	0	(1,362)	970	970	-
Asset Management - Education Premises	2,093	0	(529)	1,564	1,564	-
Boroughwide Developments	4,308	0	(1,646)	2,662	2,662	-
Development (Economic)	13	0	(13)	-	-	-
District Partnership – Boroughwide	40	0	(36)	4	4	-
Environment – Cemeteries and Crematorium	37	0	1	38	38	
Environment – Countryside	145	0	(85)	60	60	-
Environment – Parks	46	0	-	46	46	-
ICT	4,080	0	(735)	3,345	3,345	-
Parks & Playing Fields	13	0	(13)	-	-	-
Private Housing – HMRF	117	0	68	185	185	-
Private Housing – Non-HMRF	-	0	250	250	250	-
Strategic Acquisitions	500	0	(500)	-	-	
Town Centre Developments	1,391	0	(557)	834	834	-
Transport - Accident Reduction	1,540	0	(730)	810	810	-
Transport - Bridges & Structures	2,308	0	(880)	1,428	1,428	-
Transport - Fleet Management	881	955	(971)	865	865	-
Transport - Highway Major Works/Drainage schemes	7,665	18	(1,265)	6,418	6,418	-
Transport - Minor Works	475	0	(134)	341	341	-
Transport – Miscellaneous	1,423	0	174	1,597	1,597	-
Transport - Street Lighting	28	0	0	28	28	-
Total People and Place	27,437	973	(8,963)	21,447	21,447	-

(subject to rounding – tolerance +/- £1k)

Major Variances Commentary

No additional variances to report

APPENDIX G

SUMMARY – MONTH 9 (December 2021) Proposed Changes

Capital - Corporate		
Funding for Emerging Priorities	(160)	Rephase to future years
Capital - Corporate Total	**(160)**	
Capital - Schools - General Provision		
School places Greenfield Primary- temporary classroom & playing fields block	(368)	Rephase to future years
SEND - Special Provision Capital Fund (SPCF) General Provision	(836)	Rephase to future years
Healthy Pupil Capital Fund (HPCF) - General Provision	(11)	Rephase to future years
Schools Feasibility Funding	(48)	Rephase to future years
Capital - Schools - General Provision Total	**(1,263)**	
Capital - Schools - Primary		
Clarksfield Primary (Oasis Academy) Expansion	(267)	Rephase to future years
Mayfield Academy Expansion	(348)	Rephase to future years
Devolved Formula Capital (DFC) - Various Schools	(269)	Rephase to future years
St Paul's Primary School - Upgrade of Resource Centre	20	Accelerate to 2021/22
Northmoor Academy Nursery Expansion	(223)	Rephase to future years
Capital - Schools - Primary Total	**(1,088)**	
Capital - Schools - Secondary		
Royton & Crompton Secondary - Mechanical, Electrical and Roofing works	(50)	Rephase to future years
Royton & Crompton Sec School (OCL) - Full Astro – pitch replacement.	5	Accelerate to 2021/22
The Oldham Academy North - Additional 2FE	(90)	Rephase to future years
North Chadderton School Expansion	(300)	Rephase to future years
Acquisition of Land at Bloom St	133	Accelerate to 2021/22
Capital - Schools - Secondary Total	**(302)**	
Capital - Schools - Special		
Laurel Bank Pupil Referral Unit	(7)	Rephase to future years
DFC - Kingsland School	(6)	Rephase to future years
Kingsland - Laurel Bank Phase 2 ground floor refurbishment	254	Accelerate to 2021/22
Jardine Way Access Road (Halcyon Way Free School)	(164)	Rephase to future years
Capital - Schools - Special Total	**77**	

Capital - District Investment Fund Total	**(21)**	
Capital – HRA		
PFI2 Extra Care Housing Scheme	(5)	Rephase to future years
HRA Capital Strategy	(464)	Rephase to future years
Primrose Bank	(68)	Rephase to future years
Holly Bank Garden	(46)	Rephase to future years
Capital - HRA Total	**(583)**	
Capital - Asset Management - Asset Management		
Corporate Property - Legislative Repair Works (DDA/Legionella/H&S)	(103)	Rephase to future years
Royton Town Hall	(186)	Rephase to future years
Greenacres Cemetery - entrance lodge, boundary walls, archway and roof	(22)	Rephase to future years
Ferney Field, Chadderton - Flood/Drainage Defences	(28)	Rephase to future years
Alexandra Park North Lodge and Conservatories	(41)	Rephase to future years
Old Mill Lane Grotton - Burghley Close Greenacres	25	Accelerate to 2021/22
Queen Elizabeth Hall - Electrical upgrade	10	Accelerate to 2021/22
Holyrood Street - Derker	(15)	Rephase to future years
Hilton Arcade Roofing	(4)	Rephase to future years
New Barn Changing Rooms - Essential repairs	(30)	Rephase to future years
Backlog Maintenance – Various Schemes	(511)	Rephase to future years
Failsworth War Memorial renewal	2	Accelerate to 2021/22
Alexandra Children home/ Shaw LLL Centre / Turf Lane Community Centre.	(44)	Rephase to future years
Diggle Clock Tower - External repair	(248)	Rephase to future years
Holy Trinity Waterhead - groundworks	(47)	Rephase to future years
Saddleworth Pool Essential Repairs to Pool and Plant	(27)	Rephase to future years
St Johns Church Yard Demolition	(92)	Rephase to future years
Capital - Asset Management - Asset Management Total	**(1,361)**	
Capital - Asset Management - Education Premises		
Stanley Road Electrical/Alarm	(58)	Rephase to future years
South Failsworth Primary School - Phase 1 Heating Upgrade	(19)	Rephase to future years
Saddleworth School - Essential Electrical Rewiring and Circuit Replacement Works	(45)	Rephase to future years
Delph Primary School - Safeguarding Works	(15)	Rephase to future years
Community Schools Kitchens - Equipment Upgrade	(78)	Rephase to future years

Blackshaw Lane Heating	34	Accelerate to 2021/22
Greenfield St Marys Retaining Wall	(10)	Rephase to future years
Backlog Maintenance – Various Schemes	(332)	Rephase to future years
Kingsland Primary - Asbestos removal	16	Accelerate to 2021/22
Mills Hill Primary / Whitegate end - asbestos removal	(20)	Rephase to future years
Hey with Zion - Heating replacement	1	Accelerate to 2021/22
Glodwick Primary Heating Replacement / Windows	(1)	Rephase to future years
Capital - Asset Management - Education Premises Total	**(527)**	
Capital - Boroughwide Developments		
Disposal Programme - Pre Sales Expenditure (Strategic Regeneration)	(17)	Rephase to future years
Hollinwood / Langtree Regeneration	36	Accelerate to 2021/22
Foxdenton Hall – Essential health & safety works	(178)	Rephase to future years
Leisure Review - Boroughwide Sports Provision	(16)	Rephase to future years
Alexandra Park Depot	(100)	Rephase to future years
Northern Roots	(100)	Rephase to future years
Flexible Housing Fund	(1,000)	Rephase to future years
Corporate Acquisitions	(100)	Rephase to future years
Old Library Refurbishment	(200)	Rephase to future years
Stadium improvements to Vestacare Stadium, Whitebank Road	29	Accelerate to 2021/22
Capital - Boroughwide Developments Total	**(1,646)**	Rephase to future years
Capital - Development	**(13)**	Rephase to future years
Capital - DP - Boroughwide	**(36)**	Rephase to future years
Capital - Environment - Cemeteries and Crematorium	**1**	Accelerate to 2021/22
Capital - Environment - Countryside Total	**(85)**	Rephase to future years
Capital – IT		
IT Developments	2	Accelerate to 2021/22
IT - Creating an Agile & Efficient Council	5	Accelerate to 2021/22
IT - Strengthening Governance & Capability	(153)	Rephase to future years
IT - Business Systems	(5)	Rephase to future years
GM Full Fibre Project	(602)	Rephase to future years
Financial Systems Development	(34)	Rephase to future years
Technology Roadmap	922	Accelerate to 2021/22

Application Portfolio Management	(69)	Rephase to future years
Digital Workforce	(72)	Rephase to future years
Digital Services	(767)	Rephase to future years
Digital Communities	40	Accelerate to 2021/22
Digital Place	66	Accelerate to 2021/22
Data - Theme 1	(50)	Rephase to future years
Data - Theme 2	(18)	Rephase to future years
Capital - IT Total	**(735)**	Rephase to future years
Capital - Parks & Playing Fields	**(13)**	Rephase to future years
Capital - Private Housing – HMRF	**68**	Accelerate to 2021/22
Capital - Private Housing - Non-HMRF	**250**	Accelerate to 2021/22
Capital - Strategic Acquisitions	**(500)**	Rephase to future years
Capital - Town Centre Developments		
Old Town Hall	6	Accelerate to 2021/22
Princes Gate Site A	10	Accelerate to 2021/22
Princes Gate Site C	(79)	Rephase to future years
Egyptian Room	(495)	Rephase to future years
Capital - Town Centre Developments Total	**(558)**	Rephase to future years
Capital - Transport - Accident Reduction	**(730)**	Rephase to future years
Capital - Transport - Bridges & Structures	**(881)**	Rephase to future years
Capital - Transport - Fleet Management	**(971)**	Rephase to future years
Capital - Transport - Highway Major Works/Drainage schemes		
Transport Investment	(772)	Rephase to future years
Partington Street, Failsworth – Traffic Calming	(42)	Rephase to future years
Oldham Town Centre Improvements	(152)	Rephase to future years
Royton Town Centre Connection	(82)	Rephase to future years
Park Road NCN 626 to Town Centre	(217)	Rephase to future years
Capital - Transport - Highway Major Works/Drainage schemes Total	**(1,265)**	Rephase to future years
Capital - Transport - Minor Works	**(135)**	Rephase to future years
Capital - Transport - Miscellaneous	**174**	Accelerate to 2021/22
Grand Total	**(12,306)**	

(subject to rounding – tolerance +/- £1k)

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Report to CABINET

Housing Delivery Strategy

Portfolio Holder: Councillor Hannah Roberts - Cabinet Member for Housing

Officer Contact: Emma Barton, Executive Director for Place and Economic Growth

Report Author: Bryn Cooke, Head of Housing

Ext. 4134

21 March 2022

Reason for Decision

Oldham is targeted by Government to deliver c.700 homes per annum up to 2037, which is significantly higher than what has been achieved in the Borough in recent years. In order to meet both the Oldham Housing Strategy objectives and deliver at the scale required to support projected population growth, new models of delivery and partnership working will be necessary, with the need for the Council to take an active role in driving forward housing development.

The report makes a series of recommendations for the Council to drive forward a programme of housing development activity.

Executive Summary

This report sets out the current policy context and ambitions for housing delivery in the Borough as part of the Creating a Better Place regeneration programme. It considers the merits of a range of development options which the Council could progress to ensure delivery of housing on land under its control and updates on current housing activity and recent achievements in the borough. Progress towards developing brownfield land are highlighted. It also considers and makes recommendations regarding affordable housing, low and zero carbon housing and Modern Methods of Construction.

The report sets out 3 possible options (a land sale, delivery via Building Lease and procuring a Strategic Development Partner) available to the Council and the advantages and disadvantages of each, before making site specific recommendations for delivery.

Recommendations

Cabinet is requested to approve that:

To endorse the action being taken:

1. To approve the housing delivery programme of work as follows:

    - Immediate / Short Term Priority: To agree disposal/ delivery plans for the Derker and Southlink sites to stand the best chance of delivery within the Brownfield Housing Fund deadlines, as outlined in the separate reports.

    - Short to Medium Term: Procure delivery partners for sites, packaging sites where necessary to improve viability.

    - Short to Medium Term: Select a Strategic Development partner(s) to progress development of the strategic town centre residential sites with the Council. Prioritising Council resource and investment to help establish a housing market in the town centre.

Cabinet is asked to delegate authority to the Director of Legal Services or their nominated representative to sign and/or affix the Common Seal of the Council to all contractual documentation and associated or ancillary documentation referred to above and/or required to give effect to the authorisations, delegations and recommendations in this report.

1. Background

Set out below is a summary of the key housing and policy strategies for Oldham which form the background to recent achievements and current housing activity outlined in Section 2 and have also informed the preparation of the delivery options and work recommended in Sections 3 and 4.

1.1.1 ***Creating a Better Place***' incorporates significant programmes of work that have been progressed over the past eighteen months in order to set out a comprehensive vision and strategic framework for the borough. These include the:

- Updated vision for Oldham Town Centre;
- Housing Strategy 2019; and
- Updated Medium Term Property Strategy.

1.1.2 ***Creating a Better Place*** focuses on building more homes for our residents, creating new jobs through town centre regeneration, and ensuring Oldham is a great place to visit with lots of family friendly and accessible places to go.

1.1.3 This approach has the potential to deliver up to 2,000 new homes in the town centre designed for a range of different budgets and needs, 1,000 new jobs and 100 new opportunities for apprenticeships, and will help drive forward the Council's commitment to be the Greenest Borough.

1.1.4 Oldham Council is ambitious and bold, and it is on the cusp of an exciting programme of significant change, which is essential to achieve its wider objectives including health, education and improved transport connectivity and public realm. Corporate land and property assets are critical to this agenda and therefore the previously approved Medium-Term Property Strategy (MTPS) has been refreshed to ensure it meets the scale of the change required.

1.1.5 At a strategic level, the work completed across the last eighteen months has confirmed that the property portfolio can be a catalyst for building new homes, creating job opportunities, re-skilling residents through new apprenticeship opportunities, and re-engaging communities and partners through property / estate co-location and collaboration. This strategic work also supports the Council's ambitions for inclusive growth, thriving communities and co-operative services.

1.1.6 Delivery of the ambitious programmes of work within '*Creating a Better Place'* requires efficient and effective systems and processes in place. Significant work has already taken place during 2019 to ensure the right resources are in place for robust, fit for purpose governance and effective delivery. Changes to the Council's Land and Property protocols are also proposed to further strengthen this.

1.2 Oldham Housing Strategy (2019)

1.2.1 The Oldham Housing Strategy, published in 2019, underpins the Housing Delivery Action Plan and guides how the Council will take decisions and action in respect of housing delivery over the coming years. The Council acknowledged that the ambitions set out in the strategy to deliver more new homes will require a different approach to supporting viability in the most appropriate way on a site-by-site basis. In particular, if the Council are to be successful in redeveloping more of the borough's brownfield land it needs to adopt different strategies to improving viability. This could include considering our approach to planning obligations, packaging sites, providing greater clarity and exploring alternative sources of 'gap funding'.

1.2.2 The Housing Strategy also notes that through housing insights evidence base and the Local Plan Review, the Council will provide a steer on the requirements for major development sites that come forward in order to support their comprehensive sustainable development and integration into the surrounding neighbourhoods. This includes homes built to high quality design and at a density that are appropriate to the location and nature of the site; and developing an 'Oldham Code' for low/zero-carbon homes.

1.2.3 With a new focus on economic recovery, aligned with ensuring Oldham meets its housing need continues to be of paramount importance. This has created the opportunity to review additional brownfield sites in the town centre and across the borough to help bring forward these opportunities for housing development within the Greater Manchester's Plan for Homes, Jobs, and the Environment (formerly the Greater Manchester Spatial Framework (GMSF) and now known as Places for Everyone), and Oldham's Local Plan.

1.2.4 Our aim is to provide a diverse housing offer that meets the needs of different sections of the population at different times in their lives. Our proposals go beyond numbers alone with a focus on the significant contribution that a quality housing offer makes to quality of life. For example, helping an older person to meet their need for a smaller more manageable home which, with the right adaptions, can protect and enhance independence.

1.3 Housing Delivery Action Plan

1.3.1 Oldham's current Local Housing Needs Assessment is for 683 new homes per year. Over the past 10 years Oldham has averaged 344 new homes per year. The Housing Delivery Action Plan published in 2021 highlights the step changes needed to meet this challenge in both housing delivery and land supply. The Council's land assets form an important part of the solution in increasing housing delivery. Oldham's land supply has capacity for over 10,700 homes with almost 3,000 of these planned for land in Council ownership.

1.4 Covid Recovery Strategy (June 2021)

1.4.1 The Covid Recovery strategy builds on the work already happening across Oldham to recover from the impact of the pandemic and will form the basis of the Council's work as it starts to transition from crisis support to recovery. A key priority area of the strategy is to "*improve housing quality both inside and outside of the home, while bringing forward significant investment in new and affordable homes*" whilst also "*championing a green recovery*".

1.4.2 Poor-quality housing has a profound impact on health. The condition of homes, insecure tenure, and wider neighbourhood characteristics all have a considerable effect on health and wellbeing. Groups in the population who are more likely to live in poor housing are often the same groups who are vulnerable to COVID-19 and other health conditions. COVID-19 has widened existing health inequalities in Oldham and groups with the worst health outcomes are more likely to live in poor housing. To tackle this, the Council will improve housing quality, both in and outside of the home, while bringing forward significant investment in new and affordable homes.

1.4.3 The Council plans to respond to the impacts of coronavirus in a bold and ambitious way. We want to use this as an opportunity to stimulate a green recovery that accelerates our ambitions around reducing the boroughs carbon footprint and protecting our greenspace for residents to enjoy.

1.4.4 The Council has committed to:

- **Invest in Quality Homes -** Building more affordable homes through speeding up Council homebuilding, starting to deliver new homes in the town centre and working with Registered Providers (RPs) across the borough to help deliver a minimum of 25% affordable homes; and
- **Build a greener economy that reduces Oldham's carbon footprint** - Start to deliver the Green Homes Grant Local Authority Delivery Scheme in the private sector and for social housing to improve energy efficiency, reduce fuel poverty and create new green jobs.

1.5 Oldham Green New Deal Strategy

1.5.1 In July 2019, the Council announced its intention to develop an 'Oldham Green New Deal Strategy' to replace the Climate Change Strategy 2013- 2020. As part of this a new carbon neutrality target was declared for the Council as an organisation by 2025. These commitments are in the wider context of the GM Combined Authority target for carbon neutrality for the city region by 2038, with a programme of delivery set out in the GM five-year Environment Plan. Through the Green New Deal Strategy the Council will develop an Oldham Code for new build homes, which will set out expectations for energy and environmental performance across a wide range of metrics.

1.6 Oldham Draft Wealth Building Blueprint (2020)

1.6.1 A draft Local Wealth Building Blueprint is in production. The vision of this Blueprint for Community wealth building aims to ''harness the spend, assets and wealth of the council and other key 'anchor' institutions within the borough to bring benefits to both the local economy and directly to residents''. A key pillar of this blueprint is to increase how the Council makes best use of land and property for public good.

2 Recent Achievements and Current Activity

Recent Achievements

2.1 Since the launch of the Housing Strategy, there have been notable achievements and actions improving the housing offer for Oldham. Some of these are outlined below, whilst others are projects underway and described under Current Activity.

- Successfully brought the statutory functions (homelessness, temporary accommodation and allocations) back in house. We now deliver these functions directly to our residents to help solve housing issues and reduce homelessness.
- The Common Allocations Framework (CAF) has recently been reviewed and the partnership is made up of 7 registered social landlords within the borough, all of whom provide 100% of their properties to the council's housing register for allocation to our residents in housing need
- The revised Strategic Housing Partnership was launched at the start of the new housing strategy 2019 to oversee the delivery of the action plan. There are several workstreams ongoing which support its successful delivery, with the key emphasis being working on partnership. We are currently developing a new build allocations policy which will determine how new build properties are let within the borough and where their rent levels are pitched, ensuring greater accessibility and affordability for our residents. The partnership has also recently signed up to a number of homelessness pledges to assist with preventing and alleviating homelessness within the borough

- Late last year saw the launch of our new Homelessness Strategy and Temporary Accommodation Strategy. The aim is to become more prevention focused and prevent homelessness by working in partnership with our key stakeholders. For those who do find themselves as homeless and need emergency temporary accommodation, we are re-profiling and remodeling our portfolio to ensure it is fit for purpose, offering minimum standards, providing value for money whilst keeping residents in the borough.
- Warm homes – we have used monies secured through the green new deal to retrofit some of our housing stock to ensure energy efficiency. This in turn supports the green agenda and can mean reduced utility bills for our residents.
- Primrose Bank - The Council has built 19 five-bed energy efficient homes at Primrose Bank on land vacant for around 10 years. Completed in January 2021, the houses provide much needed larger family accommodation that was not being provided by Registered Providers in the borough. Part of an EU funded project, all homes are fitted with Photo Voltaic Panels on the rooves, battery storage systems and storage heating providing low carbon homes and low energy costs.
- Building more homes – Oldham has averaged 344 new homes each year over the last 10 years with 3,443 new dwellings built. However, during the last 3 years, we have averaged 548 – and this includes a period of building slow down caused by the Covid-19 Pandemic.

Current Activity

2.2 Review of Council-owned Housing Sites

2.1.1 In Summer 2021, the Council commissioned a report from Walker Sime to consider the development potential and viability of 12 key housing sites in Council ownership with capacity for around 1,700 units. Whilst the Council owns more than the 12 sites identified, the sites were selected as they were the most significant in either size or location (e.g. town centre sites)

2.1.2 Each site was reviewed, and a masterplan provided with unit type and massing relevant to its location, topography and surrounding area. An estimate of total development costs was provided. Each scheme was considered on a fully planning policy compliant basis and included additional assumptions to support the delivery of zero/low carbon housing.

2.1.3 This work informs a base line of information required for taking the sites forward.

2.2 Unlocking Brownfield Sites

2.2.1 The Housing Strategy makes a commitment to secure brownfield development and re-purpose derelict industrial sites. However, many of these sites are simply unviable to develop as it costs more to build the homes than they are worth – especially those in and around the town centre.

2.2.2 The Greater Manchester Combined Authority (GMCA) was awarded £81m of funding under the Brownfield Housing Land Fund (BHLF). The fund provides grant support to build new homes on unviable brownfield/industrial land. The first tranche of funding was only available to those schemes which could start on site before March 2021 and in Oldham Bullcote Lane, Royton received grant to deliver 77 mixed tenure homes

2.2.3 Under the remaining funding, the Council has secured:

- Southlink (up to £4.5 m) – Development of land jointly owned by TFGM and Oldham Council.

- The sites in Derker cleared as part of the Housing Market Renewal Programme, and have remained vacant for over 10 years have been awarded up to £2 m grant support via this fund. Derker has capacity for circa 150 homes and the grant could be used to help support zero carbon/highly energy efficient housing.

Further detail and proposals in relation to these two projects are outlined in separate reports.

2.2.4 With Council support, First Choice Homes Oldham have secured £1.1m for West Vale. Demolition of 2 vacant tower blocks and the building of 88 new affordable apartments and houses. The scheme has planning permission and demolition commenced in late 2021. Construction is due to start in mid-2022. Developments on privately owned brownfield sites at Maple Mill, Hathershaw and Vernon Mill, Royton are delivering a further 200 homes.

2.3 Infill Sites Project

2.3.1 The Council has already successfully built new homes in the borough at Primrose Bank and Holly Bank. There are a number of small sites with capacity to build 2 to 20 homes across the borough in Council ownership. All the sites have been cleared and are ready for development. However, given the size and location of the sites, they are unlikely to be of interest to a private developer. The sites are located at Lancaster House (Royton), Dew Way (Coldhurst), Flint Street (Derker), James Street (Failsworth), Wellington Street (Chadderton), Estate Street (Hathershaw) and Farm Road (Limehurst).

2.3.2 A Strategic Outline Business Case has been approved to construct around 43 wheelchair or accessible and adaptable homes across 7 brownfield sites. The homes will be a mix of 2 & 3 bed bungalows and 3 & 4 bed houses and will be either low or zero carbon. The project would be funded with Homes England Grant and resources from the Housing Revenue Account (HRA) which would be repaid over time via the rents received.

2.3.3 The homes will be owned by the Council and let at an affordable rent through the Housing Register to households containing a physically disabled person. This type of accommodation has been confirmed to be in high demand by Adult and Social Care (ASC) but in very short supply and unlikely to be provided by other housing developers due to the additional costs involved in constructing level access homes.

2.3.4 Due diligence including intrusive site investigations and detailed design work is now being undertaken so the project can be worked-up in sufficient detail and for the construction costings to be finalised. This includes meeting with modular building contractors to review designs and the logistics on site to ensure the right type of homes are delivered. Occupational Therapists are also involved in design of the homes to ensure the end-product meets customers' requirements. A Cabinet Report and Full Business Case will be completed for consideration this year.

2.3.5 The project will also bring cost savings to the Council through a reduction in demand for adaptations to existing housing and for health and social care services together with improvements in health, wellbeing and quality of life for disabled people and their families.

2.4 Broadway Green

2.4.1 Previously known as Foxdenton, Broadway Green is coming forward in phases and is progressing at pace. The spine road running through the site (named Lydia Becker Way) is now completed and open to traffic. A total of 234 new homes have been built or very nearly completed so far and work has started on site on the next residential phase of an additional 160 units. Planning consent has been secured for the new linear park and phase 1 of the linear park is due to start on site in Spring 2022.

2.4.2 In addition to the new homes, 30 acres of employment land has been sold this calendar year, which will deliver approximately 500,000 square feet of employment space. Works are due to start on the first employment site in early 2022.

2.5 Hollinwood Junction/Kaskenmoor

2.5.1 A new access road has been constructed opening up the site for development. A costa coffee drive-thru has also been constructed on the northern part of the site and this is now open to trade. Up to 150 new homes are planned for the former Kaskenmoor school site and a planning application is likely to be submitted in Spring 2022. Homes England support and revenue funding to help complete due diligence on the site has been secured.

2.6 Former South Chadderton School

2.6.1 The council has secured Homes England support and revenue funding to help complete due diligence on the site before a procurement exercise is undertaken to secure a developer partner and this work will be completed by March 2022. The site has been identified as suitable for new housing with a high proportion of public open space and improved pedestrian links to the canal and local area.

2.7 Fitton Hill

2.7.1 Countryside Properties have submitted a planning application for 365 new homes at Fitton Hill. The two sites, which have been vacant for many years, are owned by Oldham Council and ForHousing. The development comprises of 2, 3 and 4 homes and will include affordable homes (both rent and shared ownership), private rent and open market sale. It is anticipated that the Planning Application will be considered in Spring and construction could start in the summer 2022.

2.8 Securing more Affordable Housing

2.8.1 This Interim Planning Position Paper was approved by Cabinet in February 2022. It provides an update to Policy 10 on Affordable Housing of Oldham's Joint Core Strategy and Development Management Development Plan Document (Joint DPD). The paper sets out the council's position in relation to:

- the dwelling threshold to which Policy 10 applies.
- First Homes; and
- Vacant Building Credit.

2.8.2 On sites under Council ownership or control, the Council will seek a minimum of 25% on site delivery of affordable homes including First Homes and a mix of affordable tenures including affordable rent and shared ownership. Exact requirements will be set out on a site-by-site basis in agreement with the Lead Member for Housing.

2.8.3 Even at Affordable Rent Levels, some households struggle with the rent levels that are being set. Working with Registered Providers, the Council will seek to ensure that affordable rent levels are set to Local Housing Allowance levels to provide security for residents around affordability.

2.8.4 Affordability will be further supported by providing Zero Carbon affordable housing (Sect 3) where energy bills can be as low as £300 per year, compared to a traditional gas heated house where bills are on average £1,000 per year. This gap is likely to increase significantly when the domestic energy price cap scheduled to be lifted in April 2022.

2.9 Working with RP Partners

2.9.1 The council has a successful record of working with Registered Providers and they are an important partner in helping deliver both our housing and wider strategic objectives around issues such carbon reduction, social value and neighbourhood management.

Registered Providers have built 492 new affordable homes in Oldham between 2016 and 2021. There are many examples where the Council has successfully worked with RPs to build new homes such as at Acre Lane, Derker and Cherry Avenue, Alt to develop around 90 new homes. At Fitton Hill, Countryside are working with Great Places Housing Group to deliver 90 new homes.

2.9.2 The delivery pipeline and Strategy set out a number of new opportunities for RP Partners to work with the Council to deliver more affordable homes.

3 Sustainability in Design and Construction - Zero and Low Carbon Housing

3.1 In line with the Oldham New Green Deal Strategy the Council will seek to ensure that developers deliver low carbon quality homes for people to live in on land in its ownership/control. The Council will expect that all properties be constructed to Standard Assessment Procedure (SAP) (2012) 'Carbon Neutrality' standards, unless the developer can demonstrate special circumstances such as viability considerations or the Council sets other specific objectives on a site-by-site basis.

All developments will be encouraged to take a 'fabric first' approach and incorporate alternative primary energy sources for space heating including air/ground source heat pumps and photovoltaics. The installation of gas fired heating systems will generally not be supported.

3.2 The Council will expect developers to adhere to the following the energy hierarchy (with any residual carbon emissions offset), which in order of importance seeks to:

i. Minimise energy demand;

ii. Maximise energy efficiency;

iii. Utilise renewable energy;

iv. Utilise low carbon energy; and

v. Utilise other energy sources.

Space Heat Demand [1]	**Hot Water Energy Demand [2]**	**Renewable Energy Generation Targets**
Houses (30kWh/m^2)	20% energy demand reduction (compared to part L 2013)	*Photovoltaic installation: 20% ground floorspace
* Ground floorspace used as proxy for available roof area [1] As calculated within SAP2012, Space Heating Requirement (Box98 or equivalent at later SAP versions). It does not take into account the efficiency of the space heating system. It is based on a fabric first approach (insulation and airtightness [2] Reduction in expected DHW grid energy demand compared to the Part L concurrent notional building. Takes into account the efficiency of the domestic hot water generating system, on-site energy generation and direct use, and any other passive hot water energy recovery systems installed.		

The approach taken by the developer to addressing the energy hierarchy should be clearly set out in a Detailed Energy Statement to be submitted with any planning application.

Developers and partners should seek to achieve the following energy demand reductions for residential development in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation:

3.3 Detailed Energy Statement

A detailed energy statement, in line with Core Strategy Policy 8 and emerging PFE policy JP-S 2, will be required to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where practicable. The energy statement should also set out the costs of adopting this approach and any potential impact on viability.

3.4 Vehicle Charging Points

Developers should incorporate adequate electric vehicle charging points to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the sites.

3.5 It is understood that technology is moving very quickly in this field and each site will have its own considerations as to how it approaches meeting the Council's requirements for zero carbon housing. At currently day pricing and depending on size and location, the additional cost of delivering a net zero home is in the region of £15,000.

Accelerating delivery through Modern Methods of Construction (MMC)

3.6 The Council is committed to working closely with a diverse range of development partners, who share our ambition to maximise the uptake of Modern Methods of Construction (MMC). MMC is where homes are part or fully built off site in a controlled environment and then either assembled or transported to site. There are various methods of how MMC is achieved but they all seek to reduce build time and increase the quality of homes. High levels of energy efficiency and insulation can also be easily achieved. Where possible, the Council will require the use of MMC to increase productivity in the housing market.

3.7 Requirements for each site will be detailed in site specific tender documentation at each call for competition.

4. Delivery Options for Council-owned Land

4.1 In addition to the key projects highlighted in Section 2, there are a range of options available to the Council in delivering housing on its land assets. The options vary in the likely speed of delivery, Council resource requirements and potential risk. Set out below are the advantages and disadvantages of four key options to be considered (albeit it should be noted that there are variations for each which could be explored further should the Council have the appetite to progress a particular option). The three delivery options considered are:

- Land sale
- Building Lease
- Strategic Development Partner for the Town Centre

4.2 *Option 1 Land Sale to Delivery Partner*

4.2.1 This option would see the Council disposing of sites as a traditional land sale, likely securing offers subject to planning consent. This has been the traditional disposal route used successfully by the Council for developments at North Werneth and Cherry Avenue. It offers the potential for a quick delivery route and has limited resource requirements for the Council. However, this option is only feasible where sites are viable (or where multiple sites can be packaged together to become a viable proposition). Council control is limited to the controls available through the planning system, but the sale is likely to be structured so that the land ownership only transfers upon the Delivery partner successfully securing planning permission.

4.2.2 A land sale can progress through a number of routes including:

- Negotiated direct disposal (where a case can be made to support this)
- Marketing of the site for disposal through a procurement framework (e.g. Procurement Hub)
- Open marketing of the site

Due to the limitations of Council control under this option, it is unlikely to be suitable for key strategic placemaking sites (e.g. in the town centre) but could be suitable for viable sites (or were made viable through grant) where there is an ambition or a requirement for early delivery such as Derker.

Key Advantages	Key Disadvantages
• Potential for fastest route to delivery, relying on existing expertise and capacity in development sector	• Limited influence/ control to ensure planning consent is implemented (however this may be mitigated through a buy-back agreement)

• Lowest resource requirements for the Council • Potential for receipt to Council (depending on scheme viability or site packaging)	• May not achieve zero carbon schemes if this has not been adopted into policy. • Relies on schemes being viable to ensure market appetite for delivery (this can be mitigated to some extent through packaging sites together or securing grant funding where applicable)

4.3 *Option 2 Delivery through Building Lease*

4.3.1 Under this option Oldham could secure outline planning permission on the site and procure a preferred developer to enter a building lease to deliver the consented scheme (subject to conditions). Once conditions have been satisfied by the developer, an Agreement for Lease would be entered into with the land transferred once the development has reached an agreed milestone / practical completion of the units. Previously sites were disposed of via long lease (125 to 250 years) to help ensure the Council retained some control. However following recent Government legislation around new homes being sold on a freehold basis, this is now the preferred method of disposal.

4.3.2 The Lease could have an option to break / buy back option if works were not completed by an agreed date. The developer partner could be selected through a Public Contracts Regulations 2015 (PCR15) Compliant procurement framework (e.g. Procurement Hub and Homes England Dynamic Purchasing System) or through an open marketing exercise. As with option 1 above, opportunity exists to package sites together to pair less viable sites with more viable sites to ensure delivery partner interest.

4.3.3 This option is most likely to be suitable for sites where the Council is seeking to strike a balance between ensuring some control on product delivery and managing Council risk and resource requirements. This route has been used successfully for schemes at Lancaster Club, former Counthill School, St Augustine's and Limehurst.

Key Advantages	**Key Disadvantages**
• Greater control on delivery and quality outcomes than Option 1 • Less resource intensive for the Council than options 3 and 4 • Potential for receipt to Council (depending on scheme viability or site packaging)	• Limited control over speed of delivery (but offers more control than Option 1 to select an alternative partner if developer is not performing) • Longer initial lead-in time than Option 1 due to partner selection and contract negotiation process • Relies on schemes being viable to ensure market appetite for delivery (this can be mitigated to some extent through packaging sites together or securing grant funding where applicable)

4.4 **Strategic Development Partner for the Town Centre**

4.4.1 The option exists for the Council to establish a joint venture with a third-party developer partner(s). The appropriate form of partnership would need to be determined and an

agreement would exist between the project partners to establish roles, return on investment, principles of development and timescales for delivery.

4.4.2 This type of approach has been used by other councils where they wish to bring in the resources and expertise of a developer partner, but without ceding control via the traditional development agreement. It is typically only used for larger strategic projects where the Council has significant regeneration / placemaking objectives (e.g. the Manchester City Council JV with FEC at Victoria North and the Trafford Council JV with Bruntwood for Stretford Town Centre). Depending on the scale and complexity of the project, it can take c.18 months – 2 years for development to progress following selection of a partner.

4.4.3 A development partner would need to be procured through an PCR15 compliant route (e.g. procurement framework or full PCR15 selection). As with early options, opportunity exists to package sites together so the joint venture is responsible for delivering multiple sites. This option could help deliver housing on the town centre sites that because of viability issues would not be developed using options 1 and 2.

Key Advantages	Key Disadvantages
• Greater control over type of development, quality and speed of delivery- opportunity to ensure delivery of wider place making objectives • Brings in developer experience and expertise rather than rely on public sector resource • Opportunity for longer term revenue return / profit share (depending on terms negotiated with developer partner)	• Considerably More resource intensive than Options 1 & 2 • Longer lead in timescales for partner selection process • Higher potential risk exposure to the Council than options 1 & 2 with returns dependent on scheme success

5. Recommendations and next steps: Oldham Housing Delivery Programme

5.1 As described in Section 4 above, there are a range of delivery options available to the Council varying in potential risk, return and delivery output. Given that the Oldham Housing Strategy has wide ranging objectives to not only drive forward the quantum of housing in the Borough but to also ensure that different sections of the population are supported, it is considered that no single option will offer a one-size fits all solution.

5.2 As such, it is recommended that the Council drives forward a programme of work, with different activity being progressed to meet the needs and objectives for different sites. This also allows the Council to achieve a balance between drawing on partner expertise and capacity, investing its own resources, facilitating early delivery and managing risk. The programme of work will require careful coordination from the Council with senior action owners needing to be identified for each workstream and progress reported to the Portfolio Holder as part of regular briefing meetings.

5.3 The proposed programme allows the Council to take the lead in driving forward housing development for the Borough and draws upon options 1-3 from above to establish an ambitious but deliverable plan. The emphasis of the programme is to target the majority of Council resource into key strategic sites in the town centre and to draw upon partner resource and capacity to enable delivery of other sites. A summary of the programme can be seen below:

Site	Estimated Capacity	Workstream
Derker	140	1: BHL Grant
Southlink	150	1: BHL Grant
Kaskenmoor School, Failsworth	150	2: Procure Developer
South Chadderton School,	150	2: Procure Developer
Saddleworth School, Uppermill	123	2: Procure Developer
Ward Lane, Diggle	10	2: Procure Developer
Blackshaw Lane, Royton	16	2: Procure Developer
Former Broadway House and Library Site	29	2: Procure Developer
Higher Lime, Limehurst Village	112	2: Procure Developer
In Fill sites project (7 sites boroughwide)	43	2: Procure Developer /Contractor
Former Leisure Centre, Town Centre	185	3: Delivery Partner
Civic Centre, West Street, Town Centre	480	3: Delivery Partner
Rock Street, Town Centre	100	3: Delivery Partner
Magistrates Court, Town Centre	150	3: Delivery Partner

5.4 Housing is more than building new homes and over the next 12 months the Housing Strategy Team will be:

- Reviewing the Housing Strategy Delivery plan in light of new and emerging legislation including the Domestic Abuse Act, Levelling Up, Adult Social Care White Paper and Landmark White Paper.
- Development of a landlord and tenants charter to help improved the private sector.
- Work with colleagues in GM to explore and action recommendations from the Private Sector Stock Condition Survey.
- Work with colleagues in GM to explore a home improvement agency.
- Review Oldham's Allocation's Policy to include new build allocations and also focus on truly affordable rents explaining what this means for Oldham.
- Progress private partner intervention to accelerate repurpose private /empty homes across the borough (housing company / JV opportunity)

6. Options/Alternatives

6.1 Option 1 – Support the Delivery Programme

The Delivery Programme provides an overarching framework to bring forward a number of key strategic sites in the Council's ownership for new housing. Given the different challenges and opportunities facing each site, a 'one size fits all' approach to deliver would not work. Each site needs to be delivered in way that gives the Council the best outcome and certainty around quality, tenure mix and housing type and timing.
This approach and direction of travel will also all the Council assets support the housing strategy objectives set out in this report.

6.2 Option 2 – Do not support the Delivery Programme

Whilst sites will continue to be bought forward in a piecemeal and ad-hoc way, this approach would not make the best use of the various sites. It will also mean that wider strategic objectives around zero and low carbon homes, modern methods of construction and social value are not fully utilised.

7. Preferred Option

7.1 Option 1 is the preferred option.

8. **Consultation**

8.1 The Portfolio-holder for Housing has been consulted and is supportive.

9. **Financial Implications**

9.1 The financial implications in relation to the Housing Delivery Strategy are complex and dependent on the circumstances of each individual site and the delivery route chosen. The strategy encompasses, and the Council holds, both General Fund and Housing Revenue Account funds to support housing schemes. As schemes are developed and care will need to be taken to ensure that they remain ringfenced from each other and are utilised on appropriate schemes.

9.2 The financial implications of individual developments and schemes will only become fully known as schemes continue to be worked up and developed. Detailed financial information for the proposed schemes, on a scheme by scheme basis, will need to be the subject of future reports as the schemes progress.

9.3 It will also be necessary to monitor the Housing Delivery Strategy at a programme level to ensure that resources have been allocated appropriately and that the total allocation remains within the total available budget.

(James Postle)

10.1 **Legal Services Comments**

These are Covered in the 'Closed Part B' Report.

11. **Co-operative Agenda**

11.1 The proposals will enable a mix of new homes to be built on long term vacant sites. Schemes will include a mix of affordable housing which will be let to those on housing need on the Housing Register.

(Ben Hill – People and Place)

12 **Human Resources Comments**

12.1 Not applicable

13 **Risk Assessments**

13.1 The risks on each project will be dependent on the specific option identified for delivery. When this becomes apparent the development of the project will assess the particular risks (Mark Stenson)

14. **IT Implications**

14.1 Not applicable

15 **Property Implications**

15.1 Property comments are as described in this report.

Ben Hill, People and Place

16 **Procurement Implications**

16.1 Early engagement of the Commercial Procurement Team is key to ensure requirements are procured in line with funding conditions, public procurement law and the Council's Contract Procedural Rules, where applicable to the delivery option. Early engagement with Procurement is also key for the establishment of timescales; allowing for procurement delivery strategies to be developed with market engagement, mandatory Council due diligence on the use of third party Frameworks or Dynamic Purchasing Systems, and collaborative procurement and contract document drafting/compilation.

Once particulars are established, Legal advice may be required to confirm the exercise of Option One does/will not amount to a 'public works contract' thereby attracting the public procurement regime.

(Emma Tweedie – Commercial Procurement Unit)

17 **Environmental and Health & Safety Implications**

17.1 Not applicable

18 **Equality, community cohesion and crime implications**

18.1 Not applicable

19 **Implications for Children and Young People**

20.1 None

21 **Equality Impact Assessment Completed?**

21.1 No

22 **Key Decision**

22.1 Yes

23 **Key Decision Reference**

23.1 HSG-02-22

24 **Background Papers**

24.1 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:

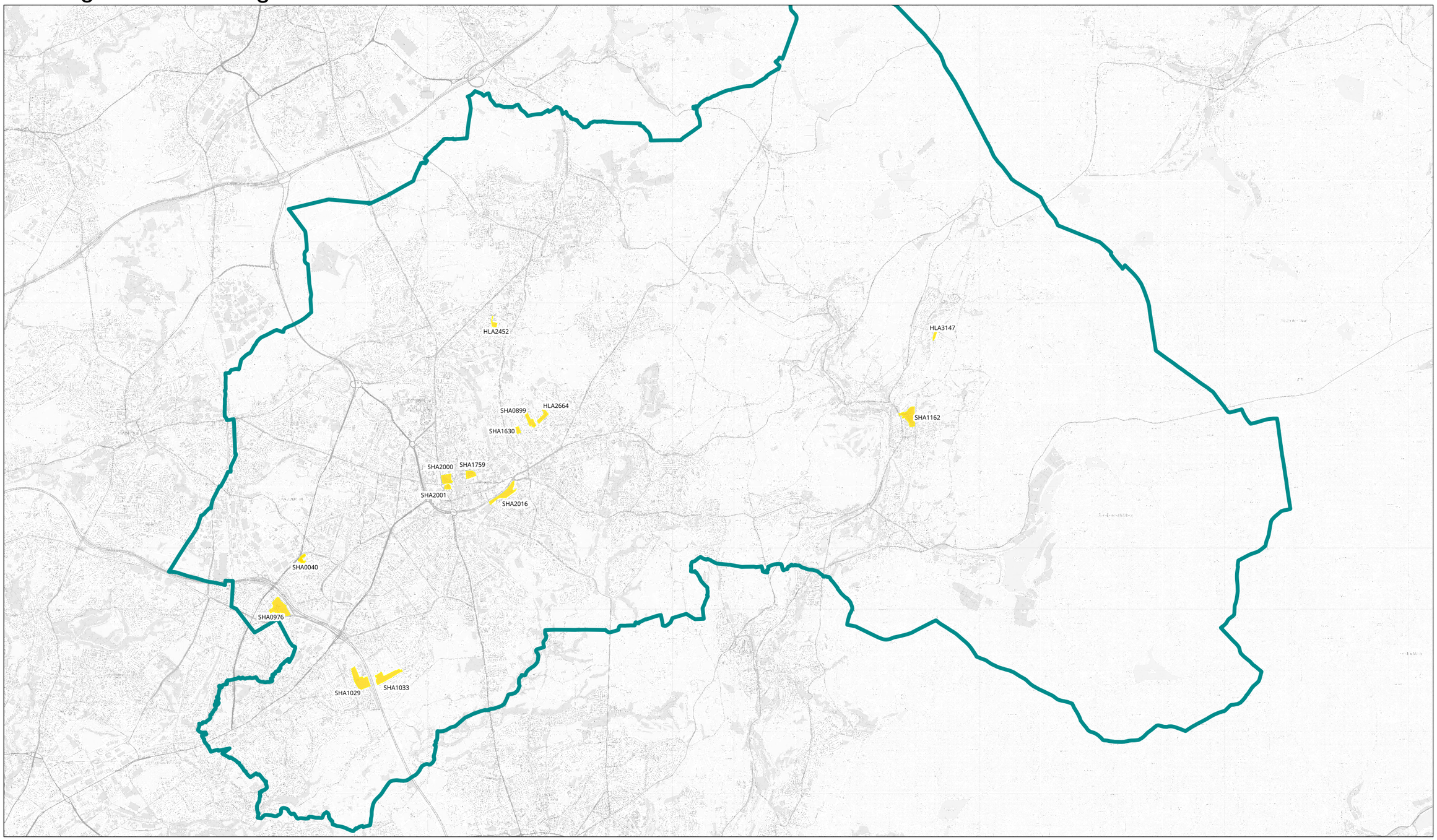
Contact the report author Ben Hill for background papers.

25 **Appendices**

25.1 Plan of sites.

Oldham Council

Boroughwide Housing Sites



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Report to CABINET

Selective Licensing of Private Rented Properties.

Portfolio Holder:
Cllr Hannah Roberts – Cabinet Member for Housing

Officer Contact: Emma Barton – Executive Director of Place & Economic Growth

Report Author: Neil Crabtree, Head of Public Protection.

Reason for Decision

An extensive period of consultation has been carried out regarding the introduction of a second selective licensing scheme for privately rented properties in parts of the borough.

This report details the findings of this consultation and also develops the final proposals for a second selective licensing scheme.

A decision is required to determine whether a second Selective Licensing scheme should be implemented in certain parts of Oldham.

Executive Summary

In 2015 Oldham Council introduced a Selective Licensing Scheme for privately rented properties in certain parts of the Borough as an intervention to address issues of low housing demand. It was a five-year scheme that ended in December 2020.

A review of the scheme was completed May 2019 and updated December 2020, which showed low housing demand had improved in some areas, had stayed the same in others, and had deteriorated in 2 areas. It also identified additional areas which are exhibiting low housing demand.

In January 2020, following Cabinet approval, a statutory consultation for proposals of introducing a new Selective Licensing Scheme commenced and this consultation was relaunched again in January 2021 due to the impact of the Covid pandemic both on the responses to the consultation and the resources available within the Council.

The private rented sector performs an essential role in the Borough's housing market. Many private landlords provide a decent service to their tenants, but the practices of some

can give the sector a poor reputation and affect the housing demand of an area. Selective licensing can form a part of a wider set of measures to address the causes of low housing demand.

The Housing Act 2004 includes provisions to develop an improved and more professional private rented sector. Section 80 gives powers to local housing authorities to designate areas as subject to selective licensing in respect of privately rented accommodation, provided certain conditions are met. A review of the housing market was carried out in 2019 and updated in 2020 which indicates there is evidence of low housing demand in the proposed areas. This report explains how selective licensing will support a range of measures to tackle the problem.

From the consultation exercise, private landlords have expressed their concerns;

1) that the introduction of a new licensing scheme is not required
2) that the housing market has changed
3) they are unclear on what the previous scheme has achieved and how any new scheme would make a difference.

Other consultees have stated that licensing should be introduced across the borough.

This report acknowledges the feedback from the consultation and seeks to address the concerns. It is clear that different stakeholders have different opinions, and there is no way of achieving an outcome that is satisfactory to all.

Other options have been considered to address problems in the private rented sector, however these are too narrow in addressing management standards and do not provide a holistic, strategic response to raising management standards.

Selective licensing can be an integral part of the Council's wider housing strategy, by improving management standards. Managed well, the private rented sector can offer choice and flexibility within the Borough's housing market with the potential to support economic growth as well as meet housing needs.

The implementation of Selective Licensing does have risks; however, these have been carefully considered. The Council has experience, knowledge, shared best practice and learning from the previous scheme that would greatly benefit any new scheme.

Recommendations

That Cabinet:

1. Note and consider the findings of the reviews and outcome of the statutory consultation.
2. Approve a two-phase Selective Licensing approach.
3. Approve the license fee cost for phase 1 of the selective licensing scheme at £582 per property. The fee is split into two payments, an application fee of £340.34 and a monitoring & compliance fee of £241.66.
4. Note that Phase 2 of the proposal, which involves a further period of consultation and the resultant recommendation potentially being approved by the Secretary of State will require a further budgetary provision of £25,000.

Selective Licensing

1 Background

1.1 The Government introduced licensing powers as they recognise that poor management and associated problems exist in some parts of the private rented sector and these issues contribute towards low housing demand. Selective licensing can tackle problems arising from private rented housing and therefore can contribute to the regeneration of an area, if combined with other regeneration initiatives.

1.2 The table below shows the designated Selective Licensing areas that were previously in operation and implemented on a phased approach.

Selective Licensing Neighbourhoods	Date Designation came into effect	Expiry date of designation
St Mary's	1st May 2015	30th April 2020
Hathershaw & Waterhead	6th July 2015	5th July 2020
Primrose Bank & Hollinwood	1st September 2015	31st August 2020
Alexandra, Oldham Edge & Coldhurst	1st January 2016	31st December 2020

The indicators for low housing demand are:

- The turnover of occupiers of residential premises (in both rented and owner-occupied properties).
- The number of residential premises which are available to buy or rent.
- The length of time for which residential properties remain unoccupied.
- The general appearance of the locality and the number of boarded up shops and properties.
- The value of residential premises in the area, in comparison to the value of similar premises in other areas which the authority considers to be comparable (whether in terms of type of housing, local amenities, availability of transport).
- Rental Yield is also considered. Rental yield is a measure of how much cash an income generating asset produces each year as a percentage of that asset's value**.** The yield is calculated by working out the annual rent for a dwelling divided by the average value for a property.
  Higher yields are determined by lower sales values and rental income. The higher the yield the more likely the area is lower in value and therefore in lower housing demand. Low yields tend to indicate higher demand areas.

(Appendix 1: Outcome of Selective Licensing 2015 – 2020)

1.3 An independent review of the whole Borough assessing six indicators reflective of determining low housing demand was completed in May 2019. This review, required by the Housing Act 2004, examined the impact achieved using Selective Licensing in designated areas and provided information for the Council to determine any future interventions

The low housing demand indicators were collated and analysed at Ward and Lower Super Output Level (LSOAs). The LSOA level provides a smaller geographical area than Ward Level. There are 141 LSOAs in the Borough of Oldham. It would not be accurate to state a Ward has low housing demand when the statistics relating to low housing demand relate to one or two smaller geographical areas (LSOAs) within the whole Ward.

(Appendix 2: Statistical Review May 2019 & Appendix 3: Statistical Review Update December 2020)

1.4 The reviews give an indication of the situation, not a definitive view. Therefore, the review needs to be considered in conjunction with the Council's local knowledge and experience on whether an area requires intervention, whether other interventions have, are or are going to be put in place in the area.

The reviews showed that 2 of the designated areas 2015 - 2020 had deteriorated, 6 had shown improvement and 8 had maintained. It is important to consider that the improvement of an area does not mean that that the area is still not exhibiting signs of low housing demand. In addition, an area that has maintained does not mean that Selective Licensing has not had an impact, as the area may have worsened should Selective Licensing not have occurred.

Appendix 4 provides the 37 LSOAs that have been identified under the review as exhibiting low housing demand indicators.

21 of the 37 LSOAs exhibiting the worst low housing demand were identified as the areas for statutory consultation for consideration of a new Selective Licensing Scheme.

The majority of the 21 LSOAs were included in the previous licensing scheme, except for LSOAs in Waterhead, St James, Shaw, Werneth and Chadderton South.

1.5 A perceptions survey was sent to several key stakeholders including Licensed Landlords. 16.3% of respondents would like to see Selective Licensing continue. A significant percentage of respondents gave a no opinion response to several questions.

Appendix 5: Perceptions Survey 2019.

1.6 The Housing Act 2004 and non-statutory guidance states that when considering a Selective Licensing scheme, the Local Authority must:

- **Have robust evidence.**

The review provides the robust evidence of low housing demand.

- **Take reasonable steps to consult persons who are likely to be affected by the designation for a minimum of 10 weeks.**

  The Council has consulted extensively with persons who could be affected by the proposed Selective Licensing scheme including the surrounding areas. This includes landlords, managing agents, residents across all tenures of housing type, businesses, stakeholders and landlord and tenant associations.

  The statutory consultation period commenced in January 2019. Although this consultation was still live and available during the pandemic, it was acknowledged that further consultation was required due to the significant impact and restrictions of the pandemic. Between January 2021 and April 2021, additional elements of the consultation program took place as well as the acceptance of any later submissions.

  Appendix 6: Consultation Program and Documents

- **Consider any representations made in accordance with the consultation.**

  Appendix 7: Consultation Outcome
  Appendix 8: Consultation representations

1.7 The purpose of the scheme, when combined with other measures being delivered by partners, will lead to a reduction in or elimination of the blight of low housing demand, leading to improvements of the social and economic conditions of the sector.

1.8 Selective Licensing is intended to address the impact of poor-quality private landlords and anti-social tenants through management conditions. Poor quality does not necessarily mean landlords who intend to flout the law. Experiences from the previous scheme reveal that many private sector landlords were unaware that they were landlords and had little understanding of their responsibilities. This included many experiencing significant problems from their tenants and not knowing what to do or where to obtain advice. The Council already has powers to deal with property conditions, individuals causing anti-social behaviour, illegal eviction and harassment, however this does not extend to the management of private sector properties.

1.9 The Council values the private rented sector and wants to see a strong, healthy and vibrant sector that makes a positive contribution to Oldham's housing market. The private rented sector is sometimes the only housing option for some of the most vulnerable people in our society. Many Private Landlords who recognise and carry out their responsibilities well do go that extra mile by providing crucial additional support beyond their responsibilities at their own cost and time including being a caring person for their tenant connecting and championing on behalf of their tenant to any relevant additional services.

1.10 However, the sector in Oldham at times suffers from poor conditions, low level anti-social behaviour and in some instances poor management. These factors can contribute towards low housing demand.

1.11 Unlike Registered Providers, private landlords are unregulated with regards to the management of properties. The Housing Act 2004 provides the Council with the option to introduce licensing for private rented properties as part of a strategic approach to addressing low housing demand. The Council believes licensing should improve the lives of tenants, landlords and communities, and at the same time, help to reduce low housing demand.

2 Current Position

2.1 In line with the legislation and the Government's non statutory guidance 'Selective Licensing in the private rented sector – a guide for Local Authorities', we have:

- **Identified the objective a designation will achieve:**

  To reduce or eliminate the blight of low housing demand, leading to improvements of the social and economic conditions of the sector and area. This will be achieved by education and enforcement of landlords through management conditions. The outcome will be that all landlords in the designated areas will be aware of their management responsibilities and be monitored to ensure these are complied with. However, this will only be successful when combined with other measures being delivered by partners.

- **Robust Evidence:**

  The reviews, experience, and knowledge of the identified 21 LSOAs provide robust evidence of low housing demand.

- **Statutory Consultation:**

  Carried out for substantially over the minimum 10-week statutory consultation period with a variety of consultees. The consultees are all that would be affected by the proposals of selective licensing within and surrounding the proposed areas. The consultation took place via a range of measures and widely publicised. Representations have been considered and are contained with this report. (Appendix 6 and appendix 7)

- **Be consistent with Oldham Council's Overall Housing Strategy and other measures:**

  Appendix 9 Complementary Measures shows the other measures that are in place to support Selective Licensing and how the implementation of Selective Licensing is consistent with the Council's Housing Strategy.

2.2 Only where there is no practical and beneficial alternative should a Selective Licensing scheme be made. Appendix 10 shows an appraisal of other courses of actions available and considered to achieve the same objective without the need

of a Selective Licensing designation, including the course of action contained in the National Residential Landlords Association objection.

2.3 From the review we have been able to identify the issues in each Lower Super Output Area (LSOA). Each LSOA is given a score for its performance in relation to six low housing demand indicators across the Borough. The score for each indicator is between 1 and 4, with a score of 1 being the worst performing. Therefore, an area whose scores a 1 for each of the 6 indicators, would have a total score of 6, therefore exhibiting the worst for low housing demand. Areas scoring a total of 7 would be the next areas exhibiting the worst for low housing demand.

The following table shows the 21 LSOAs identified as the worst exhibiting low housing demand and of which the statutory consultation was focused on.

These 21 LSOAs are the ones that have a total score of 6, 7 & 8.

Please see Appendix 11 Maps of areas as consulted.

LSOA area name	**LSOA Number**	**Total score of low housing demand indicators**	**Estimated no private rented properties**	**Percentage of private rented sector**
Alexandra	E01005322	6	108	0.99
St Mary's	E01005431	6	153	1.40
St Mary's	E01005428	6	142	1.30
Werneth	E01005463	6	70	0.64
Waterhead	E01005450	6	173	1.58
Alexandra	E01005320	7	161	1.47
Alexandra	E01005321	7	139	1.27
Alexandra	E01005434	7	171	1.56
Chadderton South	E01005344	7	147	1.34
Hollinwood	E01005382	7	100	0.91
Medlock Vale	E01005438	7	233	2.13
St Mary's	E01005433	7	114	1.04
St Mary's	E01005429	7	75	0.69
Werneth	E01032921	7	70	1.04
Coldhurst	E01005349	8	108	0.99
Medlock Vale	E01005323	8	102	0.93
Shaw	E01005445	8	180	1.64
St James	E01005421	8	170	1.55
St Mary's	E01005429	8	75	0.69
Waterhead	E01005448	8	104	0.94
Waterhead	E01005456	8	107	0.98
		TOTAL	**2,702**	**25.08%**

2.4 The Government General Approval enables local authorities to designate a Selective Licensing scheme without Secretary of State approval for an area, or combined areas that would affect less than 20% of privately rented homes in the local housing authority area.

2.5 The current proposed LSOAs make up 25.08% of the private rented sector in Oldham and therefore to proceed with all areas Secretary of State approval would be required as detailed in Appendix 12.

2.6 Discussions have taken place with the Government department that deals with Selective Licensing and they have advised that the pre pandemic time frame for a decision from the Secretary of State was around 8 weeks, but due to the pandemic, that time frame has significantly increased. Whilst they wouldn't give an exact timescale, they indicated it would be more than 6 months for a decision.

2.7 Although it is important that a new scheme does cover areas requiring intervention, it is also important to ensure continuity from the previous scheme to ensure maximum positive impact.

2.8 Further delays will impact on the validity of the data in the review and the Consultation carried out.

2.9 With this in mind, it is proposed that the introduction of the scheme is split into two phases. Phase 1 being 20% or under, therefore being able to proceed without Secretary of State approval, and Phase 2 which would include more areas, further statutory consultation and the potential need to apply for Secretary of State approval.

Appendix 13 provides a table of the proposed Phase 1 area.
Appendix 14 provides a table of the proposed Phase 2 area.
Appendix 15 provides a map of the areas proposed as Phase 1 in comparison to the areas statutory consulted. Areas 6 and 7 are not included in Phase 1.
Appendix 16 provides an overall map of proposed Phase 1 and Phase 2 areas in comparison to the whole borough.

2.10 Should this approach be adopted Phase 1 of the Selective Licensing Scheme can be implemented 3 months after approval.

2.11 Following approval, Section 83 of the Act requires local housing authorities to:

- publish a notice within the designated area within seven days of the designation being confirmed.
- notify all those consulted on the proposed designation within two weeks of the designation being confirmed.

2.12 During the 3 months after approval and before scheme commencement the details of the scheme operation and necessary resources will be developed as highlighted below:-

- Develop the application and licensing process.
- Recruit the necessary staffing levels needed to implement the scheme
- Develop a geographical approach for phase 1
- Publication of the new scheme
- Development of benefits
- Engagement of landlords regarding the above processes.

- Monitoring and reporting including the suggestion of an annual statement by the National Residential Landlords Association
- The determination of private rented properties within the designated areas.

3 Options/Alternatives

3.1 **Option One**: Approve a two-phase approach implementing the first phase of a new Selective Licensing scheme and approve further statutory consultation for the potential implementation of phase 2 .

Approve the licence fee cost for phase 1 of the selective licensing scheme at £582 per property. The fee is split into two payments, an application fee of £340.34 and a monitoring & compliance fee of £241.66.

Note that Phase 2 of the proposal, which involves a further period of consultation and the resultant recommendation potentially being approved by the Secretary of State will require a further budgetary provision of £25,000 .

Option Two: Approval of the first phase only of a new Selective Licensing scheme in the LSOAs as stated in (Appendix 13) affecting 17.36% of the private rented sector.

Approve the licence fee cost for phase 1 of the selective licensing scheme at £582 per property. The fee is split into two payments, an application fee of £340.34 and a monitoring & compliance fee of £241.66.

Option Three: Approval of a new Selective Licensing scheme in all the LSOAs that have been statutorily consulted over 20% of the private rented sector and apply for Secretary of State Approval.

Option Four: Not approve the use of Selective Licensing in Oldham.

3.2 Government guidance states that Selective Licensing was never intended to be a short-term solution, it was anticipated that the scheme would require additional designation going forward to ensure the necessary time to change both landlord and tenant behaviours.

3.3 There are objections from some landlords and consideration does need to be given to ensuring that landlords who are already competent in managing their properties are not overburdened or financially penalized. This is not only unfair to those landlords but also takes valuable resources away from tackling issues resulting from poor management.

3.4 In line with the legislative and non- statutory guidance this cabinet report has:

- Identified and provided evidence of the problems affecting the area.
- Considered other measures alongside the selective licensing scheme to eliminate or mitigate those problems and how they will work together. .

- Acknowledged that Selective Licensing is not a tool that can be used in isolation but alongside other measures, where these measures alone are not enough to tackle the underlying housing problems in a specific area.
- Shown how such a designation will be part of the overall strategic borough wide approach, and how it fits with existing policies that address homelessness, empty homes, regeneration & anti-social behaviour associated with privately renting tenants.
- Considered any potential negative economic impact that licensing may have on their area.
- Demonstrated the link with the overall housing strategy.
- Considered the role of other partners, such as the Police or Social Services, in ensuring the designation reaches its goal.
- Looked at alternative options available, that might provide an effective method of achieving the objectives and;
- Outlined how the making of the designation will significantly assist the local housing authority in achieving its objectives (whether or not in conjunction with those other measures).
- Considered the resources needed to successfully run the scheme and include services such as active outreach support programmes to engage with landlords and tenants who need their assistance as well as how to support landlords to deal with problem tenants.
- Provided a risk assessment that assesses the likelihood of possible displacement of unprofessional landlords to other areas within the local authority's jurisdiction, or to neighbouring local authorities.
- Taken reasonable steps to consult persons who are likely to be affected by the designation, and, considered any representations made in accordance with the consultation.
- Confirmed the intention to publish the responses to consultation to make them available to the local community. This will be in the form of a summary of the responses received and should demonstrate how these have either been acted on or not, giving reasons.

3.5 Selective Licensing has enabled stronger relationships to be built with a significant amount of multi-agency work carried out and visits being conducted. Selective Licensing also provides the Council with additional tools to deal with management of properties that the Council did not have previously and greater access to private rented properties. This has led to:

- access to poor standard properties that tenants wouldn't have complained about for fear of losing their homes.
- enhanced and improved outcomes for landlords, residents, services and the community.
- strengthened partnerships, break down professional boundaries and narrow focus of attitudes.
- enhanced scale of coverage and sustainability where there are limited budgets,
- a more cohesive community approach through united multi-agency practitioners taking greater ownership and responsibility for addressing local needs jointly, thus avoiding duplication or overlap of provision

- the promotion of mutual support, encouragement and the exchange of ideas between agencies helping the sharing of expertise, knowledge and resources for training and good practice, leading to more manageable workloads and development of best practise and new ways of working.
- increased fit between the services offered and those required and improved co-ordination of services resulting in better relationships, improved referrals and the addressing of joint task.
- offered a broader perspective or focus to working practice
- an improved understanding and raise awareness of issues and agencies, and another professionals' practice
- increased level of trust existing between partners/providers in relation to everyone knowing each can and will deliver
- facilitated joint planning for future multi-agency developments
- increased staff morale knowing that they do not work in isolation and that issues and problems can be resolved collaboratively.

3.6 Selective Licensing is a tool that is linked to Oldham Council's Corporate Plan and priorities. The aim of a Cooperative Borough through thriving communities, working with a resident focus and taking ownership and driving changes are all priorities that Selective Licensing has and can continue to contribute to. The Council has already committed to a Selective Licensing Scheme that has contributed to educating landlords and tenants on how private rented properties should be managed and ensured improvement or maintenance in areas which were exhibiting low housing demand 5 years ago.

4 Preferred Option

4.1 Option One

To consider the findings of the review, consultation, options appraisal and other measures available to work with Selective Licensing and to approve a two-phase approach to implementing a new Selective Licensing scheme, starting with the LSOAs with the worst low housing demand.

Approve the licence fee cost for phase 1 of the selective licensing scheme at £582 per property. The fee is split into two payments, an application fee of £340.34 and a monitoring & compliance fee of £241.66.

:

LSOA area name	LSOA Number	Total score of low housing demand indicators.	Estimated no private rented properties.	Percentage of private rented sector
Alexandra	E01005322	6	108	0.99
St Mary's	E01005431	6	153	1.40
St Mary's	E01005428	6	142	1.30
Werneth	E01005463	6	70	0.64
Waterhead	E01005450	6	173	1.58
Alexandra	E01005320	7	161	1.47
Alexandra	E01005321	7	139	1.27
Alexandra	E01005434	7	171	1.56

Chadderton South	E01005344	7	147	1.34
Hollinwood	E01005382	7	100	0.91
Medlock Vale	E01005438	7	233	2.13
St Mary's	E01005433	7	114	1.04
St Mary's	E01005429	7	75	0.69
Werneth	E01032921	7	70	1.04
		TOTAL	**1,856**	**17.36%**

- Phase 2 – approval to commence a statutory consultation on the remaining LSOAs detailed as exhibiting low housing demand to determine whether an extension of Phase 1 is required and Officers to report on the findings. Please see following table and Appendix 17 for proposed timescales for consultation subject to approval.

LSOA area name	**LSOA Number**	**Total score of low housing demand indicators.**	**Estimated no private rented properties.**	**Percentage of private rented sector**
Coldhurst	E01005349	8	108	0.99
Medlock Vale	E01005323	8	102	0.93
Shaw	E01005445	8	180	1.64
St James	E01005421	8	170	1.55
St Mary's	E01005429	8	75	0.69
Waterhead	E01005448	8	104	0.94
Waterhead	E01005456	8	107	0.98
Chadderton North	E01005337	10	134	1.22
Chadderton South	E01005342	11	75	0.69
Coldhurst	E01005351	10	86	0.79
Failsworth East	E01005368	11	162	1.48
Failsworth West	E01005370	11	93	0.85
Hollinwood	E01005376	11	103	0.94
Hollinwood	E01005378	9	130	1.19
Medlock Vale	E01005325	10	34	0.31
Medlock Vale	E01005435	11	111	1.01
Medlock Vale	E01005437	10	114	1.04
St James	E01032920	10	145	1.32
St Mary's	E01005326	10	72	0.66
St Mary's	E01005427	11	64	0.58
St Mary's	E01005432	11	77	0.70
Waterhead	E01005455	9	89	0.81
Werneth	E01005460	11	122	1.11
		TOTAL	**2,457**	**22.42%**

5 Consultation

5.1 Officers have been working closely with the Portfolio Holder and Officers from Housing Strategy, Communications and District Partnerships. Officers have also worked closely with Overview and Scrutiny where the review into the previous licensing scheme has been discussed.

5.2 This is in addition to the statutory consultation process that has been carried out and is detailed in this report and appendices.

6 Financial Implications

6.1 Selective licensing will be a revenue activity within the Public Protection area of the Environmental Health division.

6.2 Private Landlords must pay a charge for a licence issued under a selective licensing scheme. The Council can set the level of the fee with the intention that the rate be transparent and recovers only the actual cost of the scheme's administration.

6.3 The total cost of Phase 1 of the scheme is estimated to be £1.205m with a licence fee of £582 over 2,100 individual properties. Following the experience of previous selective licensing schemes, it is anticipated that the actual number of privately rented properties will be in excess of current estimates. The licence fee factors in assumptions about the uptake of discounts available to landlords with multiple properties. Uptake of the discounts will need to be monitored as the scheme progresses to ensure that it is in line with the modelled amounts. A scheme start date of June 2022 has been assumed in the modelling.

6.4 The expected costs and income associated with the scheme are highlighted in the table below:-

	£000's						
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Staffing Costs	123	154	161	168	176	31	**813**
Other Costs	63	77	78	80	81	14	**392**
Total Cost	**186**	**230**	**239**	**248**	**257**	**45**	**1,205**
Licence Fee income	(723)	(181)	(121)	(60)	(60)	(60)	**(1,205)**
Transfer to/(from) Reserve	537	(50)	(118)	(188)	(197)	15	**0**
Net Position	0	0	0	0	0	0	**0**

6.5 As can be seen from the table above, it is anticipated that the Phase 1 selective licensing scheme will be self-financing.

6.6 Landlords who refuse to engage or continue to operate without a licence will be subject to follow-up action through the Councils Selective Licensing Team, upon conviction in a Magistrates Court, an unlimited fine or a Civil Penalty of up to a maximum of £30,000. Landlord properties found to have serious hazards will be subject to follow-up action though the Councils Housing Enforcement officers through the service of formal notices. There is a charge of £300 for a formal notice served under the Housing Act 2004. It is assumed that non-compliance on

uptake is approximately 25% of the overall number of properties in scope; however, enforcement costs and resulting fines, etc. have not been built into the above forecasts.

6.7 Further modelling work will be required for any subsequent phases of the selective licensing scheme. This will be undertaken as the Phase 2 consultation develops and the number and location of the properties and any requirements for Secretary of State approvals and their associated timelines becomes clear.

(James Postle)

6.8 Appendix 20 provides the breakdown of the licensing and operational costs.

7 Legal Services Comments

7.1 Under section 80 of the Housing Act 2004, the Council may designate either the whole or part of the area of their district as subject to selective licensing. Before making a designation, the Council must be satisfied that one of two general conditions is met or that conditions to be specified in regulations are met. The first general condition is that the area is, or is likely to become, an area of low housing demand and that making a designation will, when combined with other measures (whether these are taken by the Council or another person), contribute to the improvement of the social or economic conditions in the area. The issue of low housing demand is to be determined by reference amongst other things to:

(a) the value of the residential premises in the area in comparison to the value of similar premises in other comparable areas;
(b) the turnover of occupiers of residential premises; and,
(c) the number of residential premises which are available to buy or rent and the length of time during which they remain unoccupied.

7.2 The second general condition is that the area is experiencing a significant and persistent problem caused by anti-social behaviour and that at least some of the private sector landlords who have premises in the area are failing to take appropriate action to combat the problem.

7.3 The Council must ensure that any exercise of its power to introduce selective licensing is consistent with its overall housing strategy. It must adopt a coordinated approach in dealing with the overlapping issues of homelessness, empty properties and anti-social behaviour affecting the private rented sector. In particular, it must have regard to other possibilities, i.e. combining licensing with other courses of action available to it or with other steps which may be taken by others. The conditions that may be specified include, in particular, conditions intended to permit the Council to make a designation for the purpose of dealing with one or more specified problems affecting persons occupying Part 3 houses in the area.

7.4 Before making a designation the Council must take reasonable steps to consult persons who are likely to be affected by the designation and consider any representations made by consultees. The Council must give consultees precise information about the proposed area of the designation, details of proposed licence conditions and fee structure and reasons why the Council regard it as appropriate to impose a designation. Before making a designation, the Council

must also consider whether there are any other courses of action available to them (e.g. using voluntary accreditation schemes for private landlords) which might provide an effective alternative to addressing the problems they face. It must also consider that making the designation will significantly assist the Council in dealing with the problems, whether or not it takes another course of action as well.

7.5 The designation of an area as subject to selective licensing comes into force on the date specified in the designation. That date must be no earlier than three months after the date on which the designation is made. The Council must also publish a notice stating that the designation has been made, the date on which the designation is to come into force and certain other prescribed information. This notice must then be publicised in accordance with the requirements of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006. (A Evans)

8. Co-operative Agenda

8.1 The Consultation and Review enabled residents and interested parties to comment on the current scheme and contribute to shaping the future sustainability and stability of their neighborhoods.

The scheme ensures that landlords are taking ownership of their responsibilities through education and enforcement where necessary. Better managed properties also ensure that tenants are acting with respect for their neighbours which in turn builds a more positive community where residents what to stay and be proud of. The Council by implementing a Selective Licensing Scheme is doing its bit to ensure the following: -

- Improvement in property standards.
- Improvement in the management of the property.
- Landlords, tenants, and residents are educated, encouraged, and enforced where necessary to take responsibility and ownership and therefore creating better properties, better choice, and a place where people choose to live.

9 Human Resources Comments

9.1 A new team will need to be employed to deliver on objectives if a scheme is approved.
The staffing resource required to carry out this work will be dependent on which option is approved. Following Cabinet decision, a delegated decision report will need to be developed that outlines the proposed resourcing structure required to undertake the relevant duties.

(Catherine Pearson, Strategic HR Lead)

10 Risk Assessments

10.1 Please see Appendix 18

11 IT Implications

11.1 None out of scope of Council activities.

12 **Property Implications**

12.1 None

13 **Procurement Implications**

13.1 None

14 **Environmental and Health & Safety Implications**

14.1 Selective Licensing enables licensing conditions to be imposed on landlords regarding the management of properties. This includes provisions of bins and information on disposing of waste. The management licensing conditions have a positive impact on reducing fly tipping and improving the environment.

15 **Equality, community cohesion and crime implications**

15.1 None

16 **Equality Impact Assessment Completed?**

16.1 Please see Appendix 19.

17 **Key Decision**

17.1 Yes

18 **Key Decision Reference**

18.1 HSG-01-22

19 **Background Papers**

19.1 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:

Various technical documents and guidance/good practice relating to Selective Licensing of Private Landlords.

File Ref: N/A
Name of File: N/A
Records held in Public Protection Dept, Chadderton Town Hall, Middleton Road, Chadderton, Oldham OL9 6PP
Officer Name: Joanne Collier
Contact No: 0161 770 2244

20 **Appendices**

20.1 Appendix 1: Outcome of Selective Licensing 2015 – 2020.
Appendix 2: Statistical Report for Selective Licensing of Private Landlords Indicator Review May 2019.
Appendix 3: Selective Licensing Review Update December 2020.
Appendix 4: 37 LSOAs identified low housing demand indicators.
Appendix 5: Perception Survey.
Appendix 6: Consultation Program and Documents.
Appendix 7: Consultation Outcome.
Appendix 8: Consultation Representations.
Appendix 9: Complementary Measures & Consistency with Housing Strategy.
Appendix 10: Appraisal Alternative Options.
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Appendix 12: Secretary of State Approval Process.
Appendix 13: Proposed Phase 1.
Appendix 14: Proposed Phase 2.
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Appendix 17: Proposed Timeline Phase 2 Consultation (subject to approval)
Appendix 18: Risk Assessment
Appendix 19: Equality Impact Assessment
Appendix 20: Breakdown of the licensing and operational costs.

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Appendix 1: Outcome of Selective Licensing 2015 - 2020

No of Licences granted	2870
Prosecutions	124
No of Condition Audits conducted	1167
No of serious hazards identified	124
No of defects identified	2346
No of properties where licence condition breaches identified	1261
Warrants executed	78
Emergency Prohibition Orders served within the Selective Licensing areas.	20
Licence fee	£1,446,514.85

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Appendix 1 Oldham Metropolitan Borough Council

Statistical Report for Selective Licensing of Private Landlords

Indicator Update

May 2019

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1. Introduction

Overview

1.1 This analysis aims to review and update the 2014/15 report produced by Oldham Metropolitan Borough Council (OMBC) in respect of key statistical data and indicators pertaining to the selective licencing of landlords. It provides an update on parts of Section 7 of that report, the Low Demand Evidence Base (including tables 4 -16). https://www.oldham.gov.uk/downloads/file/3488/statistical_report.

1.2 Section Two of this report uses at the same datasets as in the 2014/15 report, including updates where these are available. In some cases, the latest information is 'as at' the date of the previous report (eg 2011 Census data) and this has been replicated There are some instances where the data do not replicate exactly that shown in the 2014/15 report – for example, some of the totals for wards may differ. We have not been able to establish why the difference exists but where differences have been detected we do not consider they had a material effect on the conclusions of the previous report. A dataset used in the previous report is no longer available – the Vizzihomes website has now been taken over by Zoopla, which uses slightly different data collection methods. We have updated this information using Zoopla as the nearest equivalent available.

1.3 In order to facilitate comparison, this review uses the same table numbering as the 2014/15 report. Therefore, the report begins at Table 4, detailing data sources.

1.4 The wards and LSOAs with the highest 'scores' for the indicators used are compared to the wards/LSOAs identified in the 2014/154 report.

1.5 Section Three of the report uses the updates of the original indicators to identify the priority wards and LSOAs and compares then to the 2014/15 set.

1.6 Section Four of the report uses some supplementary or alternative indicators to identify priority wards and LSOAs.

1.7 Section Five of the report brings together the updated indicators and the new indicators to assess overall priorities.

1.8 Appendix A gives some further illustration of change in various indicators by means of graphs.

1.9 Data sources used include The Land Registry, The Office for National Statistics, Council Tax and Housing Benefit data from Oldham MBC and lettings and price information from Zoopla. Zoopla is a commercial database that records property listings and transactions and represents a reasonable proportion of market activity. Whilst the data are not comprehensive, they enable analysis of areas (for example, of renal levels and type/size segmentation) where Land Registry does not collect information. Further commentary on the data used is provided in the text.

2. Updated data and indicators.

Table 4 Sources of Data Used to Identify Areas of Low Housing Demand					
Factor	**Data Source**	**Measure**	**Weighting**	**Quartile Rent**	**Output Areas**
Total Households*	ONS 2011 Census Table KS402	Number of Households	N/A	N/A	Borough, Ward, LSOA Neighbourhood
Tenure: Private Sector Households*	ONS 2011 Census Table KS402	% Households Privately renting	100%	1 = lowest quartile (highest %), to 4 = highest quartile (lowest %)	Borough, Ward, LSOA, Neighbourhood
Vacant Stock	Council Tax extracts in Early 2019	% Vacant Dwellings	100%	1 = lowest quartile (highest %), to 4 = highest quartile (lowest %)	Borough, Ward, LSOA, Neighbourhood
House Prices	ONS HPSSA dataset 11 and Land Registry Sale prices to 2018	Ranked low to high values:- i) lower quartile ii) median	100%	1 = lowest quartile (lowest value) to 4 = highest quartile (highest value)	Borough, Ward, LSOA, Neighbourhood
Rental Values	LLPG and Academy extracts in March 2018	Per calendar month. Ranked low to high values	100%	1 = lowest quartile (lowest value) to 4 = highest quartile (highest value)	Borough, Ward, LSOA, Neighbourhood
Rental Yields	Land Registry and Zoopla data to 2018	Mean and Median** rents as percentage of average values	100%	1 = lowest quartile (lowest yield) to 4 = highest quartile (highest yield)	Borough, Ward, LSOA, Neighbourhood

Note: * The OMBC 2014/15 report stated 'Dwellings' here. 2011 Census table KS402 counts households. 'Dwellings' are counted in other census tables but are not reported on by tenure. See para 2.1

** The OMBC report stated 'average' – unless otherwise stated this update uses Median values (rather than arithmetic mean) but for the purposes of alignment, we have used 'mean' in part 2 of the report for this indicator.

Tenure

2.1 In Table 4, the 2011 Census source KS402 indicates household numbers, not 'dwellings' as stated in OMBC's 2014/15 report. The difference will probably be marginal because in most cases a dwelling accommodated a single household. The ONS data allow reporting at Ward and LSOA levels. There are 20 Wards and 141 LSOAs in Oldham, as in the previous report. Ward boundaries have not changed.

2.2 Table 5 below demonstrates that 12.2% of households in the Borough rented privately in 2011, lower than the average for Greater Manchester (16.1%), the region (15.4%) and for England (16.8%). The wards of St Mary's, Alexandra, Medlock Vale, Waterhead and Werneth (shaded blue) had the highest proportion of private rented accommodation with the St Mary's ward having the highest percentage of just over 17% of this type of tenure. Within the same ward owner occupation was low at 51% compared to the Borough average of 65%.

2.3 As stated in the previous report, the tenure pattern indicates a lack of balanced communities in some wards and individual LSOAs.

Table 5 Ward Tenure Information 2011

Ward	All house holds	Owner Occupied (incl SO)	Social rented	Private rented	% Owner occupied	% Social Rented	% Private Rented	Private Rented Rank
Alexandra	**4,789**	**1,883**	**2,043**	**775**	**39.3%**	**42.7%**	**16.2%**	**2**
Chadderton Central	4,332	3,236	609	445	74.7%	14.1%	10.3%	15
Chadderton North	4,313	3,209	661	388	74.4%	15.3%	9.0%	18
Chadderton South	4,713	3,172	925	577	67.3%	19.6%	12.2%	10
Coldhurst	4,278	1,716	1,980	492	40.1%	46.3%	11.5%	14
Crompton	4,617	3,710	474	377	80.4%	10.3%	8.2%	19
Failsworth East	4,515	3,305	624	526	73.2%	13.8%	11.7%	13
Failsworth West	4,515	2,039	1,826	589	45.2%	40.4%	13.0%	7
Hollinwood	4,488	2,997	854	581	66.8%	19.0%	12.9%	8
Medlock Vale	**4,540**	**2,583**	**1,162**	**713**	**56.9%**	**25.6%**	**15.7%**	**3**
Royton North	4,399	3,343	731	290	76.0%	16.6%	6.6%	20
Royton South	4,699	3,606	579	479	76.3%	12.3%	10.2%	16
Saddleworth North	4,068	3,337	269	411	81.9%	6.6%	10.1%	17
Saddleworth South	4,355	3,519	284	515	80.1%	6.5%	11.8%	12
Saddleworth West and Lees	4,764	3,757	352	602	78.6%	7.4%	12.6%	9
Shaw	4,582	3,086	840	601	66.8%	18.3%	13.1%	6
St. James'	4,734	2,861	1,271	573	59.9%	26.8%	12.1%	11
St. Mary's	**4,358**	**2,226**	**1,267**	**751**	**51.1%**	**29.1%**	**17.2%**	**1**
Waterhead	**4,977**	**2,936**	**1,225**	**731**	**59.0%**	**24.6%**	**14.7%**	**5**
Werneth	**3,667**	**2,090**	**942**	**528**	**57.0%**	**25.7%**	**14.4%**	**4**
Oldham	**89,703**	**58,611**	**18,918**	**10,944**	**65.3%**	**21.1%**	**12.2%**	**-**

Location	All households	Owner Occupied	Social rented	Private rented	% Owner occupied	% social rented	% Private Rented
Greater Manchester	1,128,066	684,097	247,540	181,095	60.6%	21.9%	16.1%
North West	3,009,549	1,957,351	550,481	462,899	65.0%	18.3%	15.4%
England	22,063,368	14,148,784	3,903,550	3,715,924	64.1%	17.7%	16.8%

Source: 2011 Census Table KS 402 ONS Crown Copyright Reserved (accessed 19 Feb 2019)

Notes: 1) 'Owner Occupied' includes Shared Ownership. 'Living Rent Free' omitted except in 'all households'.
2) In the top table some individual datapoints differ from the OMBC 2014/15 report although the 'top 5' wards are the same (with Waterhead's and Werneth's order reversed). The bottom table is identical to the 2014/15 report.

2.4 The LSOA data in Table 6 below give a finer 'grain' than the pattern at a ward level. This shows the quartile of wards with the highest proportion of privately renting households. The table identifies the same areas as in the previous OMBC report. LSOA E01005450 in the Waterhead ward has the highest proportion of private rent, at 27.6%.

Table 6 Private rented tenure by LSOA – Quartile 1					
Ward	LSOA	Private rented households	Total Households	% Private Rented	Rank
Alexandra	E01005320	161	631	25.5	5
Alexandra	E01005321	139	596	23.3	9
Alexandra/Coldhurst/ Medlock Vale	E01005434	171	657	26.0	4
Alexandra/Medlock Vale	E01005322	108	523	20.7	18
Chadderton Central/ Chadderton South	E01005332	171	979	17.5	25
Chadderton North	E01005337	134	655	20.5	19
Chadderton South	E01005344	147	656	22.4	12
Coldhurst	E01005349	108	538	20.1	20
Coldhurst	E01005351	86	467	18.4	24
Coldhurst	E01005354	89	541	16.5	30
Crompton	E01005355	102	630	16.2	36
Failsworth East	E01005368	162	729	22.2	13
Failsworth East	E01005376	103	558	18.5	23
Failsworth East/ Failsworth West	E01005363	145	699	20.7	17
Failsworth West	E01005369	158	655	24.1	8
Failsworth West	E01005371	134	554	24.2	6
Hollinwood	E01005378	130	663	19.6	21
Hollinwood	E01005382	100	598	16.7	29
Medlock Vale	E01005323	102	621	16.4	33
Medlock Vale	E01005435	111	490	22.7	11
Medlock Vale	E01005437	114	529	21.6	15
Medlock Vale	E01005438	233	966	24.1	7
Saddleworth North	E01005416	98	599	16.4	32
Saddleworth South	E01005409	108	664	16.3	35
Saddleworth W & Lees	E01005389	119	727	16.4	34
Shaw	E01005444	132	672	19.6	22
Shaw	E01005445	180	672	26.8	2
St James'	E01005421	170	735	23.1	10
St James'	E01032920	145	880	16.5	31
St Mary's	E01005430	155	714	21.7	14
St Mary's	E01005431	153	717	21.3	16
St Mary's	E01005433	114	666	17.1	27
St Mary's	E01032556	112	662	16.9	28
St Mary's/ Waterhead	E01005428	142	532	26.7	3
Waterhead	E01005450	173	627	27.6	1
Werneth	E01005460	122	753	16.2	37
Werneth	E01005463	70	406	17.2	26

Source: 2011 Census Table KS 402 ONS Crown Copyright Reserved (accessed 19 Feb 2019)

Notes: The data here exactly replicate that in the 2014/15 report.

Property Prices

2.5 The data source (CLG live table 582) used for the previous report is no longer available. The nearest equivalent is the ONS HPSSA dataset. This has been used in table 7 below. This repeats the pattern previously reported, with OMBC house prices lagging behind both regional and national prices. Greater Manchester figures are no longer collated. Comparing the June 2018 figures to the 2012/13 figures quoted in the previous report indicates that OMBC prices have risen more slowly than prices in the other areas, meaning the disparity has grown since the previous report. The lower prices are an indicator of lower demand, and this analysis can be repeated at Ward and LSOA level.

Table 7 Median House Prices Year ending June 2018		
	Y/E Jun 2018	% increase over previous report figure
England & Wales	£ 224,000	24%
England	£ 230,000	26%
North West	£ 154,000	23%
Oldham	£ 124,725	21%

Source: ONS House Price Statistics for Small Areas (HPSSA) Dataset 11 Median PP for admin geographies (*existing dwellings*) ONS Crown Copyright Reserved (accessed 19 Feb 2019)

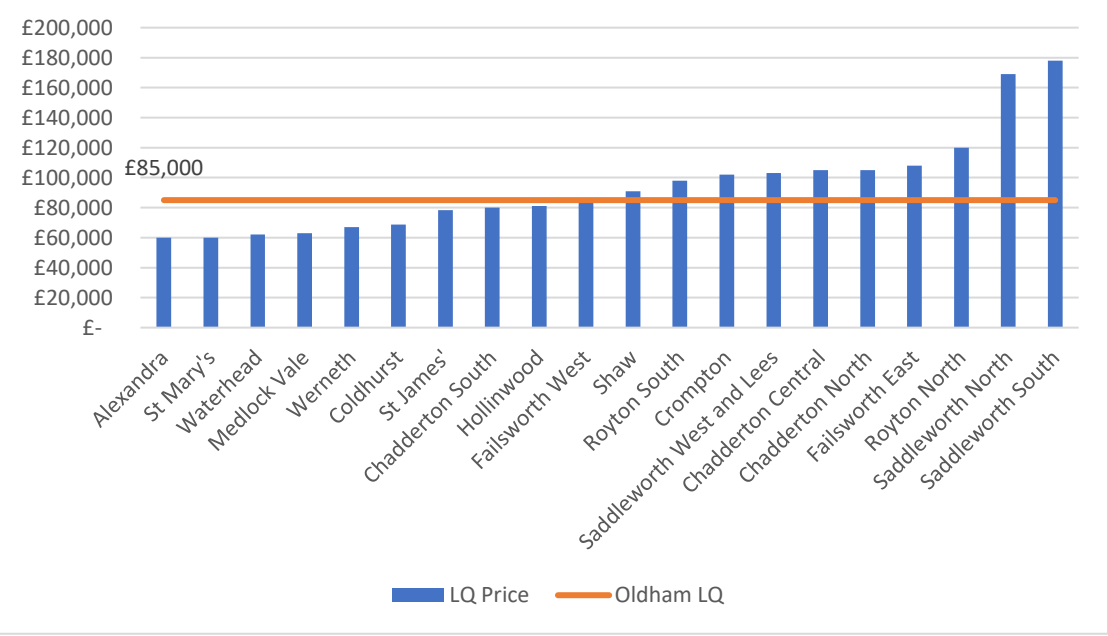
Note: The CLG live table 582 used in the 2014/15 report is no longer published. HPSSA is the nearest equivalent. Data for Greater Manchester is no longer shown.

2.6 Table 8 below shows median and lower quartile property prices for each of the wards in Oldham. The lower quartile value is a useful indicator of property at the lower end of the market. The overall figure for OMBC is £85,000 and 10 wards show individual figures below that. Wards have been ranked with '1' indicating the lowest value. The lowest 5 (a quarter of wards) are St Mary's Alexandra, Waterhead, Werneth and Medlock Vale. The 2018 pattern is slightly different to that in the previous report, with Coldhurst now just out of the 'first five' for lower quartile values, though it retains its place for median values. Waterhead has moved into the 'first five' for lower quartile values. The median values in both St James' and St Mary's appear to have reduced significantly and they now rank in the 'first five' for median prices, where in the previous table they ranked 16 and 15 respectively (albeit in the 'first five' for Lower quartile prices at that time).

Table 8 Ward property prices 2018					
Ward	Lower Quartile		Lower Quartile Rank	Median	Median Rank
Alexandra	£	60,000	1=	£ 77,500	2
Chadderton Central	£	105,000	15=	£ 133,000	13=
Chadderton North	£	105,000	15=	£ 145,000	18
Chadderton South	£	80,000	8	£ 101,000	7
Coldhurst	£	68,750	6	£ 94,750	5
Crompton	£	102,000	13	£ 138,000	15
Failsworth East	£	108,000	17	£ 133,000	13=
Failsworth West	£	84,950	10	£ 110,000	8=
Hollinwood	£	81,000	9	£ 112,000	10
Medlock Vale	£	63,000	5	£ 81,500	4
Royton North	£	120,000	18	£ 140,000	16=
Royton South	£	98,000	12	£ 126,975	12
Saddleworth North	£	169,000	19	£ 230,000	19
Saddleworth South	£	178,000	20	£ 255,000	20
Saddleworth West and Lees	£	103,000	14	£ 140,000	16=
Shaw	£	91,000	11	£ 118,250	11
St James'	£	78,350	7	£ 110,000	8=
St Mary's	£	60,000	1=	£ 70,000	1
Waterhead	£	62,000	3	£ 79,950	3
Werneth	£	67,000	4	£ 100,000	6
Oldham	**£**	**85,000**		**£ 122,500**	

Source: HM Land Registry 2018. © Crown Copyright. This data is licenced under the Open Government Licence v3.0.

Graph 2 Oldham Ward Lower Quartile Property Prices 2018



Source: HM Land Registry 2018. © Crown Copyright This data is licenced under the Open Government Licence v3.0.

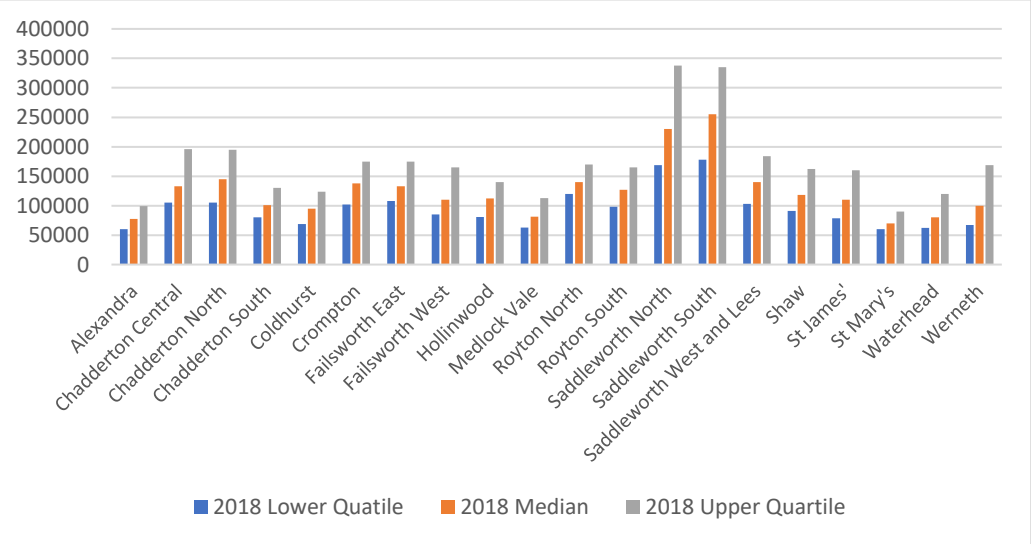
2.7 Graph 2 shows the lower quartile prices ranked by ward compared to the overall Borough lower quartile price.

2.8 As with the previous report, we have examined median property prices (the middle ranking price point in all transactions for the period). The Oldham median is now £122,500 (up from £103,171 since the previous report). This means the median has risen by 18.7% whilst the lower quartile figure has only risen by 12.8%. This may indicate that the position at the lower end of the market has become relatively more polarised over the past few years. The market in Oldham has a whole has fallen further behind the Region (and nation) and the position of the lower quartile is now even further behind.

2.9 The wards with the lowest median values are St Mary's Alexandra, Waterhead, Medlock Vale and Coldhurst. Four out of these five featured in the 'first five' in the previous report, with Chadderton Central then being replaced by St Mary's now. Graph 3 below shows the median and quartile prices for all wards for 2018. The 'first five' wards generally have a tight range of values from lower to upper quartile, indication lack of stock variety, whereas areas such as Saddleworth have a more varied price range. There is a strong correlation between areas of low value and areas with a high proportion of private rented stock.

2.10 The 'first five' wards and the corresponding LSOAs (the lower quartile LSOAs are detailed in Table 9) are characterised by large numbers of pre-1919 terraced houses (in some cases now supplemented by former local authority stock where prices are relatively low). This makes the areas attractive for investors targeting the lower end of the private rental market, because relatively low capital investment can result in reasonable rental income. Rents at the lower end of the market usually reflect available subsidy levels (Local Housing Allowance) more than a direct tie to property amenity and location as is the case in the middle and upper market. Lower quartile property prices range for £45,000 to £70,000. The very lowest value LSOA is now in the Coldhurst ward, whereas in the previous report it was in Alexandra. The lowest median priced LSOA is now in St Mary's (again, a move from Alexandra).

Graph 3 Oldham Ward Property Prices 2018



Source: HM Land Registry 2018. © Crown Copyright This data is licenced under the Open Government Licence v3.0.

Table 9 LSOA Lower Quartile and Median Property Prices 2018 (LQ = bottom 35+ ties)

Ward	LSOA	Lower Quartile Property Price	Rank
Alexandra	E01005320	£57,000	13=
Alexandra	E01005321	£58,000	16=
Alexandra	E01005322	£57,000	13=
Alexandra	E01005386	£70,000	35=
Alexandra	E01005434	£56,500	12
Chadderton South	E01005344	£65,000	22=
Coldhurst	E01005349	£48,000	3
Coldhurst	E01005350	£51,225	6
Coldhurst	E01005351	£67,500	30
Coldhurst	**E01005353**	**£45,500**	1
Hollinwood	E01005376	£66,500	29
Hollinwood	E01005378	£66,000	25=
Hollinwood	E01005379	£69,295	33
Hollinwood	E01005382	£69,500	34
Medlock Vale	E01005323	£62,500	19
Medlock Vale	E01005325	£70,000	35=
Medlock Vale	E01005437	£57,250	15
Medlock Vale	E01005438	£55,000	10
Shaw	E01005445	£68,000	31
St James'	E01005421	£70,000	35=
St James'	E01032558	£65,000	22=
St James'	E01032920	£70,000	35=
St Mary's	E01005326	£47,500	2
St. Mary's	E01005427	£54,500	9
St. Mary's	E01005428	£53,000	7
St. Mary's	E01005429	£66,000	25=
St. Mary's	E01005430	£65,000	22=
St. Mary's	E01005431	£61,000	18
St. Mary's	E01005432	£64,500	21
St. Mary's	E01005433	£50,000	4=
Waterhead	E01005448	£50,000	4=
Waterhead	E01005450	£54,000	8
Waterhead	E01005451	£68,500	32
Waterhead	E01005456	£63,000	20
Werneth	E01005460	£58,000	16=
Werneth	E01005461	£66,000	25=
Werneth	E01005463	£66,000	25=
Werneth	E01032921	£56,000	11
Oldham		**£85,000**	

Ward	LSOA	Median Property Price	Rank
Alexandra	E01005320	£62,000	4=
Alexandra	E01005321	£80,000	23=
Alexandra	E01005322	£62,000	4=
Alexandra	E01005434	£76,500	20
Chadderton North	E01005337	£85,000	30=
Chadderton South	E01005342	£78,250	22
Chadderton South	E01005344	£71,250	12
Coldhurst	E01005349	£58,500	2
Coldhurst	E01005350	£72,500	15
Coldhurst	E01005351	£85,000	30=
Coldhurst	E01005352	£85,000	30=
Failsworth West	E01005370	£72,000	13=
Hollinwood	E01005379	£87,000	35=
Hollinwood	E01005382	£83,000	27=
Medlock Vale	E01005323	£77,750	21
Medlock Vale	E01005325	£74,750	18
Medlock Vale	E01005435	£87,000	35=
Medlock Vale	E01005438	£69,000	8=
Shaw	E01005445	£85,000	30=
St James'	E01005421	£80,000	23=
St James'	E01005422	£86,000	34
St James'	E01032558	£80,000	23=
St Mary's	E01005326	£80,000	23=
St. Mary's	E01005428	£69,000	8=
St. Mary's	E01005429	£70,000	10=
St. Mary's	E01005430	£70,000	10=
St. Mary's	E01005431	£72,750	16=
St. Mary's	E01005432	£83,000	27=
St. Mary's	**E01005433**	**£58,000**	1
Waterhead	E01005448	£59,000	3
Waterhead	E01005450	£62,000	4=
Waterhead	E01005455	£84,500	29
Waterhead	E01005456	£72,750	16=
Werneth	E01005460	£72,000	13=
Werneth	E01005463	£75,000	19
Werneth	E01032921	£62,000	4=
Oldham		**£122,500**	

Source: HM Land Registry 2018 © Crown Copyright

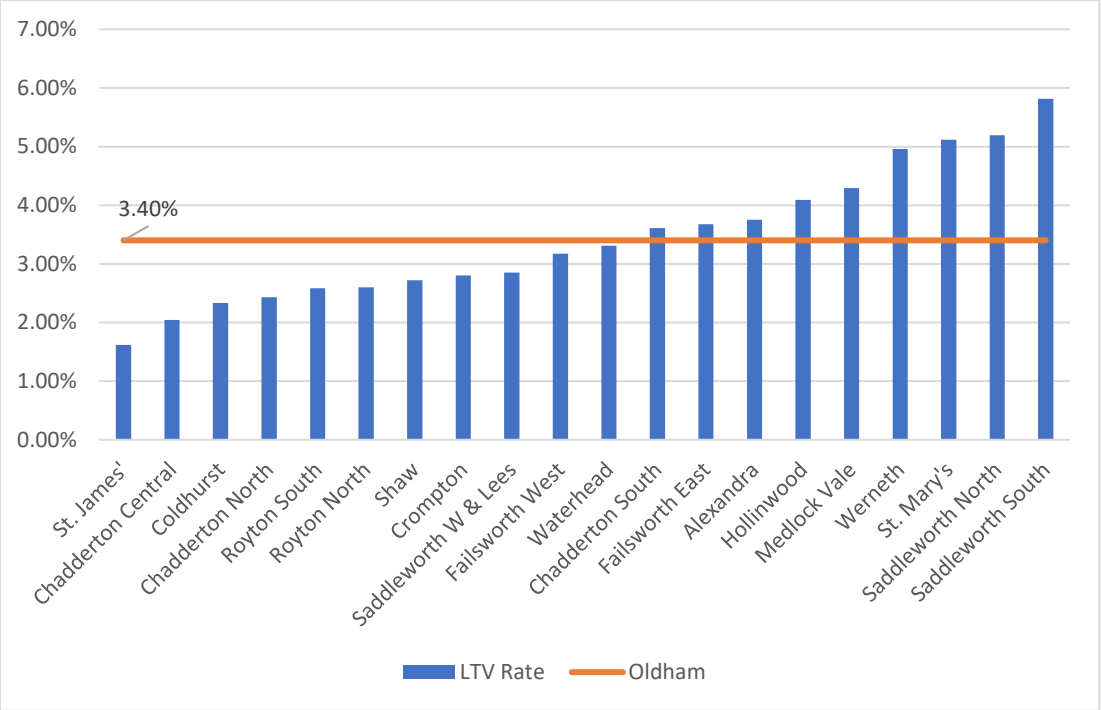
2.11 Table 10 below and graph 4 overleaf show the number of private sector long term vacant dwellings (vacant for more than 1 year) at ward level as a number and as a percentage of total dwellings. Prior to vacancy, the dwellings could have been owner occupied or privately rented. On average, the private sector long term vacancy rate stands at 3.4% across Oldham. This is significantly higher than the 1.93% (for properties vacant for 6 months or more) reported in the previous document. Just under half of the wards have a higher percentage than this. It shows that Saddleworth South has the highest proportion of dwellings vacant for over 12 months with 5.82%. The five wards with the highest percentage voids are indicated with the blue highlighting.

Table 10 Private Sector Long Term (12 months+) Vacant Dwellings by Ward 2017

Ward	All Properties	Private Sector Long Term Vacants		Rank	Quartile
		Number	%		
Alexandra	4880	183	3.75%	7	2
Chadderton Central	5140	105	2.04%	19	4
Chadderton North	4690	114	2.43%	17	4
Chadderton South	4430	160	3.61%	9	2
Coldhurst	4720	110	2.33%	18	4
Crompton	4820	135	2.80%	13	3
Failsworth East	4350	160	3.68%	8	2
Failsworth West	5070	161	3.18%	11	3
Hollinwood	4960	203	4.09%	6	2
Medlock Vale	5220	224	4.29%	5	1
Royton North	4540	118	2.60%	15	3
Royton South	4880	126	2.58%	16	4
Saddleworth North	4700	244	5.19%	2	1
Saddleworth South	4090	238	5.82%	1	1
Saddleworth W & Lees	5540	158	2.85%	12	3
Shaw	4740	129	2.72%	14	3
St. James'	5190	84	1.62%	20	4
St. Mary's	4670	239	5.12%	3	1
Waterhead	5350	177	3.31%	10	2
Werneth	3890	193	4.96%	4	1
Oldham	**95870**	**3261**	**3.40%**		

Sources: 'All Properties' from VOA Table CTSOP 4.0 2017 © VOA used under Open Government Licence 3.0. Vacants data for 2017 from Oldham BC Council tax records used by permission.

Graph 4 Ward Vacants



Sources: 'All Properties' from VOA Table CTSOP 4.0 2017 © VOA used under Open Government Licence 3.0. Vacants data for 2017 from Oldham BC used by permission.

2.12 Table 11 overleaf shows the long term voids by LSOA. The quartile of LSOAs with the highest void levels are shown. The highest vacancy rate is ranked 1 and the least high (within this quartile) is 35. It can be seen that although Saddleworth South and North have high vacancy figures at ward levels, individual LSOAs in other wards have very high concentrations of vacants.

Table 11 Private Sector Long Term (12 months+) Vacants by LSOA 2018 – Quartile 1					
			Private Sector Long Term Vacants		
Ward	LSOA	All Properties	Number	%	Rank
Alexandra	E01005320	690	32	4.64%	32
Alexandra	E01005321	610	29	4.75%	28=
Alexandra	E01005322	550	25	4.55%	34
Alexandra	E01005434	830	98	11.81%	1
Chadderton Central	E01005327	810	40	4.94%	26
Chadderton North	E01005339	610	29	4.75%	28=
Crompton	E01005355	660	42	6.36%	11
Failsworth East	E01005368	810	44	5.43%	20
Failsworth West	E01005369	690	38	5.51%	17=
Hollinwood	E01005378	700	32	4.57%	33
Hollinwood	E01005382	660	39	5.91%	14
Hollinwood	E01005439	690	65	9.42%	3
Medlock Vale	E01005436	530	46	8.68%	4
Medlock Vale	E01005437	560	31	5.54%	16
Medlock Vale	E01005438	1,100	69	6.27%	12
Royton North	E01005394	690	38	5.51%	17=
Royton North	E01005395	640	31	4.84%	27
Saddleworth North	E01005410	640	29	4.53%	35=
Saddleworth North	E01005411	770	51	6.62%	9
Saddleworth North	E01005414	570	65	11.40%	2
Saddleworth North	E01005416	700	48	6.86%	7
Saddleworth North	E01005417	640	29	4.53%	35=
Saddleworth South	E01005407	760	50	6.58%	10
Saddleworth South	E01005409	700	50	7.14%	6
Saddleworth South	E01032922	1,110	52	4.68%	31
St Mary's	E01005326	530	31	5.85%	15
St Mary's	E01005427	550	26	4.73%	30
St Mary's	E01005429	510	26	5.10%	23
St Mary's	E01005430	750	41	5.47%	19
St Mary's	E01005431	760	52	6.84%	8
Waterhead	E01005428	610	52	8.52%	5
Waterhead	E01005450	640	34	5.31%	21
Werneth	E01005459	460	23	5.00%	24=
Werneth	E01005461	560	28	5.00%	24=
Werneth	E01005463	520	32	6.15%	13
Werneth	E01032921	890	47	5.28%	22
Lower Quartile		**24500**	**1494**	**6.10%**	
Oldham		**95870**	**3261**	**3.40%**	

Table 11 Sources: 'All Properties' from VOA Table CTSOP 4.0 2017 © VOA used under Open Government Licence 3.0. Vacants data for 2017 from Oldham BC used by permission.

Average Rent Levels

2.13 Table 12 shows average (mean) rent levels. These rents are taken from the Oldham MBC Housing Benefit system. Wards in the lower quartile are highlighted. In this case the mean rental level has been used to be consistent with the previous report.

Table 12 Average (mean) monthly HB rent levels by Ward 2018				
Ward	**Mean Monthly Rent**		**Rank**	**Quartile**
Alexandra	£	381.24	3	1
Chadderton Central	£	387.23	8	2
Chadderton North	£	398.02	12	3
Chadderton South	£	390.28	10	2
Coldhurst	£	384.17	4	1
Crompton	£	411.72	18	4
Failsworth East	£	407.91	16	4
Failsworth West	£	385.57	5	1
Hollinwood	£	404.64	15	3
Medlock Vale	£	386.77	7	2
Royton North	£	375.20	1	1
Royton South	£	391.44	11	3
Saddleworth North	£	398.14	13	3
Saddleworth South	£	377.56	2	1
Saddleworth West and Lees	£	434.32	19	4
Shaw	£	386.00	6	2
St. James'	£	388.11	9	2
St. Mary's	£	398.60	14	3
Waterhead	£	410.78	17	4
Werneth	£	434.71	20	4
Oldham	**£**	**395.73**		

Source: OMBC Academy system 2018 used by permission

2.14 Table 13 overleaf gives rents for the lowest quartile of LSOAs. Again, the mean level has been used. The lowest value is for an LSOA in St Mary's ward. The LSOAs largely lie in wards highlighted in Table 12.

Table 13 Average (mean) monthly HB rent levels by LSOA 2018 – Quartile 1				
Ward	**LSOA**	**Mean Monthly Rent**	**Rank**	**Quartile**
Alexandra	E01005321	£466.53	34	1
Alexandra	E01005322	£426.10	7	1
Medlock Vale	E01005324	£463.25	28	1
Chadderton North	E01005338	£415.50	4	1
Chadderton South	E01005344	£441.75	16	1
Coldhurst	E01005349	£439.29	11	1
Coldhurst	E01005350	£439.84	13	1
Coldhurst	E01005352	£447.96	20	1
Coldhurst	E01005353	£411.26	3	1
Crompton	E01005361	£464.76	32	1
Failsworth East	E01005363	£466.68	35	1
Hollinwood	E01005379	£463.72	31	1
Hollinwood	E01005380	£440.42	14	1
Alexandra	E01005386	£431.50	9	1
Royton North	E01005390	£463.55	30	1
Royton North	E01005392	£463.26	29	1
Royton South	E01005403	£457.51	24	1
Saddleworth North	E01005415	£421.67	6	1
St James'	E01005421	£457.90	25	1
St. Mary's	E01005427	£459.29	27	1
St. Mary's	E01005428	£439.74	12	1
St. Mary's	E01005431	£438.17	10	1
St. Mary's	E01005432	£400.95	1	1
St. Mary's	E01005433	£404.68	2	1
Shaw	E01005447	£456.70	23	1
Waterhead	E01005448	£442.68	18	1
Waterhead	E01005450	£442.62	17	1
Waterhead	E01005455	£459.18	26	1
Waterhead	E01005456	£441.49	15	1
Werneth	E01005459	£429.28	8	1
Werneth	E01005463	£419.84	5	1
Alexandra	E01032557	£449.64	22	1
St James'	E01032558	£465.83	33	1
St James'	E01032920	£449.49	21	1
Werneth	E01032921	£445.98	19	1

Source: OMBC Academy system 2018 used by permission

Rental Yields

2.15 Rental yields are determined by property values and rent levels. The higher the rent level in comparison to the property value, the higher the yield will be. Table 14 shows the yields by Ward, and the 'first five' wards are highlighted. Table 15 shows yields by LSOA, covering the quartile of LSOAs with the highest yields. For current property rental data we have used Zoopla and where there is no transaction data for 2018 we have used the preceding year.

Table 14 Property Rental Yield by Ward 2018					
Ward	Potential Annual Income (gross) based on median monthly rent*	Median property Price**	Yield	Rank	Quartile
Alexandra	£ 5,928	£ 77,500	7.65%	2	1
Chadderton Central	£ 6,912	£ 133,000	5.20%	14	3
Chadderton North	£ 6,600	£ 145,000	4.55%	18	4
Chadderton South	£ 6,600	£ 101,000	6.53%	5	1
Coldhurst	£ 5,976	£ 94,750	6.31%	6	2
Crompton	£ 7,176	£ 138,000	5.20%	13	3
Failsworth East	£ 6,600	£ 133,000	4.96%	16	4
Failsworth West	£ 6,912	£ 110,000	6.28%	7	2
Hollinwood	£ 6,600	£ 112,000	5.89%	9	2
Medlock Vale	£ 5,928	£ 81,500	7.27%	3	1
Royton North	£ 7,176	£ 140,000	5.13%	15	3
Royton South	£ 6,912	£ 126,975	5.44%	12	3
Saddleworth North	£ 7,176	£ 230,000	3.12%	20	4
Saddleworth South	£ 8,112	£ 255,000	3.18%	19	4
Saddleworth West and Lees	£ 6,600	£ 140,000	4.71%	17	4
Shaw	£ 6,600	£ 118,250	5.58%	10	2
St James'	£ 6,108	£ 110,000	5.55%	11	3
St Mary's	£ 5,772	£ 70,000	8.25%	1	1
Waterhead	£ 5,772	£ 79,950	7.22%	4	1
Werneth	£ 6,240	£ 100,000	6.24%	8	2
Oldham	**£ 6,600**	**£ 122,500**	**5.39%**		

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Table 15 Property Rental Yield by LSOA 2018					
Ward	LSOA	Median Property Price*	Potential Annual Rent **	Yield	Rank
Alexandra	E01005320	£ 62,000	£ 5,724	9.23%	8
Alexandra	E01005322	£ 62,000	£ 5,412	8.73%	14
Alexandra	E01005383	£ 90,000	£ 8,316	9.24%	7
Alexandra	E01005434	£ 76,500	£ 5,928	7.75%	27
Alexandra	E01032557	£ 90,000	£ 6,600	7.33%	35
Chadderton North	E01005337	£ 85,000	£ 6,600	7.76%	25=
Chadderton North	***E01005340****	£ 117,500	£ 9,000	7.66%	28
Chadderton South	E01005342	£ 78,250	£ 5,952	7.61%	30
Chadderton South	E01005344	£ 71,250	£ 6,288	8.83%	12
Coldhurst	E01005349	£ 58,500	£ 6,240	10.67%	1
Coldhurst	E01005350	£ 72,500	£ 6,426	8.86%	10=
Coldhurst	E01005351	£ 85,000	£ 6,264	7.37%	33
Failsworth West	E01005370	£ 72,000	£ 6,396	8.88%	9
Hollinwood	E01005381	£ 108,500	£ 8,736	8.05%	19
Hollinwood	E01005382	£ 83,000	£ 7,254	8.74%	13
Medlock Vale	E01005323	£ 77,750	£ 5,724	7.36%	34
Medlock Vale	E01005324	£ 87,500	£ 6,600	7.54%	31
Medlock Vale	***E01005325****	£ 74,750	£ 5,928	7.93%	23
Medlock Vale	E01005435	£ 87,000	£ 7,488	8.61%	15
Medlock Vale	E01005438	£ 69,000	£ 5,928	8.59%	16
Shaw	E01005445	£ 85,000	£ 6,600	7.76%	25=
St James'	E01005421	£ 80,000	£ 5,928	7.41%	32
St James'	E01005422	£ 86,000	£ 7,620	8.86%	10=
St. Mary's	E01005428	£ 69,000	£ 5,724	8.30%	17
St. Mary's	E01005429	£ 70,000	£ 7,176	10.25%	3
St. Mary's	E01005430	£ 70,000	£ 5,568	7.95%	21
St. Mary's	E01005431	£ 72,750	£ 5,724	7.87%	24
St. Mary's	E01005433	£ 58,000	£ 5,976	10.30%	2
Waterhead	E01005448	£ 59,000	£ 5,460	9.25%	6
Waterhead	E01005450	£ 62,000	£ 5,850	9.44%	5
Waterhead	E01005455	£ 84,500	£ 6,708	7.94%	22
Waterhead	E01005456	£ 72,750	£ 5,952	8.18%	18
Werneth	E01005460	£ 72,000	£ 5,772	8.02%	20
Werneth	E01005463	£ 75,000	£ 5,724	7.63%	29
Werneth	E01032921	£ 62,000	£ 6,108	9.85%	4
Oldham Median		**£ 122,500**	**£ 6,600**	**5.39%**	
Oldham Quartile 1 Yield Range: - 8.2% - 10.67%			**Oldham MBC Range 2.18% - 10.67%**		

Table 15 Sources: *Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved. ** HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0.

Table 15 Note * No 2018 rental value available for LSOAs E01005340 & E01005325 so 2017 median rent used instead.

3. Determining low demand areas

3.1 This section confirms those areas that can be identified as low demand using the indicators from the original 2014/15 OMBC report, updated where possible. It combines the results of the indicators to achieve a composite score. As in the original report, the indicators are all equally weighted. The indicators are compared for both wards and LSOAs. This information is mapped in Map 3.1.

Table 16 Summary indicators by ward– based on replicating OMBC 2014/15 indicators, updated where possible

	% Private Rented (5)	Lower Quartile Property Prices (8)	Median Property Prices (8)	Long Term Vacants (10)	Mean Rent Levels (HB) (12)	Rental Yield (14)	TOTAL SCORE	OVERALL RANK	QUARTILE
Alexandra	**1**	1	1	2	1	1	7	1=	1
Chadderton Central	3	3	3	4	2	3	18	13	3
Chadderton North	4	3	4	4	3	4	22	20	4
Chadderton South	2	2	2	2	2	1	11	5=	1
Coldhurst	3	2	1	4	1	2	13	8=	2
Crompton	4	3	3	3	4	3	20	15=	4
Failsworth East	3	4	3	2	4	4	20	15=	4
Failsworth West	2	2	2	3	1	2	12	7	2
Hollinwood	2	2	2	2	3	2	13	8=	2
Medlock Vale	**1**	1	1	1	2	1	7	1=	1
Royton North	4	4	4	3	1	3	19	14	3
Royton South	4	3	3	4	3	3	20	15=	4
Saddleworth North	4	4	4	1	3	4	20	15=	4
Saddleworth South	3	4	4	1	1	4	17	12	3
Saddleworth West and Lees	2	3	4	3	4	4	20	15=	4
Shaw	2	3	3	3	2	2	15	10	2
St. James'	3	2	2	4	2	3	16	11	3
St. Mary's	**1**	1	1	1	3	1	8	3	1
Waterhead	**1**	1	1	2	4	1	10	4	1
Werneth	**1**	1	2	1	4	2	11	5=	1

Sources – see individual tables referenced in column headings.

3.2 Table 16 above shows the 6 wards where low demand is assessed as most concentrated highlighted in blue. These are the quartile of wards (6 rather than 5, because 2 wards tied for 5th place) scored by quartile position for each indicator. The six wards in quartile 1 (lowest demand) have been shaded blue and the four in quartile 2 have been shaded tan. Of the quartile 1 wards, Alexandra, Medlock Vale, St Mary's, Waterhead and Werneth are in the first quartile for the majority of the indicators. Chadderton South is in the second quartile for 5 out of the 6 indicators but comes 5= in the ranking because the 6th indicator is in quartile 1.

3.3 Because two wards share 5th place, quartile 1 has 6 rather than 5 wards. Quartile 2 has therefore been adjusted to 4 wards. Scores are very close just above the boundary between the quartiles, with three wards (Coldhurst, Failsworth West and Hollinwood) within 3 points of the top Q1 score. Saddleworth South, which was the top scorer in the last report (position 20) is now at position 12, because it is in quartile 1 for both voids and rent levels. However, the rent levels are based on housing benefit paid and so may not reflect rents across the market in the area – see further indicators below.

3.4 Four of the five wards that were assessed as being in the lowest demand quartile in the last report are still in it with the updated indicators. Coldhurst has moved to quartile 2. Werneth and Chadderton South were previously in quartile 2 and have now moved to quartile 1. However, the very tight scores at the inter-quartile boundary means all of these wards are very similar.

3.5 Table 17 below gives detail on the Ward scores.

Map 3.1 Updated ward quartile 2019 (Detailed in Table 16)

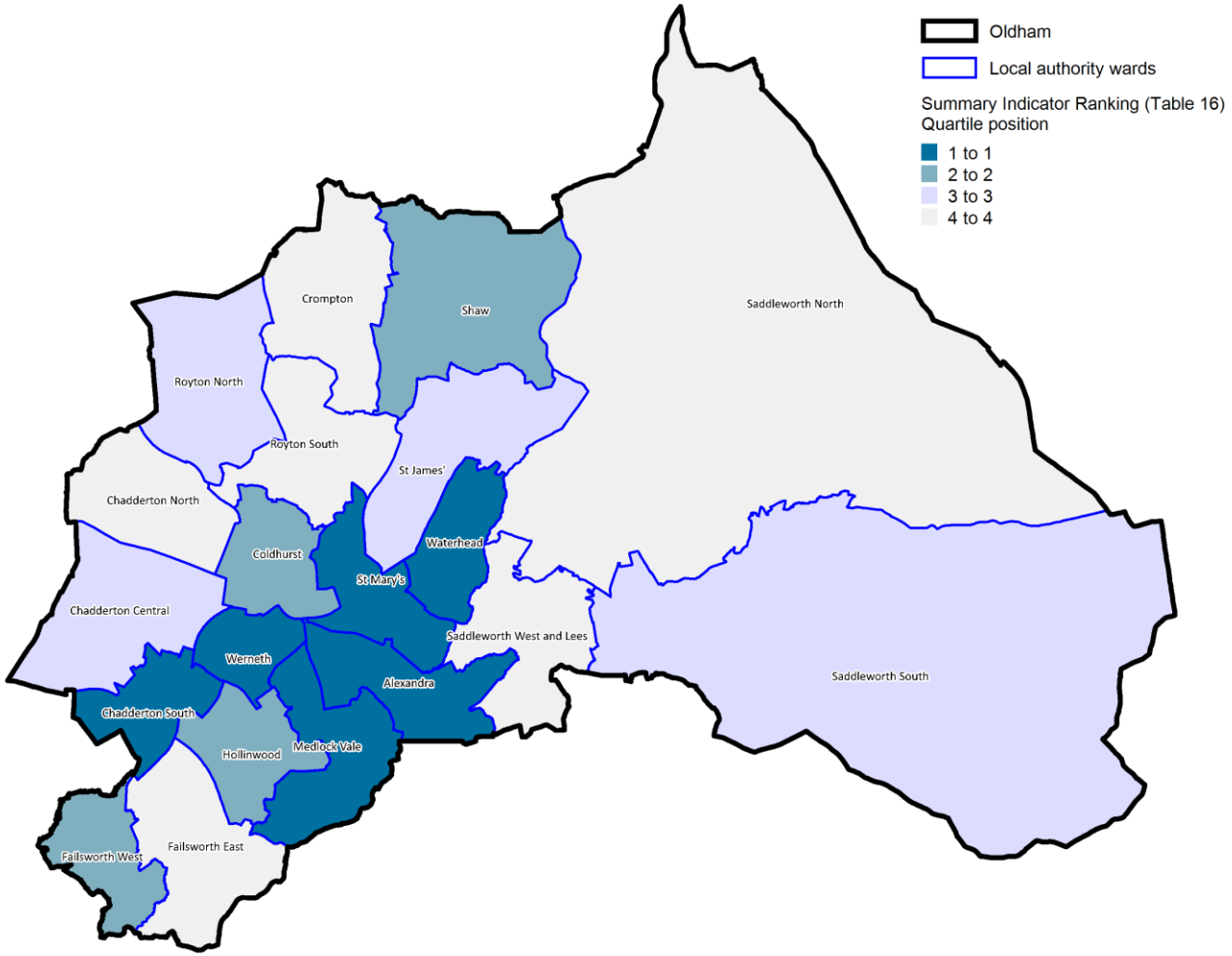

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Table 17 Detailed indicators by ward– based on replicating OMBC 2014/15 indicators, updated where possible

Ward	% Private Rented (5)		Median Property Price (8)		LQ Property Price (8)		% Long term Voids (10)		Mean Monthly Rent (HB) (12)		Rental Yield (14)		Total Score	Overall Rank	Quartile
	%age	Quartile	£	Quartile	£	Quartile	%age	Quartile	£	Quartile	%age	Quartile			
Alexandra	**16.2%**	**1**	£77,500	1	£60,000	1	3.75%	2	£381.24	1	7.65%	1	7	1=	1
Chadderton Central	10.3%	3	£133,000	3	£105,000	3	2.04%	4	£387.23	2	5.20%	3	18	13	3
Chadderton North	9.0%	4	£145,000	4	£105,000	3	2.43%	4	£398.02	3	4.55%	4	22	20	4
Chadderton South	12.2%	2	£101,000	2	£80,000	2	3.61%	2	£390.28	2	6.53%	1	11	5=	1
Coldhurst	11.5%	3	£94,750	1	£68,750	2	2.33%	4	£384.17	1	6.31%	2	13	8=	2
Crompton	8.2%	4	£138,000	3	£102,000	3	2.80%	3	£411.72	4	5.20%	3	20	15=	4
Failsworth East	11.7%	3	£133,000	3	£108,000	4	3.68%	2	£407.91	4	4.96%	4	20	15=	4
Failsworth West	13.0%	2	£110,000	2	£84,950	2	3.18%	3	£385.57	1	6.28%	2	12	7	2
Hollinwood	12.9%	2	£112,000	2	£81,000	2	4.09%	2	£404.64	3	5.89%	2	13	8=	2
Medlock Vale	**15.7%**	**1**	£81,500	1	£63,000	1	4.29%	1	£386.77	2	7.27%	1	7	1=	1
Royton North	6.6%	4	£140,000	4	£120,000	4	2.60%	3	£375.20	1	5.13%	3	19	14	3
Royton South	10.2%	4	£126,975	3	£98,000	3	2.58%	4	£391.44	3	5.44%	3	20	15=	4
Saddleworth North	10.1%	4	£230,000	4	£169,000	4	5.19%	1	£398.14	3	3.12%	4	20	15=	4
Saddleworth South	11.8%	3	£255,000	4	£178,000	4	5.82%	1	£377.56	1	3.18%	4	17	12	3
Saddleworth West and Lees	12.6%	2	£140,000	4	£103,000	3	2.85%	3	£434.32	4	4.71%	4	20	15=	4
Shaw	13.1%	2	£118,250	3	£91,000	3	2.72%	3	£386.00	2	5.58%	2	15	10	2
St. James'	12.1%	3	£110,000	2	£78,350	2	1.62%	4	£388.11	2	5.55%	3	16	11	3
St. Mary's	**17.2%**	**1**	£70,000	1	£60,000	1	5.12%	1	£398.60	3	8.25%	1	8	3	1
Waterhead	**14.7%**	**1**	£79,950	1	£62,000	1	3.31%	2	£410.78	4	7.22%	1	10	4	1
Werneth	**14.4%**	**1**	£100,000	2	£67,000	1	4.96%	1	£434.71	4	6.24%	2	11	5=	1
Oldham	**12.2%**	**-**	**£122,500**		**£85,000**		**3.40%**		**£395.73**		**5.39%**				

Sources – see individual tables referenced in column headings.

Table 18 Quartile scores for lowest scoring LSOAs

Ward	LSOA	% Private rent (6)	Median Property Price (9)	LQ Property Price (9)	Long term Voids (11)	Mean Monthly Rent (HB) (13)	Rental Yield (15)	Total
		Quartile	Quartile	Quartile	Quartile	Quartile	Quartile	
Alexandra	***E01005320***	1	1	1	1	2	1	7
Alexandra	***E01005321***	1	1	1	1	1	2	7
Alexandra	***E01005322***	1	1	1	1	1	1	6
Alexandra	***E01005434***	1	1	1	1	2	1	7
Chadderton North	E01005337	1	1	2	3	2	1	10
Chadderton South	E01005342	2	1	2	3	2	1	11
Chadderton South	E01005344	1	1	1	2	1	1	7
Coldhurst	***E01005349***	1	1	1	3	1	1	8
Coldhurst	***E01005351***	1	1	1	3	3	1	10
Failsworth East	E01005368	1	2	2	1	3	2	11
Failsworth West	E01005370	2	1	2	3	2	1	11
Hollinwood	E01005376	1	2	1	2	3	2	11
Hollinwood	***E01005378***	1	2	1	1	2	2	9
Hollinwood	***E01005382***	1	1	1	1	2	1	7
Medlock Vale	***E01005323***	1	1	1	2	2	1	8
Medlock Vale	E01005325	3	1	1	2	2	1	10
Medlock Vale	E01005435	1	1	2	4	2	1	11
Medlock Vale	E01005437	1	2	1	1	3	2	10
Medlock Vale	***E01005438***	1	1	1	1	2	1	7
Shaw	E01005445	1	1	1	2	2	1	8
St James'	E01005421	1	1	1	3	1	1	8
St James'	E01032920	1	2	1	3	1	2	10
St Mary's	E01005326	2	1	1	1	3	2	10

St. Mary's	E01005427	2	3	1	1	1	3	11
St. Mary's	***E01005428***	1	1	1	1	1	1	6
St. Mary's	***E01005429***	2	1	1	1	2	1	8
St. Mary's	***E01005430***	1	1	1	1	2	1	7
St. Mary's	***E01005431***	1	1	1	1	1	1	6
St. Mary's	E01005432	2	1	1	4	1	2	11
St. Mary's	***E01005433***	1	1	1	2	1	1	7
Waterhead	***E01005448***	2	1	1	2	1	1	8
Waterhead	***E01005450***	1	1	1	1	1	1	6
Waterhead	E01005455	2	1	2	2	1	1	9
Waterhead	***E01005456***	2	1	1	2	1	1	8
Werneth	E01005460	2	1	1	3	3	1	11
Werneth	E01005463	1	1	1	1	1	1	6
Werneth	E01032921	2	1	1	1	1	1	7

3.6 Table 18 gives quartile scores for the 20 LSOAs with the lowest overall scores. This shows that although individual LSOAs in wards that are not in quartile 1 sometimes have concentrated low demand, the lowest scoring wards do have concentrations of low scoring LSOAs.

3.7 There are 5 LSOAs (highlighted in light brown) that were in quartile 1 for all six indicators, 9 (blue) in Quartile 1 for five indicators and 7 (yellow) for four indicators. The comparative figures in 2014/15 were 7, 6 and 3 respectively. So, although there are fewer LSOAs now scoring in quartile 1 for all indicators, there are more (21 compared with 16) focused at the lower end of the market, which may indicate that the issues around low demand are becoming more concentrated.

3.8 The LSOAs where the ward name and LSOA reference are in bold italics indicate those LSOAs included in the current licensing system. Only one LSOA originally included has now risen above the lowest performing LSOAs. E01005351 (in Coldhurst ward) now has two indicators in quartile three. None of the LSOAs in Saddleworth North and Saddleworth South which ranked quartile one for long term vacants appear in this overall quartile one. This information is illustrated in Map 3.2

3.9 Table 19 shows the detailed scores for the LSOAs.

3.10 Table 20 compares the wards and LSOAs selected in the 2014/15 report with the Wards and LSOAs by the re-examination of the same indicators. The Wards are identified as quartile 1 or quartile 2 and the LSOAs as having 6,5 or 4 of the indicators in quartile 1.

Map 3.2 Location of 37 lowest scoring LSOAs 2019 (detailed in Table 18)

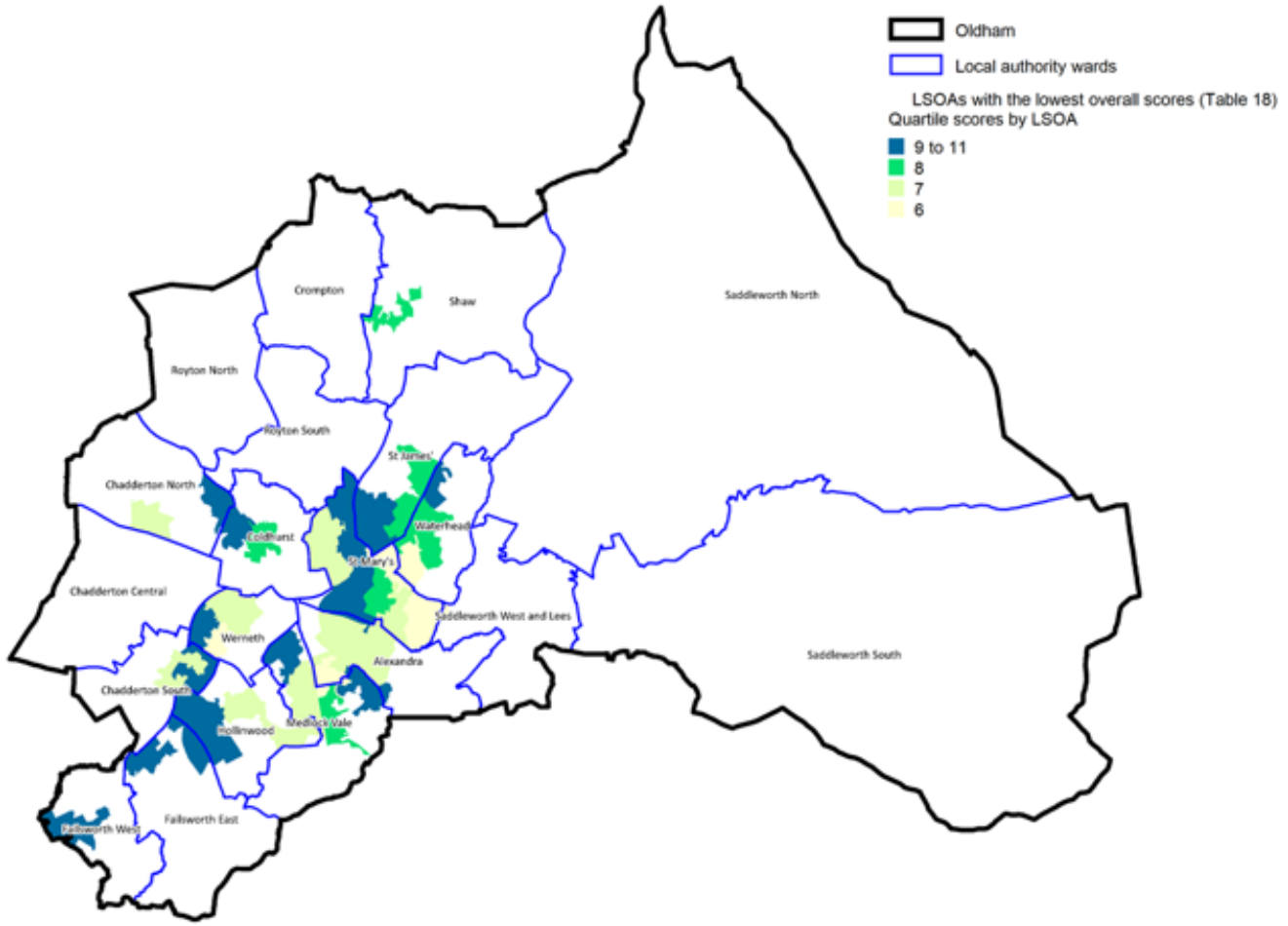

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Table 19 Details of Quartile 1 LSOAs with the most severe indicators for low demand.

		Private Rented (6)		Median Property Price (9)		LQ Property Price (9)		Long term Voids (11)		Mean Monthly Rent (HB) (13)		Rental Yield (15)		
Quartile 1 range		16.2-27.6%		£58,000-£87,000		£45,500 - £70,000		4.53% - 11.81%		£400.95 - £466.68		7.67% - 10.33%		
Quartile 2 range		11.1-16.1%		£87,500-£116,400		£70,250 - £89,500		3.06% - 4.48%		£467.81 - £491.18		6.06% - 7.23%		
Ward	LSOA	Percent	Quartile	Median Price	Quartile	LQ price	Quartile	Void rate	Quartile	Mean Rent (HB)	Quartile	Yield	Quartile	Total
Alexandra	***E01005320***	25.5%	1	£ 62,000	1	£ 57,000	1	4.64%	1	£ 469.02	2	9.23%	1	7
Alexandra	***E01005321***	23.3%	1	£ 80,000	1	£ 58,000	1	4.75%	1	£ 466.53	1	7.22%	2	7
Alexandra	***E01005322***	20.7%	1	£ 62,000	1	£ 57,000	1	4.55%	1	£ 426.10	1	8.73%	1	6
Alexandra	***E01005434***	26.0%	1	£ 76,500	1	£ 56,500	1	11.81%	1	£ 483.18	2	7.75%	1	7
Chadderton North	E01005337	20.5%	1	£ 85,000	1	£ 70,250	2	2.74%	3	£ 476.64	2	7.76%	1	10
Chadderton South	E01005342	11.3%	2	£ 78,250	1	£ 72,750	2	2.86%	3	£ 467.81	2	7.61%	1	11
Chadderton South	E01005344	22.4%	1	£ 71,250	1	£ 65,000	1	3.24%	2	£ 441.75	1	8.83%	1	7
Coldhurst	***E01005349***	20.1%	1	£ 58,500	1	£ 48,000	1	2.46%	3	£ 439.29	1	10.67 %	1	8
Coldhurst	***E01005351***	18.4%	1	£ 85,000	1	£ 67,500	1	1.91%	3	£ 497.20	3	7.37%	1	10
Failsworth East	E01005368	22.2%	1	£ 93,000	2	£ 86,000	2	5.43%	1	£ 515.15	3	7.10%	2	11
Failsworth West	E01005370	13.0%	2	£ 72,000	1	£ 72,000	2	2.21%	3	£ 485.43	2	8.88%	1	11
Hollinwood	E01005376	18.5%	1	£ 95,000	2	£ 66,500	1	3.71%	2	£ 506.82	3	7.19%	2	11
Hollinwood	***E01005378***	19.6%	1	£ 88,000	2	£ 66,000	1	4.57%	1	£ 473.45	2	7.15%	2	9
Hollinwood	***E01005382***	16.7%	1	£ 83,000	1	£ 69,500	1	5.91%	1	£ 487.06	2	8.74%	1	7
Medlock Vale	***E01005323***	16.4%	1	£ 77,750	1	£ 62,500	1	4.31%	2	£ 482.22	2	7.36%	1	8
Medlock Vale	E01005325	8.1%	3	£ 74,750	1	£ 70,000	1	3.33%	2	£ 478.75	2	7.93%	1	10
Medlock Vale	E01005435	22.7%	1	£ 87,000	1	£ 73,000	2	1.54%	4	£ 481.32	2	8.61%	1	11
Medlock Vale	E01005437	21.6%	1	£ 95,000	2	£ 57,250	1	5.54%	1	£ 503.54	3	6.95%	2	10
Medlock Vale	***E01005438***	24.1%	1	£ 69,000	1	£ 55,000	1	6.27%	1	£ 480.27	2	8.59%	1	7
Shaw	E01005445	26.8%	1	£ 85,000	1	£ 68,000	1	3.57%	2	£ 482.30	2	7.76%	1	8
St James'	E01005421	23.1%	1	£ 80,000	1	£ 70,000	1	2.32%	3	£ 457.90	1	7.41%	1	8
St James'	E01032920	16.5%	1	£ 91,000	2	£ 70,000	1	2.17%	3	£ 449.49	1	6.74%	2	10

Table 19 - continued		Private Rented		Median Property Price		LQ Property Price		Long term Voids		Mean Monthly Rent (HB)		Rental Yield		Total Score
		Percent	Quartile	Median Price	Quartile	LQ price	Quartile	Void rate	Quartile	Mean Rent (HB)	Quartile	Yield	Quartile	
St Mary's	E01005326	13.0%	2	£ 80,000	1	£ 47,500	1	5.85%	1	£ 506.67	3	6.77%	2	10
St. Mary's	E01005427	12.9%	2	£ 118,000	3	£ 54,500	1	4.73%	1	£ 459.29	1	5.24%	3	11
St. Mary's	***E01005428***	26.7%	1	£ 69,000	1	£ 53,000	1	8.52%	1	£ 439.74	1	8.30%	1	6
St. Mary's	E01005429	15.7%	2	£ 70,000	1	£ 66,000	1	5.10%	1	£ 469.59	2	10.25%	1	8
St. Mary's	E01005430	21.7%	1	£ 70,000	1	£ 65,000	1	5.47%	1	£ 472.02	2	7.95%	1	7
St. Mary's	***E01005431***	21.3%	1	£ 72,750	1	£ 61,000	1	6.84%	1	£ 438.17	1	7.87%	1	6
St. Mary's	E01005432	11.9%	2	£ 83,000	1	£ 64,500	1	0.99%	4	£ 400.95	1	7.02%	2	11
St. Mary's	***E01005433***	17.1%	1	£ 58,000	1	£ 50,000	1	3.84%	2	£ 404.68	1	10.30%	1	7
Waterhead	***E01005448***	13.3%	2	£ 59,000	1	£ 50,000	1	4.15%	2	£ 442.68	1	9.25%	1	8
Waterhead	***E01005450***	27.6%	1	£ 62,000	1	£ 54,000	1	5.31%	1	£ 442.62	1	9.44%	1	6
Waterhead	E01005455	14.4%	2	£ 84,500	1	£ 79,475	2	4.38%	2	£ 459.18	1	7.94%	1	9
Waterhead	***E01005456***	13.6%	2	£ 72,750	1	£ 63,000	1	3.21%	2	£ 441.49	1	8.18%	1	8
Werneth	E01005460	16.2%	2	£ 72,000	1	£ 58,000	1	2.32%	3	£ 500.41	3	8.02%	1	11
Werneth	E01005463	17.2%	1	£ 75,000	1	£ 66,000	1	6.15%	1	£ 419.84	1	7.63%	1	6
Werneth	E01032921	14.8%	2	£ 62,000	1	£ 56,000	1	5.28%	1	£ 445.98	1	9.85%	1	7

Table 18 and 19 Sources: As in the individual tables as indicated in the column headers.

Table 20 Comparison of Wards and LSOAs using original indicators in 2014/15 and 2019.

Key	
	Quartile 1
	Quartile 2

2014/15 Q1 wards and selected for licensing
Alexandra
Coldhurst
Hollinwood
Medlock Vale
St Mary's
Waterhead

2019 Q1 wards
Alexandra
Chadderton South
Medlock Vale
St Mary's
Waterhead
Werneth

Key	
	6/6 q1 scores
	5/6 q1 scores
	4/6 q1 scores

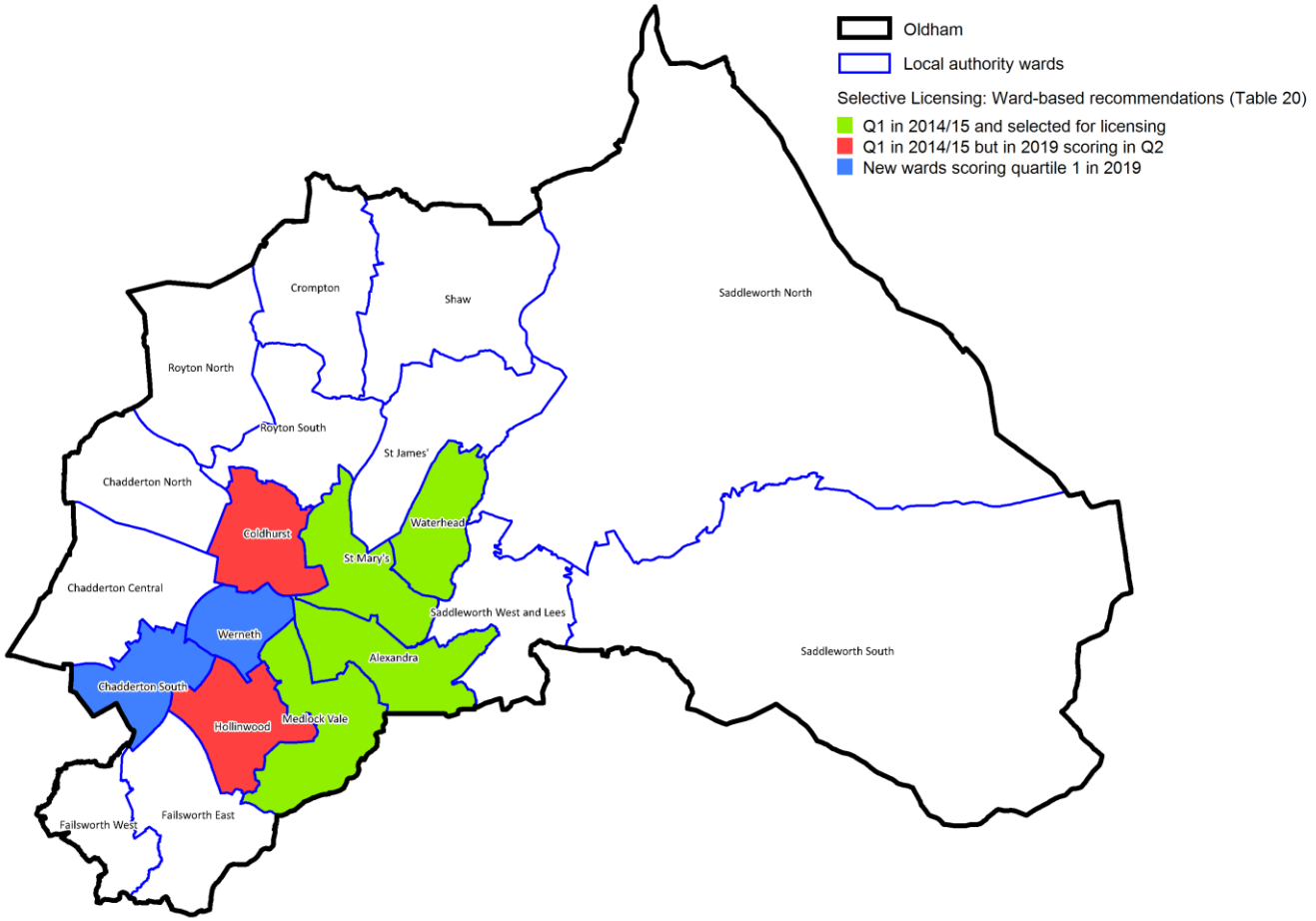
2014/15 LSOAs selected	
Alexandra	E01005320
Alexandra	E01005321
Alexandra	E01005322
Alexandra	E01005434
Coldhurst	E01005349
Coldhurst	E01005351
Hollinwood	E01005378
Hollinwood	E01005382
Medlock Vale	E01005323
Medlock Vale	E01005438
St Mary's[1]	E01005428
St Mary's	E01005431
St Mary's	E01005433
Waterhead	E01005448
Waterhead	E01005450
Waterhead	E01005456

2019 LSOAs 4/6 Q1 scores	
Alexandra	***E01005320***
Alexandra	***E01005321***
Alexandra	***E01005322***
Alexandra	***E01005434***
Chadderton Sth	E01005344
Coldhurst	***E01005349***
Hollinwood	***E01005382***
Medlock Vale	***E01005323***
Medlock Vale	***E01005438***
Shaw	E01005445
St James'	E01005421
St. Mary's	***E01005428***
St. Mary's	***E01005429***
St. Mary's	***E01005430***
St. Mary's	***E01005431***
St. Mary's	***E01005433***
Waterhead	***E01005448***
Waterhead	E01005450
Waterhead	***E01005456***
Werneth	E01005463
Werneth	E01032921

[1] Note - the ONS lookup table for locating LSOAs indicates E01005428 (Oldham 0019A) is in Waterhead Ward. However, OMBC's ward maps indicate it as covering the Townfiled area of St Mary's Ward and the Kelverlow Rd area of Waterhead Ward. For the few LSOAs that span ward boundaries we have used one ward name or the other, rather than using two or sometimes three ward names.

3.11 This information is mapped in Map 3.3 and 3.4

Map 3.3 Ward based scores (detailed in Table 20)



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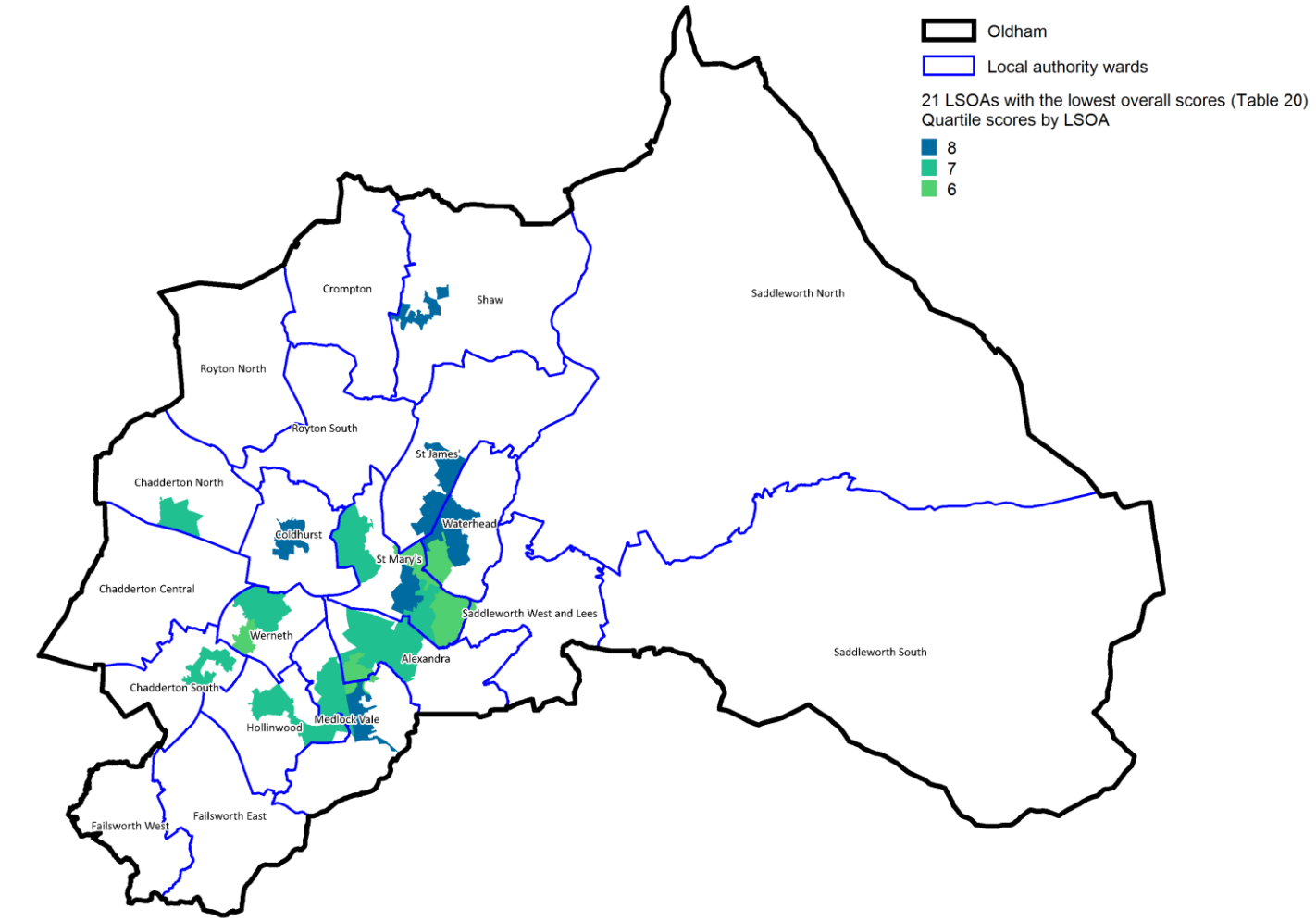
Map 3.4 21 LSOAs with lowest overall scores (detailed in Table 20)



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4. Supplementary or alternative Indicators

4.1 The further indicators offered in this section of the report are:

- Change in lower quartile property price pre- and post-introduction of PRS licensing (Land Registry)
- Change in lower quartile property price pre- and post PRS licensing (flats and houses) (Land Registry)
- Change in median quartile property price pre- and post PRS licensing (2 bed houses)
- Lower quartile rent levels by property type (2 bed houses) (Zoopla)
- Change in rent levels pre- and post- licensing (Zoopla)
- Change in lettings times pre-and post-licensing (Zoopla)
- Change in long term voids pre- and post-licensing (OMBC data)

4.2 These indicators seek to identify whether the wards and LSOAs where licensing was introduced have different results to those where licensing was not introduced.

Property price Indicators

4.3 Change in property price by ward is illustrated in Table 21. The lower quartile prices for the four years 2011-2014 (pre-licensing) and 2015-18 (post-licensing) have been averaged and the change in averages between the two periods calculated. Most wards have seen increases (as would be expected with inflation and the recovery from the post-2008 price falls). The change for Oldham as a whole is 11.1%. However, one ward (Werneth) has had a negative change and the lowest performing 5 wards changed by 6.1% or less. This indicates that these wards have probably experienced significantly lower demand levels than other wards in the period since the Licensing Report compared to the period before it. Two of the five lower quartile had areas that were included in the licensing scheme (indicated in bold italics).

4.4 Table 22 provides the same indicator for the quartile 1 LSOAs. The biggest negative change is seen in LSOA E01005463 in Werneth, where the change was -37%. Four of these 35 LSOAs were selected for PRS licensing in the previous report.

Table 21 Change in lower quartile property prices, pre- and post- licensing, by ward.			
Ward	**Change**	**Rank**	**Quartile**
Alexandra	13.9%	12	3
Chadderton Central	12.6%	11	3
Chadderton North	3.3%	3	1
Chadderton South	6.7%	6	2
Coldhurst	16.7%	15	3
Crompton	5.7%	4	1
Failsworth East	24.9%	19	4
Failsworth West	24.1%	18	4
Hollinwood	27.1%	20	4
Medlock Vale	2.7%	2	1
Royton North	9.7%	7	2
Royton South	11.8%	10	2
Saddleworth North	16.7%	14	3
Saddleworth South	17.5%	16	4
Saddleworth West and Lees	10.2%	8	2
Shaw	14.0%	13	3
St James'	17.9%	17	4
St Mary's	6.1%	5	1
Waterhead	10.6%	9	2
Werneth	-6.5%	1	1
Oldham	**11.1%**		

Source: HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0.

Table 22 Change in lower quartile property prices, pre- and post- licensing, by LSOA.				
Ward	**LSOA**	**Change**	**Rank**	**Quartile**
Alexandra	***E01005320***	1.0%	23	1
Alexandra	E01005321	0.7%	21	1
Chadderton Central	E01005327	-7.0%	10	1
Chadderton North	E01005335	-1.2%	17	1
Chadderton South	E01005342	-2.3%	13	1
Chadderton South	E01005344	3.4%	33	1
Coldhurst	***E01005349***	-25.3%	3	1
Coldhurst	E01005353	-23.5%	4	1
Crompton	E01005357	2.2%	30	1
Crompton	E01005360	-1.5%	16	1
Failsworth East	E01005366	1.4%	26	1
Hollinwood	E01005380	-11.4%	9	1
Hollinwood	E01005439	0.8%	22	1
Medlock Vale	***E01005438***	-2.7%	11	1
Royton North	E01005390	1.3%	25	1
Royton North	E01005392	4.2%	34	1
Royton South	E01005399	-1.2%	18	1
Royton South	E01005402	2.2%	29	1
Saddleworth North	E01005417	3.1%	32	1
Saddleworth West and Lees	E01005420	-0.4%	20	1
Shaw	E01005441	1.2%	24	1
Shaw	E01005445	2.9%	31	1
St James'	E01005422	-13.1%	7	1
St James'	E01005452	-13.0%	8	1
St Mary's	E01005326	-13.1%	6	1
St Mary's	E01005427	-20.6%	5	1
St Mary's	E01005430	-1.7%	15	1
Waterhead	E01005428	-1.2%	19	1
Waterhead	E01005450	-2.1%	14	1
Waterhead	E01005451	4.3%	35	1
Werneth	E01005460	1.5%	27	1
Werneth	E01005461	-2.6%	12	1
Werneth	E01005462	2.1%	28	1
Werneth	E01005463	-37.0%	1	1
Werneth	E01032921	-26.2%	2	1

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4.5 Table 23 shows the change in lower quartile property prices broken down by houses and flats, by Ward. The lower quartile wards are highlighted in tan (houses) and green (flats) and the wards identified in the 2014/15 report in bold italics.

4.6 Of the wards in the licensing scheme, Coldhurst is the only one not in one of the lower quartiles. No wards appear in the lower quartiles for both houses and flats. Tables 24 and 25 overleaf show the same information for LSOAs. At this level the number of flat transactions is too low in many areas to give reliable results – all those areas where sufficient transactions took place to give results are shown, but these still have low

numbers and so caution should be exercised. Again, those areas identified in the 2014/15 report for selective licensing are indicated in bold italics.

Table 23 Change in property prices, pre- and post- licensing, by Ward.						
Ward	LQ House Prices			LQ Flat prices		
	Change	Rank	Quartile	Change	Rank	Quartile
Alexandra	14.4%	13	3	-23.7%	1	1
Chadderton Central	10.4%	7	2	63.2%	17	4
Chadderton North	5.0%	5	1	11.1%	12	3
Chadderton South	4.5%	4	1	1.5%	7	2
Coldhurst	13.5%	11	3	5.5%	11	3
Crompton	6.6%	6	2	3.0%	9	2
Failsworth East	25.9%	18	4	-20.5%	2	1
Failsworth West	30.1%	20	4	22.6%	15	3
Hollinwood	28.8%	19	4	-11.5%	5	1
Medlock Vale	3.2%	2	1	68.4%	18	4
Royton North	11.1%	8	2	-12.7%	4	1
Royton South	14.0%	12	3	22.5%	14	3
Saddleworth North	18.6%	16	4	2.4%	8	2
Saddleworth South	23.4%	17	4	4.7%	10	2
Saddleworth West and Lees	12.8%	10	2	-19.6%	3	1
Shaw	15.9%	14	3	27.6%	16	4
St James'	17.8%	15	3	113.1%	19	4
St Mary's	3.6%	3	1	13.8%	13	3
Waterhead	11.1%	9	2	169.2%	20	4
Werneth	-5.9%	1	1	-8.3%	6	2

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Tables 24 & 25 Change in house and flat prices by LSOA, pre- and post- licensing.

24. Change in house prices pre- and post- end 2014

Ward	LSOA	Change	Rank	Quartile
Alexandra	***E01005320***	1.23%	20	1
Alexandra	***E01005321***	3.22%	29	1
Alexandra	***E01005434***	-1.19%	16	1
Chadderton Central	E01005327	-4.45%	10	1
Chadderton North	E01005335	4.71%	34	1
Chadderton North	E01005340	-1.02%	17	1
Chadderton South	E01005342	-2.29%	15	1
Chadderton South	E01005344	4.20%	32	1
Coldhurst	***E01005349***	1.76%	23	1
Coldhurst	E01005353	-11.05%	7	1
Crompton	E01005357	2.86%	26	1
Crompton	E01005360	3.78%	30	1
Failsworth East	E01005366	3.06%	28	1
Hollinwood	E01005380	-11.36%	6	1
Hollinwood	E01005439	2.03%	24	1
Medlock Vale	***E01005438***	-3.13%	12	1
Royton North	E01005390	-0.07%	18	1
Royton South	E01005399	2.06%	25	1
Saddleworth North	E01005417	4.43%	33	1
Saddleworth W & Lees	E01005420	0.56%	19	1
Shaw	E01005445	4.01%	31	1
St James'	E01005422	-13.07%	4	1
St James'	E01005452	-12.25%	5	1
St Mary's	E01005326	-7.70%	8	1
St Mary's	E01005427	-20.57%	3	1
St Mary's	E01005430	1.33%	21	1
St Mary's	***E01005431***	4.80%	35	1
St Mary's	***E01005428***	-2.95%	13	1
Waterhead	***E01005448***	-3.89%	11	1
Waterhead	***E01005450***	-2.58%	14	1
Waterhead	E01005451	1.37%	22	1
Werneth	E01005460	3.03%	27	1
Werneth	E01005461	-5.29%	9	1
Werneth	E01005463	-34.49%	1	1
Werneth	E01032921	-24.12%	2	1

25. Change in flat prices pre- and post- end 2014

Ward	LSOA	Change	Rank
Alexandra	***E01005434***	10.7%	10
Chadderton Central	E01005327	-0.9%	5
Chadderton Central	E01005328	-27.8%	1
Chadderton Central	E01005332	14.1%	13
Chadderton North	E01005340	13.7%	12
Coldhurst	E01005350	5.3%	7
Crompton	E01005359	33.2%	15
Medlock Vale	E01005440	-5.8%	3
Royton South	E01005398	10.5%	9
Saddleworth North	E01005416	4.5%	6
Saddleworth South	E01005407	13.4%	11
Saddleworth South	E01005408	14.2%	14
Saddleworth South	E01032922	-20.2%	2
Saddleworth W & Lees	E01005389	-5.6%	4
Werneth	E01005461	8.6%	8

Tables 24 & 25 Source: HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0.

Because of the low number of flats sold per LSOA the data in Table 25 should be treated with caution.

4.7 Using the sales values of a single property type is a useful confirmatory indicator because it improves the focus from properties generally or all houses or all flats. We have examined the median values for 2 bedroomed houses, using data from Zoopla. Zoopla data records the listing values of stock and so is a good indication of value, rather than accurate 'price paid' data. This gives an indication of the price levels for a 'starter' level home, and how they have changed in the past 3 years. Table 26, shows

the distribution by ward. The lower quartile wards for 2018 price are highlighted in blue, the lower quartile for change in green and the one ward in both lower quartiles. Coldhurst, in brown.

4.8 Apart from Coldhurst, all the other wards in the lowest values have seen reasonable rises in the three-year period, with Werneth showing particularly large rises.

Table 26 Two bed house median values by ward, 2018, and change since 2015

Ward	Median value 2018			Change in value 2015-18		
	Median Value	Rank	Quartile	Change %	Rank	Quartile
Alexandra	£ 75,000	1=	1	7.1%	8	2
Chadderton Central	£ 120,000	17	4	33.4%	19	4
Chadderton North	£ 99,975	10	2	8.1%	9	2
Chadderton South	£ 94,950	8	2	11.7%	10	2
Coldhurst	£ 77,473	4	1	0.0%	5	1
Crompton	£ 124,950	18	4	19.1%	13	3
Failsworth East	£ 110,000	14	3	26.5%	16	4
Failsworth West	£ 102,973	12	3	28.8%	18	4
Hollinwood	£ 94,998	9	2	35.7%	20	4
Medlock Vale	£ 80,000	6	2	3.2%	7	2
Royton North	£ 112,500	15	3	12.8%	11	3
Royton South	£ 100,000	11	3	-2.4%	4	1
Saddleworth North	£ 169,975	19	4	3.0%	6	2
Saddleworth South	£ 185,000	20	4	-2.6%	3	1
Saddleworth W & Lees	£ 109,973	13	3	-4.3%	2	1
Shaw	£ 114,975	16	4	16.2%	12	3
St James'	£ 84,950	7	2	-10.5%	1	1
St Mary's	£ 75,000	1=	1	25.0%	15	3
Waterhead	£ 79,950	5	1	23.0%	14	3
Werneth	£ 76,000	3	1	26.7%	17	4

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

4.9 Table 27 overleaf shows the same information for selected LSOAs. Six wards had no listings in 2018 and so have been omitted from consideration. 11 LSOAs had no listings in 2015 and so have insufficient data to calculate the change. Even using 2 bedroomed houses, one of the most common sales types, data at this level are sometimes based on only a few transactions which can cause anomalies, so LSOA E01005433 (at Crompton Fold) has a value for 2018 which is double any other values for that LSOA recorded in previous years. Likewise, E01032922 (in Werneth) has a 2018 value which is less than half of any value for the LSOA recoded in previous years. By this measure, all of quartile 1 have reduced in price by 5% or more.

Table 27 Two bed house median values by LSOA, 2018, and change since 2015							
Ward	LSOA	Median value 2018			Change in value 2015-18		
		Median Value	Rank	Quartile	Change %	Rank	Quartile
Alexandra	***E01005320***	£ 67,475	7	1	3.0%	44	2
Alexandra	***E01005321***	£ 67,950	10	1	23.7%	86	3
Alexandra	***E01005322***	£ 59,950	3	1	-14.4%	13	1
Alexandra	E01005323	£ 70,000	13=	1	-12.5%	16	1
Alexandra	***E01005434***	£ 75,500	18	1	25.8%	91	3
Alexandra	E01032557	£ 84,975	32	1	-1.2%	34	2
Chadderton South	E01005343	£ 94,975	53	2	-12.1%	17	1
Chadderton South	E01005344	£ 79,995	25=	1	28.0%	92	3
Coldhurst	***E01005349***	£ 55,000	2	1	-15.7%	9	1
Coldhurst	E01005352	£ 72,950	15	1	4.3%	46	2
Coldhurst	E01005353	£ 79,995	25=	1	14.3%	68	3
Coldhurst	E01005354	£ 85,000	33=	2	-5.0%	31	1
Crompton	E01005355	£ 89,950	42	2	-7.5%	23	1
Crompton	E01005356	£ 95,000	55	2	-14.8%	11	1
Failsworth East	E01005366	£ 92,500	49	2	-22.9%	7	1
Hollinwood	E01005381	£ 82,500	29	1	43.5%	112	4
Hollinwood	***E01005382***	£ 81,250	28	1	35.5%	105	4
Medlock Vale	E01005324	£ 99,995	63	2	-20.0%	8	1
Medlock Vale	E01005435	£ 83,495	30	1	No data		
Medlock Vale	***E01005438***	£ 77,000	19	1	10.0%	58	2
Medlock Vale	E01005440	£ 62,450	5	1	-47.4%	3	1
Royton North	E01005392	£ 92,450	48	2	-7.1%	24	1
Royton South	E01005397	£ 96,225	56	2	-9.2%	20	1
Royton South	E01005403	£ 97,450	57	2	-15.2%	10	1
Saddleworth W & Lees	E01005388	£ 98,450	61	2	-14.4%	12	1
Shaw	***E01005445***	£ 83,725	31	1	-6.9%	25	1
St James'	E01005421	£ 79,950	21=	1	8.8%	55	2
St James'	E01005422	£ 79,950	21=	1	No data		
St James'	E01005453	£ 89,950	43	2	-10.1%	19	1
St Mary's	***E01005428***	£ 67,500	9	1	12.6%	65	3
St Mary's	E01005429	£ 60,000	4	1	-14.3%	14	1
St Mary's	E01005430	£ 68,000	11	1	-6.1%	30	1
St Mary's	***E01005431***	£ 75,000	17	1	29.3%	94	4
St Mary's	E01005432	£ 79,950	21=	1	33.3%	101	4
St Mary's	***E01005433***	£ 69,000	12	1	15.0%	71	3
Waterhead	***E01005448***	£ 65,000	6	1	4.5%	47	2
Waterhead	***E01005450***	£ 70,000	13=	1	7.7%	54	2
Waterhead	E01005451	£ 93,725	50	2	-25.6%	5	1
Waterhead	E01005455	£ 80,000	27	1	10.4%	60	2
Waterhead	***E01005456***	£ 79,973	24	1	6.7%	52	2
Werneth	E01005459	£ 67,498	8	1	35.1%	103	4
Werneth	E01005460	£ 74,995	16	1	-6.2%	29	1
Werneth	E01005463	£ 78,500	20	1	16.3%	78	3
Werneth	E01032921	£ 30,000	1	1	-52.0%	2	1

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

Notes – LSOAs selected are those in quartile 1 for price plus those in quartile 2 that are quartile 1 for change in price. Bleu shading = q1 price, green shading = q1 change, tan shading = q1 for both. Bold italics = LSOAs selected for PRS licensing by OMBC in 2015.

Property Rental Indicators

4.10 Zoopla provides information as to lettings listings by property type and size. Whilst, like its sales price information, this is not as reliable as Land Registry data, Land Registry does not issue rental data, and it is the best source available at smaller geographies. In urban areas its coverage is good and so it can provide a reliable indicator, especially at ward level and with large volume transaction data. Sometimes LSOA level data is sparse. Especially when looking at individual property types and sizes, so results in those cases should be viewed with some caution.

4.11 We have examined rent levels and changes in them, and the results are in the following tables. As with prices, we have selected 2 bed houses to provide focus. Table 28 shows lower quartile rents listed for 2 bed houses in 2018. This will pick up properties at the lower end of the market.

Table 28 Lower Quartile rents for 2 bed houses by ward, 2018

Ward	LQ rent PCM	Rank	Quartile
Alexandra	***£451***	1=	1
Chadderton Central	£498	11=	3
Chadderton North	£524	13=	3
Chadderton South	£498	11=	3
Coldhurst	***£494***	7=	2
Crompton	£537	15	3
Failsworth East	£561	19	4
Failsworth West	£550	16=	4
Hollinwood	***£494***	7=	2
Medlock Vale	***£468***	4	1
Royton North	£550	16=	4
Royton South	£524	13=	3
Saddleworth North	£550	16=	4
Saddleworth South	£624	20	4
Saddleworth West and Lees	£496	9=	2
Shaw	£496	9=	2
St James'	£486	6	2
St Mary's	***£451***	1=	1
Waterhead	***£451***	1=	1
Werneth	£481	5	1
Oldham	**£481**		

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

4.12 Table 29 overleaf shows the distribution of lower quartile rents for 2 bed houses by LSOA, covering the lower quartile LSOAs. 35 of the individual LSOAs within the Borough have no result for 2018 (because no listing was made for a 2-bed house for rent in this period on Zoopla) and so the quartile is smaller in size than the 'full' set. Eleven out of the 16 LSOAs identified in OMBC's original report feature here, indicating that in these areas at least, the licensing arrangement has probably not driven rents up.

Table 29 Lower Quartile 2 bed house rents by LSOA – quartile 1 of LSOAs 2018				
Ward	**LSOA**	**LQ rent PCM**	**Rank**	**Quartile**
Alexandra	***E01005320***	£438	5	1
Alexandra	***E01005321***	£466	15	1
Alexandra	***E01005322***	£451	10	1
Alexandra	***E01005434***	£451	9	1
Chadderton Central	E01005331	£451	7	1
Coldhurst	E01005350	£477	19	1
Hollinwood	***E01005378***	£486	26	1
Medlock Vale	***E01005323***	£477	21	1
Medlock Vale	E01005437	£481	24	1
Medlock Vale	***E01005438***	£477	22	1
Royton South	E01005403	£451	6	1
Saddleworth W & Lees	E01005387	£477	20	1
St James'	E01005453	£477	16	1
St James'	E01032920	£477	17	1
St Mary's	E01005427	£481	23	1
St Mary's	E01005430	£451	8	1
St Mary's	***E01005431***	£455	13	1
St Mary's	E01005432	£399	1	1
Waterhead	E01005428	£427	3	1
Waterhead	***E01005448***	£425	2	1
Waterhead	E01005449	£477	18	1
Waterhead	***E01005450***	£438	4	1
Waterhead	***E01005456***	£464	14	1
Werneth	E01005460	£451	11	1
Werneth	E01005463	£451	12	1
Werneth	E01032921	£481	25	1

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

4.13 We have also examined the change in rental levels before and after the 2014/15 report. For this we have used the change in the mean of the four years' median rents for 2011-2014 and for 2015-2018. This will 'smooth' any single-year anomalies or missing data (although at LSOA level there are still some LSOAs with incomplete results). Table 30 gives ward-level results and table 31 the LSOA level results for quartile 1. It can be seen that the quartile 1 wards and LSOAs bear little relation to the targeted areas. This may be due to the influence of housing benefit supporting a larger proportion of the rented property in the lower value wards, or that the very low rent levels in those wards had less far to fall.

Table 30 Change in median rents 2011-14 to 2015-18, by Ward			
Ward	**Change**	**Rank**	**Quartile**
Alexandra	-2.7%	4	1
Chadderton Central	13.9%	19	4
Chadderton North	9.2%	14	3
Chadderton South	0.6%	8	2
Coldhurst	15.1%	20	4
Crompton	-2.6%	5	1
Failsworth East	0.3%	7	2
Failsworth West	6.1%	12	3
Hollinwood	4.4%	10	2
Medlock Vale	2.4%	9	2
Royton North	13.9%	18	4
Royton South	5.2%	11	3
Saddleworth North	-9.8%	2	1
Saddleworth South	-11.0%	1	1
Saddleworth West and Lees	10.4%	17	4
Shaw	-6.2%	3	1
St James'	-0.7%	6	2
St Mary's	6.7%	13	3
Waterhead	10.0%	16	4
Werneth	9.8%	15	3

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

Table 31 Change in median rents 2011-14 to 2015-18, by LSOA				
Ward	**LSOA**	**Change**	**Rank**	**Quartile**
Alexandra	***E01005320***	-8.2%	23	1
Alexandra	***E01005321***	-50.0%	4	1
Alexandra	***E01005322***	-14.8%	16	1
Alexandra	E01005323	-10.3%	19	1
Chadderton Central	E01005330	-19.2%	14	1
Chadderton Central	E01005333	-26.3%	10	1
Chadderton North	E01005335	-12.9%	17	1
Chadderton North	E01005338	-32.5%	7	1
Chadderton South	E01005341	-24.5%	11	1
Coldhurst	E01005352	-155.2%	1	1
Medlock Vale	E01005437	-19.9%	13	1
Royton South	E01005397	-8.3%	22	1
Royton South	E01005398	-6.8%	25	1
Royton South	E01005400	-27.5%	9	1
Royton South	E01005401	-41.5%	5	1
Saddleworth North	E01005411	-31.3%	8	1
Saddleworth North	E01005414	-59.5%	3	1
Saddleworth North	E01005415	-8.7%	21	1
Saddleworth South	E01005406	-11.8%	18	1
Saddleworth South	E01005408	-20.4%	12	1
Saddleworth South	E01005409	-7.4%	24	1
Saddleworth South	E01032922	-102.8%	2	1
Saddleworth W & Lees	E01005388	-6.7%	26	1
Saddleworth W & Lees	E01005420	-9.9%	20	1
Shaw	E01005446	-15.3%	15	1
Werneth	E01005461	-39.6%	6	1

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

Time to let and Long-Term Voids

4.14 The change in time to let properties over a period gives an indication of whether demand in an area is falling or rising. We have taken the Zoopla time listed as a proxy for letting time and averaged the times for the periods 2010-2014 (pre-licensing) and 2015-2018 (post-licensing. The results for wards are in Table 32 and for LSOAs (quartile 1) in Table 33. There is very little correlation between the quartile 1 localities and the wards identified for licensing by OMBC in 2014/15, which may indicate the situation in these wards now being better than previously, relative to other areas of the Borough.

Table 32 Change in lettings times 2010-14 to 2015-18, by Ward					
Ward	Mean of Annual medians		% change	Rank	Quartile
	2010-2014	2015-18			
Alexandra	6.0	6.6	10.4%	8	2
Chadderton Central	4.3	5.0	16.3%	7	2
Chadderton North	5.6	7.4	31.7%	4	1
Chadderton South	5.2	4.5	-13.5%	19	4
Coldhurst	5.6	6.1	9.4%	9	2
Crompton	5.0	5.3	5.0%	12	3
Failsworth East	3.8	5.4	41.4%	2	1
Failsworth West	4.6	4.3	-7.6%	16	4
Hollinwood	6.4	6.8	5.5%	11	3
Medlock Vale	6.6	6.3	-5.3%	14	3
Royton North	4.6	7.1	54.9%	1	1
Royton South	4.2	5.0	19.0%	6	2
Saddleworth North	6.5	5.9	-9.6%	18	4
Saddleworth South	4.6	5.0	8.7%	10	2
Saddleworth West and Lees	4.6	5.5	19.6%	5	1
Shaw	5.2	4.8	-8.7%	17	4
St James'	5.0	4.6	-7.5%	15	3
St Mary's	6.0	6.0	0.0%	13	3
Waterhead	6.9	5.0	-27.5%	20	4
Werneth	4.8	6.5	35.4%	3	1

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

Table 33 Change in lettings times 2010-14 to 2015-18, by LSOA					
Ward	LSOA	Mean of Annual medians		% change	Rank
		2010-2014	2015-18		
Alexandra	***E01005320***	5.1	7.5	47.1%	20
Alexandra	E01005386	5.7	8.0	40.4%	28
Chadderton Central	E01005329	3.8	5.6	48.0%	19
Chadderton North	E01005334	5.8	8.5	46.6%	22
Chadderton North	E01005336	4.8	7.8	64.9%	12
Chadderton North	E01005338	4.3	7.5	74.4%	10
Chadderton South	E01005343	3.7	5.9	58.8%	16
Coldhurst	E01005353	5.0	7.2	43.3%	25
Crompton	E01005361	4.1	6.6	60.6%	15
Failsworth East	E01005362	5.3	9.9	86.3%	8
Failsworth East	E01005363	2.8	3.8	36.9%	30
Failsworth East	E01005364	4.0	6.6	65.6%	11
Failsworth East	E01005366	6.0	16.0	166.7%	3
Failsworth West	E01005374	7.5	11.0	46.7%	21
Hollinwood	E01005439	5.9	7.8	31.4%	34
Medlock Vale	E01005440	5.1	8.4	64.2%	13
Royton North	E01005393	6.0	10.5	75.0%	9
Royton North	E01005394	6.5	9.6	48.1%	18
Royton North	E01005395	4.2	10.7	154.0%	4
Royton North	E01005396	5.6	8.0	42.9%	26=
Royton South	E01005401	3.5	4.6	32.1%	33
Saddleworth North	E01005410	6.7	9.7	44.3%	24
Saddleworth North	E01005412	4.9	7.0	42.9%	26=
Saddleworth North	E01005417	4.2	5.6	33.9%	31
Saddleworth W & Lees	E01005418	5.0	6.5	30.0%	35
Saddleworth W & Lees	E01032556	3.6	5.9	63.2%	14
Shaw	E01005443	6.9	19.5	182.6%	2
Shaw	E01005446	4.4	5.9	33.5%	32
St James'	E01005453	6.3	8.8	40.2%	29
St Mary's	E01005326	8.0	18.0	125.0%	6
Waterhead	E01005449	4.0	6.3	56.3%	17
Waterhead	E01005451	4.5	6.5	44.4%	23
Werneth	E01005459	4.7	9.1	95.5%	7
Werneth	E01005460	5.1	11.6	127.9%	5
Werneth	E01005463	2.3	7.5	221.4%	1

Source: Zoopla database 2018. © 2018 Zoopla Ltd All rights reserved

4.15 The long-term voids data from the Council Tax database supplied by OMBC enables us to track the change in rates of properties void for 12 months or more. The data are available for three years, so we have examined the change in rates between 2015 and 2017. The results are in Tables 34 (wards) and 35 (LSOAs). These data relate to all private sector dwellings, not just the private rented sector.

Table 34 Change in long term void rate 2015-17, by Ward			
Ward	**% change**	**Rank**	**Quartile**
Alexandra	-40.0%	15	3
Chadderton Central	-50.9%	19	4
Chadderton North	-30.5%	9	2
Chadderton South	-32.5%	12	3
Coldhurst	-53.0%	20	4
Crompton	-27.4%	8	2
Failsworth East	-31.6%	10	2
Failsworth West	-34.8%	13	3
Hollinwood	-0.5%	1	1
Medlock Vale	-23.3%	5	1
Royton North	-19.2%	4	1
Royton South	-25.0%	7	2
Saddleworth North	-9.6%	2	1
Saddleworth South	-10.9%	3	1
Saddleworth West and Lees	-24.0%	6	2
Shaw	-40.8%	16	4
St. James'	-48.5%	18	4
St. Mary's	-38.6%	14	3
Waterhead	-31.7%	11	3
Werneth	-41.5%	17	4
Oldham Total	**-31.1%**		

Source: OMBC Council Tax Data – used by permission

4.16 Table 34 shows that all areas have seen improvements in this measure. Four out of the six wards identified for intervention have seen significant improvements in rates of long-term voids, with levels falling by 30% or more.

4.17 Table 35 overleaf shows the results for LSOAs in the first quartile. The darker blue shading shows where LSOAs had 10 or fewer voids of 12 months or more in either 2015 or 2017, and so the data may be less reliable. Only one of the LSOAs here was identified for action in the 2014/15 OMBC report.

Table 35 Change in long term void rate 2015-17, by LSOA			
Ward	**LSOA**	**% change**	**Rank**
Alexandra	E01005386	0.00%	24=
Chadderton North	E01005335	63.64%	4
Chadderton South	E01005341	5.56%	20
Crompton	E01005357	33.33%	8
Crompton	E01005358	-8.00%	34=
Failsworth East	E01005365	42.11%	7
Failsworth East	E01005368	-6.38%	30
Hollinwood	E01005376	-8.00%	34=
Hollinwood	E01005377	0.00%	24=
Hollinwood	E01005379	700.00%	1
Hollinwood	***E01005382***	-7.14%	32
Hollinwood	E01005439	1.56%	23
Medlock Vale	E01005324	-6.67%	31
Medlock Vale	E01005325	142.86%	2
Medlock Vale	E01005436	15.00%	12
Royton North	E01005390	11.11%	15=
Royton North	E01005391	-7.69%	33
Royton North	E01005393	8.33%	18
Royton North	E01005394	2.70%	22
Royton South	E01005399	4.35%	21
Royton South	E01005400	-5.26%	29
Royton South	E01005402	18.75%	9
Royton South	E01005403	16.67%	10
Saddleworth North	E01005414	12.07%	14
Saddleworth North	E01005415	-4.17%	28
Saddleworth North	E01005416	-2.04%	26
Saddleworth North	E01005417	16.00%	11
Saddleworth South	E01005407	11.11%	15=
Saddleworth South	E01005408	12.90%	13
Saddleworth South	E01005409	6.38%	19
Saddleworth South	E01032922	-3.70%	27
Saddleworth W & Lees	E01005388	43.75%	6
Saddleworth W & Lees	E01005389	9.68%	17
Waterhead	E01005454	80.00%	3
Waterhead	E01005455	47.37%	5
	Oldham Total	**-31.1%**	
		= 10 or fewer voids	

Source: OMBC Council Tax Data – used by permission

5. Consideration

5.1 In incorporating the new indicators introduced in section 4 to the original indicators, this report details the scored quartiles in table 36 below at ward level. It clearly identifies those wards in quartile 1 and 2. This is mapped in Map 5.1

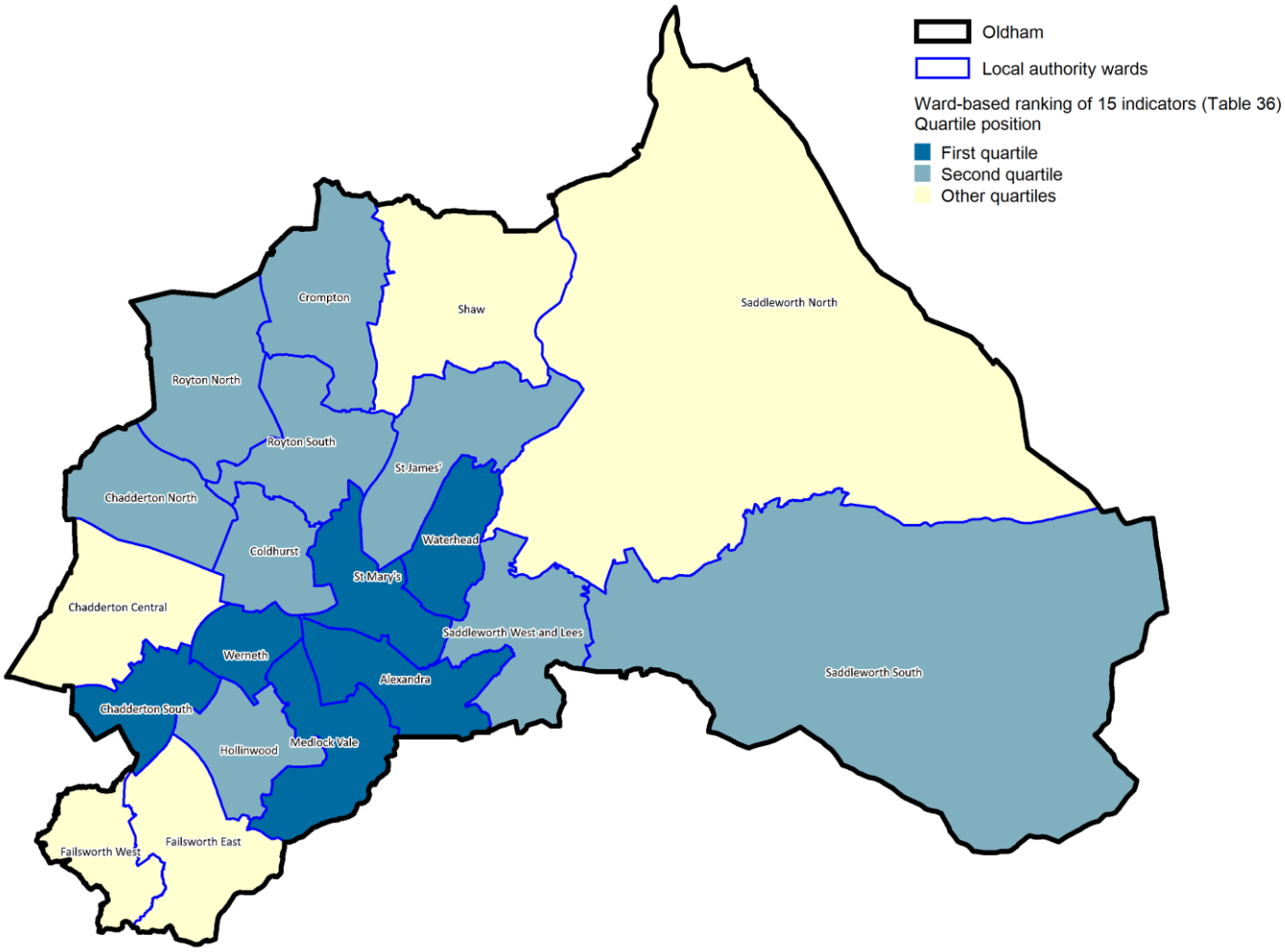
5.2 Unfortunately, this analysis cannot be completed for LSOAs. On some datasets, (especially the single items from Zoopla) there are no entries for particular LSOAs. Given these issues, getting a full LSOA table for all the indicators would be incredibly challenging. However, given the detail included in this report the report has considered which LSOAs scored in Q1 for each of the original and new indicators. The outcome is mapped in Map 5.2

Table 36 Ward based ranking of 15 indicators									
	% Private Rented (5)	Lower Quartile Property Prices (8)	Median Property Prices (8)	Long Term Vacants (10)	Mean Rent Levels (HB) (12)	Rental Yield (14)	LQ prop price change (21)	LQ price change houses (23)	LQ price change Flats (23)
Alexandra	1	1	1	2	1	1	3	3	1
Chadderton Central	3	3	3	4	2	3	3	2	4
Chadderton North	4	3	4	4	3	4	1	1	3
Chadderton South	2	2	2	2	2	1	2	1	2
Coldhurst	3	2	1	4	1	2	3	3	3
Crompton	4	3	3	3	4	3	1	2	2
Failsworth East	3	4	3	2	4	4	4	4	1
Failsworth West	2	2	2	3	1	2	4	4	3
Hollinwood	2	2	2	2	3	2	4	4	1
Medlock Vale	1	1	1	1	2	1	1	1	4
Royton North	4	4	4	3	1	3	2	2	1
Royton South	4	3	3	4	3	3	2	3	3
Saddleworth North	4	4	4	1	3	4	3	4	2
Saddleworth South	3	4	4	1	1	4	4	4	2
Saddleworth West and Lees	2	3	4	3	4	4	2	2	1
Shaw	2	3	3	3	2	2	3	3	4
St. James'	3	2	2	4	2	3	4	3	4
St. Mary's	1	1	1	1	3	1	1	1	3
Waterhead	1	1	1	2	4	1	2	2	4
Werneth	1	1	2	1	4	2	1	1	2

Table 36 Ward based ranking of 15 indicators									
	Median price 2 bed house (26)	Change in MQ 2 bed house (26)	LQ rent 2 bed house (28)	Change In median rents (30)	Change in letting times (32)	Change in long term voids (34)	TOTAL SCORE	OVERALL RANK	QUARTILE
Alexandra	1	2	1	1	2	3	24	**=1**	**1**
Chadderton Central	4	4	3	4	2	4	48	20	3
Chadderton North	2	2	3	3	1	2	40	=10	2
Chadderton South	2	2	3	2	4	3	32	5	1
Coldhurst	1	1	2	4	2	4	36	**=7**	**2**
Crompton	4	3	3	1	3	2	41	=13	2
Failsworth East	3	4	4	2	1	2	45	=18	3
Failsworth West	3	4	4	3	4	3	44	17	3
Hollinwood	2	4	2	2	3	1	36	=7	2
Medlock Vale	2	2	1	2	3	1	24	**=1**	**1**
Royton North	3	3	4	4	1	1	40	=10	2
Royton South	3	1	3	3	2	2	42	15	2
Saddleworth North	4	2	4	1	4	1	45	=18	3
Saddleworth South	4	1	4	1	2	1	40	=10	2
Saddleworth West and Lees	3	1	2	4	1	2	38	9	2
Shaw	4	3	2	1	4	4	43	16	3
St. James'	2	1	2	2	3	4	41	=13	2
St. Mary's	1	3	1	3	3	3	27	**3**	**1**
Waterhead	1	3	1	4	4	3	34	**6**	**1**
Werneth	1	4	1	3	1	4	29	4	1

Sources – see individual tables referenced in column headings.

Map 5.1 Ward based ranking of 15 indicators (Table 36)



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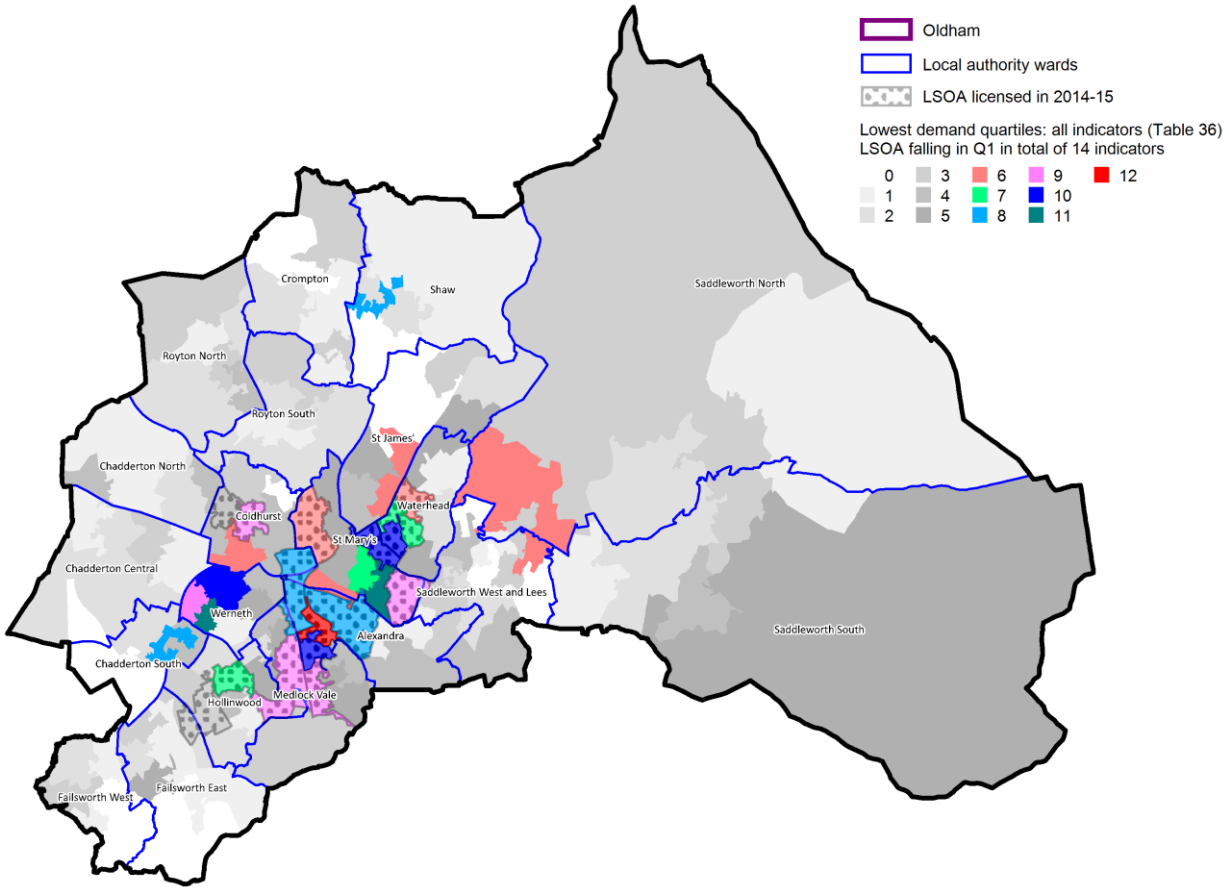
5.3 The map below shows the LSOAs with the highest number of indicators in Quartile 1. The scores represent the number of times, they featured in quartile 1 of 14 indicators (the change in the value of flats was not included given the amount of missing data due to the dominance of houses in these locations).

Map 5.2 Lowest demand quartiles (Table 36)



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In Conclusion

5.4 The analysis of data four years on from the original report indicated that low-demand areas have not changed much in the intervening period. Most of the low demand areas (at LSOA level) identified in the previous report continue to be in the quartile exhibiting lowest demand now, when the same indicators are examined. If anything, the focus of low demand seems to be intensifying, with more LSOAs showing concentrations of the lowest scores. Four of the five wards that were assessed as being in the lowest demand quartile in the last report are still in it with the updated indicators. Coldhurst has moved to quartile 2. Werneth and Chadderton South were previously in quartile 2 and have now moved to quartile 1. However, the very tight scores at the inter-quartile boundary means all of these wards are very similar. This echoes other work arc[4] has been doing for other clients in Greater Manchester[2].

5.5 The report highlights other indicators that provide further analysis. In terms of how the current licensed locations have performed for the new indicators:

- 3 of the 6 wards currently with licensed locations had above Oldham average increases for LQ property values increases and only 4 of the current 16 LSOAs licensed featured in quartile 1 for LQ property value change. Many of the licensed LSOAs have been performing well.
- For LQ house price changes, the dominant property type, only 2 of the wards currently with licensed locations feature in Q1. Again, many locations here have performed well since licensing. 10 of the original LSOAs feature in Q1.
- Focusing on value changes for 2 bed houses at ward level, apart from Coldhurst, all the other wards in the lowest values have seen reasonable rises in the three-year period, with Werneth showing particularly large rises. 14 of the current LSOAs featured are in quartile 1.
- For LQ rent levels, 4 of the 6 current wards with licensed locations are in quartile 1. 11 of the current licensed LSOAs are in quartile 1.
- For the time to let property, there is very little correlation between the quartile 1 localities and the wards identified for licensing by OMBC in 2014/15, which may indicate the situation in these wards now being better than previously, relative to other areas of the Borough.
- In terms of the long-term void rate, the data shows that all areas have seen improvements in this measure. Four out of the six wards identified for licensing have seen significant improvements in rates of long-term voids, with levels falling by 30% or more.

5.6 In considering target areas for the continuation of the licensing arrangements, OMBC may wish to consider licensing the existing locations, particularly as there is evidence of improvements but in addition, may wish to extend it to the LSOAs illustrated in Map 5.2 with over 7 indicators featured as Quartile 1.

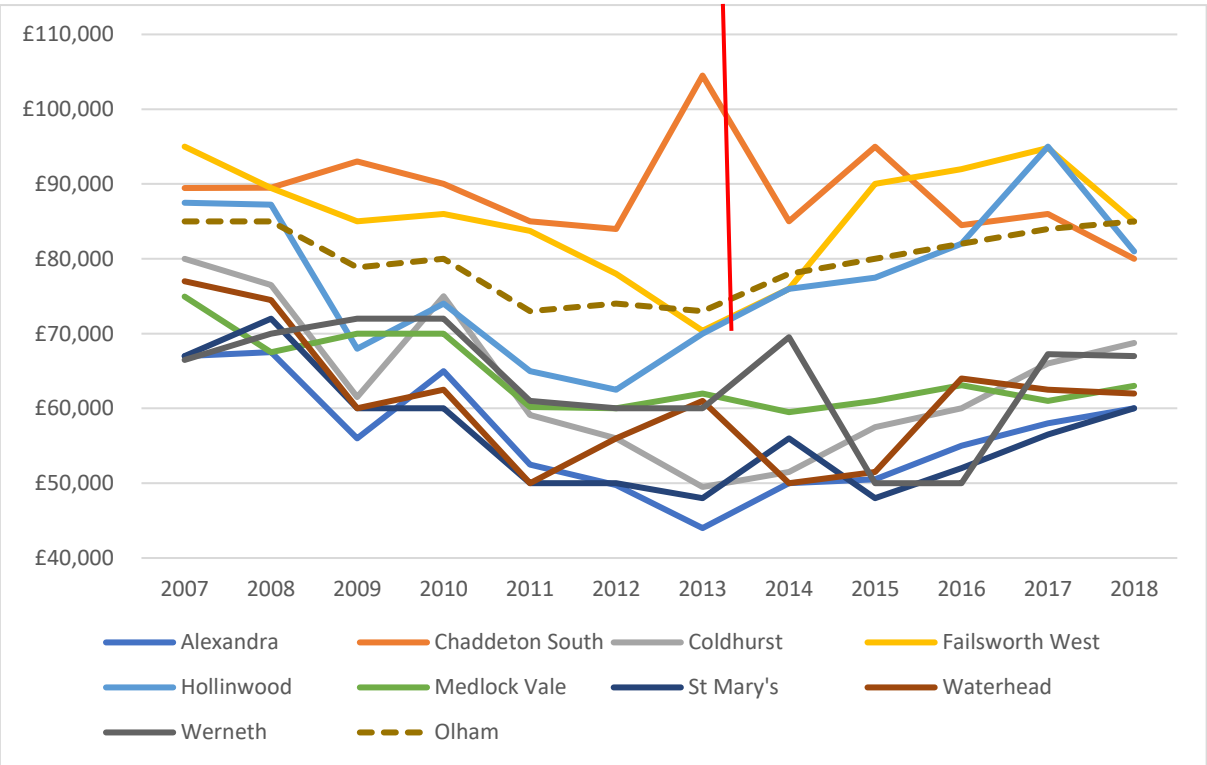
[2] For example, PRS analysis for One Manchester indicating stress areas especially in the north-east wards of the city.

Appendix A - Further information on trends.

Property Price Trends

A.1 Trends in property prices can be useful in identifying changes over time in low-demand areas. Graph 8a below tracks the bottom nine wards from table 16 (the six in the lower quartile and the three very close to the quartile boundary). The red vertical line indicates the approximate date of the previous report. Three wards (Chadderton South, Failsworth West and Hollinwood) appear to have much better property prices than the rest – even allowing for a downturn in all three in 2018. Graph 8b gives clearer detail on the six wards with the lowest property prices (both graphs provide the Oldham LQ figure for comparison).

Graph 8a Selected wards lower quartile property prices.



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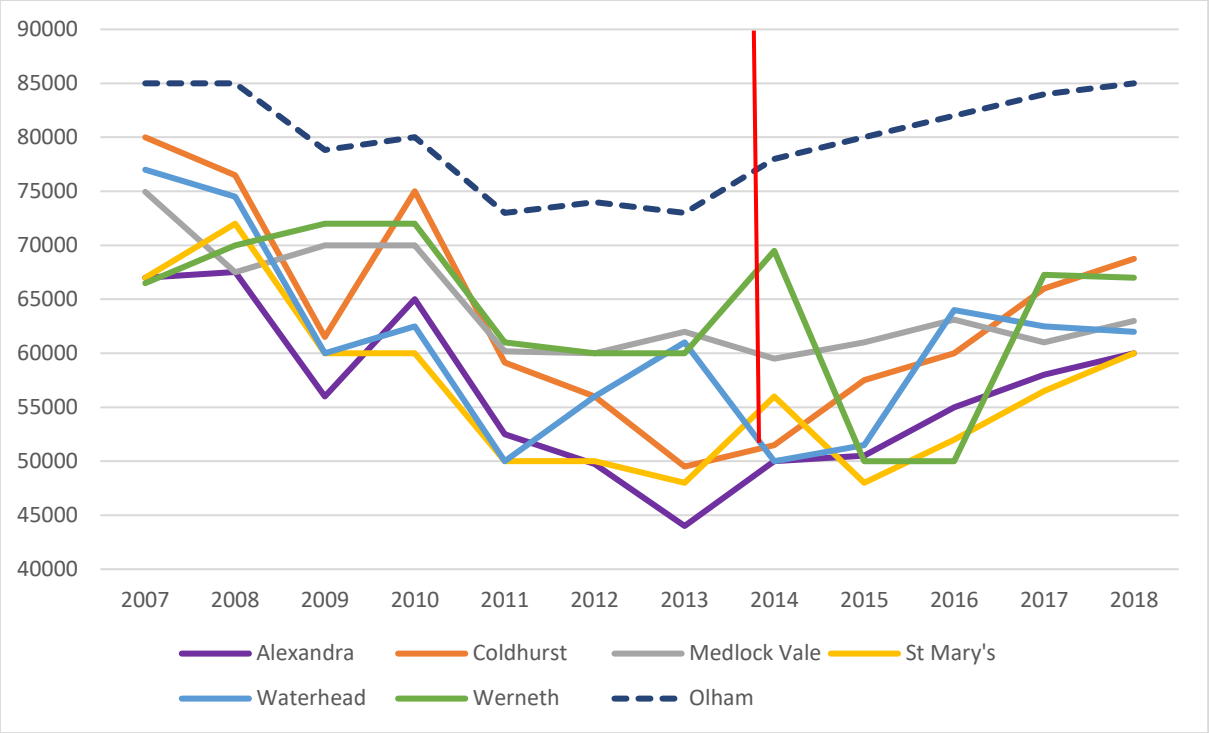
Graph 8b Selected Lower priced wards lower quartile property prices



Source: HM Land Registry Data © Crown Copyright 2018. This data is licenced under the Open Government Licence v3.0.

A.2 These data indicate that the lower priced wards have followed the general trend of decline between 2007 and 2014/15 and recovery since 2014/15 but seem to have recovered less well than LQ prices for Oldham as a whole. Werneth seems to have done relatively better than the others in the 'bottom six' over the whole period being in lowest spot in 2007, being highest in 2014/15 but finishing in second-highest 'place' in 2018. Coldhurst fell from the 'top' place of the six in 2007 to fourth at the end of 2014 and has now regained that top place. Whilst Oldham as a whole has now recovered to its 2007 lower quartile price point of £85,000, all of the bottom six wards still fall some way short of their 2007 level (with Waterhead some £15,000 below its 2007 figure). It is probably more useful to look at trend data over a number of years than take a single point in time to act as an indicator of market position.

Rent Levels – sources, measure and tend.

A.3 Tables 12 and 13 in section 2 above use mean rent levels based on Housing Benefit data. Table A1 below shows HB median and Zoopla Median rents for 2018. The light blue shading on the ward name indicates those wards in Quartile 1 using the mean Housing Benefit data. The green shading indicates the Quartile 1 wards for Housing Benefit median and the orange shading indicates Quartile 1 wards for the Zoopla median data.

Table A1 2018 Wards with Housing Benefit Mean Rents lower quartiles compared to HB and Zoopla Median Rents by ward.

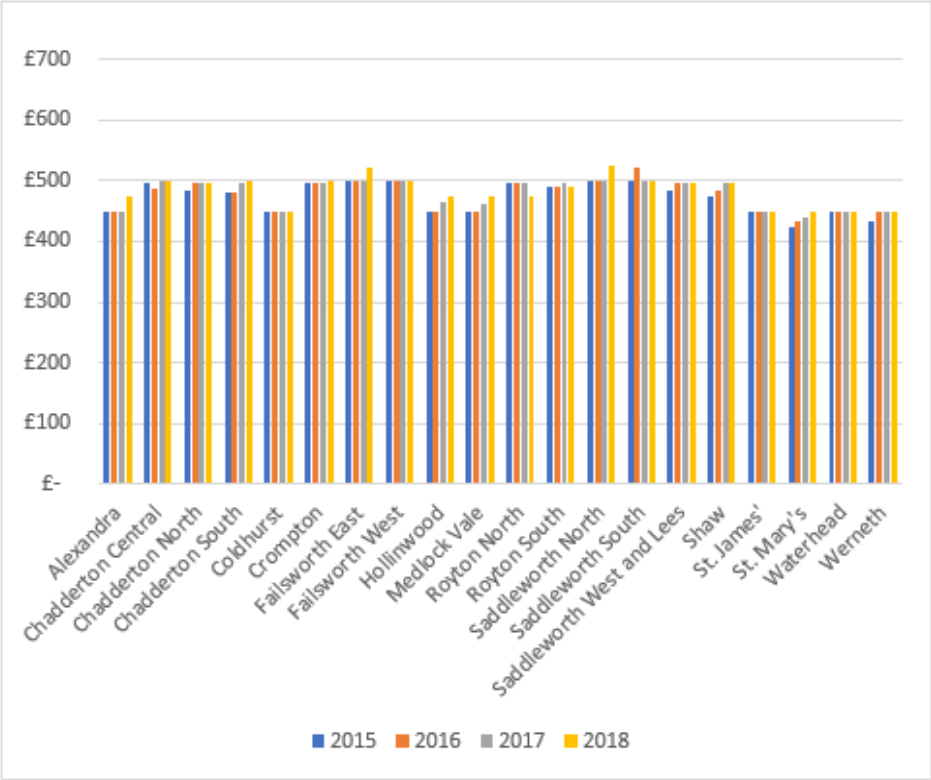
OMBC Housing Benefit data				Zoopla data		
Ward	Median Monthly Rent	Rank	Quartile	Median Monthly Rent	Rank	Quartile
Alexandra	£ 475	2=	2	£ 494	3=	1
Chadderton Central	£ 500	14=	3	£ 576	14=	3
Chadderton North	£ 495	11=	3	£ 550	8=	2
Chadderton South	£ 500	14=	3	£ 550	8=	2
Coldhurst	£ 450	1=	1	£ 498	5	1
Crompton	£ 500	14=	3	£ 598	17=	4
Failsworth East	£ 519	19	4	£ 550	8=	2
Failsworth West	£ 500	14=	3	£ 576	14=	3
Hollinwood	£ 475	2=	2	£ 550	8=	2
Medlock Vale	£ 475	2=	2	£ 494	3=	1
Royton North	£ 475	2=	2	£ 598	17=	4
Royton South	£ 488	10	2	£ 576	14=	3
Saddleworth North	£ 525	20	4	£ 598	17=	4
Saddleworth South	£ 500	14=	3	£ 676	20	4
Saddleworth West and Lees	£ 495	11=	3	£ 550	8=	2
Shaw	£ 495	11=	3	£ 550	8=	2
St. James'	£ 450	1=	1	£ 509	6	2
St. Mary's	£ 450	1=	1	£ 481	1=	1
Waterhead	£ 450	1=	1	£ 481	1=	1
Werneth	£ 450	1=	1	£ 520	7	2

Sources: Housing Benefit data supplied by Oldham BC. Zoopla data © 2018 Zoopla Ltd. All Rights Reserved.

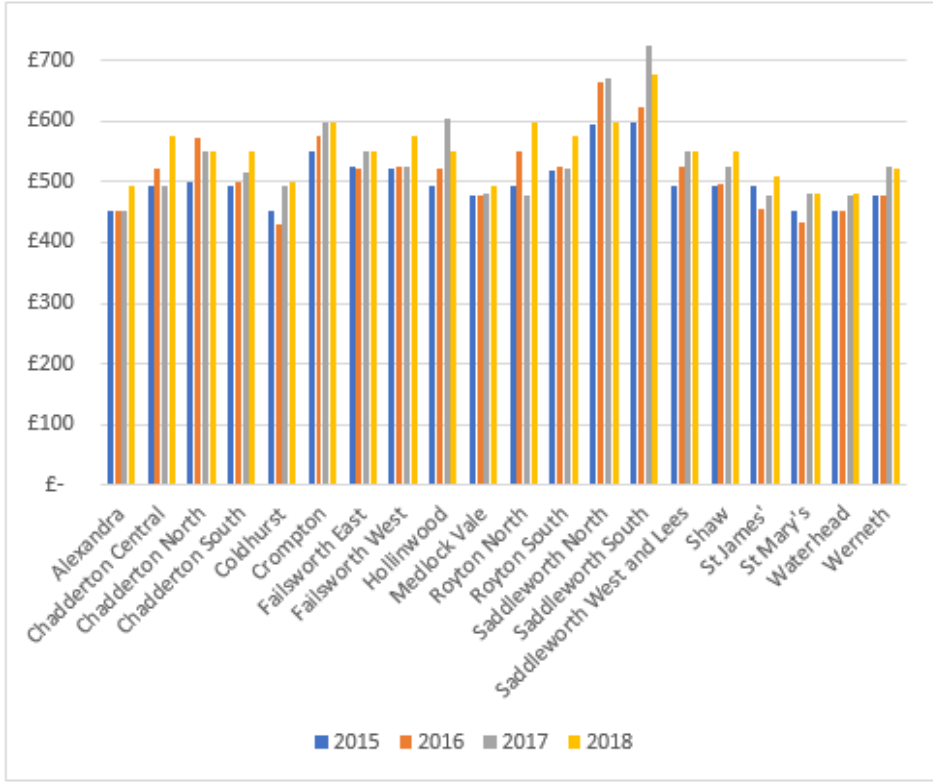
A.4 The table highlights that the Quartile 1 ward 'means' used in table 12 have been influenced by the limitations of Housing Benefit regime and probably do not represent the true market picture. Generally, analyses of median, rather than mean, figures give a more accurate representation of the state of the market because mean figures are more likely to be heavily influenced by clusters of particularly low- or high-value properties entering the market. If the lower end PRS market is of most interest, the HB median figures may be more representative, and if the general market is of interest, the Zoopla median figures may be more representative. The effect of applying the HB or Zoopla medians to Table 17 would be to 'demote' Chadderton South to quartile 2. The other five quartile 1 wards remain in quartile 1. For quartile 2, using HB medians promoted St James' over Shaw, which drops to quartile 3. But using Zoopla medians this change does not occur. So, whilst using medians for this monthly rent indicator may be more consistent with the other indicators, the practical difference made is minimal.

A.5 Graphs 9 and 10 overleaf illustrate the difference between the HB and Zoopla median figures with trends over 4 years. It can be seen that for the whole market, the figures for some wards (e.g. Failsworth West and Saddleworth South) are much greater from Zoopla than from the Housing Benefit records, and that the Zoopla figures have generally increased more over the 4 years whereas the Housing Benefit figures tend to be very stagnant. This suggests that although there may be areas within these wards where HB is paid at the lower end of the market, the private rental sector in the ward in general is more buoyant.

Graph 9 Median rents PCM by Ward - HB data



Graph 10 Median rents by Ward -Zoopla data

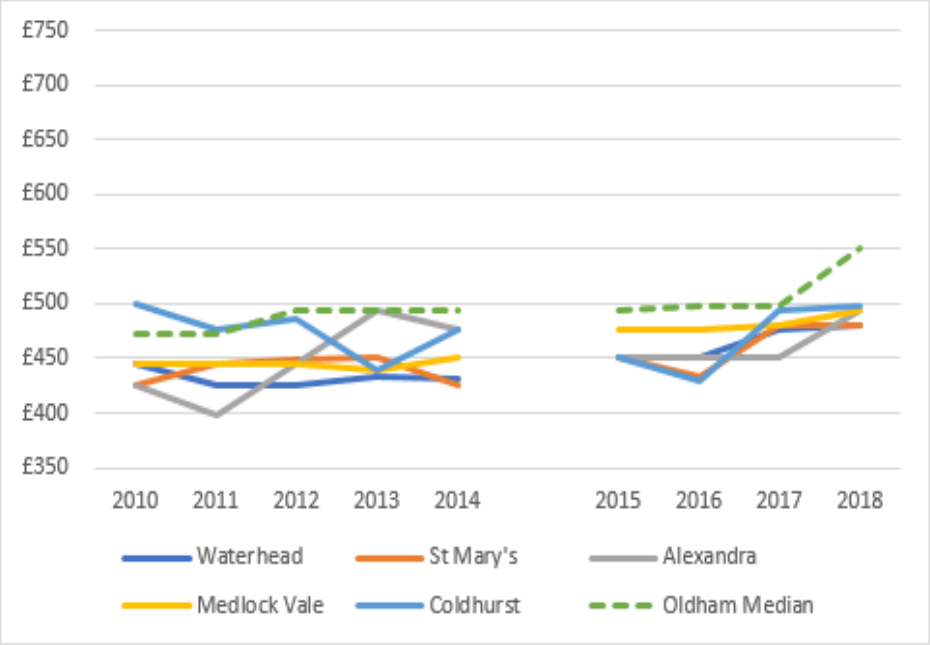


Sources: Housing Benefit data supplied by Oldham BC. Zoopla data © 2018 Zoopla Ltd. All Rights Reserved. Graphs have been scaled to provide 'read-across' comparison.

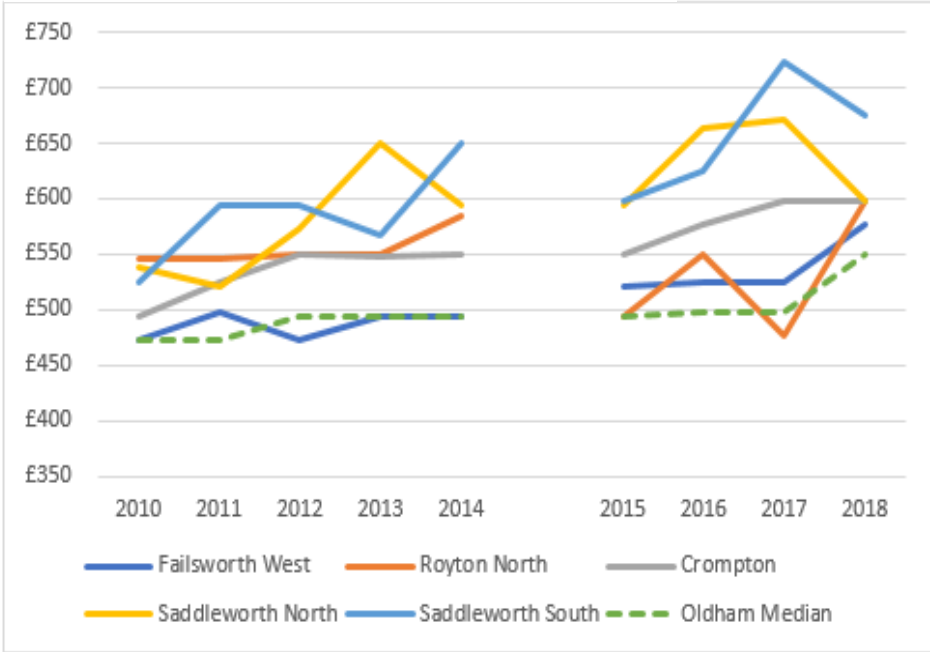
A.6 It is also instructive to look at the lower quartile and upper quartile rent trends before and after 2014/15 – the date of the last report and the introduction of licensing. Graphs 11 and 12 below show, respectively, the lower quartile wards and upper quartile wards median rents from Zoopla, with the Oldham median provided in both as a comparison. There seems to be a more consistent pattern in rent variation in the lower quartile since 2015 with all areas showing reasonably consistent rises (except Medlock Vale which seems fairly stagnant after the highest-level

start). By comparison, the upper quartile rent trends seem a lot more volatile both before and after 2014/15, as do the lower quartile trends before 2014/15. It is difficult to say whether this has been as a consequence of licensing or not. The areas covered are wider than those selected for licensing arrangements.

Graph 11 Median rents, lower quartile wards

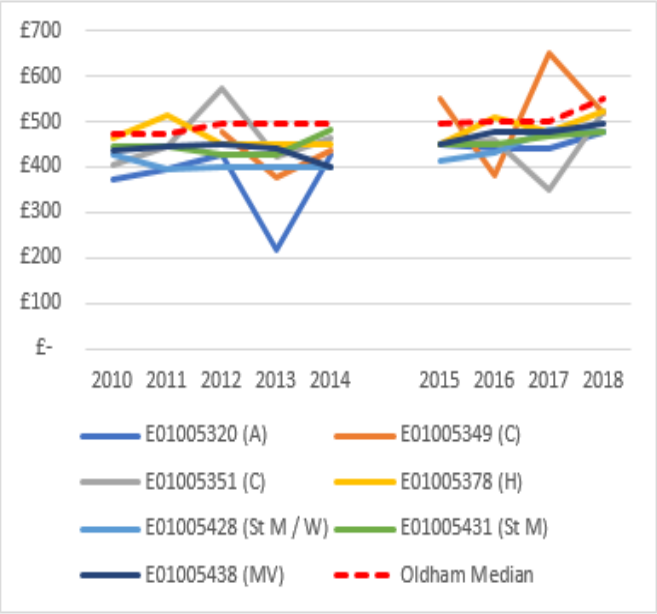


Graph 12 Median rents, upper quartile wards

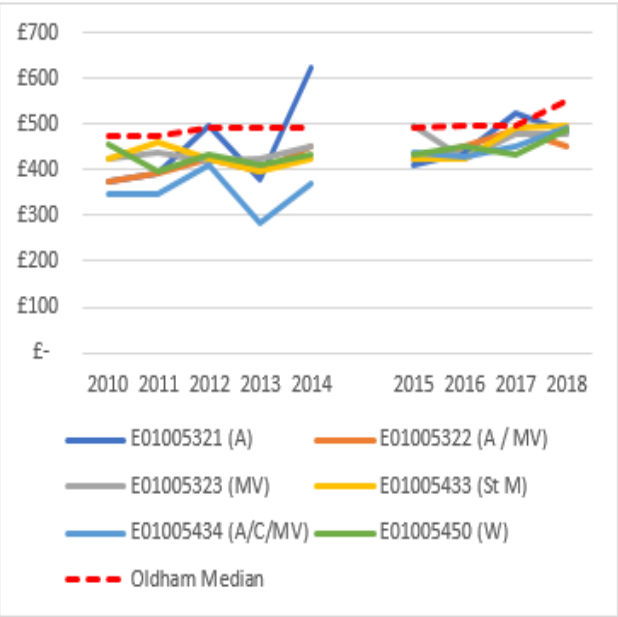


A.7 Graphs 13, 14 and 15 cover those LSOAs recommended for selective licensing in the previous report. Graph 10 shows the 7 LSOAs that ranked in the lowest quartile in each of the indicators used in the report, graph 11 shows those that were in the lowest quartile in all but one indicator, and graph 12 those that were in the lowest quartile in all but two indicators. Each LSOA as a 'ward indicator' reference – A = Alexandra, C = Coldhurst, St M = St Mary's, H = Hollinwood, W = Waterhead, and MV = Medlock Vale. It seems that in the years since the previous report, the rents in the targeted LSOAs have been closer to the Oldham median than they were before. This may indicate increasing demand but again, whether this is as a direct cause of the licensing arrangements is difficult to say.

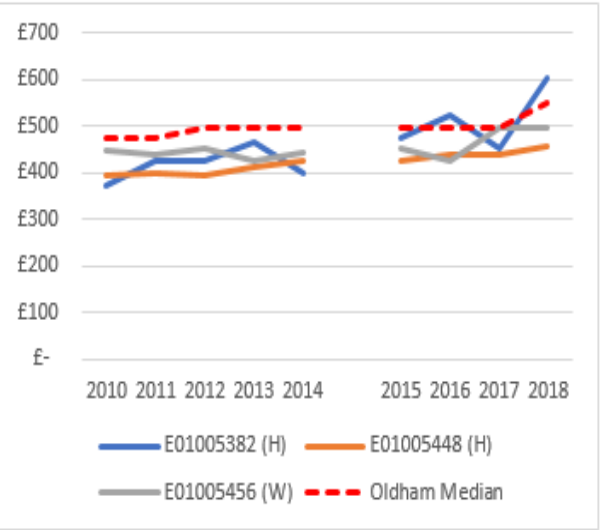
Graph 13 All lower quartile LSOAs Median rents 2010-14 & 2015-18



Graph 14 All but one lower quartile LSOAs Median rents 2010-14 & 2015-18



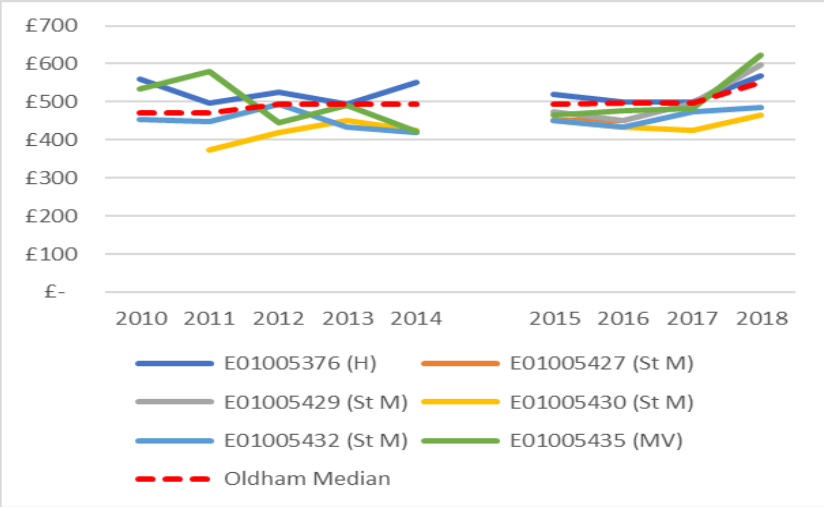
Graph 15 All but two quartile LSOAs Median rents 201-14 & 2015-18



Graphs 10-15 Source: Zoopla data © 2018 Zoopla Ltd. All Rights Reserved. Graphs have been scaled to provide 'read-across' comparison.

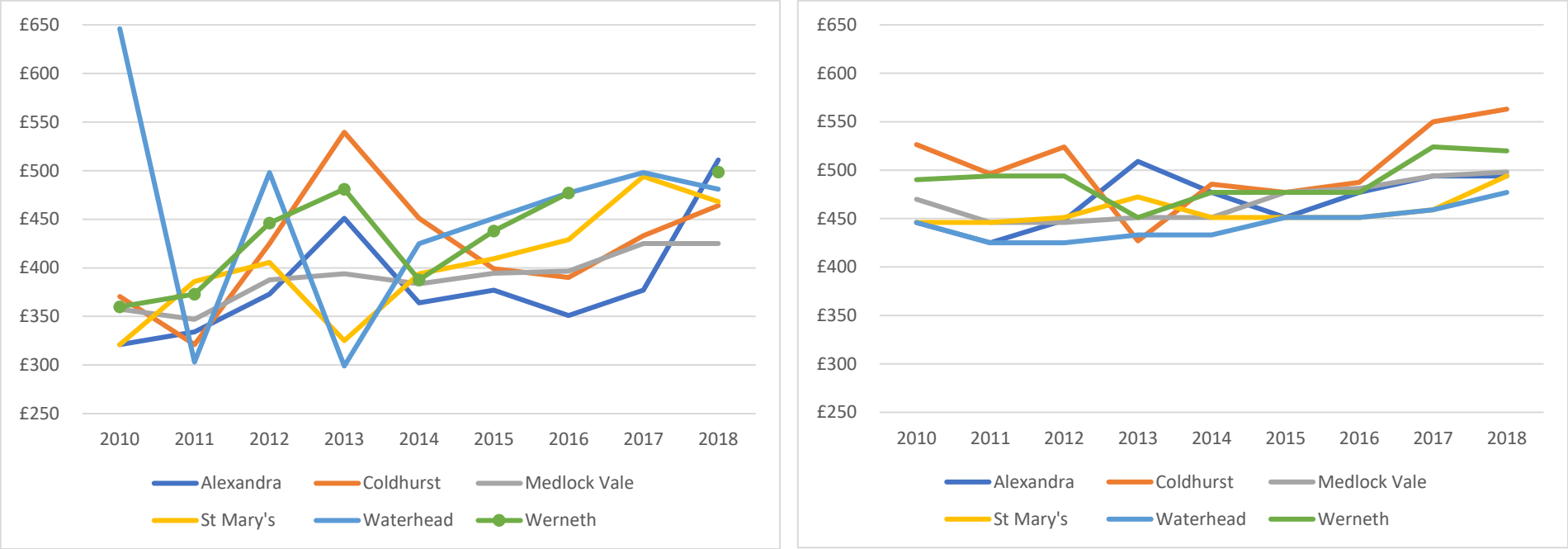
A.8 For comparison, the previous report identified six LSOAs that were not recommended for inclusion in the licensing proposal but only narrowly missed selection. Graph 16 shows the trends over the same period for these areas. Whilst the overall pattern for these LSOAs is relatively similar to that in graphs 13-15, it does appear that the changes in the latter period are not as pronounced as in the selected areas, which may suggest that the licensing system has had some effect on demand for the selected areas relative to these non-selected ones. It should be noted that some of the LSOAs in these graphs have incomplete data with no Zoopla median rents recorded for some of the years.

Graph 16 LSOAs narrowly missing selection in prior report. Median rents 2010-14, 2015-18



A.9 Zoopla also enables property type rentals to be analysed. Graphs 17 and 18 do this for flats and houses respectively in the six lowest priced wards. It appears that flat rental prices (Graph 17) are more volatile than house rentals (Graph 18), even discounting the 2010 median for Waterhead, which is an anomaly. Generally, the numbers of flats let is lower than the number of houses (there are too few flats in Werneth in 2017 to produce a median). Rent levels (especially for houses) do seem to show a steady increase since the 2014/15 report.

Graphs 17 and 18 Median flat had house rental prices, selected wards, 2010-2018

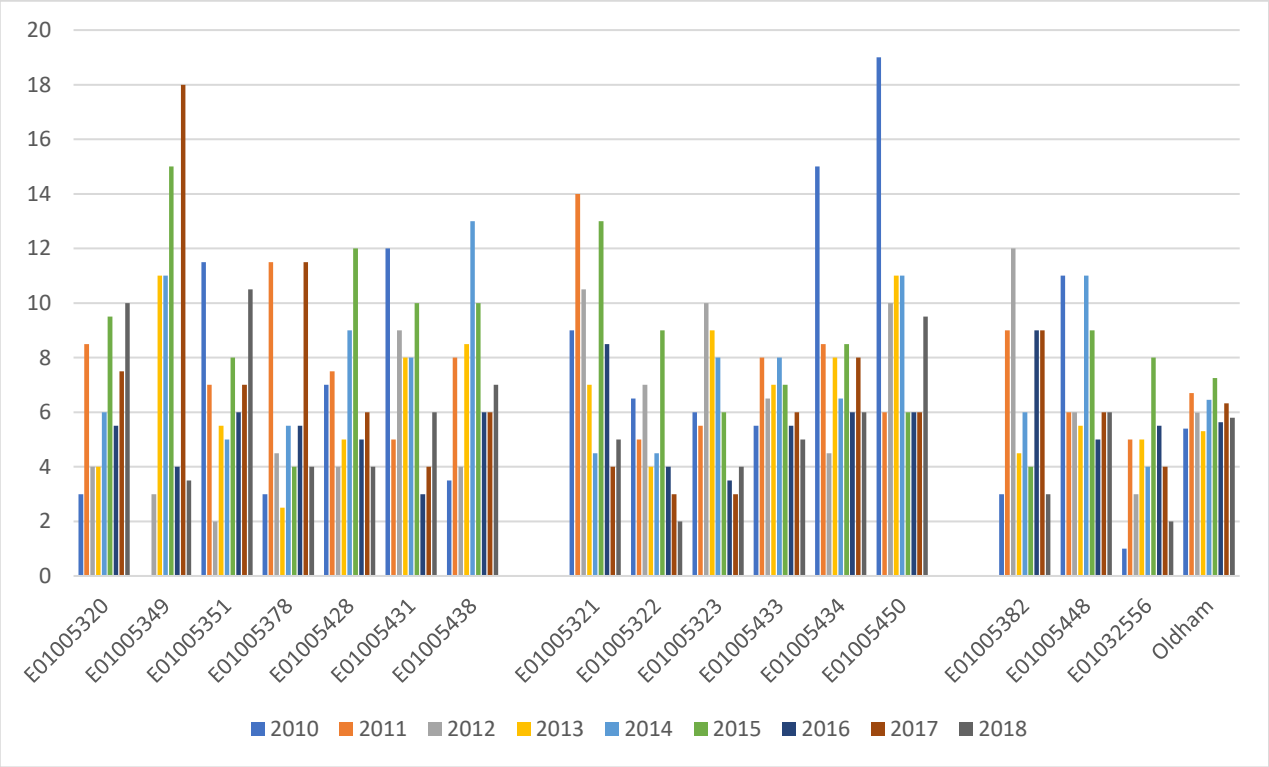


Graph 17-18 Source: Zoopla data © 2018 Zoopla Ltd. All Rights Reserved. Graphs have been scaled to provide 'read-across' comparison.

A.10 Zoopla also enable analysis of time taken to let properties (using the proxy of the number of weeks advertised). In the case of the areas in which licensing has been used, the data are mixed. At a ward level, the variation in time to let seems to be reducing – in 2010 it ranged from 3-7 weeks, and in 2018 it ranged from 4.5-6 weeks. Graph 19 shows the LSOAs selected in the previous report in clusters with the 7 LSOAs scoring

lower quartile for all indicators on the left, those scoring lower quartile for 5 out of 6 of the indicators in the middle, and those scoring 4 out of 6 on the right. It seems that letting times in most of the LSOAs have generally decreased since 2014/15. The times in the third group (the least worst of the areas) are noticeably shorter than those on the other two groups. The overall figures for Oldham have been generally steady over the period. Caution should be exercised, though, because in some of these smaller areas the numbers of relets in a year could be very low.

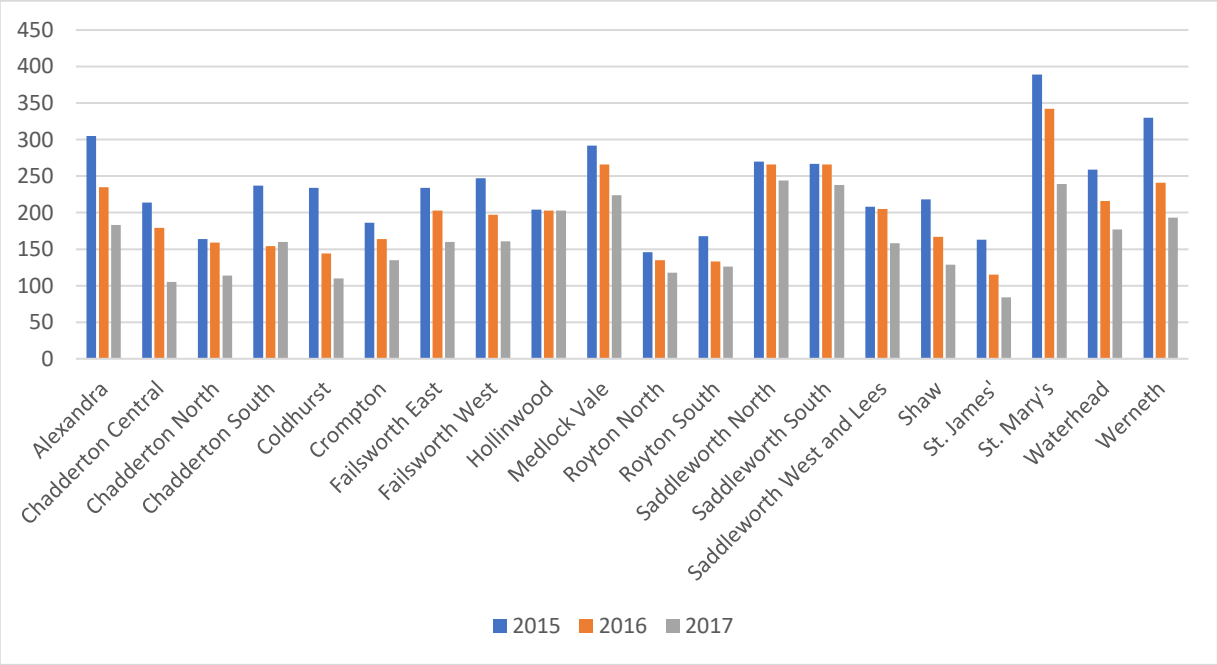
Graph 19 Time advertised on Zoopla by LSOA, 2010 – 2018.



Source: Zoopla data © 2018 Zoopla Ltd. All Rights Reserved.

A.11 The trend in the number of long-term voids can be indicated from LA data. For the three years since the previous report for which complete year data are available, the trend seems to be reasonably consistent across the Borough, generally reducing each year (see graph 20). Only Hollinwood seems to be static.

Graph 20 Long Term (1 year or more) void properties by ward, 2015-17.



Source: OMBC data, LLPG Vac code 4

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Oldham Metropolitan Borough Council

Selective Licensing review report

December 2020

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1. Introduction

Overview

1.1 A selective licensing designation may be made if the area to which it relates satisfies one or more of the following conditions. The area is experiencing:

- low housing demand (or is likely to become such an area);
- a significant and persistent problem caused by antisocial behaviour;
- poor property conditions;
- high levels of migration;
- high level of deprivation; and
- high levels of crime.

1.2 In Oldham MBC, the council is planning to consult on the potential locations that may be included in a selective licensing designation under the low demand criteria.

1.3 In May 2019, arc4 published a report that compared the findings of the 2014/15 report produced by Oldham Metropolitan Borough Council (OMBC) in respect of key statistical data and indicators pertaining to the selective licencing of landlords. The report provided an update on parts of Section 7 of that report, the Low Demand Evidence Base (including tables 4 -16). https://www.oldham.gov.uk/downloads/file/3488/statistical_report. The report also included some supplementary or alternative indicators to the council's original evidence base to support the identification of specific locations that may be designated within selective licensing.

1.4 Since then, the council has developed its consultation documents to engage with local landlords and stakeholders about the potential locations. However, Covid-19 has delayed the consultation process which the council now plans to undertake in 2021. However, the council must ensure that the consultation and proposed locations for selective licensing are underpinned with the most robust and up to date information and arc4 has been appointed to review the indicators that were originally used in 2019 and ensure that the current performance of those indicators would still support a selective licensing designation.

1.5 In the original report published in May 2019, individual indicators were considered at LSOA geographical boundary. Locations were allocated a quartile depending on their performance against each indicator. Those with the worst score were allocated into quartile 1 and those with the best performance quartile 4. In determining those locations for selective licensing, those LSOAs with the highest number of indicators in quartile 1 were identified and mapped.

1.6 This report compares the LSOAs that were identified as having the highest number of indicators with quartile 1 scores in 2019 compared to their current performance.

2. The indicators that have been reviewed

Table 2.1 Sources of Data Used to Identify Areas of Low Housing Demand					
Factor	**Data Source**	**Measure**	**Weighting**	**Quartile Rent**	**Output Areas**
Total Households*	ONS 2011 Census Table KS402	Number of Households	N/A	N/A	LSOA
Tenure: Private Sector Households*	ONS 2011 Census Table KS402	% Households Privately renting	100%	1 = lowest quartile (highest %), to 4 = highest quartile (lowest %)	LSOA
Vacant Stock	Council Tax extracts in Early 2020	% Vacant Dwellings	100%	1 = lowest quartile (highest %), to 4 = highest quartile (lowest %)	LSOA
Property Prices	ONS HPSSA dataset 11 and Land Registry Sale prices to 2020	Ranked low to high values:- i) lower quartile ii) median	100%	1 = lowest quartile (lowest value) to 4 = highest quartile (highest value)	LSOA
Rental Values	LLPG and Academy extracts in March 2020	Per calendar month. Ranked low to high values	100%	1 = lowest quartile (lowest value) to 4 = highest quartile (highest value)	LSOA
Rental Yields	Land Registry and Zoopla data to 2020	Mean and Median** rents as percentage of average values	100%	1 = lowest quartile (lowest yield) to 4 = highest quartile (highest yield)	LSOA
Property prices	HM Land Registry data	Change in lower quartile property price pre- and post-introduction of PRS licensing. The lower quartile prices for the four years 2011-2014 (pre-licensing) and 2020 (post-	100%	1 = lowest change (%) to 4 = highest change (highest %)	LSOA

Table 2.1 Sources of Data Used to Identify Areas of Low Housing Demand					
Factor	**Data Source**	**Measure**	**Weighting**	**Quartile Rent**	**Output Areas**
		licensing) have been averaged and the change in averages between the two periods calculated			
House prices	HM Land Registry data	Change in lower quartile house price pre- and post-introduction of PRS licensing. The lower quartile prices for the four years 2011-2014 (pre-licensing) and 2020 (post-licensing) have been averaged and the change in averages between the two periods calculated	100%	1 = lowest change (%) to 4 = highest change (highest %)	LSOA
2 bed house prices	Zoopla 2020	Median Quartile property prices (2 bed houses) 2019	100%	1 = lowest quartile (lowest value) to 4 = highest quartile (highest value)	LSOA
2 bed house prices	Zoopla 2020	Change in median quartile 2 bed house price pre- and post-introduction of PRS licensing. The median quartile prices for the four years 2011-2014 (pre-licensing) and 2020 (post-licensing) have been averaged and the change in averages between the two periods calculated	100%	1 = lowest change (%) to 4 = highest change (highest %)	LSOA

Table 2.1 Sources of Data Used to Identify Areas of Low Housing Demand					
Factor	**Data Source**	**Measure**	**Weighting**	**Quartile Rent**	**Output Areas**
2 bed houses rent levels	Zoopla 2020	Lower quartile rent levels by property type (2 bed houses)	100%	1 = lowest quartile (lowest value) to 4 = highest quartile (highest value)	LSOA
Rent levels	Zoopla 2020	Change in lower quartile rents 2 bed house price pre- and post-introduction of PRS licensing. The lower quartile rent for the four years 2011-2014 (pre-licensing) and 2020 (post-licensing) have been averaged and the change in averages between the two periods calculated	100%	1 = lowest change (%) to 4 = highest change (highest %)	LSOA
Time to let	Zoopla 2020	Change in the time to let property pre- and post-introduction of PRS licensing. The time to let property for the four years 2011-2014 (pre-licensing) and 2020 (post-licensing) have been averaged and the change in averages between the two periods calculated	100%	1 = highest change (%) to 4 = lowest change (highest %)	LSOA
Voids	Oldham MBC	Change in the long-term void levels pre- and post-licensing. The percentage of long term voids for the four years 2011-2014 (pre-licensing) and 2020	100%	1 = highest change (%) to 4 = lowest change (highest %)	LSOA

Table 2.1 Sources of Data Used to Identify Areas of Low Housing Demand					
Factor	**Data Source**	**Measure**	**Weighting**	**Quartile Rent**	**Output Areas**
		(post-licensing) have been identified and the change in percentages between the two periods calculated			

Note: * The OMBC 2014/15 report stated 'Dwellings' here. 2011 Census table KS402 counts households. 'Dwellings' are counted in other census tables but are not reported on by tenure. See para 2.1

** The OMBC report stated 'average' – unless otherwise stated this update uses Median values (rather than arithmetic mean) but for the purposes of alignment, we have used 'mean' in part 2 of the report for this indicator.

3. Comparison of data

3.1 In the final analysis we have considered two types of scoring at both Ward and LSOA level.

- The first scores each of the 14 indicators into a quartile and adds overall scores together to give an overall final score which itself is then quartiled. Those locations in Quartile one are the worst performing locations.
- The second considers each of the 14 indicators and the quartile score for each location. It then identifies the total number of times that the location fell within a quartile one score.

3.2 Map 3.1 shows the current wards in the first and second quartiles based on the updated information and illustrates whether each ward was in the first or second quartile in the May 2019 report using either a 'diagonal' line or a 'crossed' line. For example, in the current updated report Coldhurst is in the first quartile identifying it as one of the worst performing locations for all indicators and as it has diagonal lines running across it also indicates that in the May 2019 report it was in quartile one too. Overall, Map 3.1 illustrates that the focus for quartile one and quartile two wards is much more closely aligned to adjacent wards within more urban locations than in May 2019. It removes Saddleworth South, Saddleworth West and Lees, Hollinwood, Chadderton North and Royton North from second quartile locations in May 2019. In the updated report Royton South and Shaw now become second quartile wards and St. James becomes a quartile one ward. None of these wards were previously in quartile one or two. However, seven of the 10 wards that feature in quartile one and two in the updated report were previously in quartile one and two in the May 2019 report.

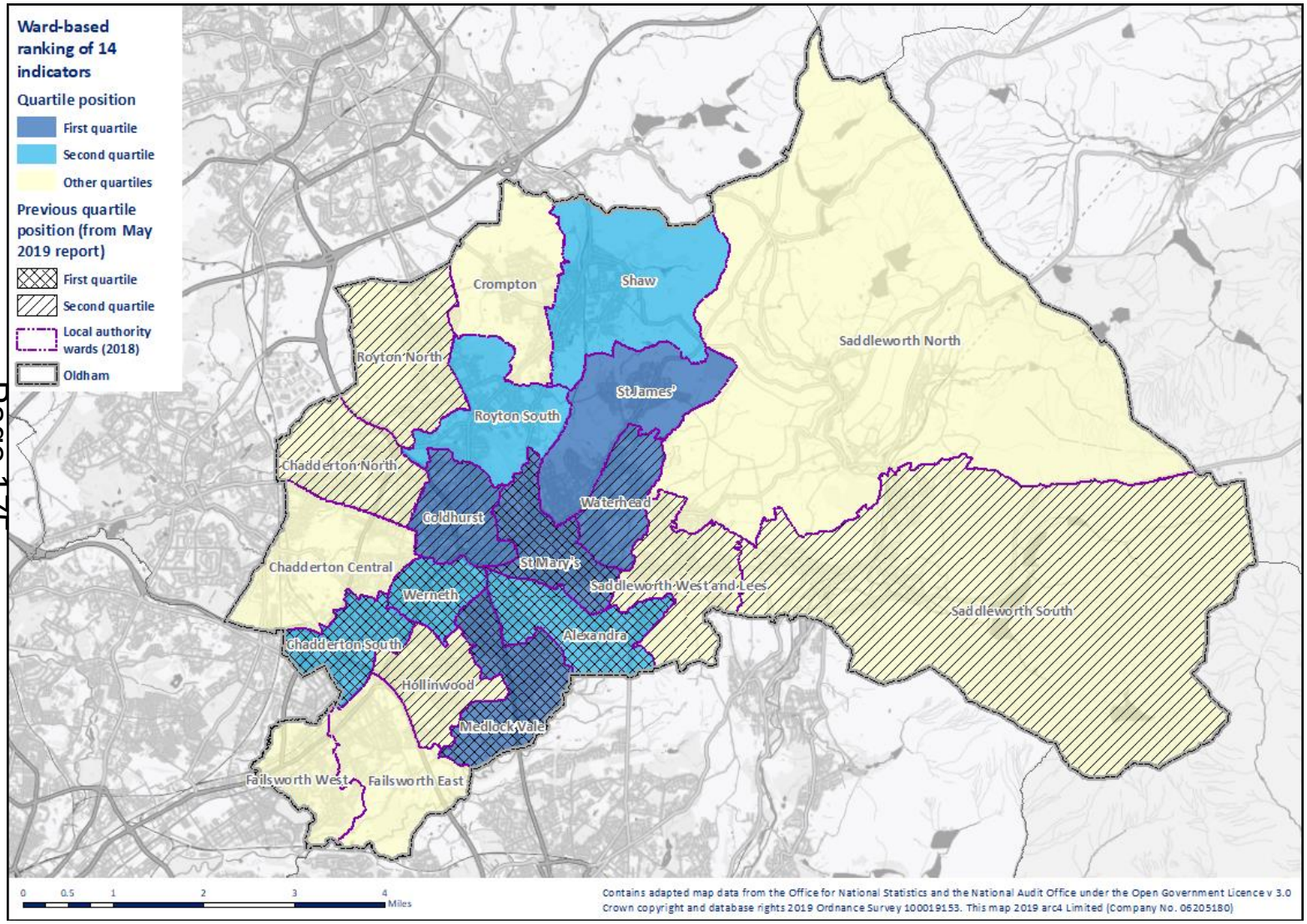
3.3 Map 3.2 shows the previously identified LSOAs, in the May 2019 report, that were designated as potential areas for selective licensing. All of these locations still remain in locations where there are significant numbers of quartile one scores for indicators.

3.4 Map 3.3 considers the LSOAs that are scored as first quartile or second quartile over all locations. It is clear to see that in all cases those LSOAs that were proposed for licensing in the May 2019 report still score as first or second quartile scored locations and therefore remain appropriate for consideration for licensing.

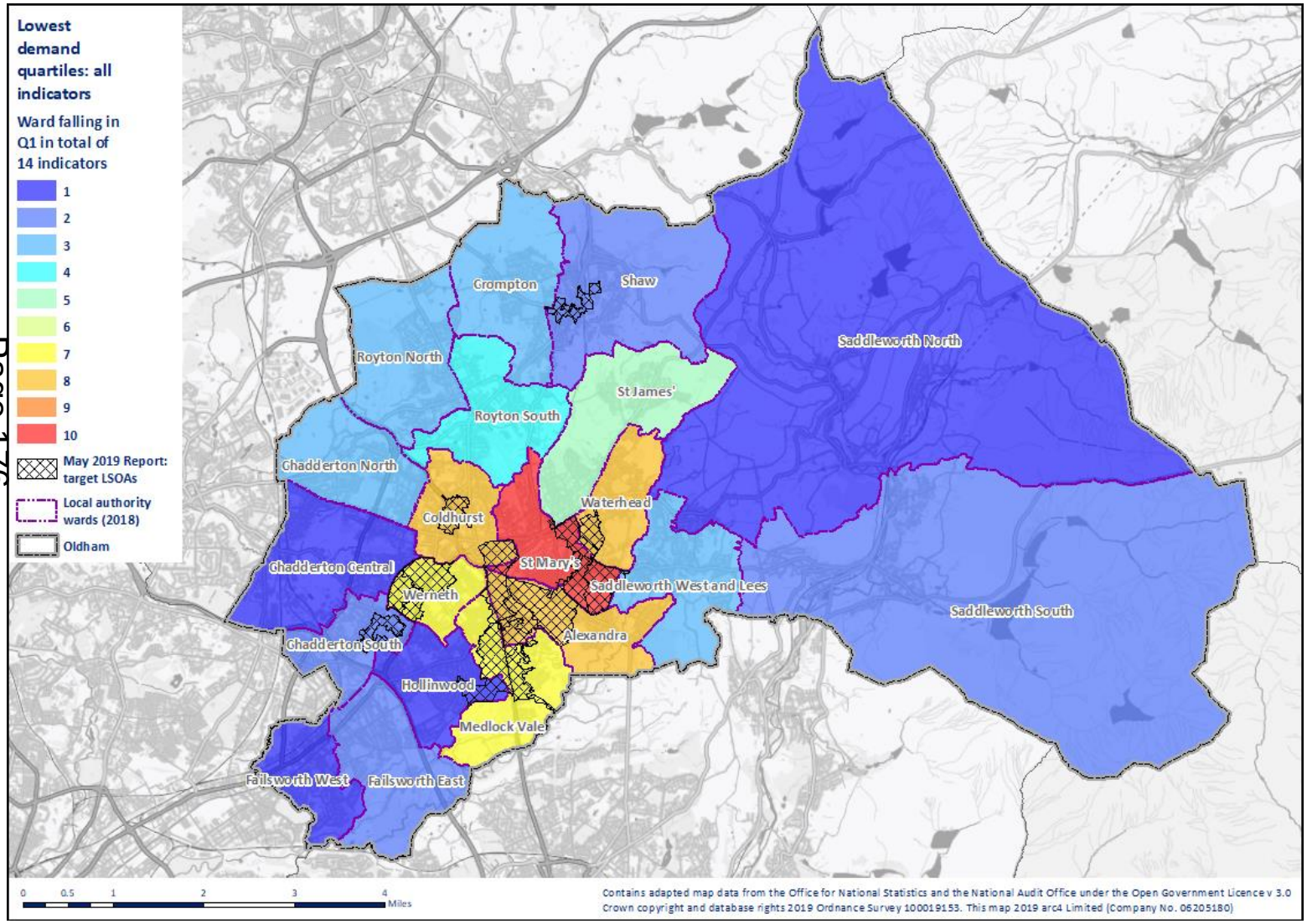
3.5 Map 3.4 shows the previously identified LSOAs, in the May 2019 report, that were designated as potential areas for selective licensing and shows the number of times that the LSOA scored in quartile 1 for each of the 14 indicators. In all cases the LSOAs still retain some of the highest scores for quartile one indicators.

3.6 This updated report has demonstrated that the proposed locations for selective licensing designation, whilst have some changing scores are still those locations that feature as some of the worst performing locations in the borough. It is therefore appropriate that the council consider this updated report and the May 2019 report as a joint evidence base to underpin their decision for selective licensing locations.

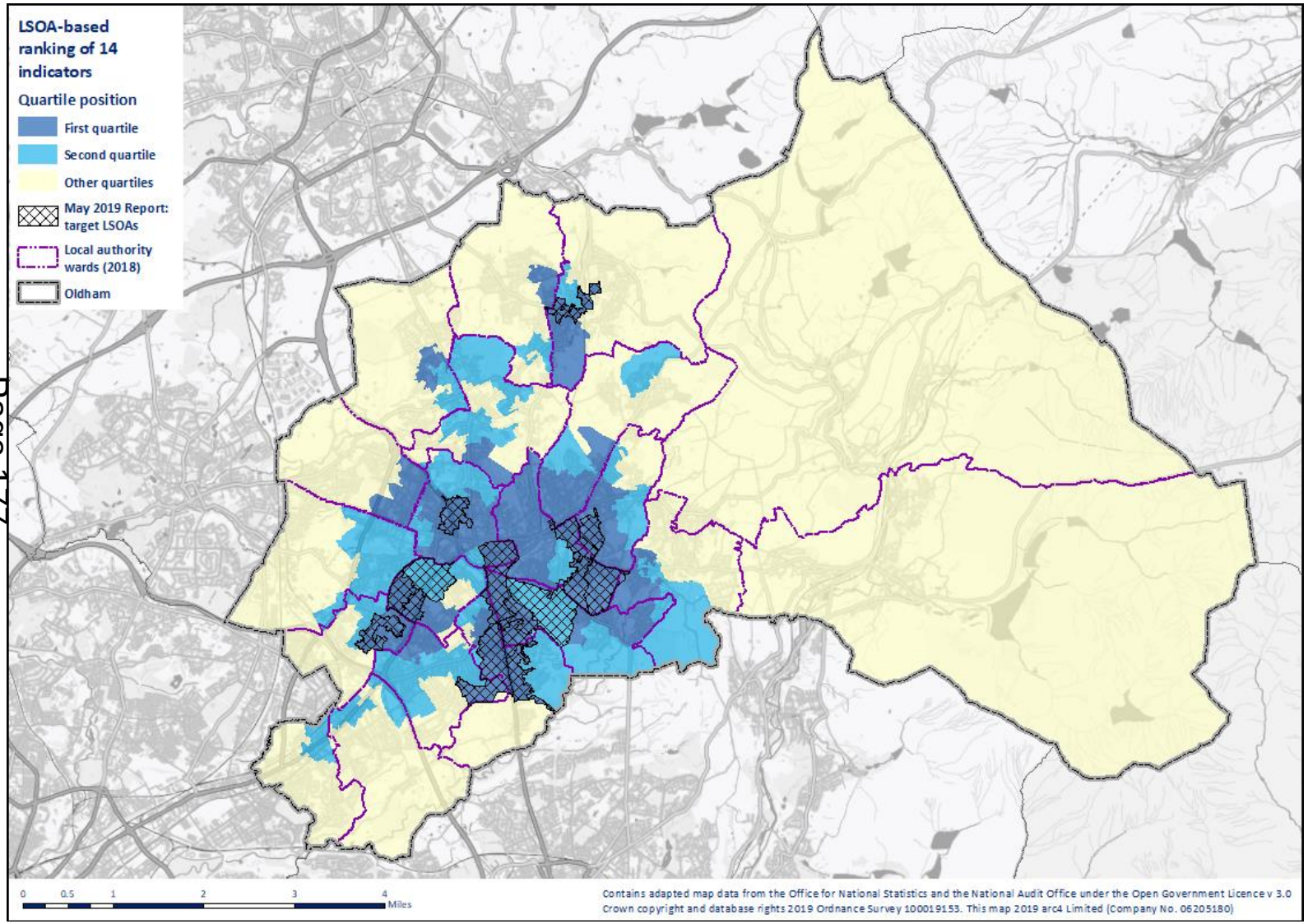
Map 3.1 Ward based ranking of 14 indicators



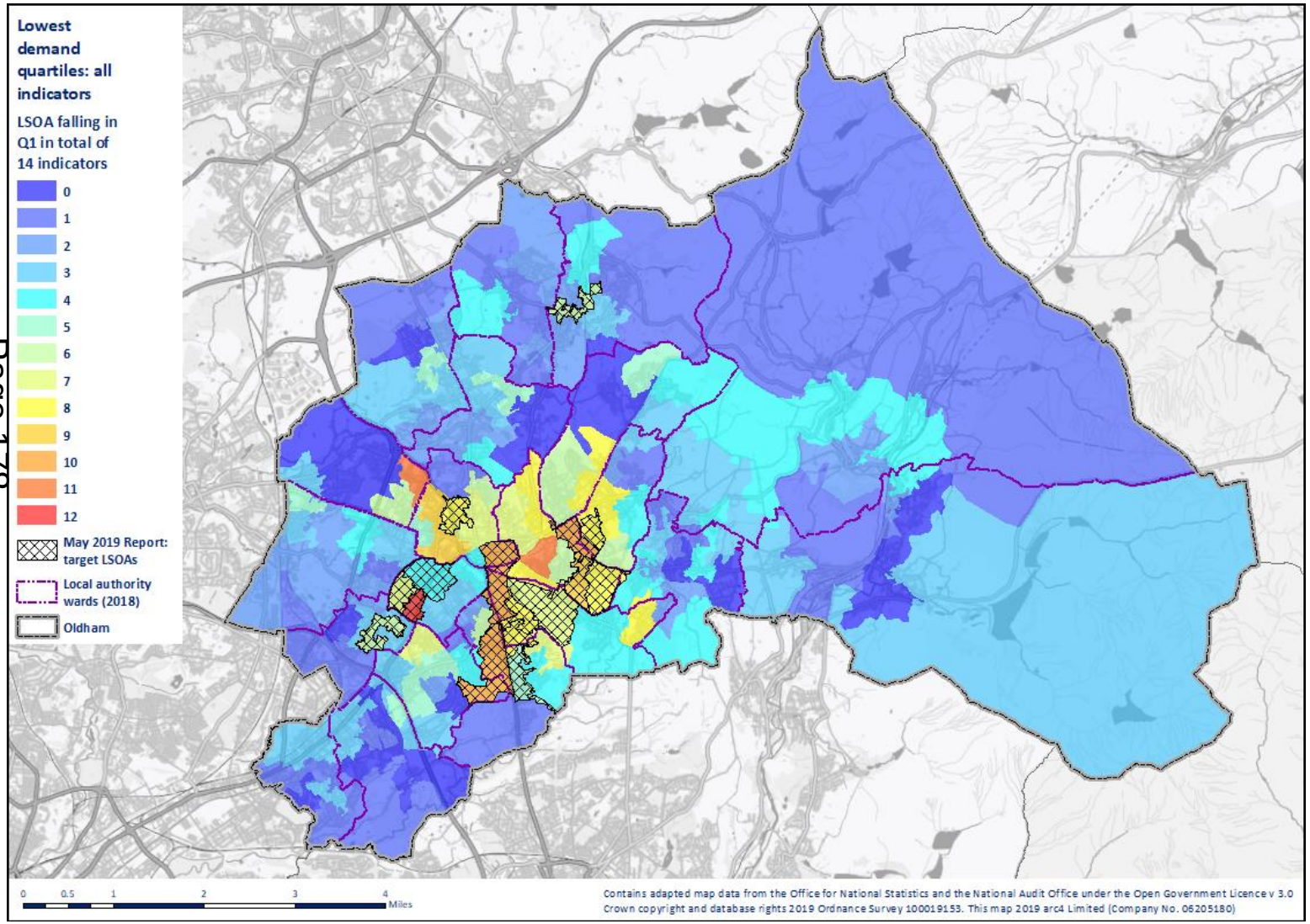
Map 3.2 Wards falling in quartile one in total of 14 indicators



Map 3.3 LSOA based ranking of 14 indicators



Map 3.4 LSOAs falling in quartile one in total of 14 indicators



Appendix 4: LSOAs showing low housing demand indicators

Table 18 Quartile scores for lowest scoring LSOAs								
Ward	LSOA	% Private rent (6)	Median Property Price (9)	LQ Property Price (9)	Long term Voids (11)	Mean Monthly Rent (HB) (13)	Rental Yield (15)	Total
		Quartile	Quartile	Quartile	Quartile	Quartile	Quartile	
Alexandra	***E01005320***	1	1	1	1	2	1	7
Alexandra	***E01005321***	1	1	1	1	1	2	7
Alexandra	***E01005322***	1	1	1	1	1	1	6
Alexandra	***E01005434***	1	1	1	1	2	1	7
Chadderton North	E01005337	1	1	2	3	2	1	10
Chadderton South	E01005342	2	1	2	3	2	1	11
Chadderton South	E01005344	1	1	1	2	1	1	7
Coldhurst	***E01005349***	1	1	1	3	1	1	8
Coldhurst	***E01005351***	1	1	1	3	3	1	10
Failsworth East	E01005368	1	2	2	1	3	2	11
Failsworth West	E01005370	2	1	2	3	2	1	11
Hollinwood	E01005376	1	2	1	2	3	2	11
Hollinwood	***E01005378***	1	2	1	1	2	2	9
Hollinwood	***E01005382***	1	1	1	1	2	1	7
Medlock Vale	***E01005323***	1	1	1	2	2	1	8
Medlock Vale	E01005325	3	1	1	2	2	1	10
Medlock Vale	E01005435	1	1	2	4	2	1	11
Medlock Vale	E01005437	1	2	1	1	3	2	10
Medlock Vale	***E01005438***	1	1	1	1	2	1	7
Shaw	E01005445	1	1	1	2	2	1	8
St James'	E01005421	1	1	1	3	1	1	8

Appendix 4: LSOAs showing low housing demand indicators

St James'	E01032920	1	2	1	3	1	2	10
St Mary's	E01005326	2	1	1	1	3	2	10
St. Mary's	E01005427	2	3	1	1	1	3	11
St. Mary's	***E01005428***	1	1	1	1	1	1	6
St. Mary's	***E01005429***	2	1	1	1	2	1	8
St. Mary's	***E01005430***	1	1	1	1	2	1	7
St. Mary's	***E01005431***	1	1	1	1	1	1	6
St. Mary's	E01005432	2	1	1	4	1	2	11
St. Mary's	***E01005433***	1	1	1	2	1	1	7
Waterhead	***E01005448***	2	1	1	2	1	1	8
Waterhead	***E01005450***	1	1	1	1	1	1	6
Waterhead	E01005455	2	1	2	2	1	1	9
Waterhead	***E01005456***	2	1	1	2	1	1	8
Werneth	E01005460	2	1	1	3	3	1	11
Werneth	E01005463	1	1	1	1	1	1	6
Werneth	E01032921	2	1	1	1	1	1	7

Perceptions of Selective Licensing

Oldham Council

May 2019

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1. Introduction

1.1 As part of the review of the current selective licensing scheme, primary research has been undertaken on the perceptions of local stakeholders. This is very important evidence. Often there is a time lag between an area changing in terms of individual views (qualitative information) and the data (quantitative). An online survey was agreed with the council and sent to stakeholders asking about their perceptions of selective licensing. Stakeholders included:

- Agents
- Registered providers
- Local businesses
- Local landlords

2. Headline findings

- Almost 1 in 5 (16.3%) of respondents would like to see licensing continue.
- Positive comments regarding landlords outline that many of the intended benefits of licensing are being recognized: Landlords are more responsible, properties are in a better state, it's a selling point to potential new residents, better environment for living and it makes landlords do the essentials.
- Whilst, there are still a significant percentage of respondents who do not consider licensing to have made improvements, there are signs that respondents do think licensing has had and is having a positive impact and many with 'no opinion'; potentially still reviewing the impact. This is far more positive than during the set up of the scheme, where there was very little support.
- Whilst there are many negative comments, a large number of them relate to individual landlord outcomes rather than for the overall area impact. For example, the scheme may be needed for rogue tenants, but all landlords are penalised with the fee for a bad reputation of the few and it has caused hassle, burden, and stress for landlords and is an extra financial burden on landlords which has caused loss of profits. Whilst this feedback is important and relevant, it was always recognised that landlords would consider these sorts of issues to be the case and does not confirm that selective licensing has not had a positive impact.
- The feedback will assist in focusing the support and workload of Oldham Council in providing advice, guidance and support for landlords.

3. Full findings

Overview

3.1 Stakeholders were invited to participate in an online survey aimed at gathering information on stakeholders' perceptions of the impact of selective licensing on the areas of Alexandra, Coldhurst, Hathershaw, Hollinwood, Oldham Edge, Primrose Bank, St Marys and Waterhead. A total of 80 separate responses to the stakeholder consultation were obtained.

3.2 The majority (87.5%) of stakeholders responding to the online survey were private sector landlords. The other 12.5% of respondents were non-landlords and included: lettings or management agents, tenants, a resident, a councillor and a council service.

3.3 Responses were received from stakeholders in each of the selective licensing areas. Table 3.1 below shows the percentage of stakeholders responding to the survey that pertain to each selective licensing area; multiple areas apply to some stakeholders.

Table 3.1 Percentage of stakeholders that pertain to each selective licensing area

Selective Licensing Area	Percentage
Alexandra	18.8%
Coldhurst	7.5%
Hathershaw	38.8%
Hollinwood	30.0%
Oldham Edge	6.3%
Primrose Bank	3.8%
St Marys	18.8%
Waterhead	17.5%

The impact of selective licensing

General

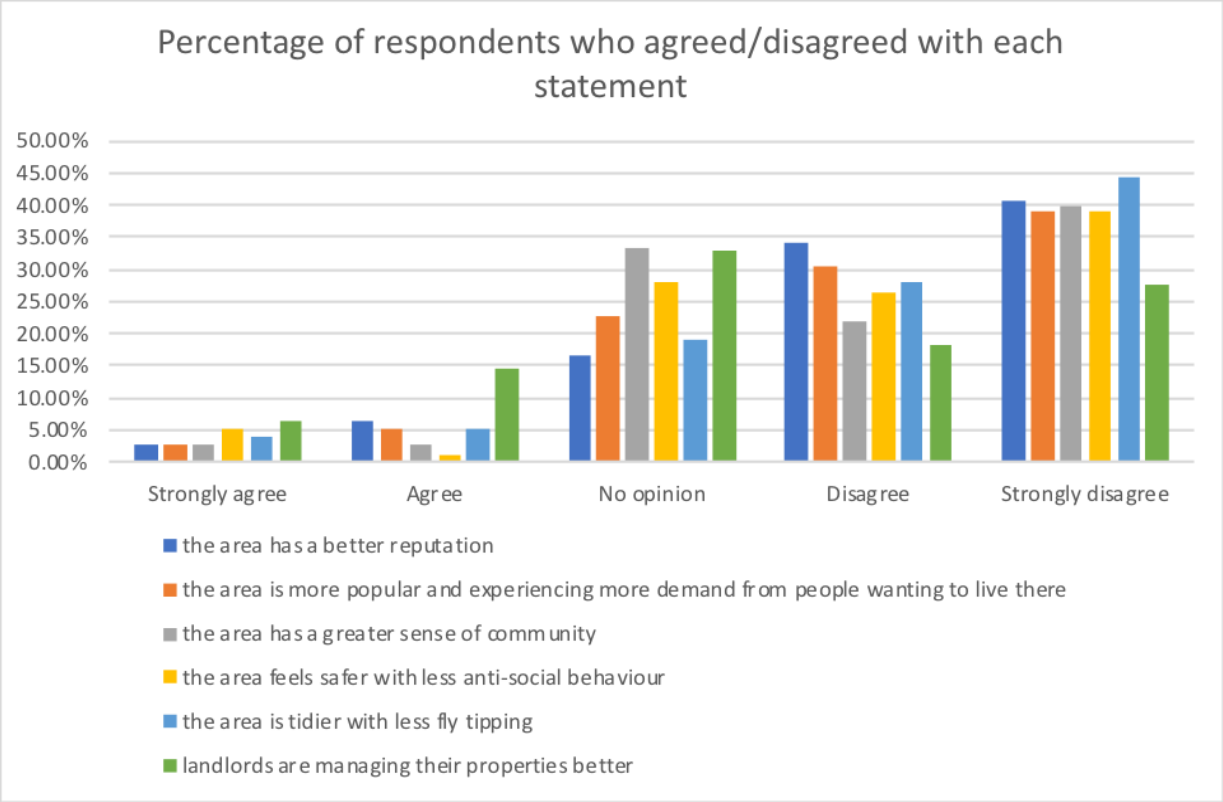
3.4 Stakeholders were given the following statements and asked the extent to which they agree or disagree with them:

3.5 'Since the introduction of selective licensing in these areas 5 years ago…

- …the area has a better reputation'
- …the area is more popular and experiencing more demand from people wanting to live there'
- …the area has a greater sense of community'
- …the area feels safer with less anti-social behaviour'
- …the area is tidier with less fly tipping'
- …landlords are managing their properties better'

3.6 Graph 3.1 shows the level of agreement amongst respondents for each of the above statements. All statements received more disagreement than agreement. Notably, there were also high levels of 'no opinion' expressed by respondents.

Graph 3.1 Percentage of respondents who agreed/disagreed with general statements relating to selective licensing



3.7 The survey then asked stakeholders whether there are any other impacts on the area, both positive and negative, which they would like to tell us about. These are detailed below.

3.8 Positive:

- Educating landlords
- Landlords are more responsible
- Properties are in a better state
- It's a selling point to potential new residents
- Ensuring quality is a good thing for everyone
- Better environment for living
- It makes landlords do the essentials

3.9 All of the positive comments listed above came from private sector landlords who responded to the survey. However, it should be noted that a similar number of

comments from other private sector landlords referred to the selective licensing scheme as having no positive impacts on the area.

3.10 Negative:

- Nothing has changed/made no difference/had no positive impact
- No support for landlords
- Not enough educating tenants e.g. how to avoid dampness etc.
- Heavy handed policing deters people from buying properties in the area
- Extra things are asked to be done which are not important
- No action towards rogue landlords / those who have not registered
- Introduction of a tax with no benefits or information for landlords
- Rent increases due to extra cost of licensing = bad for tenants
- Harder to find tenants
- Costly to landlords
- The fee is unfair to landlords who were already meeting the needs of residents and meeting the regulations
- Landlords are selling properties because of expense and government tax change causing shortages of property to let
- Potentially made the area worse
- Licensing has made it harder to evict troublesome tenants

3.11 Negative comments made from non-landlords focused on the increased costs to tenants as a result of selective licensing fees which have been passed onto tenants through rent increases. This was also a concern for private sector landlords, along with all other comments listed above.

Landlords

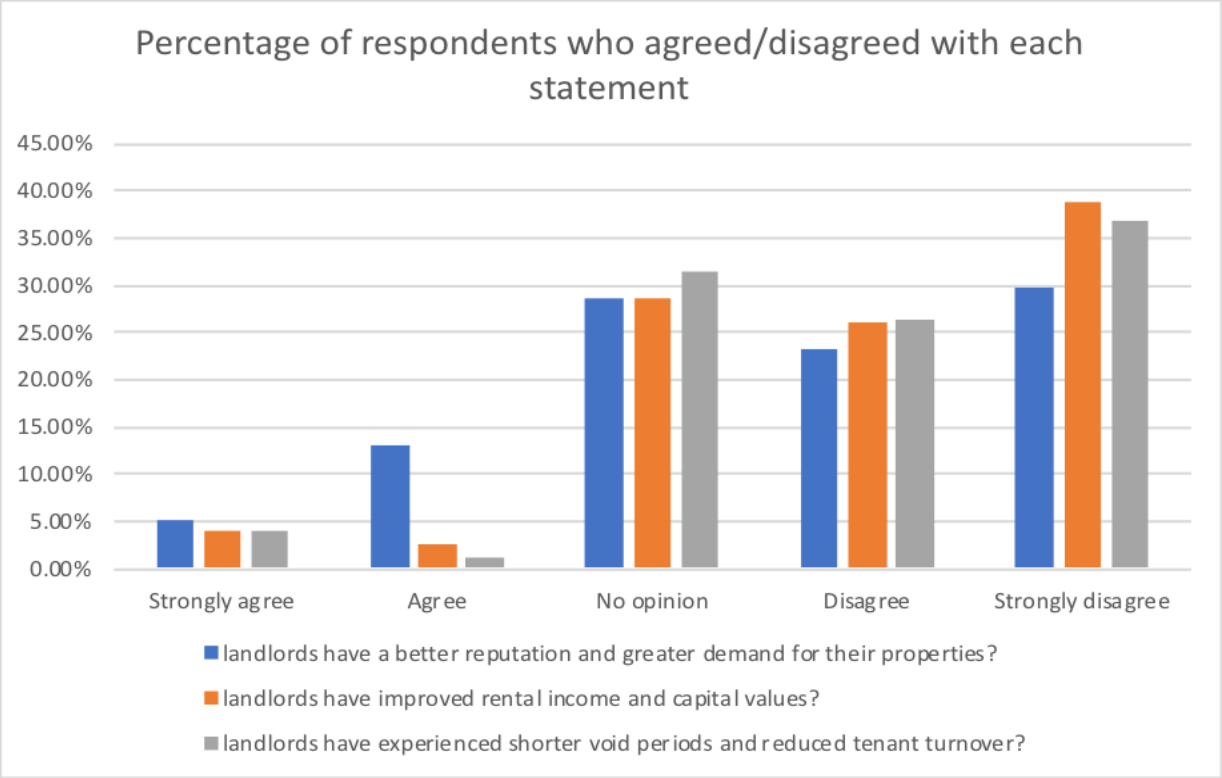
3.12 Stakeholders were given the following statements and asked the extent to which they agree or disagree with them:

3.13 'If you are a landlord, or work with landlords in the area, do you feel that…

- …landlords have a better reputation and greater demand for their properties?'
- …landlords have improved rental income and capital values?'
- …landlords have experienced shorter void periods and reduced tenant turnover?'

3.14 Graph 3.2 shows the level of agreement amongst respondents for each of the above statements relating to the impact on landlords of selective licensing. All statements received more disagreement than agreement. Notably, there were also high levels of 'no opinion' expressed by respondents.

Graph 3.2 Percentage of respondents who agreed/disagreed with statements relating to landlords



3.15 The survey then asked whether there are any other impacts on landlords in the area, both positive and negative, which they would like to tell us about. These are detailed below.

3.16 Positive:

- There is better value placed on the property – more respect

3.17 Negative:

- Nothing has changed/made no difference/had no impact
- House prices haven't changed
- Council does not assist groups of landlords
- Loss of profit for landlords
- No action taken to tackle rogue/unlicensed landlords
- Focus on landlord responsibility, not enough on tenant responsibility
- Not enough rent to cover DSS tenants
- The licensing scheme has done nothing to improve tenant demand
- Private landlords are being penalised unfairly
- The cost of the licensing is a massive disincentive to provide property to rent in these areas

- Licensing fee seems to offer no benefit to landlords
- Extra cost and administrative burden
- It punishes the good landlords
- Landlords selling properties due to these licence fees

3.18 Again, any negative comments made from non-landlords focused on the increased costs to tenants as a result of selective licensing fees which have been passed onto tenants through rent increases. This was also a concern for private sector landlords, along with all other comments listed above.

Tenants

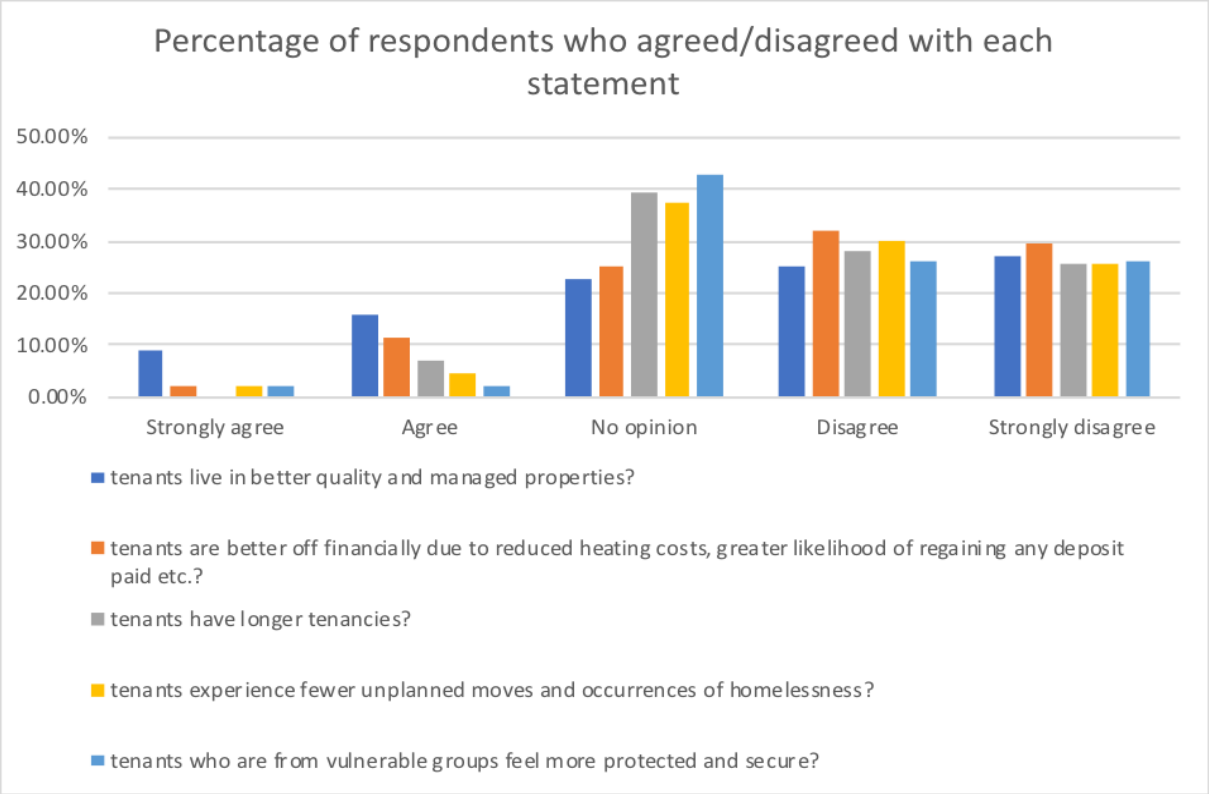
3.19 Stakeholders were given the following statements and asked the extent to which they agree or disagree with them:

'If you are a tenant, or work with tenants in the area, do you feel that…

- …tenants live in better quality and managed properties?'
- …tenants are better off financially due to reduced heating costs, greater likelihood of regaining any deposit paid etc.?'
- …tenants have longer tenancies?'
- …tenants experience fewer unplanned moves and occurrences of homelessness?'
- …tenants who are from vulnerable groups feel more protected and secure?'

3.20 Graph 3.3 shows the level of agreement amongst respondents for each of the above statements relating to the impact on tenants of selective licensing. All statements received more disagreement than agreement. Notably, there were also high levels of 'no opinion' expressed by respondents.

Graph 3.3 The percentage of respondents who agreed/disagreed with statements relating to tenants



3.21 The survey then asked whether there are any other impacts on tenants in the area, both positive and negative, which they would like to tell us about. These are detailed below.

3.22 There were no positive impacts reported by respondents on tenants in the area due to the introduction of selective licensing.

3.23 Negative:

- It has made no difference/had no impact on tenants' lives
- Cost is being passed onto the tenants by an increase in rents
- Tenants constantly in fear of eviction – as a result they are not looking after properties
- Less properties available to rent as landlords are disposing of properties covered by the scheme
- Increased uncertainty for tenants

Continuation of scheme

3.24 Asked whether they would support the continuation of the scheme, 16.3% of respondents said 'yes', whilst the majority (83.8%) said 'no'.

3.25 Those who would support the continuation of the scheme were asked to explain their reasons for this continued support. The reasons given included:

- It took a long time to start having an impact. Now that it has started, it needs to continue so that it can be further developed
- It is good to try and keep the standard of rental properties in good condition and this helps maintain higher standards and quality
- Gives both the landlord and tenant a sense of security and reinforces the roles and responsibilities both parties have to play
- It improves landlord's interest in the area
- The concept of selective licensing is fine provided that the "less acceptable landlord" is brought into line and chased
- The scheme has upgraded the housing stock in the area and all landlords are now on equal footing
- Tenants have benefited from better quality housing and have the security of known minimum standards of accommodation
- Tenants need protection and support
- Tenants respect the property better; anti-social behaviour has dropped
- Better place to live

3.26 Those who do not support the continuation of the scheme were also asked to explain their reasons for their lack of continued support. The reasons given included:

- No visible improvements to the area/no difference made/no change
- Other areas that have used selective licensing in the past have not worked
- The licencing fee feels like a 'penalty' on good, genuine landlords
- Very little support is received from council officers for licensed landlords
- Rents have increased due to extra cost = bad for tenants; and property prices have dropped
- Limited contact from council team for both tenants and landlords
- Queries are ignored by the landlord licencing department and the attitude and approach of many members of the team are 'officious' or 'hostile'
- It makes it harder to get tenants as the rent has become more expensive, due to the introduction of the licensing
- The scheme may be needed for rogue tenants, but all landlords are penalised with the fee for a bad reputation of the few

- It has caused hassle, burden, and stress for landlords and is an extra financial burden on landlords which has caused loss of profits
- Does not explain to landlords what we get out of it, who has been prosecuted for not registering, what the fees are spent on etc.
- It serves only to remind landlords of their responsibilities. There is no guidance or help on offer for genuine landlords who may experience difficulty with tenants failing to comply with their responsibilities
- It has been detrimental to the management of properties where it has created more administration with no benefits
- The tenants should be licenced, not the landlords
- Landlords are disposing of properties covered by these schemes, as they cost time and money to the landlord that is not required when done properly through reputable letting agents. This in turn drives rents higher and puts more strain on social housing.
- The unfairness of the scheme – it goes against equal opportunity for all
- Landlords have no received no benefit from the scheme considering the amount paid – no improved service as a result
- As a good landlord, who does carry out repairs when needed, the license charge could be spent on repairs rather than cost of license
- The cost is way higher than I think is reasonable to put on landlords. I would only support continuing it if the cost were substantially lower
- The scheme should be targeted at specific (rogue) landlords that do not comply with a minimum set of standards, rather than an area
- The council have not run the scheme effectively, for example landlord payments to the scheme have not been cashed on time and then the council have issued non-payment notices
- The licence fee should be imposed on all landlords in areas under the control of Oldham Council
- It has reduced the number of landlords in the area and landlords have been selling their properties due to the scheme
- In order to improve the licensed areas, equal measures need to be implemented in penalising rogue landlords as well as rogue tenants. The problem with the scheme is that it has attributed 100% of the accountability to landlords and 0% to the tenants
- It has made no positive impact on the area at all, if anything it is worse now than when the scheme was introduced

Overall

3.27 Overall, stakeholders were asked how they rate the success of the selective licensing scheme in meeting its objectives. This was rated on a scale of 1-10, with 1 being very unsuccessful and 10 being very successful. Almost half of respondents (49.4%) rated the scheme as 'very unsuccessful', whilst 15.6% rated the scheme as neither very unsuccessful or very successful and 6.5% rated it as 'very successful'.

Table 3.2 Percentage of respondents who rated the success of the SL scheme on a scale of 1-10

Scale	1	2	3	4	5	6	7	8	9	10
%	49.4%	7.8%	7.8%	5.2%	15.6%	1.3%	2.6%	1.3%	2.6%	6.5%

4. Conclusions

4.1 The introduction of selective licensing is always likely to be controversial and the feedback confirms that it remains so. However, there is positive feedback, recognising the impact that selective licensing is having, there also seems to be feedback that respondents are still considering the impact it will have. It is early days for selective licensing but there is a recognised element of positive outcomes by stakeholders, some of which include landlords.

Appendix 6 Consultation Program and Documents

DATE	WHO CONSULTED	METHOD
January 2020 – April 2020	All residential and business properties within the proposed selective licensing areas for consultation 2020/2021. This equates to 18,000 properties	Mail out including proposals/paper survey/website details and contact for further information.
January – April 2020 & January - April 2021	Wide publicity to landlords/landlord representatives & residents/businesses within the proposed areas/the borough of Oldham and outside Oldham.	Press releases https://www.oldham-chronicle.co.uk/news-features/139/main- news/132909/consultation-underway-to-see-if-selective-licensing-scheme-for-private-landlords-needed https://www.lettingagenttoday.co.uk/breaking-news/2020/1/thousands-of-landlords-rejected-for-licensing-scheme-claims-council https://www.oldham-chronicle.co.uk/news-features/139/main-news/138726/selective-licensing-scheme-%E2%80%93-you-can-still-have-your-say https://www.northwestlandlords.com/manchester-oldham-selective-licencing-consultations/ https://www.landlordzone.co.uk/news/nw-council-re-starts-selective-licencing-consultation-year-after-covid-scuppered-plans/ https://landlordsdefence.co.uk/we-rejected-thousands-of-landlords-for-selective-licensing-scheme-claims-oldham-council/ Licensing: Respond to current licensing consultations | NRLA

January 2020 until April 2020 with a relaunch in January 2021-April 2021	Wide publicity to landlords/landlord representatives & residents/businesses within the proposed areas/the borough of Oldham and outside Oldham	Social Media Comms: • Two posts on Facebook/Twitter a week until the closing date in April 2020/2021 Oldham Selective Licensing Facebook page • Posts to promote consultation/focus groups/one to ones. District Hubs: • Email to promote in community/love area pages. Greater Manchester Private Sector housing teams: • Email sent to promote to landlord contacts
January 20 & January 21	Councillors, residents, businesses and Oldham Council staff newsletter	Newsletter
January 2020 and continuing	Wide publicity to landlords/landlord representatives & residents/businesses within the proposed areas/the borough of Oldham and outside Oldham.	Website: • Proposals • Promotion of events • Statistical analysis • Contact details • Online survey (closed approx. July 2021)
January 2020 – April 2020	Arranged, the pandemic occurred which meant the events had to be cancelled.	Landlords drop-in sessions

28/01/2021 18/01/2021 05/02/2021 11/02/2021 18/02/2021 19/02/2021 22/02/2021 25/02/2021 25/02/2021 26/02/2021 26/02/2021 26/02/2021 31/03/2021 08/04/2021 09/04/2021 27/04/2021	15 landlord/landlord representatives and 1 resident one to one discussions were held. The majority of the landlords/landlord representatives who attended the focus groups also attended the one-to-one discussions.	One to one discussions – 1 hour session Promotion on website/social media/emails to landlords.
10/03/2021 1 – 2pm 18/03/2021 6 – 7pm 23 March 10 – 11am	17 landlords/landlord representatives attended the focus groups held over three sessions.	Focus groups to enable discussions on a number of questions relating to the proposals. Promotion on website/social media/emails to landlords.
March 2021	2870 licensed landlords and managing agents under the previous selective licensing scheme.	Mail out including proposals/paper survey/website details and contact for further information.
March 2021	All residents and businesses in the surrounding streets to the	Mail out including proposals/paper survey/website details and contact for further information.

	proposed selective licensing areas.	

26 February 2021	66 Stakeholders from the following organisations: • National Residential Landlords Associations. • Northwest Landlords • Shelter • The Bond Board • Tenants Union • Arla – Reps • GM Law • First Choice Homes Oldham • Guinness Partnership • Jigsaw Homes • Places for People • Onward Homes • Regenda • City West Housing Ass • For Housing • Housing 21 • Riverside Housing Ass • Anchor • Citizen Advice Bureau • WTB Solicitors • Broudie Jackson Canter Solictors • GM Fire Service • Immigration Enforcement (Home Office) • GM Police • Housing Strategy • GM Ethical Lettings	Emails regarding the proposals, link to website and contact details.
February/March 2021	Landlords/managing agents/licensed HMO landlords/previous selective licensing landlords who signed up to emails	Emails regarding the proposals, online survey, link to website and contact details.

January 2020 – June/July 2021	Wide publicity to landlords/landlord representatives & residents/businesses within the proposed areas/the borough of Oldham and outside Oldham.	Online survey
January 2020 – August 2021	Contact regarding general information and enquiries including completing the survey online from approximately 91 landlords/agents, 21 residents and 4 businesses. Informed of consultation if they were not contacting us regarding this.	Telephone enquiries
January 2021 – April 2021	All contacts residents/businesses/landlords/ stakeholders/Council teams receiving an email from the Food Safety/Health and Safety & Neighbourhood Teams	Consultation banner on emails

Landlord Survey

Oldham Council

The licensing of private rented properties has been happening in certain areas and is now coming to an end. As a Landlord we would like your opinions about this and if you think landlord licensing should still be used. You will have received a leaflet from us detailing the proposals. If you have not received the leaflet please visit **www.oldham.gov.uk/selectivelicensing**

Please complete this questionnaire. You can return the questionnaire in the **FREEPOST** envelope or complete online at **www.oldham.gov.uk/selectivelicensing**

1. Which of the following are you?

☐ Landlord ☐ Managing/Letting agent ☐ Other (please state)

_____

2. Are you a member of a landlord or managing/letting agent organisation?

☐ Yes ☐ No If **Yes**, please state which one

_____

3. Do the areas where you own/manage property have any of the following problems? (tick all that apply)

☐ High turnover (tenants not staying long enough)
☐ Anti-social behaviour ☐ Poor property condition
☐ Empty properties ☐ Poor perception of private landlords
☐ Low rent ☐ Refusal of landlord to carry out works

4. Have you had problems with any of the following? (tick all that apply)

☐ Difficulty finding tenants ☐ Problems getting references from potential tenants
☐ Tenants behaving anti-socially ☐ Overcrowding ☐ Rent arrears

5. Is your property currently in a landlord licensing area?

☐ Yes (please tick and go to question 7)
☐ No (please tick and go to question 6)

6. In which of the following areas is your property located? (If any, please tick and go to question 10)

☐ Chadderton ☐ Shaw ☐ St James ☐ Werneth

7. In which current landlord licensing area is your property located?

☐ St Mary's ☐ Hathershaw ☐ Waterhead ☐ Hollinwood ☐ Primrose Bank
☐ Oldham Edge ☐ Coldhurst ☐ Alexandra

8. During the existing scheme have you contacted the Landlord Licensing Team?

☐ Yes, and received assistance ☐ Yes, and didn't receive assistance
☐ No (if no go to question 10) ☐ Not in the current scheme

9. What assistance have or would you like to have received?

☐ Advice ☐ Education ☐ Joint Visit ☐ Referral to another agency
☐ Change in policies and procedures ☐ Training

10. Do you agree with the following statements?

Oldham Council should intervene in areas suffering from issues relating to poorly managed, private rented properties.

☐ Yes ☐ No ☐ Don't know

Landlord licensing can have a positive impact on privately rented properties.

☐ Yes ☐ No ☐ Don't know

Poorly managed properties lead to the decline of an area.

☐ Yes ☐ No ☐ Don't know

Landlord licensing will help reduce problems of anti-social behaviour and/or criminal activity.

☐ Yes ☐ No ☐ Don't know

11. Do you agree with the proposed licence conditions contained in the leaflet?

☐ Yes ☐ No ☐ Don't know

If **No** please specify why?

_____

12. The proposed licence fee has been calculated for the administration, processing and monitoring of the licence. Please indicate what preferred options would assist you.

☐ Two instalments ☐ Reduced fee for existing licence holder
☐ Reduced fee for more than one property ☐ None ☐ Other please specify

_____

13. Do you agree with the council's proposed areas for landlord licensing?
(See website **www.oldham.gov.uk/selectivelicensing** for maps of all selected areas)

☐ Yes ☐ No ☐ Don't know

14. Are there any other areas where you think landlord licensing should be introduced?

_____

15. How did or can a Landlord Licensing area benefit you?

☐ Increase rents ☐ Longer tenancies ☐ Consistent Advice ☐ Standard documents
☐ Reduction in issues from the property ☐ Education/Training opportunities
☐ Other please state:

_____

16. What other action do you think the council should take to improve the area?

☐ Targeted Enforcement of the worst properties ☐ Environmental improvements
☐ Other, please give details below

_____

_____

☐ I consent to the council using this data for the purposes of Landlord Licensing.

The information is treated as confidential and will not be passed to third parties. The outcome of this survey will be published on Oldham Council's website and will inform the council's consideration.

Thank you for taking the time to complete this questionnaire.

AMG:11:2:20

Resident/Business Survey

Oldham Council

The licensing of private rented properties has been happening in certain areas and is now coming to an end. As a resident we would like your opinion about this and if you think landlord licensing should still be used.

You will have received a leaflet from us detailing the proposals. If you have not received the leaflet please visit **www.oldham.gov.uk/selectivelicensing**

Please complete this questionnaire. You can return the questionnaire in the **FREEPOST** envelope or complete online at **www.oldham.gov.uk/selectivelicensing**

1 Which of the following are you?

☐ Private tenant ☐ Housing association ☐ Owner occupier ☐ Business

☐ Other please state: _____

2. Please provide the first 4 digits of your postcode: _____

3. Do you think your area has problems with any of the following?

☐ Nuisance and anti-social behaviour ☐ Empty properties ☐ People not staying in the area
☐ Badly managed rented houses ☐ Poor quality properties

4. Have you had any problems with privately rented properties or landlords in the last five years?

☐ Yes ☐ No If **Yes**, please state which one

_____

5. Do you think that the council should have more control over the way that private landlords manage their properties?

☐ Yes ☐ No ☐ Don't know

6. Do you think private landlords make a positive or negative contribution to your area?

☐ Very positive ☐ Positive ☐ Neutral ☐ Negative ☐ Very negative

7. Do you agree with the proposed license conditions?

☐ Yes ☐ No

Please state why: _____

8. Do you agree that private landlords should take the following actions?

Get references for tenants

☐ Yes ☐ No ☐ Don't know

Make sure tenants know that anti-social behaviour is unacceptable

☐ Yes ☐ No ☐ Don't know

Keep properties in good condition

☐ Yes ☐ No ☐ Don't know

Take action against nuisance and anti-social behaviour

☐ Yes ☐ No ☐ Don't know

9. In your experience, how many private landlords will take these actions without these conditions?

☐ All landlords ☐ Most landlords ☐ Hardly any landlords ☐ No landlords

10. Do you think that licensing private landlords will improve the proposed area?

☐ Yes ☐ No ☐ Don't know

11. The leaflet details the proposed licence conditions which landlords would have to comply with and the approximate fee they will be charged for a licence. Do you have any comments about our licensing proposals?

_____

_____

_____

12. Are there any other areas where you think landlord licensing should be introduced?
(See website **www.oldham.gov.uk/selectivelicensing** for maps of all selected areas)

_____

13. Is your property in a current landlord licensing area?

☐ Yes ☐ No ☐ Don't know

14. What other action do you think the council should take to improve the area?

☐ Targeted enforcement of the worst properties ☐ Environmental improvements

Other, please state: _____

15. What impact do you feel this has had or could have on you?

☐ None ☐ Landlord has carried out repairs ☐ Better relationship with landlord

☐ Feel more secure in accommodation ☐ I know who my landlord is

☐ I know where to go for advice about my tenancy ☐ Matters are dealt with quicker

☐ I know I can get help from the council

Other experience, please state: _____

☐ **I consent to the council using this data for the purposes of Landlord Licensing. The information is treated as confidential and will not be passed to third parties.**

The outcome of this survey will be published on Oldham Council's website and will inform the council's consideration.

Thank you for taking the time to complete this questionnaire.

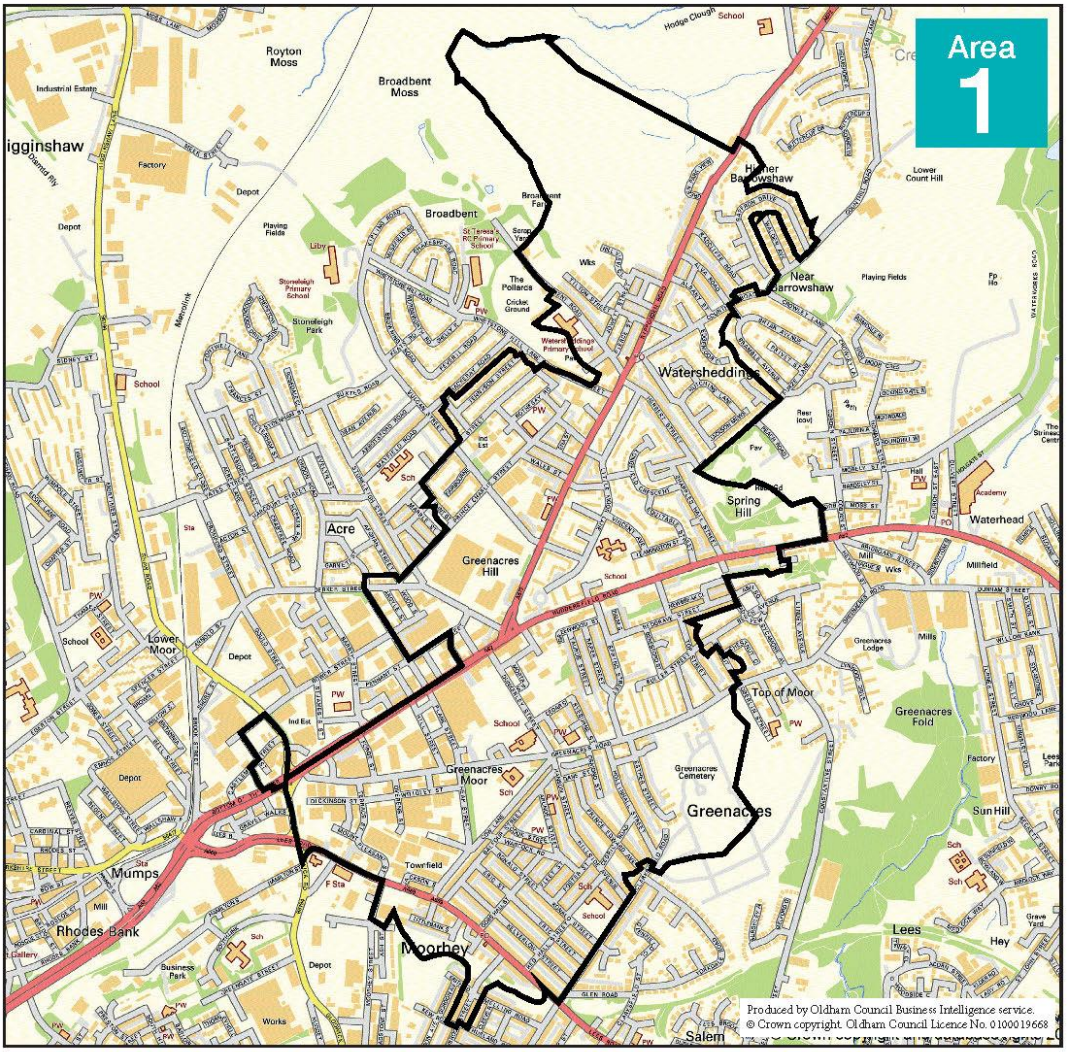
AMG:11:2:20

Licensing of private landlords

Your opinion counts

Oldham Council

Oldham Council is considering introducing licensing of private landlords in parts of Oldham.
To do this we must undertake extensive consultation.
See map below of the proposed area near you.



What is Landlord Licensing?

The Housing Act 2004 gives Councils the power to introduce the licensing of private rented homes, in an area which meets certain criteria. This is called Selective Licensing.

Over the last five years the Council has been carrying out licensing of private landlords in other areas of Oldham due to these areas being in low housing demand.

This means rents/house prices are low compared to the rest of Oldham and there is a higher rate of tenant changes. This could have a negative impact on all and can be due to poor management and property standards of some private rented properties.

The aim of Selective Licensing is to improve the management of these properties to ensure they have a positive impact on the area.

Why is the Council considering licensing of private landlords?

The Council wants to introduce Licensing of private rented properties as part of a wider strategy to address low housing demand.

Without a scheme the Council only has very limited powers concerning the management of private rented properties.

A scheme ensures that education, advice, assistance and enforcement is provided to ensure that private rented properties are managed properly and meet property standards.

Better property and management standards:

- Encourages people to live and stay in the area
- Build communities
- Improve the reputation of the private rented sector
- Ensure that private rented property owners are taking responsibility for their tenants

Renting out a property is a business and matters affecting tenants and/or residents need to be dealt with quickly and professionally.

Additional benefits may include:

- An improved image and perception of the area
- A positive economic future for the local community and local businesses
- A possible reduction in anti-social behaviour.
- A reduction in low demand housing
- Multi-agency working will also complement the scheme

Proposed Licence Conditions:

There are a number of licence conditions which are stated in legislation regarding gas safety certificates, smoke alarms and tenancy documents.

Additional conditions proposed by the Council relate to:

Property standards include the provision of wheeled bins, pest proofing, repairs and preventing overcrowding.

Management conditions include relating to the licence holder residing in the UK, providing receipts, references, reviewing their agents practices and reporting a change of circumstances.

Security conditions relating to the provision of keys for window locks and ensuring property is secure from unauthorised entry.

Anti-social behaviour and environment conditions making sure the property is free from waste, in a tidy condition and action is taken regarding anti-social or criminal behaviour.

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It is also proposed that the Council will add additional management conditions on a case by case basis.

For further information regarding the proposed detailed licence conditions please visit **www.oldham.gov.uk/selectivelicensing**
The proposed licence conditions will be subject to amendment following consultation.

How would this work?

Private landlords in the proposed area would need to apply for a licence for each property they let in the area.

The landlord has to meet a certain standard before they can be given a licence.

Assistance and advice will be provided to help landlords comply with these conditions.

Enforcement action will be taken against those who fail to apply for a licence or comply with licence conditions.

What will it cost the landlord?

The Council cannot make a profit from the scheme. The length of the licensing scheme is five years.

The proposed fee for a new scheme would be up to £650 per property (about £2.50 a week) but could reduce following consultation.

The fee will be split into two parts the first part is for the processing of the licence. Should the licence be granted the second part of the fee will be for the monitoring and enforcement of the licence.

What do we need from you?

We need your views, comments and feedback:

- What are the problems in your area?
- Is this the best approach to tackle the problems?
- What do you think the Council should be doing?
- What benefits do you want from the scheme?
- Do the proposed licence conditions help tackle the problems?

Provide your comments by:

- Completing the questionnaire that will be arriving soon and available online at **www.oldham.gov.uk/selectivelicensing**

For further information please visit

www.oldham.gov.uk/selectivelicensing

The Council propose the following conditions

Subject to amendment after consultation

Oldham Council

Property Standards conditions:

- Annual inspections and reports provided to the Council
- Repairs undertaken within stated time periods, by competent persons to reasonable standards
- Provision of wheeled bins and refuse collection arrangements
- Provision of Energy Performance Certificate and compliance with legal requirements
- Pest proofing and treatment
- Prevent and deal with overcrowding
- Property standards at change of tenancy

Management conditions:

- References provided to the Council
- Receipts for cash rental/deposit payments
- Provision at the start and access during the tenancy to specified documents
- Reporting process and time frames for change of circumstance
- Permanent resident, reside in the UK and arrangements should licence holder be going out of the UK
- Checks and review of agents practices (if using an agent)

Security conditions:

- Provision of keys for window locks
- Security of doors, gates, fencing to ensure no unauthorised entry

Environment and anti-social behaviour conditions:

- Exterior of house, yards, outbuildings maintained and tenants aware of their responsibilities to keep these in clean, tidy, safe condition
- Reasonable steps to keep all areas free from rubbish/fly tipping at all times and any third party removal only with a waste carriers licence
- Ensure tenants aware of responsibility to not cause nuisance, anti-social and criminal behaviour
- Responding to reference requests

Other conditions:

- Additional management conditions may apply on a case by case basis

The proposed licence conditions will include the provision and maintenance of:

- Gas safety certificate must be obtained annually and produced to the Council
- Electrical appliances/furniture supplied by the landlord
- Smoke alarms
- Written statement on the terms of occupation
- References of potential tenants

AMG:11:2:20

Selective Licensing Consultation

November 2021

Oldham Council

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Executive Summary

This survey is based on two online surveys that were developed, one for landlords and one for residents and businesses

In total, 2112 complete responses to the surveys were received (1607 responses from residents and 505 from businesses)

- 64% of respondents to the residents and businesses survey were owner occupiers
- 92% of the respondents to the landlord survey were landlords (with 8% being managing/letting agents)
- Issues such as nuisance and ASB issues and properties in poor condition were common to both residents and businesses and to landlords
- 72% of landlords had had problems with tenants in rent arrears
- 44% of residents and businesses thought that private landlords had a negative contribution to their area
- 97% of residents and businesses thought that landlords should keep properties in a good condition
- 95% thought they should make sure tenants know that anti-social behaviour is unacceptable
- 92% thought they should act against nuisance and anti-social behaviour
- 74% of resident and business respondents thought that the council should have more control over the way that landlords manage their properties
- 58% of residents and businesses thought that selective licensing would improve their area
- 97% of landlords thought there was no benefit to a policy of a Landlord Licensing area

Background

About this report

This report focuses on the 2112 responses received via the Community Consultation1. All reporting is based on known responses and any cross tabulation based on respondents agreeing to the use of their data in this way (470). Any totals exceeding 100% or total respondents relate to questions with multiple response permitted.

Methodology

- Two online surveys were developed, one for landlords and one for residents and businesses.

- These were supplemented by a drop and collect of hard copy questionnaires across affected areas. Table one below indicates the method of completion across both surveys. The hard copy questionnaires were sent to all residential and business properties in the areas below. This equates to 18,000 properties.

LSOA area name	LSOA Number	LSOA area name	LSOA Number
Alexandra	E01005322	Medlock Vale	E01005438
St Mary's	E01005431	St Mary's	E01005433
St Mary's	E01005428	St Mary's	E01005429
Werneth	E01005463	Werneth	E01032921
Waterhead	E01005450	Coldhurst	E01005349
Alexandra	E01005320	Medlock Vale	E01005323
Alexandra	E01005321	Shaw	E01005445
Alexandra	E01005434	St James	E01005421
Chadderton South	E01005344	St Mary's	E01005429
Hollinwood	E01005382	Waterhead	E01005448
Waterhead	E01005456		

The survey was sent to 2870 licensed landlords and managing agents under the previous selective licensing scheme and All residents and businesses in the surrounding streets to the proposed selective licensing areas, this equates to 19, 000 properties. For further details regarding the consultation program please see Appendix 10 of the Selective Licensing of Private Landlords report.

- As part of the consultation program one to one discussions and focus groups were promoted. The discussions and focus groups were each given a one-hour time allocation. The focus groups were held for up to ten landlords in each session. Although the sessions were to enable participants to provide information on all aspects of their thoughts on the proposals, the following questions were provided before the session and during the session.
    - Is this the best approach to tackle the problems?
    - What do you think the Council should be doing?
    - What benefits do you want from the scheme?
    - Do the proposed licence conditions help tackle the problems?
    - What do you think about the proposed licensing fee?

  The following main concerns were expressed which have been addressed in Appendix 7 Consultation questions and responses.

  15 landlords/landlord representatives and 1 resident participated in the one to one discussions. A one to one discussion was carried out with everyone who asked for this. 17 landlords/landlord representatives participated in the focus groups. The majority of landlords/landlord representatives that took part on the focus groups also took part in the one-to-one discussions.

Method of Consultation	Dates of Consultation
One to One Discussions	28/01/2021 18/01/2021 05/02/2021 11/02/2021 18/02/2021 19/02/2021 22/02/2021 25/02/2021 25/02/2021 26/02/2021 26/02/2021 26/02/2021 31/03/2021 08/04/2021 09/04/2021 27/04/2021
Focus Groups	10/03/2021 1pm to 2pm 18/03/2021 6pm to 7pm 23/03/2021 10am to 11am

66 Stakeholders including the National Landlords Residential Association, The Bond Board, Tenants Union, North West Landlords, Citizen Advice Bureau, Housing Solicitors, Housing Associations, Greater Manchester Authorities, Shelter and Greater Manchester Police were contacted regarding the proposals.

We received contact regarding general information and enquiries from approximately 91 landlords/agents, 21 residents and 4 businesses.

From the one-to-one discussions and focus groups private landlords expressed concerns that:

- the introduction of a new licensing scheme is not required,
- that the housing market has changed,
- they are unclear on what the previous scheme has achieved.
- how any new scheme would make a difference.
- the scheme is a money-making exercise for the Council. There is no clear evidence of how the previous fees have been spent.
- they have received no assistance from the Council.
- they object to a new scheme, however if one does happen they want to be part of the development/operation and have a say how the fees are spent.
- they state the Council should be engaging with them rather than enforcing.
- there is no clear justification for the proposed increase in fee from £490 to £650.
- there needs to be more flexibility with the fee structure for example landlords who are compliant, recently obtained a licence, have multiple properties.

Some consultees have stated that licensing should be introduced for all or not at all. Of the general enquiries the majority were regarding where they can apply for a licence, further information regarding the scheme, residents asking for the scheme to be extended to include their street/road.

The National Residential Landlord Association provided the following objections:

Point 3.5 in the consultation documents state that there would be no resources for enforcement or support to occur in the previously designated areas without selective licensing. The NRLA disagrees and provides a list of powers already available to Councils. These are addressed further in the report – Options Appraisal.

1. Criminal Behaviour Orders
2. Crime Prevention Injunctions
3. Interim Management Orders
4. Empty Dwelling Management Orders
5. Improvement Notices (for homes that do not meet the Decent Homes Standard)
6. Litter Abatement Notices (Section 92 of the Environmental Protection Act 1990)
7. Fixed Penalty Notices or Confiscation of equipment (Sections 8 and 10 of the Noise Act 1996)

8. Directions regarding the disposal of waste (for example, Section 46 of the Environmental Protection Act 1990)
9. Notices to remove rubbish from land (Section 2-3 of the Prevention of Damage by Pests Act 1949)
10. Funds generated by the issuing of civil penalties would be a reliable source of revenue the council could use to fund this enforcement activity and more.

Waste management in tenancies

Often when tenants are nearing the end of their contract/tenancy and are in the process of moving out, they will dispose of excess household waste by a variety of methods. These include but not limited to putting waste out on the street for the council to collect. This is in the hope of getting their deposit back. Local authorities with many private rented properties need to consider a strategy for managing excess waste at the end of a tenancy in place of selective licensing.
As it is required as part of the proposed licence conditions to ensure and take reasonable steps to keep all areas free of rubbish/fly-tipping, would the council consider a free service for private landlords to remove bulk and heavy waste which is left at the end of a tenancy and not been disposed of by the tenant if such a service is not already in place?

Criminal activity (illegal sub-letting)

The proposal does not consider rent-to-rent or those who exploit people (both tenants and landlords). Criminals will always play the system. For instance, there is no provision for landlords who have legally rented out a property that has later been illegally sublet. The license holder can end the tenancy (of the superior tenant, the subtenants have no legal redress) and support the local authority in criminal prosecution. Often, landlords are victims, just as much as tenants. What support will the council provide for landlords to whom this has happened? Although, as demonstrated, the council can act as a mediator in the case study examples provided, would the council support an accelerated possession order process should the situation of this kind arise?

Fee structure

Regarding the fee structure, can the council provide a more detailed breakdown of how much is Part One (processing the application) and Part Two (to enforce the licence) so it is clear how the licence fee is divided?

Conclusions and alternatives

The NRLA advocates using a coordinated approach by utilising council tax records to identify tenures used by the private rented sector and those landlords in charge of those properties. Unlike discretionary licensing, this does not require self-identification by landlords, making it harder for criminal landlords to operate under the radar and continuing to provide a low standard of housing.

Furthermore, the council should consider if the scheme is approved, providing an annual summary of outcomes to demonstrate to both tenants and landlords' improvements of behaviour and the impact of licensing on the designated area over

the scheme's lifetime. This would improve transparency overall.

Method of collection	Resident/Business	Landlord
Web/Desktop PC	25	383
Web/Tablet Device	167	9
Web/Smart Phone	-	113
Paper keyed	1415	0
Total	1607	505

Table 1: Method of collection summary

Respondent type

Resident or Business	Count	Percent
Owner occupier	1031	64%
Private tenant	303	19%
Housing association	210	13%
Other	35	2%
Business	17	1%
Total	1596	100%

Table 2: Respondent Type: Source: Q1 (R&B) - Which of the following are you?

Landlord Respondent Type	Count	Percent
Landlord	452	92%
Managing/Letting agent	32	6.5%
Other	8	1.5%
Total	492	100%

Table 3: Landlord respondent type: Source: Q1 (L) - Which of the following are you?

Summary of findings

Sector Issues

Issues such as nuisance, ASB issues and poor quality/condition properties are common to both residents/businesses and to landlords.

Issues for Residents	Count	Percent
Nuisance and anti-social behaviour	763	30%
Badly managed rented houses	666	26%
Poor quality properties	547	21%
People not staying in the area	345	14%
Empty properties	229	9%
Total	2550	100%

Table 4: Landlord and tenant issues. Source: Q3 (R&B) - Do you think your area has problems with any of the following? Count 1607

Two third of resident participants reported that they have had a problem with privately rented properties. Examples of the kinds of issues raised included problems with anti-social behaviour and fly-tipping.

Most commonly landlords stated issues around low rent/rent arrears and tenants acting in an anti-social way (Table 5)

Issues for Landlords	Count	Percent
Rent arrears	130	72%
Tenants behaving anti-socially	53	29%
Problems getting references from potential tenants	42	23%
Difficulty finding tenants	30	17%
Over crowding	16	9%

Table 5: Landlord Issues. Source: Q4 (L) - Have you had problems with any of the following?

Perceptions of Landlords

Table three shows that most commonly participants feel that landlords have no impact on an area. However, where an impact was felt, then most commonly (44%) the impact was seen to be a negative one.

Impact of Landlords	Count	Percent
Neutral	530	34%
Negative	434	28%
Very negative	253	16%
Positive	192	12%
Very positive	150	10%
Total	1559	100%

Table 6: Perceptions of landlords. Source: Q6 (R&B) - Do you think private landlords make a positive or negative contribution to your area? Count 1559

When asked what action that landlords should take, most commonly respondents felt that landlords should keep properties in good condition and make tenants aware that ASB is unacceptable When asked how many landlords they thought would take these actions, over half stated that hardly any or no landlords would do so.

Actions to be taken by landlords	Count	Percent
Keep properties in good condition	1553	97%
Make sure tenants know that anti-social behaviour is unacceptable	1524	95%
Act against nuisance and anti-social behaviour	1479	92%
Get References for tenants	1430	89%
Total	1607	100%

Table 7: Landlord Actions: Source: Q8 (R&B) - Do you agree that private landlords should take the following actions? Response is "Yes" Count 1607

Perception of landlord to take action	Count	Percent
Hardly any landlords	795	53%
Most landlords	431	29%
No landlords	164	11%
All landlords	102	7%

Table 8: Perception of landlord acting: Source: Q9 (R&B) - In your experience, how many private landlords will take these actions without these conditions? Count 1492

Council Intervention

When asked if the council should have more control over the way that landlords manage their properties, nearly three-quarters of residents and business responded in the positive, most commonly stating that the council should just take targeted enforcement of the worst properties and make environmental improvements (table nine)

	Count	Percent
Yes	1179	74%
No	242	15%
Don't know	176	11%
Total	1597	100%

Table 9: Council control: Source: Q5 (R&B) - Do you think that the council should have more control over the way that private landlords manage their properties? Count 1597

	Resident/Business	**Landlord**
Targeted enforcement of the worst properties	43%	42%
Environmental improvements	41%	38%
Other	16%	20%
Total	100%	100%

Table 10: Other actions. Source: Q14 (R&B), Q16 (L) - What other action do you think the council should take to improve the area? Count 2510

Both landlords and residents agreed that the council should target enforcement of the worst properties.

When asked if Oldham Council should intervene in areas suffering from issues relating to poorly managed private rented properties, half of landlords agreed. However, 40% did not.

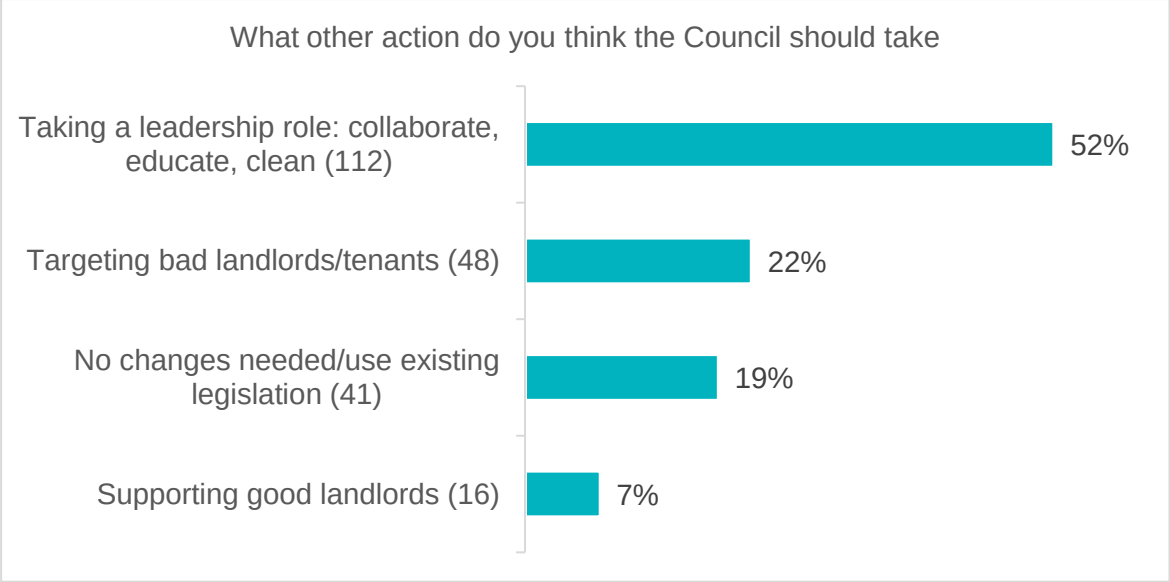

Figure 1: Key themes in participants' responses on other actions

Awareness of Selective Licensing

Most commonly, residents did not know if their property was in a selective licensing area. However over 40% participants indicated that their home does lie within a selective licensing area.

	Count	Percent
Don't know	686	44%
Yes	644	41%
No	246	16%
Total	1576	100%

Table 11: Source: Q13 (R&B) - Is your property in a current landlord licensing area? Count 1576

Approaching 9 out of 10 Landlords responding indicated their property to be in a selective licensing area. Table 12 below show the areas represented by landlords.

Selective Areas represented	Count	Percent
Hatthershaw	138	33%
Waterhead	80	19%
Hollinwood	53	13%
St Mary's	51	12%
Coldhurst	37	9%
Alexandra	30	7%
Oldham Edge	23	5%
Primrose Bank	12	3%
Sub- Total	424	100%
Non-Selected Licensing areas		
Chadderton	20	46%
Shaw	13	30%
Werneth	13	30%
St James	4	9%
Total	50	100%

Table 12: Source Q6/7 (L) - In which of the following areas is your property located?

Both landlords and residents/businesses were asked if they felt if/where selective licensing should be introduced. Across both cohorts there was considerable agreement that the scheme should be rolled out boroughwide (even nationally) or not at all.

When asked if they agree with the proposed selective licensing area only 12% landlords indicated a level of agreement

Figure three below summarises the key themes emerging from the 218 landlord responses to the question Are there any other areas where you think landlord licensing should be introduced

Most respondents (53%) feel that licensing offered no benefit or that the scheme has failed.

> *'Licensing does not help - and many areas don't even have any issues to begin with! It makes worse for tenants, as landlords have no choice but to increase rents to cover these extra costs'*
> *'It should be scrapped. No evidence it works. No idea where money is going'*

However, 47% state that the scheme should be more widely implemented.

'All of Oldham area rather than selective licensing'

'Either all the town or no area. Do not discriminate'

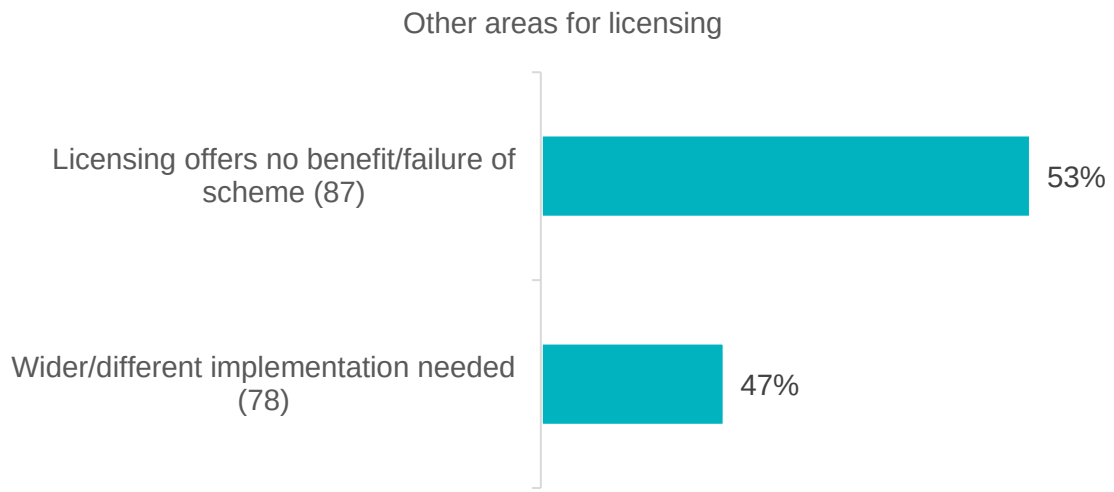

Figure 2: Key themes in participants' responses on other areas

Q12 Are there any other areas where you think landlord licensing should be introduced? (See website www.oldham.gov.uk/selectivelicensing for maps of all selected areas)

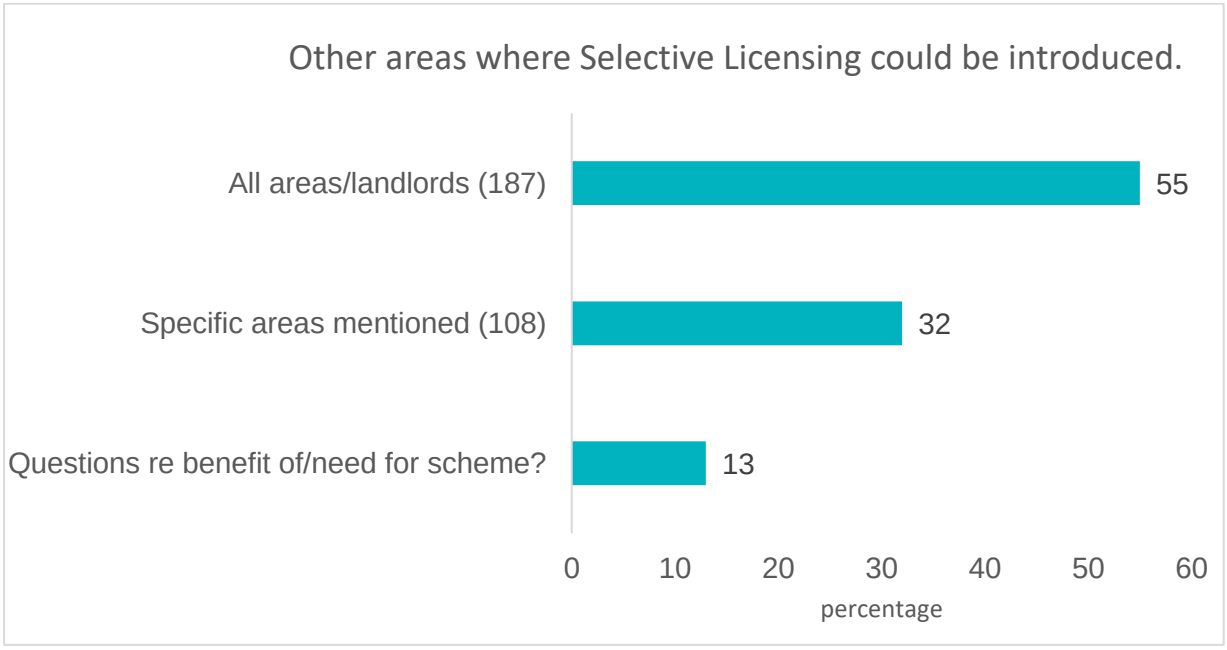

Figure 3: Key themes in participants' responses

Most respondents (55%) felt that licensing should be introduced in all areas and apply to all landlords.

Specific areas were mentioned in 32% of responses, with the following most prominent:

Area	Count	Percent
Glodwick	16	15%
Werneth	13	12%
Hathershaw	13	12%
Coppice	13	12%
Clarksfield	13	12%

Table 13: Prevalence of specific areas mentioned

Selective Licensing Impact (known and anticipated)

When asked if they felt that Selective Licensing would improve their area 58% residents or business responded positively.

	Count	Percent
Yes	919	58%
No	330	21%
Don't know	328	21%
Total	1577	100%

Table 14: Source: Q10 (R&B) - Do you think that licensing private landlords will improve the proposed area? Count 1577

When asked about the impact of licensing, residents most indicated that they felt no impact. Of the remaining 70%, most commonly participants stated that they felt they were more likely to get help from the council and to feel more secure in their accommodation.

	Count	Percent
None	489	30%
I know I can get help from the council	376	23%
Feel more secure in accommodation	295	18%
Matters are dealt with quicker	294	18%
Landlord has carried out repairs	209	13%
Better relationship with landlord	155	10%
I know who my landlord is	135	8%
I know where to go for advice about my tenancy	134	8%
Total	1607	100%

Table 15: Source: Q15 (R&B) - What impact do you feel this has had or could have on you? Count 1607

Only 6 in ten landlords agreed that poorly managed properties lead to the decline of an area.

When asked if Landlord licensing can have a positive impact on privately rented properties only 17% landlords agreed compared to 69% who did not. Similarly, over three quarters of landlords disagreed that landlord licensing will help reduce problems of anti-social behaviour and/or criminal activity.

275 landlords indicated one or more benefits of licensing. Table 16 below shows that most commonly landlords felt that benefits other than those listed (figure four). Of those listed, landlords felt that licensing would lead to increased rents and longer tenancies.

	Count	Percent
Something else	155	57%
Increase rents	60	22%
Longer tenancies	38	14%
Reduction in issues from the property	37	14%
Standard documents	36	13%
Consistent advice	32	12%
Education/training opportunities	20	7%
Total	275	100%

Table 16: Source: Q15 (L) - Selective Licensing benefits

How did or can a Landlord Licensing area benefit you?

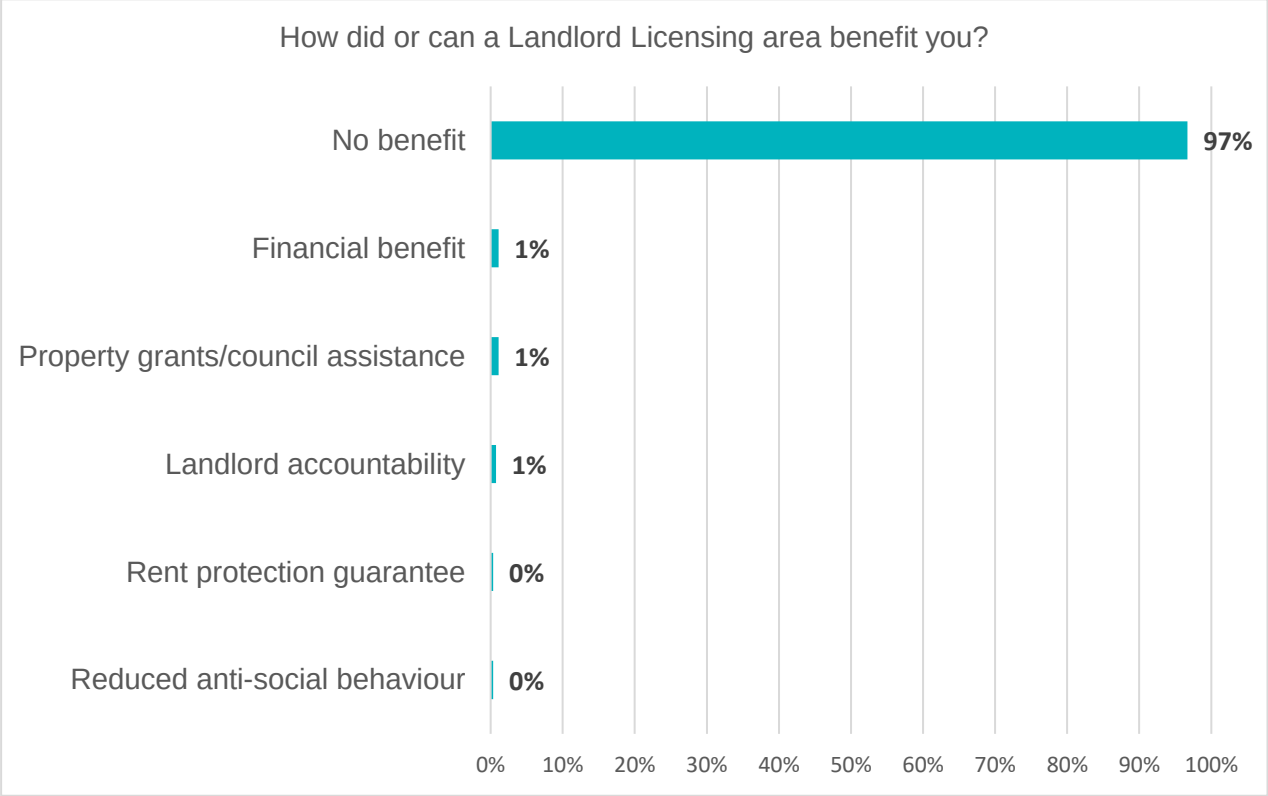

Figure 4: Other benefits to landlords

When asked how did or can a licensing area benefit you, the rest of the respondents believed that this would, or did, provide no benefit at all:

“No benefit whatsoever. Most property safety checks & landlord documents are already mandated by law.”

“No areas”

“I have a good relationship with good long-term tenants. The scheme contributes nothing to me or my tenants”

“It does nothing to help us”

“It costs me, but it doesn't benefit me at all.”

“I have seen no benefit during the last 5 years. Tell me what has been improved”

"It did not benefit me. I don’t see the use for it”

Agreement with proposed licence conditions

When asked 8 out 10 residents agreed with the proposed licensing conditions. Conversely 70% Landlords do not agree with the proposed conditions. A further 20% are undecided. Reasons for agreement and disagreement across both cohorts can be found below

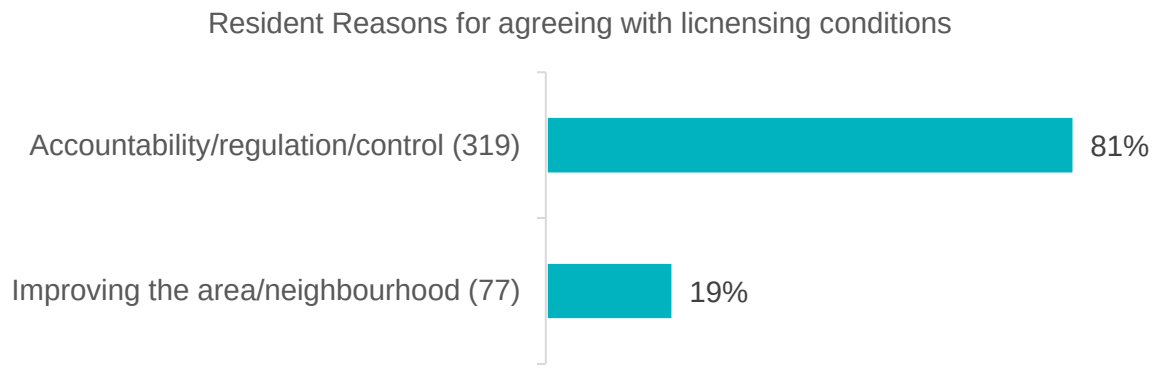

Figure 5: Key themes in participants' responses why they agree

Most respondents (81%) feel that the proposed licence conditions will ensure accountability of landlords, and regulation and control of the rental sector (Figure five)

> *'as it will regulate who owns the houses and their tenants'*
> *'as renting increases, it is to avoid poor properties flooding the market'*
> *'because everyone has right to good quality safe housing'*

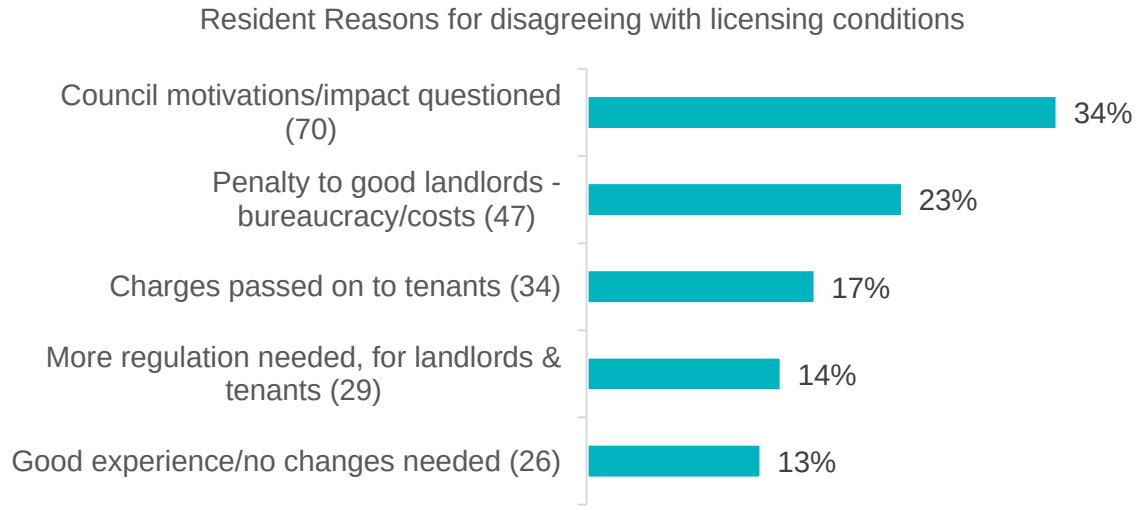

Figure 6: Key themes in participants' responses why they disagree

Disagreement with the proposed licence conditions centres on questions regarding the Council's motivations and impact (34%).

> *'Another scheme for the council to get more money out of people'*
> *'it will not improve our area'*
> *'not needed and makes no difference'*

23% of respondents feel the proposed licence conditions penalised good landlords, while 17% think the additional charges will be passed on to tenants.

When asked for their views around proposed licensing conditions, over 60% were positive in their response.

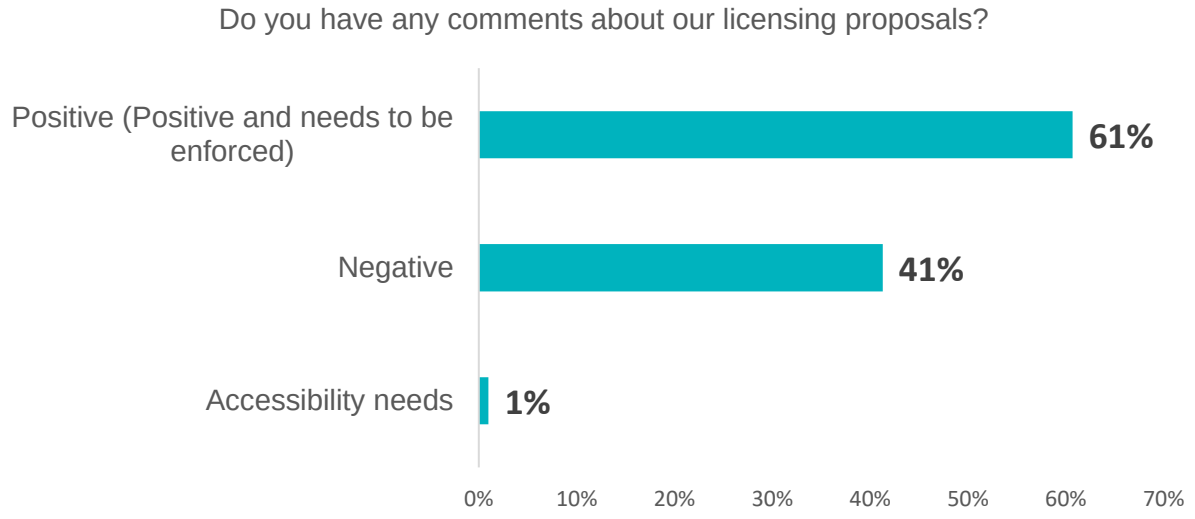

Figure 7: Resident views around proposals

Of the residents who were asked whether they had comments about the licensing proposals, 61% expressed positive sentiments towards the idea:

> *"I hope it will be implemented in my area."*

> *"None at all, a serious landlord would welcome this as they are demonstrating their commitment"*

> *"Please make it happen as this will contribute to making Oldham a great place to live. It is especially needed in areas that are being faced with problems around litter and*

fly-tipping where there are lots of short-term rented properties. People come and go leaving behind all rubbish only to be dumped."

"Think it's needed to encourage responsible landlords"

"It will help improve the quality of private rented properties and contribute to sustainable communities"

"Should encourage landlords to understand that their duty to provide a decent home for their tenants, and to ensure that their tenants stick to certain standards of behaviour for other residents in the area"

"I agree with them"

"I Think it will help improve tenant's behaviour and landlord's responsibility"

However, of these who welcomed the proposals, 30% of these were concerned about the need to make sure the proposals were implemented:

"You have to impose and follow up with punishment"

"How is this managed? I live in Hathershaw and the area is flooded with horrendous landlords and tenants, properties in such poor conditions and full streets being decimated. No good charging for a licence if you're not going to oversee that the conditions are being adhered to, quite clearly not happening."

"No knowledge of such proposals however rogue landlords would not be deterred by licensing. More enforcement is needed instead of pointless charges for the majority. It is evident the unkempt properties by travelling through the town and good landlords will be penalised"

"It has to be regulated otherwise it's just a money-making scheme by yourself and the council don't have the best rep. It has to be managed correctly and not seen as a money-making scheme for the council."

"The council need to keep up with the conditions and if they are broken the landlords need to face a hefty fine"

"As long as they are prescriptive, and the terms have teeth so to speak I will be happy. There will be a great many PL's whom care for their tenants and many others whom are unscrupulous. I want the latter to be held to a meaningful account. The behaviour/actions of a PL have a massive effect on local communities."

Over 40% left comments that were negative in relation to the proposals. Among the concerns brought up were that the costs of the licence would be passed onto tenants in the form of increased rents, and that this would lead to less housing as landlords would be forced to 'sell up' or would have less money to improve properties:

"A landlord has bought an empty property next to me and made it habitable, charging them fees will take money away from them improving the property. The council and police should be responsible for anti-social behaviour and not private landlords, they are not there to police other people's behaviour."

"Pointless exercise as I can report any issues my landlord does not sort out to environmental health."

"Current and proposed licence condition adds no value to landlord or tenants. It only increases rent."

"Get rid of the licence! It has a detrimental effect on us tenants. Landlord has said it's not worth the hassle anymore. So, when they sell up, we will end up in a shelter or hotel. Cost of doing that doesn't stack up as it's too much pressure on landlord. He will sell 17 properties!"

"Extra charges will be passed on to tenants , rent is already too high. Should be dealt with on a one to one basis. If the property is not up to standard them you should be able to report them . But not charge everyone. Some are spending thousands on renovating properties. And we need these property."

"Yes, it does nothing to help the landlord, tenant or community but increases cost without benefiting anyone."

"Scrap it. It has a knock-on effect. You charge them and they pass it on to us people who have hardly any money left. Council not bothered landlords have money social

tenants live on the breadline and become poor. Kids grow up in household where there is no money and left behind compared to other children."

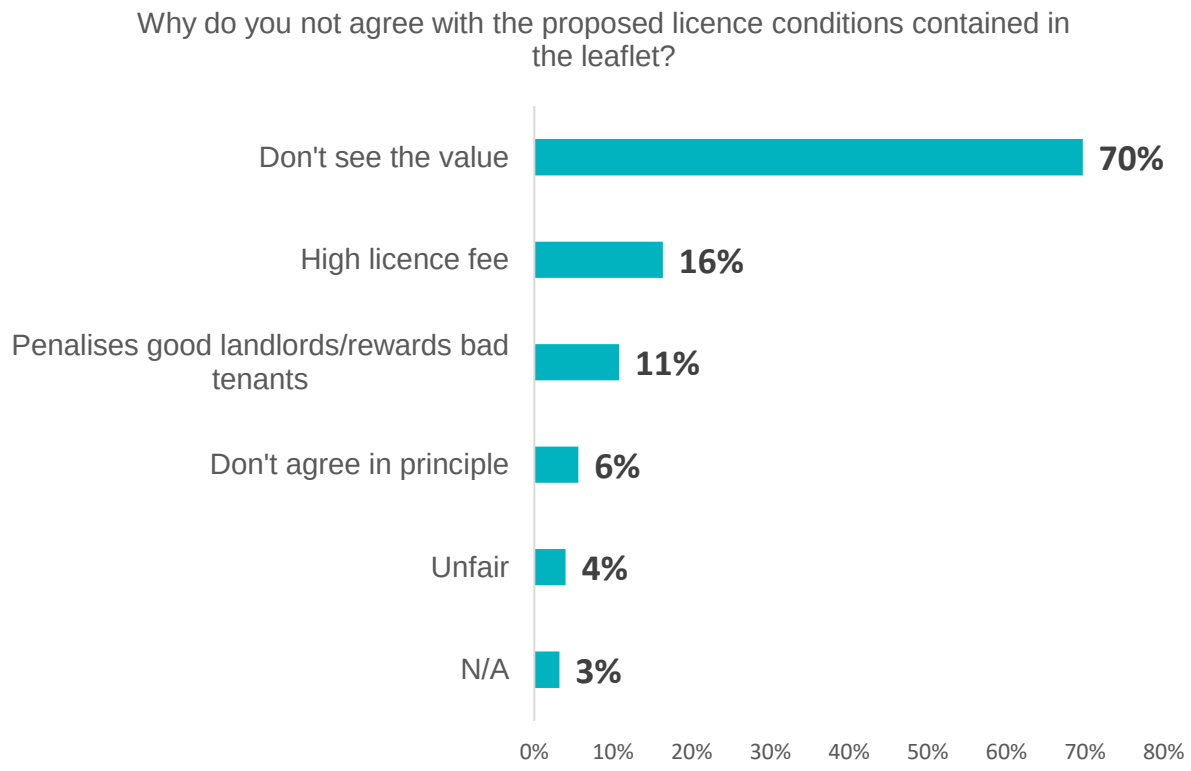

Figure 8: Landlord disagreement with licensing conditions

Of the landlords who stated they didn't agree with the proposed licencing conditions, 70% stated that they failed to see the value of the proposal. Of these, a significant minority believed that the proposals simply represented a way for the council to make money.

"we don't see the value"

"Just think nothing works only money-making landlords should know the law"

"Money making scheme by the council. Don't ever come out sort any of the problems out."

"What exactly do you provide? Complete waste of a department."

“No clear evidence to suggest that the licence works and is just a money scheme to obtain funds”

16% of those who disagreed with the proposals stated they felt this way because the licence fee was too high and should be reduced:

“Licence fee is very high. Also, the boundaries seem to be very hard to understand.”

“My experience: Lengthy application process, high licensing fee, little support from council.”

“I think the fee is extortionate and the council has not utilised it correctly to improve the conditions”

“It's ridiculously expensive, and is solely focussed on landlords, not bad tenants”

“The fees are too high and to provide with a gas safe certificate yearly is too costly”

“Cost is excessive for granting of licences”

“The costs do not justify the benefits”

Miscellaneous

When asked about the method payment they would prefer, over half stated a preference for a reduced fee for an existing license holder.

	Count	Percent
Reduced fee for existing license holder	273	56%
Reduced fee for multiple properties	164	34%
Other	124	25%
None	112	23%
Two Instalments	78	16%

Table 17: Method of payment

Information and Advice

6 in ten landlords have not contacted the Landlord Licensing Team. Of the remaining 20% contacted the team but did not receive assistance and 18% received assistance.

	Count	Percent
Advice	101	55%
Education	2	1%
Joint Visit	13	7%
Referral to another agency	3	2%
Change in policies and procedures	61	33%
Training	3	2%
Total	48	100%

Table 18: Information and advice

Organisation Membership

- Over three quarters of landlords indicated that they are not a member of a landlord/letting agent organisation.

- Half of those stating membership were members of National Residential Landlord Association with a further 10% members of the National Landlord Association.

- A total of 26 different organisations were named

Mitigation

Who You are asking - Stakeholder Group e.g. residents, businesses, service users etc			How information is received e.g. via questionnaire, focus groups, letter, phone call, email etc.		Feedback (if possible specific details, including any concerns about the proposals)		Action proposed in response to feedback, including any proposals for mitigation
Landlords			Survey		Although not a common theme a small number infer that Selective Licensing is racially motivated		
Landlords			Survey		As above some infer that Selective licensing is a back-door tax		

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YOU SAID:

- What is the association between low housing demand and the private rented sector? The stats relate to an area which includes all tenures.
- Cannot find the link between low housing demand criteria and what has been said in the report and analysis?
- Disagreement with the proposed licence conditions centres on questions regarding the Council's motivations and impact.

WE SAY:

Part 3 of the Housing Act 2004 provides the indicators that are to be taken into consideration when determining whether an area has or likely to exhibit low housing demand. These include:

- The value of residential premises and how many properties are available to which relate cross tenure.
- The turnover of occupiers and length of time residential properties remain unoccupied which are more prevalent in the private rented sector
- The number of residential properties to rent which relates directly to the private rented sector. Housing association properties are exempt by the Act.

Poor housing management and low standards in the private rented sector can lead to the failure of a local housing market. People leave the area, house prices fall, speculative landlords move in, and the local community becomes weaker. Low demand and antisocial behaviour can result in unsettled communities, along with other social and economic problems. These can undermine the efforts to regenerate an area

.

The Government recognised that poor management and associated problems exist in some parts of the private rented sector and these issues contribute towards low housing demand and/or anti-social behaviour. Selective licensing was introduced by the Government to tackle problems arising from private rented housing and therefore can contribute to the regeneration of an area, if combined with other regeneration initiatives.

Licensing aims to improve management practices ensuring landlords take responsibility for their properties and tenants, making private renting a more viable option in the longer term. A professional private rented sector encourages longer lets and a provision of a comprehensive tenancy management service.

Selective Licensing is intended to address the impact of poor-quality private landlords and anti-social tenants through management conditions. Poor quality does not necessarily mean landlords who intend to flout the law. Experience from the previous scheme shows that many private sector landlords were unaware that they were landlords, never mind their responsibilities. This included many experiencing significant problems from their tenants and not knowing what to do or where to obtain advice. The Council already has powers to deal with property conditions, individuals causing anti-social behaviour, illegal eviction and

harassment, however, this does not extend to the management of properties.

YOU SAID:

- What was the data from before 5 years ago?
- The statistical analysis is from 2018- now outdated, new stats required a lot has changed in 12 months?
- 97% of landlords who took part in the online consultation survey thought there was no benefit to a policy of a Landlord Licensing area
- You have to impose and follow up with punishment
- How is this managed? My area is flooded with horrendous landlords and tenants, properties in such poor conditions and full streets being decimated. No good charging for a licence if you're not going to oversee that the conditions are being adhered to, quite clearly not happening.
- No knowledge of such proposals however rogue landlords would not be deterred by licensing. More enforcement is needed instead of pointless charges for the majority. It is evident the unkempt properties by travelling through the town and good landlords will be penalised
- It has to be regulated otherwise it's just a money-making scheme by yourself and the council don't have the best rep. It has to be managed correctly and not seen as a money-making scheme for the council.

WE SAY:

The data regarding the low housing demand indicators as provide under Part 3 of the Housing Act 2004 and can be found on the following link: https://committees.oldham.gov.uk/ieDecisionDetails.aspx?ID=1725

The data of these indicators has been available on Oldham Councils website since April 2014 and was also provided on the Selective Licensing page for the scheme until 2021.

The data for low housing demand indicators completed and provided before 5 years ago was reviewed and compared to the low housing indicators in 2019. This can be found in Appendix 2 Statistical Review May 2019.

Due to the pandemic another review of this data was carried out in December 2020. Please see Appendix 3 Statistical Review Update December 2020.

Please see table below for enforcement action taken.

YOU SAY:

- Is there any data relating to high level ASB/landlords not doing repairs – Any data from then to now?

WE SAY:

Anti-Social Behaviour

The report found on the above link provided details of anti-social behaviour. The Council did not designate and have not carried out the review and consultation in relation to anti- social behaviour.

The previous Selective Licensing Scheme and current proposals are in relation to low housing demand.

The links below provide data on Oldham and also each neighbourhood.
https://www.oldham.gov.uk/info/200557/neighbourhoods
https://www.oldham.gov.uk/info/200632/profile_of_oldham/1588/research_and_statistics_about_oldham

By introducing selective licensing, licence conditions are imposed on the landlord to improve primarily the management of the property. Improving management practises ensures that landlords take accountability for the actions of their tenants who are contributing to anti-social behaviour issues. This includes:

- landlords having the necessary correct documents in place for a tenancy (i.e. references, tenancy agreement, deposit, how to rent guide and safety certificates),
- being aware and educated of their responsibilities and available options,
- being confident to know what options are available to them and to take action,
- to work in partnership with services to tackle anti-social behaviour,
- the provision of contact details to neighbours and services to be able to make the landlord aware of any unreasonable behaviour.

Disrepair

Selective Licensing enables proactive inspections of a significant number of private rented properties within the designated areas due to:

- The Council being aware of where the private properties are through the licensing process.
- The Council have up to date contact details for the landlord through the licensing process.
- The inspection is not reliant on tenants complaining to the Council regarding disrepair for fear of reporting the landlord, not being aware that they can report disrepair to the Council or due to their personal circumstances.

No of Condition Audits conducted	1167
No of serious hazards identified	124
No of defects identified	2346
No of properties where licence condition breaches identified	1261

Warrants executed	78
No of Prosecutions	124
Emergency Prohibition Orders served within the Selective Licensing areas.	20

YOU SAID:

- How has the previous scheme addressed those issues of low housing demand? What has the Council done to address the issues?
- If the issues have not been addressed then the scheme has failed, so why roll out again?
- How we can trust the Council to get it right in the next 5 years?
- 97% of landlords who took part in the online consultation survey thought there was no benefit to a policy of a Landlord Licensing area.

WE SAY:

The reviews in May 2019 and December 2020 of the low housing demand indicators showed that 2 of the designated areas 2015 - 2020 had deteriorated, 6 had shown improvement and 8 had maintained.

The improvement of an area does not mean that that the area is still not exhibiting signs of low housing demand. In addition, an area that has maintained does not mean that Selective Licensing has not had an impact, as the area may have worsened should Selective Licensing not have occurred.

The Council implemented Selective Licensing in order to address low housing demand within the designated areas. Licensing ensures that landlords are fit and proper and adhere to management licensing conditions.

Over a thousand audits were carried out to ensure that property and management standards were improved.

Information, training, advice, tenancy management pack, joint partnership working, and legislative updates were all provided to assist landlords and tenants in improving the management and private rented sector in these areas.

The Government recognises that the use of Selective Licensing is not a short-term solution and that further designations may be required.

The Council continually throughout the scheme reached out to landlords to determine what benefits would assist and continue to want to work with landlords to work in partnership. Selective Licensing requires the engagement and

determination of landlords to take responsibility, to share best practise and to provide increase confidence, perception and professionalism in the business of renting properties.

A small number of landlords have stated that they would like to be part of a focus group to have a say in any scheme that is approved. The Council is looking at this option.

YOU SAID:

- The success stories provided by the Council are not relevant – finding a cannabis farm is a Police matter not a Council matter?

WE SAY:

By ensuring that landlords were licensed and complying with licensing conditions there were a number of serious crimes that were disrupted. These crimes were having a negative impact on the neighbourhood, affecting low housing demand and residents were scared to report what was happening.

Finding a cannabis farm and disrupting crime, including theft of electricity is very relevant to the Council, its partners and more importantly the residents of Oldham.

The Police take lead enforcement concerning the cannabis farm being present. Cannabis farms are often linked to human trafficking and therefore the exploitation of tenants, illegal immigrants and landlords.

The Council takes action due to the electric meter being bypassed and overloaded, which is very likely to cause a fire and have serious consequences for the tenant, landlord and neighbours.

In addition, if the cannabis farm is not dealt with, once cropped the remains are often fly tipped at a negative impact to the neighbourhood and cost to the Council and residents of Oldham.

This was one of a number of success stories which includes prevention of imminent risk to life/severe harm, drugs, human trafficking, persons wanted due to committing very serious crimes and immigration offences.

YOU SAID:

- Agents state that Oldham is in much greater demand than the rest of Greater Manchester?
- House prices have rocketed in Oldham with houses being sold within hours.
- The dates doesn't take into account 5% mortgages.
- Council must demonstrate a high proportionate of properties in the area are within the private rented sector.
- The low prices in 2013 are not the case now, house are selling within days all this is going against the original principles of SL in 2014.

WE SAY:

The statistical review completed in 2019 and updated in December 2020 have taken into account house prices, the length of time properties are unoccupied and the numbers of private rented properties in each area.

YOU SAY:

- The increased fee of 20% compared to rents going up is disproportionate.
- Council raising the price for a poor service.

WE SAY:

The fee consulted was a maximum of £650 per licence. The Council have not stated that this will be the fee. The fee is calculated by the number of properties that require a licence and the time and cost each element of licensing a property.

At the stage of consultation these elements are unknown as the consultation outcome may provide that the proposed area does not go ahead or requires to be changed.

The fee, discounts and payment plans will be reviewed before any operation of the scheme. A breakdown of the fee will be available as it was for the previous scheme.

The fee will be split into two elements as stated in case law. There will be a fee for the administration, assessment of whether to grant a licence or not and the decision. If the licence is granted the second element will be required which is for the operation, monitoring and compliance of the scheme.

YOU SAID:

- Are there going to be discounts for multiple properties?
- Fee Waiver – Tackling Homelessness
  We would suggest that, in cases where a private landlord is assisting the Council by offering permanent accommodation to meet homelessness duties, license applications should be accepted without any fee being payable.
- We welcome the fact that a licence would normally be valid for five years. However, we are concerned that any “new” licence holder applying part way through the designation would be bound to pay the full fee. This is unfair and makes licenses granted later in the designated period poor value for money. In these cases, we believe the fee should be charged “pro-rata”.

WE SAY:

Following the consultation the Council have acknowledged that a number of landlords have multiple properties that a licence fee is required.

Options are currently being reviewed with regards to discounts in certain circumstances and with regards to new landlords who apply during the operation of any scheme.

YOU SAID:

- Selective Licensing and the Council are reactive when they should be proactive. What are the Council doing to be proactive?
- Selective Licensing guidance states that the Local Housing Authority should ensure that any Selective Licensing scheme compliments other measures and if it doesn't this could have a potential negative impact. I want to see evidence of the measures the Council have already put in place and that Selective Licensing is the last resort.
- There are a number of paragraphs that the Council have not considered, and it is clear in the guidance that Selective Licensing should only be considered as a very last option. Need to demonstrate fulfilling the guidelines?
- Landlord Accreditation is a better way forward incentivise rather than punish through Landlord Licensing.
- The Council should use innovative thinking and work with landlords.

WE SAY:

The Council has limited resources and has to prioritise the most serious cases. It is also restricted and guided by legislation. The Council also relies on information from residents, landlords and partners to be able to take any necessary action.

Selective Licensing is a tool that can be used by the Council to react to specific criteria. The Council was and is being proactive in the use of this tool.

Throughout the previous Selective Licensing scheme the team continually requested engagement with all parties to build good relationships and work in partnership to prevent and solve issues being faced. However this only works if all parties engage.

During the consultation 2020/2021 there has been a core group of only 16 landlords who have taken advantage of the one-to-one discussions and focus groups.

Landlords who took part in the focus group have stated that although they do not agree with a scheme going forward, if it did go ahead, they would want to be part of the discussions. The Council is looking at options to make this happen if a scheme is approved.

The Council operated a voluntary landlord accreditation scheme for a significant number of years. Financial incentives, landlord forums and information were provided. The uptake of the accreditation scheme was very poor with less than 5 landlords, before the decision was made to end the scheme. Accreditation

schemes due to being voluntary are usually attended by a small number of proactive landlords and does not ensure that all landlords take part and improve property/management standards.

Of the landlords who completed the online consultation survey over three quarters indicated that they are not a member of a landlord/letting agent organisation. This also showing the lack of appetite for a lot of landlords to take part in voluntary schemes/memberships.

The Council is working with the Greater Manchester Combined Authority on a good landlord scheme. Oldham Council are developing a tenant's charter.

Concerning other measures taken and an option appraisal of measures available to the Council please see Appendix 9 and 10 of the Selective Licensing report.

Consideration has been given carefully to the non – statutory guidance and this has been demonstrated in the report to Cabinet.

YOU SAID:

- Selective Licensing is only repeating inspection's good landlords already carry out.
- All Selective Licensing does is make good landlords pay extra money for the Council to tell us to do what we are already doing?

WE SAY:

The Council recognises that there are good landlords who provide good quality valued properties, and this is to be encouraged.

However there are only a small percentage of landlords who see the renting of properties whether it be one property or ten properties as a business and therefore understand the legislative requirements and impact of their property on the neighbouring area.

During the process of the previous Selective Licensing scheme the majority of landlords owned one property and were an accidental landlord. This means they had moved to a new house and couldn't sell the property, or they had inherited the property and had been approached by someone they knew who wanted to rent it.

A lot of common responses included:

- I am not a landlord as I don't receive any profit, the rent pays for the mortgage.
- I didn't want to rent the property, but the person was homeless and had nowhere to go, I know the house is not fit to live in, but it was better than the streets.
- There was a large core group of landlords who didn't think they were landlords and therefore were not aware of the legislation they should be complying with or their responsibilities. They also didn't know their rights or

how to deal with problems. Some landlords were frightened to approach their tenants and hadn't visited the property for years, some were owed thousands of pounds in rent.

The team provided information and resolved a number of issues.

It is human nature to assume that as a good business owner that all business owners act in the manner you do. Unfortunately this is not the case.

There was also a small number of landlords who were facilitating crime provided false safety certificates and 20 emergency prohibition orders had to be served due to imminent risk of death or severe harm.

The Council has provided assistance to good landlords. Unexpected circumstances can affect all landlords.

YOU SAID:

- Why are good landlords being penalised?

WE SAY:

The legislation and guidance that governs Selective Licensing does not distinguish between landlords who are already doing what they need to do and more. Oldham Council did feed this back to Government during the review of Selective Licensing they conducted.

The Council does not want to burden good landlords and wants to ensure the landlords who are required to improve their management and property standards are the ones that are dealt with.

This was a common issue raised at the one to one and focus group consultation discussions. Therefore the Council is looking at discount options and how good landlords can be an essential part of the development and operation of any scheme.

YOU SAID:

- If there is a problem just ring us?

WE SAY:

As a Council we will investigate all the systems available to us and information from tenants to contact landlords.

The Environmental Health team have access to a number of Council records including service requests, council tax and housing benefit for the purpose of enforcing under the Housing Act 2004. The team also have access to Land Registry. Unfortunately these systems rely on the person(s) it relates, to ensure the details are updated. This is often not the case. In addition addresses for the

landlord may be provided, however telephone numbers and email addresses are not.

The application process for Selective Licensing involves the provision of up-to-date contact details and who is responsible for the property. This enables the Council to contact and engage with landlords.

Apart from the licensing process there is no current register of private rented properties or up to date landlord details.

The Government has released a white paper with regards to the potential development of a landlord register due to the issues Councils and tenants face contacting their landlord.

YOU SAID:

- Who makes the decision? Who is Cabinet? How do we speak to someone?

WE SAY:

The following link provides the Councils Constitution. This is how the Council makes decisions and the procedures it follows.
https://committees.oldham.gov.uk/eCSDDisplay.aspx?NAME=The%20Council%20Constitution&ID=238&RPID=264189&sch=doc&cat=13171&path=13171

The links below provides details of the Cabinet members and their roles and the Senior Management Team.

The Cabinet is responsible for strategic decisions and recommends proposals for approval by full Council on the budget, Council Tax levels and the Council's policy framework.
Before decisions are brought before Cabinet reports and briefing papers will be submitted by Council Officers to the Council's Senior Management Team, the Cabinet Portfolio Holder, Overview and Scrutiny and the Leadership team.
https://www.oldham.gov.uk/info/200142/councillors_and_leadership/1917/cabinet
Chief Executive and Executive Management Team | Chief Executive and Executive Management Team | Oldham Council

The following link provides contact details for all Oldham Councillors:
Your Councillors (oldham.gov.uk)

YOU SAID:

- Education measures are key?

WE SAY:

The Council agrees that education measures are key to improve both management and property standards. This was a key element of the previous

scheme which included legislation updates, tenancy management pack, advice, training, forums and newsletters.

However the provision of education does not mean that all landlords and those that most need the information will access it. Licensing provides a framework to ensure that landlords access this information to enable compliance with licence conditions.

In addition to the above the Council are working with the Greater Manchester Combined Authority to provide an information package including practical help for landlords and tenants across all ten Greater Manchester authorities.

YOU SAID:

- Other measures – putting up Council tax for all as it's the whole area affected not just PRS?
- I want to see an evaluation/evidence of a breakdown of where the previous Selective Licensing fees money has gone and how that has been spent to address the issues? We receive this with a CTAX bill however no mention with Selective Licensing.
- How can the Council ask for more money when it has already received millions from previous scheme with no evidence where it has been spent?
- Council using Selective Licensing as a cash cow to fill budget cuts.
- The Council are not raising Council Tax but hitting the landlord to cover the costs instead.
- Selective licensing is a back-door tax
- Council using Selective Licensing as a cash cow to fill budget cuts.
- Of the landlords who stated they didn't agree with the proposed licencing conditions, 70% stated that they failed to see the value of the proposal. Of these, a significant minority believed that the proposals simply represented a way for the council to make money.
- Just think nothing works only money-making landlords should know the law
- Money making scheme by the council. Don't ever come out sort any of the problems out.
- No clear evidence to suggest that the licence works and is just a money scheme to obtain funds
- The Council are not raising Council Tax but hitting the landlord to cover the costs instead.

WE SAY:

Council Tax is a property-based tax, with a personal element.

The basis of the tax is that a property is occupied by two adult residents. In such a case, half the tax will relate to the property element and half to the personal element.

Oldham Council collects Council Tax for its own purposes and also on behalf of Saddleworth and Shaw & Crompton Parish Councils and the Greater Manchester Combined Authority (GMCA) for two components, the Mayoral Police and Crime

Commissioner Precept and the Mayoral General Precept (including Fire Services). For more information about the GMCA precepts please see Council Tax contributions to GM precepts

Council Tax is not a direct payment for services so it must be paid whether you use the services or not.

What does it pay for in Oldham?

The Oldham Council element of your Council Tax helps to pay for services we provide throughout the borough like:

- Protecting and supporting older people and vulnerable adults
- Protecting and supporting children and young people
- Collecting, recycling and disposing of your rubbish
- Maintaining roads, pavements and street lighting, and cleaning your streets
- Running your libraries and leisure centres
- Looking after your parks and open spaces
- Many other services including planning, trading standards, elections, cemeteries and registration of births, marriages and deaths

Your Council Tax also pays for levies (payments we have to make to other organisations) for services such as public transport and waste disposal.

The Adult Social Care Precept element of your Council Tax was introduced from 1 April 2016 and helps fund the increasing cost of providing Adult Social Care services.

Separate elements of your Council Tax also contribute towards the services provided by:

- The Greater Manchester Mayor as Police and Crime Commissioner
- The Greater Manchester Mayor for general functions including Fire Services
- Saddleworth Parish Council (only residents in Saddleworth)
- Shaw and Crompton Parish Council (only residents in Shaw and Crompton)

Council Tax is already being increased to meet the rise in cost to provide core Council Services, and cannot be increased anymore for 2022/23

Selective Licensing is a tool that Oldham Council would like to use to tackle low housing demand in certain areas of Oldham. There are a number of areas in Oldham that are not exhibiting or likely to exhibit low housing demand and therefore Selective Licensing is not appropriate for those areas. Therefore a charge on council tax for everyone would not be appropriate.

In addition the legislation provides that the Council can introduce a fee for Selective Licensing to cover the costs of the licensing scheme. The link has been provided between the private rented sector and low housing demand.

The landlord must apply for a licence and comply with the set conditions, and therefore it is expected that the landlord will pay the fee. The renting of private rented properties is a business and therefore any regulation introduced relating to this business should be paid by the business owner not the public purse.

The fee will equate to less than two months' rent. The fact that a landlord requires a licence and has to adhered to licence conditions improves the management and property standards within the area which in turn reduces low housing demand.

The Housing Act 2004 provides that the Council can charge a fixed fee to cover all costs incurred by the authority in carrying out their functions with regards to Selective Licensing. The fee covers the cost of the administration, assessment, monitoring and enforcement of the Selective Licensing Scheme.

The fee is calculated by the time of each task that is required to administer and assess the licence and to monitor and enforce the obtaining of a licence and compliance with the licence conditions. The cost of the time spent is calculated by the salary grade of the Officer who is assigned that task. The fee is not to be spent on any physical improvements to the area and the Council cannot make a profit or use the monies for any other purpose.

The finance model for the previous scheme has been available and provided as requested. It is intended that this would be the same for any new scheme.

Landlords have stated that they would like to see annual statements and performance indicators should any new scheme be improved. The Council will provide this should a new scheme be approved.

YOU SAID:

- Can we have an approved list of engineers which contains the criteria all properties need to meet ? Issue raised that landlords at the hands of contractors who take advantage of the scheme.

WE SAY:

The Council note the request and will work on this option.

YOU SAID:

- What criteria is going to be used to determine whether to bring in Selective Licensing or has Council already decided?

WE SAY:

In line with the legislative and non- statutory guidance, the Cabinet will determine whether the report shows the following factors have been met. They will also consider the positive and negative impacts of whether Selective Licensing is the right tool to be introduced in Oldham:

- Identified and provided evidence of the problems affecting the area.

- Considered other measures alongside the selective licensing scheme to eliminate or mitigate those problems and how they will work together. .
- Acknowledges that Selective licensing is not a tool that can be used in isolation but alongside other measures, where these measures alone are not enough to tackle the underlying housing problems in a specific area.
- How such a designation will be part of the overall strategic borough wide approach, and how it fits with existing policies homelessness, empty homes regeneration & anti-social behaviour associated with privately renting tenants.
- Has considered any potential negative economic impact that licensing may have on their area.
- Has demonstrated the link with the overall housing strategy.
- Has considered the role of other partners, such as the Police or Social Services, in ensuring the designation reaches its goal.
- Looked at alternative options available, that might provide an effective method of achieving the objectives and;
- How the making of the designation will significantly assist the local housing authority in achieving its objectives (whether or not in conjunction with those other measures).
- Considered the resources needed to successfully run the scheme and include services such as active outreach support programmes to engage with landlords and tenants who need their assistance as well as how to support landlords to deal with problem tenants.
- Provided a risk assessment that assesses the likelihood of possible displacement of unprofessional landlords to other areas within the local authority's jurisdiction, or to neighbouring local authorities.
- Taken reasonable steps to consult persons who are likely to be affected by the designation, and, considered any representations made in accordance with the consultation.
- Will publish the responses to consultation to make them available to the local community. This will be in the form of a summary of the responses received and should demonstrate how these have either been acted on or not, giving reasons.

YOU SAID:

- Incentives are required –- security lights, more locks fitted. Landlords need to see something for their money.

WE SAY:

Any financial incentives provided will be at the cost of the licence fee and therefore the cost of the licence would increase.

The Council will look at whether there are any funding options available for landlords and provide this information. For example on the introduction of the

smoke and carbon monoxide regulations 2015, the Greater Manchester Fire and Rescue Service provided free smoke detectors in certain circumstances.
The Green Dividend is a Council project where funding can be applied for to improve alley ways. This funding was promoted during the previous scheme.
https://www.oldham.gov.uk/news/200965/green_dividend_fund

YOU SAID:

- Why charge per property?

WE SAY:

The fee is for the cost of the administration, assessment, monitoring and operation of the Selective Licensing Scheme.

The fee is calculated by the time of each task that is required to administer and assess the licence and to monitor and operate the obtaining of a licence and compliance with the licence conditions.

The cost of the time spent is calculated by the salary grade of the Officer who is assigned that task.

Each property that is required to be licensed has to go through this process and therefore there is a cost for each property to be assessed for a licence and this licensed monitored for compliance.

The Council recognises that some landlords do have more than one property and are therefore subjected to multiple fees. Options of discounts are being reviewed.

YOU SAID:

- The Council is hitting the self-employed who have received no help.

WE SAY:

The purpose of selective licensing and the introduction of this by the Council is not to burden self-employed landlords.

Landlords who operate within the Borough are not solely self-employed, with a great deal of landlords who have another form as their main income.

Being a landlord is being a business owner of which there are a number of risks including the introduction of legislation and additional costs. All these factors must be assessed by the landlord.

The fee is a maximum of £650 per licence. If the licence is applied and granted within the first year of the scheme this equates to a maximum £13.55 a month over 4 years or a maximum £3.39 a week. The maximum licence fee is less than 2

months rental income from an average annual income of approximately annual income of £6,000 per property.
The Council has listened to what landlords have said during the consultation and are therefore looking at discount options in certain circumstances.

YOU SAID:

- I will pass on the licensing fee to my tenants

WE SAY:

Landlords do have the option to increase rent by following the correct legal process. However the fee is a maximum of £650 per licence. If the licence is applied and granted within the first year of the scheme this equates to a maximum £13.55 a month over 4 years or a maximum £3.39 a week.

The Council has listened to what landlords have said during the consultation and are therefore looking at discount options in certain circumstances.

Landlords also stated that they would like more flexible payment options. The Council have looked at this option. Any licence fee would be in two instalments as provided by case law. A fee for the administration and assessment of the licence application and then on the granting of a licence a monitoring and operation fee. Any further flexible payment options would result in additional management, monitoring and recovery of fees and therefore the cost of this would be added to the cost of the licence fee.

As flexible payments are not a request from all landlords and the Council and landlords want to keep the licence fee to a minimum flexible payments will not be provided.

The Council has also considered this risk and can be found in Appendix 18 of the Selective Licensing report.

YOU SAID:

- Selective Licensing is racially motivated.

WE SAY:

This is definitely not the case. A comprehensive statistical analysis review in May 2019 and December 2020 have been carried out with regards to low housing demand indicators specified in the Housing Act 2004.

Extensive consultation has taken place and a full equality impact assessment has been completed. This includes a summary of equality monitoring data that was provided by licensed landlords on the previous scheme. Please see Appendix 19 of the Selective Licensing report.

YOU SAID:

- Most property safety checks & landlord documents are already mandated by law.

WE SAY:

It is correct that a number of property safety checks are mandated in law. The Housing Act 2004 provides mandatory licence conditions that the Council must include which include property safety checks.

There is limited mandated law that relates to the management of private rented properties, accept in very extreme circumstances. It is the lack of management of some private rented properties which has a negative impact on the neighbouring community and affects housing demand.

YOU SAID:

- Pointless exercise as I can report any issues my landlord does not sort out to environmental health.

WE SAY:

The Environmental Health team can deal with issues of disrepair, pests, overcrowding, and noise issues of a private rented property if they are informed by the tenant/neighbour and can be contacted on 0161 770 2244 or envhealth@oldham.gov.uk.

The Tenancy Relations team can deal with issues of illegal eviction, harassment and tenancy advise and can be contacted on 0161 770 3612 or tenancy.relations@oldham.gov.uk

The Community Safety team can deal with anti-social behaviour and can be contacted on 0161 770 1573 or css.admin@oldham.gov.uk

The Neighbourhood Enforcement team can deal with issues of waste and can be contacted on 0161 770 2244 or https://www.oldham.gov.uk/info/201056/keeping_streets_clean/842/fly_tipping

It is correct that the Council can deal with a number of issues, however the Council has very limited powers in relation to the general management of a private rented property, Selective Licensing provides this to Councils if there is evidence an issue exists. Please see Selective Licensing report and Appendices.

YOU SAID:

- Get rid of the licence! It has a detrimental effect on us tenants. Landlord has said it's not worth the hassle anymore. So, when they sell up, we will end up

in a shelter or hotel. Cost of doing that doesn't stack up as it's too much pressure on landlord. He will sell 17 properties.

WE SAY:

The Council has carried out a comprehensive risk assessment to determine any negative impacts of introducing a Selective Licensing scheme. This can be found in Appendix 18 of the report. The risk assessment identifies that Selective Licensing could reduce the size of the private rented sector as landlords leave properties empty/sell and this reducing availability.

The Council has identified the following mitigating actions:

- If a private rented property is on the market, it may be purchased by another landlord who wishes to invest in the area ensuring the supply of properties for rent is maintained.
- Opportunity for owner occupiers to purchase affordable homes.
- New landlords' step in as the market grows in response to changes in the housing market.
- Empty Dwelling Strategy to proactively target and prioritise this area.
- Experience from previous scheme did not provide any decrease in the PRS or increase in long term properties that wasn't consistent with changing markets.

The Council will:

- Monitor turnover of landlords in the proposed designation.
- Review options of discount for landlords with multiple properties
- Review options of a landlord focus group to contribute to making the process work and easier for them to prevent additional burden on good landlords.

YOU SAY:

- Scrap it. It has a knock-on effect. You charge them and they pass it on to us people who have hardly any money left. Council not bothered landlords have money social tenants live on the breadline and become poor. Kids grow up in household where there is no money and left behind compared to other children.

WE SAY:

The Council has carried out a comprehensive risk assessment to determine any negative impacts of introducing a Selective Licensing scheme. This can be found in Appendix 18 of the report. The risk assessment identifies that landlords could take the following actions on the introduction of Selective Licensing:

- Increase rent to cover the licence fee.
- Avoid fee by leaving void or selling the property.
- Price the area out of reach of existing tenants.

The Council has identified the following mitigating actions:

- Rent levels can be altered by landlords at regular intervals depending on market conditions. This is beyond the Council's control.
- It may affect availability to tenants if regeneration of an area occurs and demand to reside in the area increases.
- Housing Benefit thresholds (ceiling) and the market will dictate rent levels more than licensing.

The Council will:

- Promote the tenancy relations/welfare assistance services and have robust referral mechanisms.
- Review options on discounts of the licence fee**.**
- Review options of a landlord focus group to contribute to making the process work and easier for them to prevent additional burden on good landlords.

YOU SAID:

- It's ridiculously expensive, and is solely focussed on landlords, not bad tenants

WE SAY:

The reasons for the Selective licence fee and what it pays for is provided above.

The legislation does not enable the Council to put licence conditions on tenants. Ensuring landlords take responsibility for managing their properties also ensures that they take accountability and are prepared and will take action with regards to bad tenants.

By introducing licence conditions regarding management standards in an area this creates a level playing field where all landlords have the same accountability and responsibility, therefore bad tenants cannot just move from property to property and understand that their behaviour is unacceptable.

In the previous Selective Licensing scheme the Council carried out numerous joint visits with the Police, other partners and landlords to provide warnings to bad tenants and inform of the consequences should their behaviour continue.

The Council are also developing a tenant's charter and working with the Greater Manchester Combined Authority concerning education and advice for both tenants and landlords.

YOU SAID:

Point 3.5 in the consultation documents state that there would be no resources for enforcement or support to occur in the previously designated areas without selective licensing. The NRLA disagrees and provides a list of powers already available to Councils.

WE SAY:

Appendix 10 Appraisal Alternative Options reviews the powers available to the Council including the ones provided by the National Residential Landlord Association.

The Council does have a number of powers provided to it through Government legislation to deal with certain issues. Being provided a power does not mean that the Council has a duty to use this power.

The Council has limited resources and does need to prioritise its enforcement action including to those that are the statutory duty of the Council and target those issues that have the potential of high risk/severity of impact on Oldham residents.

The Council cannot enforce all powers that are available to them due to limited resources.

The available powers to deal with management within the private rented sector/low housing demand are very limited in their scope and impact on wider areas. They are often limited to the worst case property only, unlike Selective Licensing which has a wider impact.

YOU SAID:

Often when tenants are nearing the end of their contract/tenancy and are in the process of moving out, they will dispose of excess household waste by a variety of methods. These include but not limited to putting waste out on the street for the council to collect. This is in the hope of getting their deposit back. Local authorities with many private rented properties need to consider a strategy for managing excess waste at the end of a tenancy in place of selective licensing.

WE SAY:

Being a landlord is being a business. Therefore it is important that landlords have strategies in place to ensure that nearing the ending of a tenancy that they are communicating with their tenant regarding any excess waste. The landlord is in control of the property and the risks associated with the ending of the tenancy. The Council is not.

A core group of landlords have stated that although they object to Selective Licensing, should the scheme go ahead they would like to be involved. The

Council is currently reviewing this option and potentially this could be something that could be part of those discussions with this core group of landlords.

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Appendix 9 Complementary Measures & Consistency with Housing Strategy

Name of Combined Measures	Summary of Combined Measures
Good Landlord Scheme	The Greater Manchester Combined Authority is working with partners including Greater Manchester Councils on developing a good landlord scheme at city region scale and will ensure that activity under the scheme is complementary to the objectives of any Selective Licensing scheme, including the development and provision of information and advice and other measures.
Private Tenants Charter	The core principles of the charter underpin the Council's vision for private tenants. Some of the principles include: • Relationships and Engagement - Continue to build strong relationships with private rented stakeholders including, Tenants, Landlords and Agents through positive and lasting engagement. This will provide valuable insight into the needs of each respective stakeholder and create a platform to help promote Best Practice, share experiences and collaborate in shaping the future of Oldham's private rented sector. • Supply and Growth - An expectation that Landlords and Agents will continue to increase the supply of quality homes that are both available and affordable for Oldham's residents. • Accountability and Responsibility - The expectation that Tenants and Landlords will uphold their responsibilities which they sign up to when a tenancy is created. Both parties are expected to do what is reasonable and proportional to resolve any problems that may arise. • Education - A commitment to self-educate about what is reasonable and acceptable over the course of tenancy. Tenants and Landlords are expected to seek out information from champions or other organisation or agencies to build on their knowledge and understanding to ultimately improve their renting experience.

Appendix 9 Complementary Measures & Consistency with Housing Strategy

	• Role of the PRS - Value and understand the role of Oldham private rented sector as extension of social housing and embrace the shared responsibility to ensure it succeeds.
Don't Trash Oldham	The Council are investing an extra £1.27m in a new street cleaning campaign. There will be extra staff to tackle litter, fly-tipping and waste and the Council will be cleaning up every ward in the Borough. Environmental Marshalls will be present in each District.
The Big Conversation	People across Oldham are being invited to have their say in the Big Oldham Conversation. The project will involve in-person meetings at the heart of communities, to find out more about the local issues people really care about. Listening to the communities to guide decisions.
Local Housing Company	Options are currently being looked at.
5 District Hubs	Each District team is led by a District Co-ordinator who works with a wide range of services and organisations to meet the unique needs of the District and make improvements. Love where you live is about everybody doing their bit to help make Oldham a great place to live. Can be used by Selective Licensing to support regeneration at a neighbourhood level.
Oldham Council's Housing Strategy 2019	• The use of Selective Licensing is consistent with the Council Housing Strategy and coordinates with procedures for homelessness, empty properties, anti-social behaviour in the private rented sector, and housing market renewal activity. • The objective of selective licensing is to address the impact of poor-quality private landlords and antisocial tenants through management conditions to reduce or eliminate the blight of low housing demand, leading to improvements of the social and

	economic conditions of the sector and area. The Strategy outlines the Council's purpose to ensure: • Greater choice for existing tenants • Making better use of existing properties by bringing empty homes back into use • Improved quality and condition of homes and tenancies for private tenants. • Making evidence-based decisions about housing • Campaigning for more 'Healthy Homes' resources to continue to reduce the number of residents living in fuel poverty through Warm Homes Scheme. • Increase our ability to identify the most vulnerable people living in the poorest quality homes and concentrate efforts on them. • We are listening hard to understand our communities' experiences of housing and how people want to live their lives. • Thriving Communities: We will continue our work with residents to solve difficulties that arise in their neighbourhoods. Selective licensing enables us to take a more proactive approach in areas where there are high levels of private renting and our more focused and tailored localised responses enables us to be effective in tackling specific issues that arise. • Considering the condition of people's homes when determining how best to address people's health and social care issues and target our limited resources, for example, to keep people warm in their homes. • Help new residents to settle into communities and for our existing residents we will continue to help connect and create opportunities for them to meet and socialise with their neighbours. Selective Licensing will improve the management practices of landlords, making private renting a more viable option in the longer term. A more professional private rented sector and tenancy management may encourage landlords to let properties for a longer term. • Oldham has a high proportion of properties in lower council tax • Levels of overcrowding are high and are a legacy of historic low new supply of larger family accommodation; our terraced housing stock has been absorbing a large proportion of household growth. • Selective Licensing and our continued efforts to review our approach and develop constructive working relationships with private landlords has the potential to drive up property and management standards in the sector. • For many of Oldham's residents, access to social housing or affordable rent is not necessarily their preferred option. There is a range of financial schemes now available that can help people to buy a home they want at a price they can afford. • Consider reviewing our existing ethical equity loan fund. This will look to widen equity loans to enable poorer older homeowners,

	living in the worst condition accommodation, to improve their homes. • Continue to make changes to improve how we manage the Disabled Persons Housing Register. Explore best practice in housing options for people with advanced dementia. Explore opportunities to provide accommodation with integrated opportunities for training, employment and apprenticeships for people with a Learning Disability, to help maximise independence. Review our approach to sourcing suitable accommodation with support for young people between 16 and 25 leaving the care system, including consideration of dedicated units to provide 'on-the-day' emergency accommodation and more homes accessible to large and intergenerational families to relieve overcrowding • Creating opportunities for older people living in large homes to right-size, supporting development of more large homes. • Look to help overcrowded households, subject to an eligibility criteria, to raise the finance to move to a larger, more suitable home. • Options to Do It Yourself and support for co-operative community-led housing options • Improved quality and condition of homes and tenancies for private tenants. Some neighbourhoods have very high levels of private renting concentrated in pre-war terraced homes. Some landlords only own and rent out one property. It's important that the relationship between landlord and tenants works. The council already provides a bond scheme, through which we help tenants to negotiate terms, and provide a deposit or equivalent to enable the tenant to secure the tenancy. We also provide a tenancy sustainment service. • We are considering a range of actions through developing Housing Action Areas and an appropriate intervention delivery model to drive up standards such as a Local Housing Company. This would complement any Selective Licensing scheme to drive even further improvement in the private rented sector.
Bond Scheme	• Enables private landlords to let their property through the Bond Oldham Scheme. • With the private sector under the microscope through growing legislation and regulation, taking the social route and working with the Council is a way to be sure that you are operating within the guidelines.

Appendix 9 Complementary Measures & Consistency with Housing Strategy

Partnership Working	• We work closely with other services, such as the Police, Immigration, Fire Service, Social Services, Tenancy Relations taking a multi-disciplinary approach to tackling issues of community safety and to resolve problems when they arise.
Regeneration	• Creating a Better Place is geared towards increasing footfall, giving a wider choice of residential options, improving access to work experience and jobs, championing local culture and heritage and ensuring that the town centre is easy to navigate. • It builds on recent successful town centre regeneration projects including the redevelopment of the Old Town Hall, improved connectivity via Metrolink and the redevelopment of Oldham Leisure Centre and Parliament Square. • Oldham has been awarded from the Government:: A Town Deal worth £24.4 million to boost local economies, create jobs and help towns build back better from the pandemic. £10.75 million from the Future High Streets Fund, to renew and reshape town centres and high streets in ways that drive growth, improve experience and ensure sustainability. • The Foxdenton Scheme will create up to 2,000 new jobs and an estimated £4.6m annual boost to the local retail economy. Broadway Green will bring new homes and jobs to this part of Oldham. It will also include significant green open space in the form of a new 25-acre linear park • Hollinwood Junction will bring new homes and create up to 750 new jobs.

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OPTION	**Enforcement:** • Housing Act 2004 • Housing & Planning Act 2016 – Civil Penalties • Env Protection Act 1990 • Building Act 1984 • Town & Country Planning Act 1990 s215 • Protection from Eviction Act 1977 • Anti- Social, Crime and Policing Act 2014 • Smoke Regulations • Energy Performance Regulations • Electrical Safety Regulations • Directions regarding the disposal of waste (for example, Section 46 of the Environmental Protection Act 1990) • Notices to remove rubbish from land (Section 2-3 of the Prevention of Damage by Pests Act 1949) • Litter Abatement Notices (Section 92 of the Environmental Protection Act 1990)
STRENGTHS	• Legislative requirement. • Removes disrepair and hazardous conditions. • Management and mandatory licensing for houses in multiple occupation • Enables power of entry/application for warrant to assess/rectify defects • Works in default power for non – compliance • Service of formal notices for works to be carried out. • Instigation of legal proceedings/issuing of civil penalties for failure to comply with formal notices/committing harassment/illegal evictions • Fines from Civil Penalties can be used to fund enforcement activity in private rented sector.
WEAKNESSES	• Deals only with hazards/defects within a property/exterior of property. • Does not deal with the overall management standards. • Relies on tenant reporting problems or a rigorous inspection regime • Not all problems are reported to the Council as often tenants are unaware there is a problem, are unsure of where to turn for help, or are frightened of retaliatory eviction if they complain to anyone, thus potentially leaving tenants living in unsatisfactory and possibly dangerous conditions unbeknown to the Council. • If Civil Penalties are not paid the Council has to take civil proceedings. Payment plans may be put into place meaning there is a substantial amount of time before monies are received.
RISKS	• Not all costs can be recovered. • Resource intensive to proactively inspect all private rented stock. • Does not distinguish between good and poor-quality properties until inspected. • Lack of database of specific addresses for private rented properties.

	• Potentially seen as intrusive by tenants who are happy with their landlord and property.
PRACTICAL/ BENFICIAL ALTERNATIVE	• Option enables an approach to tackle poor housing conditions and management in very restrictive circumstances. The improvement of property standards is also an outcome provided by Selective Licensing. • Unlike Selective Licensing the legislation is restrictive and therefore management standards could not be improved to lead to a reduction in or elimination of the blight of low housing demand and therefore lead to improvements of the social and economic conditions of the sector. • This option is not is not a practical or beneficial alternative.

OPTION	**Management Orders/Empty Dwelling Management Orders**
STRENGTHS	Management Orders: • Local Authority has total control of the management of a property for an interim of 12 months or secure the occupation or for 5 years under a final order. Application to the First Property Tribunal is required. • Financial penalty on the landlord as would no longer receive the rent during this property. Empty Dwelling Management Orders: • Local Authority take control of the property for an interim period to try and secure occupation of the property. Should occupation not occur the Local Authority can make a final order for a period of 7 years. Application to the First Property Tribunal is required for an interim order. • Aim to secure the property to be sold or rented to bring the property back into use.
WEAKNESSES	• Both orders need to meet certain criteria and therefore would only be appropriate potentially for a small number of properties. • Management Orders do not present a long-term solution to address poor management of privately rented stock as the property is returned to the original owner who may not necessarily have improved their management standards in the interim. • Both orders deal with individual properties only and are normally use as a last resort to deal with non-compliant landlords once all other options have been exhausted • Local authority required to have management plans in place and ensure the property is up to standard and maintained to that standard. Empty Dwelling Management Orders requires that standard to be up to decent homes standard. The local authority is required to show reasonable prospect of occupation by talking this action. • Although Empty Dwelling Management Interim Orders provide control to the Local Authority the Authority cannot occupy the property without the owners permission.
RISKS	• The Council no longer has its own stock. • A management company would have to be appointed, of which has previously been tried with regards to empty properties. • Approach resource intensive and costs would exceed the payment of rent for the property.

	• Local Authority would need to ensure that the property was brought up to a satisfactory condition and all management procedures in place.
PRACTICAL/ BENFICIAL ALTERNATIVE	• Option enables an approach to tackle poor management or long term empty properties in very restrictive circumstances and is limited to the very worst property. • The limited number of properties would not impact management standards across the sector, including the provision of education, support and specific conditions and could not lead to a reduction in or elimination of the blight of low housing demand and therefore lead to improvements of the social and economic conditions of the sector. • This option is not is not a practical or beneficial alternative.

OPTION	**Accreditation/Education/Training and promotion.**
STRENGTHS	• Can raise standards in property and management by agreement with support and encouragement from the local authority. • Provision of readily available information on website/social media
WEAKNESSES	• Voluntary, therefore not enforceable. • Generally, only the proactive, professional landlords take part. • Without contact/consent or provision of details from landlords no other methods of contacting other than website and social media. Unknown how many landlords would reach to make an impact. • In order to encourage membership, accreditation needs to contain incentives.
RISKS	• Costs cannot be recovered and would fall on the public purse. • Risk of limited effect as not all landlords will partake nor can be required to. • Experience from previous accreditation schemes in Oldham, Greater Manchester and discussions at GMCA acknowledge the limitations of accreditation an uncertain impact due to the voluntary nature. • Accreditation does not appear to tackle the worst landlords as they normally do not choose to become accredited. This means accreditation fails to address the poorest standards of tenancy management in the private rented sector.
PRACTICAL/ BENFICIAL ALTERNATIVE	• Accreditation as a voluntary scheme only has an impact on the professional proactive landlords in the sector, the meaning a large number of landlords who would benefit from management agreements and education are not taking part. • On its own has very limited impact and could not lead to a reduction in or elimination of the blight of low housing demand and therefore lead to improvements of the social and economic conditions of the sector. • This option is not is not a practical or beneficial alternative.

OPTION	**Selective Licensing**
	• Compulsory. • Landlords are clear on the rules they must abide. • Can charge a licensing fee to cover costs of administering the scheme.

STRENGTHS	• Experience and knowledge of implementing a scheme with successes and being able to learn from experience. • Engagement of landlords/representative through the focus and one to one group are against selective licensing, they did provide that if a scheme went ahead, they would value be involved with the design, operation, and spending of the licensing fee. • Engagement from landlords due to previous scheme.
WEAKNESSES	• Does not distinguish between good and bad landlords. • Area based • Maximum 5 years – some areas have previously been subjected to licensing for 5 years. • Government acknowledges that 5 years is not an ultimate in ensuring the objective is met • Is not a tool to be used in isolation requires combined measures from Partners to ensure success. • Landlords who have previously been licensed and complied with the scheme are subjected to further costs meaning resources being tied up with landlords who are already complying. • Licence fee does not resource the cost of the scheme and development of benefits fully.
RISKS	• Need to consider the limitations of selective licensing as a tool used on its own. • A lack of combined measures is a risk to the effectiveness of the scheme. • The scheme needs to be properly resourced to ensure the effectiveness of the scheme. • Landlord/agent engagement is key in the success of the scheme
PRACTICAL/ BENFICIAL ALTERNATIVE	• Selective Licensing enables mandatory conditions to be placed on landlords/agents concerning management standards. No other tool available enables this. • The Government recognises that by improving management standards this contributes licensing the Government recognised that poor management and associated problems exist in some parts of the private rented sector and these issues contribute towards low housing demand. Selective licensing can tackle problems arising from private rented housing and therefore can contribute to the regeneration of an area, if combined with other regeneration initiatives.

OPTION	**Enforced Sales**
STRENGTHS	• Enables long term empty properties that have unpaid charges from the Council carrying out works in default to sell the property. • Enables all debts to the Council to be recovered, not just from the Environmental Health Team. • Intended that the buyer will ensure the property is brought back into use, meaning an improvement to the neighbourhood, prevention of and further nuisance or intervention required by the Council.
WEAKNESSES	○ The debt has to be over a £1000 and therefore will only apply to long term empties where the Council has carried out works in default in excess of this or where significant Council Tax debt.

	○ The debt must be unpaid and remains unpaid over £1000. ○ The payment of the debt depends on the monies available from the sale and who else has a charge on the property. There is a priority and an order on what debts will be paid first. ○ The process is very lengthy, time consuming and the owner can pay the debt at any time which would halt the procedure of the sale. ○ The Council cannot stipulate on the sale that the property has to be brought into use.
RISKS	○ Not a guarantee that the property is brought back into use. ○ Not a guarantee that the debt will be repaid. ○ The debt can be paid at any point during the process. ○ Not suitable for all long-term empties – other factors to consider including the capacity of the owner/status of health etc.
PRACTICAL/ BENFICIAL ALTERNATIVE	○ Enables the nuisance, long term empty, absent owners, properties to be offered for sale for a more realistic prospect of it becoming renovated and occupied. ○ Enables an opportunity for a debt to be repaid to the Council, of which may not have been paid for a very significant amount of time. ○ It is limited to a certain type of property and although can have a desired impact on an area, it does not have any impact on the management of private rented properties.

OPTION	**Utilizing Council Tax Records to identify tenures used by the private rented sector and those landlords in charge of those properties.**
STRENGTHS	○ Does not require self-identification by landlords, making it harder for criminal landlords to operate under the radar and continuing to provide a low standard of housing. ○ Desk top exercise.
WEAKNESSES	○ Lack of capacity of system to being able to provide the information. ○ Information would need to be update on ownership details which is not often the case. ○ Resource intensive. ○ Unlikely that the criminal landlord would provide updated details.
RISKS	○ Potential Data Protection issues due of information as would need to access all records.
PRACTICAL/ BENFICIAL ALTERNATIVE	○ Would provide some information relating to the private rented sector and their ownership, it would not provide up to date information of which is required through the application of a Selective Licensing scheme.

OPTION	**Crime Prevention Injunctions**
STRENGTHS	• Process can be faster than the Criminal Behaviour Order, without notice interim injunctions can be in court without the defendant being present initially due to the seriousness of behaviour. It's an application in its own right without the need for a criminal conviction.

WEAKNESSES	• Is reliant on someone initially being a victim of ASB and not a preventative measure. • This legislation is reliant on previous behaviour being exhibited in the community. It does not place a preventative threshold on the management of tenants like selective licensing would be able to. Power of arrest can only be granted if the following are satisfied 1. The anti-social behaviour in which the respondent has engaged, or threatens to engage, consists of, or includes the use, or threatened use, of violence against other persons; or 2. There is a significant risk of harm to other persons from the respondent. • . Applicable to individuals not premises.
RISKS	• If an injunction without power of arrest is breached the respondent will have to be summoned to county court as its contempt of court and not a criminal offence to breach. The breach is dependent on the breach being reported to the applying authority. • Breach has to be the criminal threshold beyond reasonable doubt and not the civil balance of probabilities.
PRACTICAL/ BENFICIAL ALTERNATIVE	• Longer term alternative would be a Criminal Behaviour Order, wider housing related ASB would be better served using selective licensing as a preventative power rather than retrospective enforcement.

OPTION	**Criminal Behaviour Order**
STRENGTHS	• Bespoke prohibitions/ Positive requirements linked to behaviours in the community, power of arrest, breach is a criminal offence, can be publicised so the community can assist in reporting breaches.
WEAKNESSES	• Is reliant on criminal offence/ someone being a victim of crime and not a preventative measure. • This legislation is reliant on previous behaviour being exhibited in the community and a criminal offence being alleged to have taken place. It does not place a preventative threshold on the management of tenants like selective licensing would be able to. • Dependent on conviction it is a sentencing option, court delays mean's cases are still being heard when offence date was 2 years ago. • Can only be used against an individual for their behaviour. Applicable to individuals not premises
RISKS	• Delay in addressing the behaviour, dependent on court dates from offence to sentencing. E.g. recent criminal case conclusion in court the offence date was 2 years ago.
PRACTICAL/ BENFICIAL ALTERNATIVE	• If speed is required to address behaviour Civil Injunction may be an option. For wider housing related ASB would be better addressed using selective licensing as a preventative power rather than retrospective enforcement after a victim has been affected.

OPTION	Lease and Repair Schemes
STRENGTHS	• Provides funding and options to owners of empty properties to bring the property back into use. • Provides additional accommodation needed within the Borough. • Making best use of existing stock.
WEAKNESSES	• Requires contact from owners and/or update contact details, which are often not available. • Requires consent from the owners. • Voluntary.
RISKS	• Government funding
PRACTICAL/ BENFICIAL ALTERNATIVE	• Provides a useful tool to work in conjunction with selective licensing in bringing empty properties back into use. On its own is restrictive as will only deal with property owners who contact the Council for assistance.

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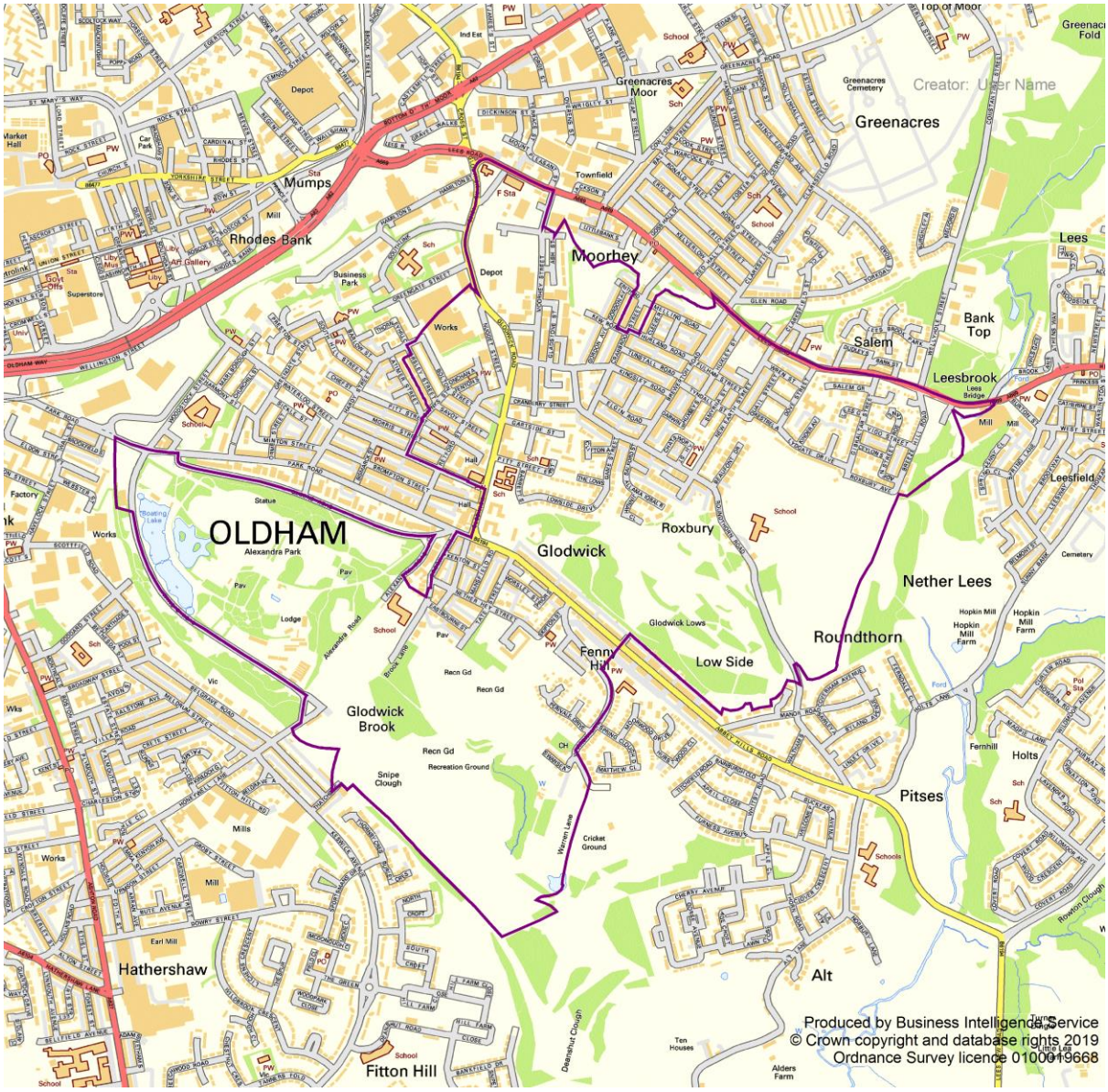
Appendix 11 Maps showing areas as consulted

AREA 1

Appendix 11 Maps showing areas as consulted

AREA 2

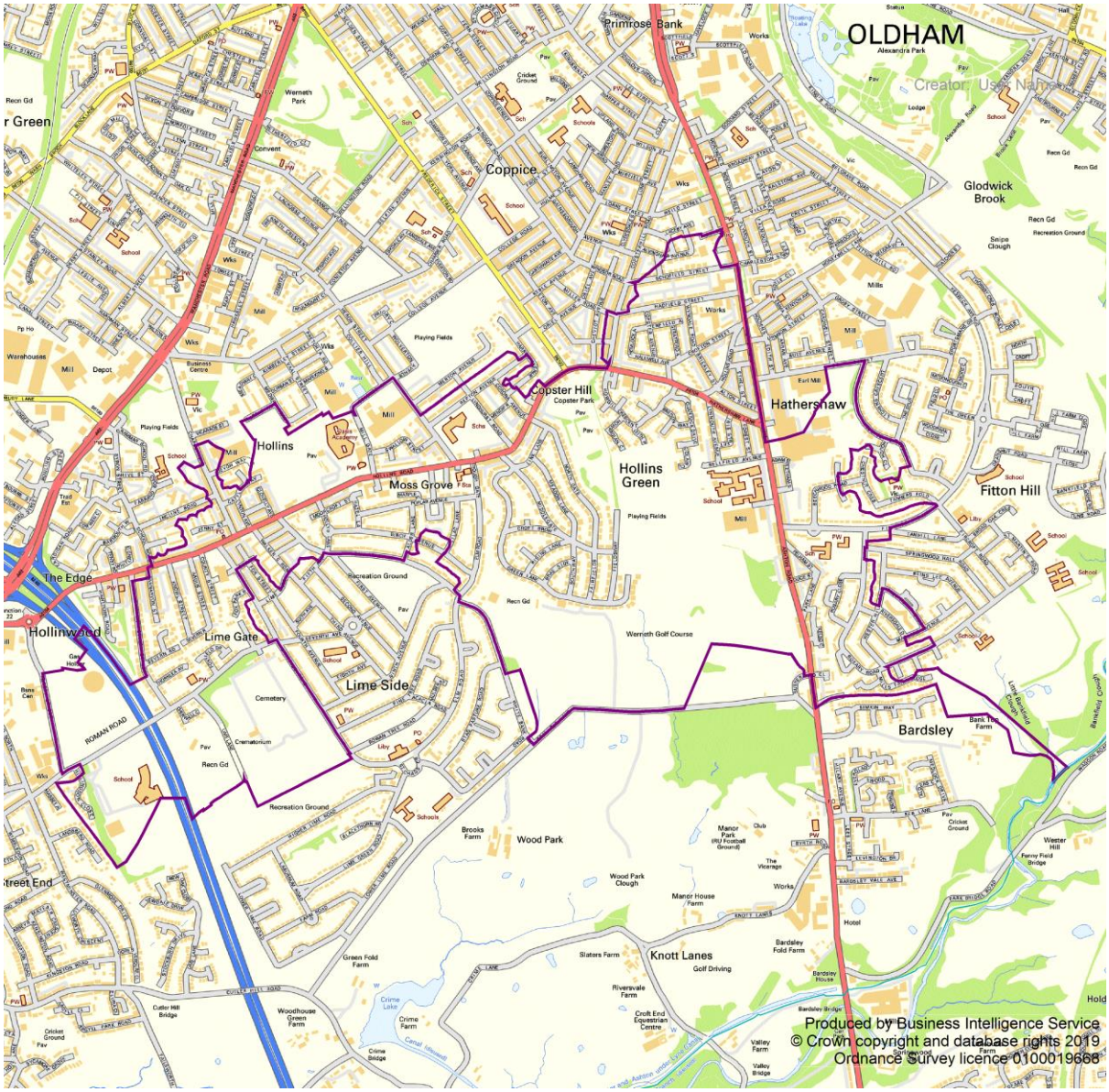


Appendix 11 Maps showing areas as consulted

AREA 3

Appendix 11 Maps showing areas as consulted

AREA 4

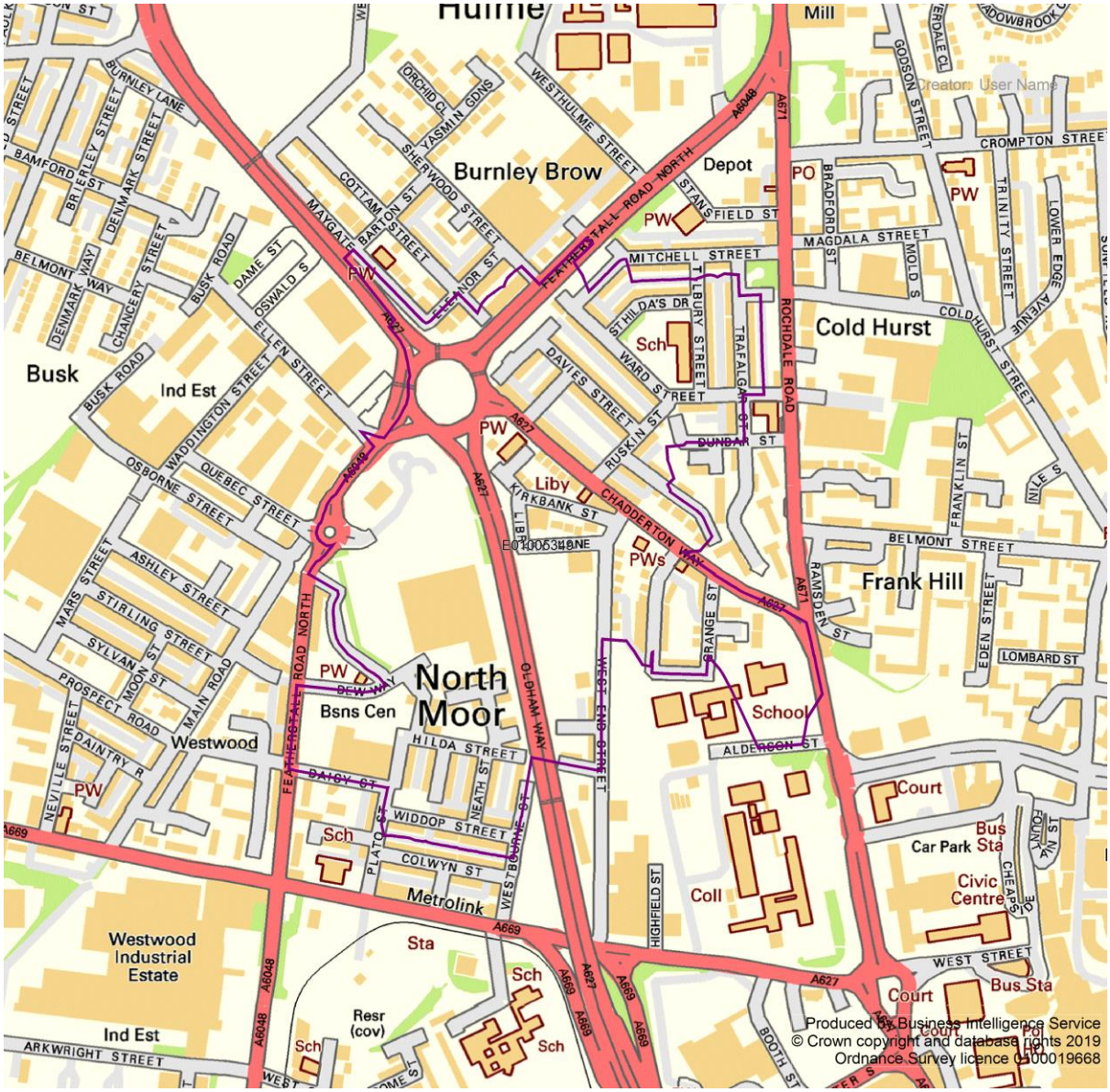


Appendix 11 Maps showing areas as consulted

AREA 5

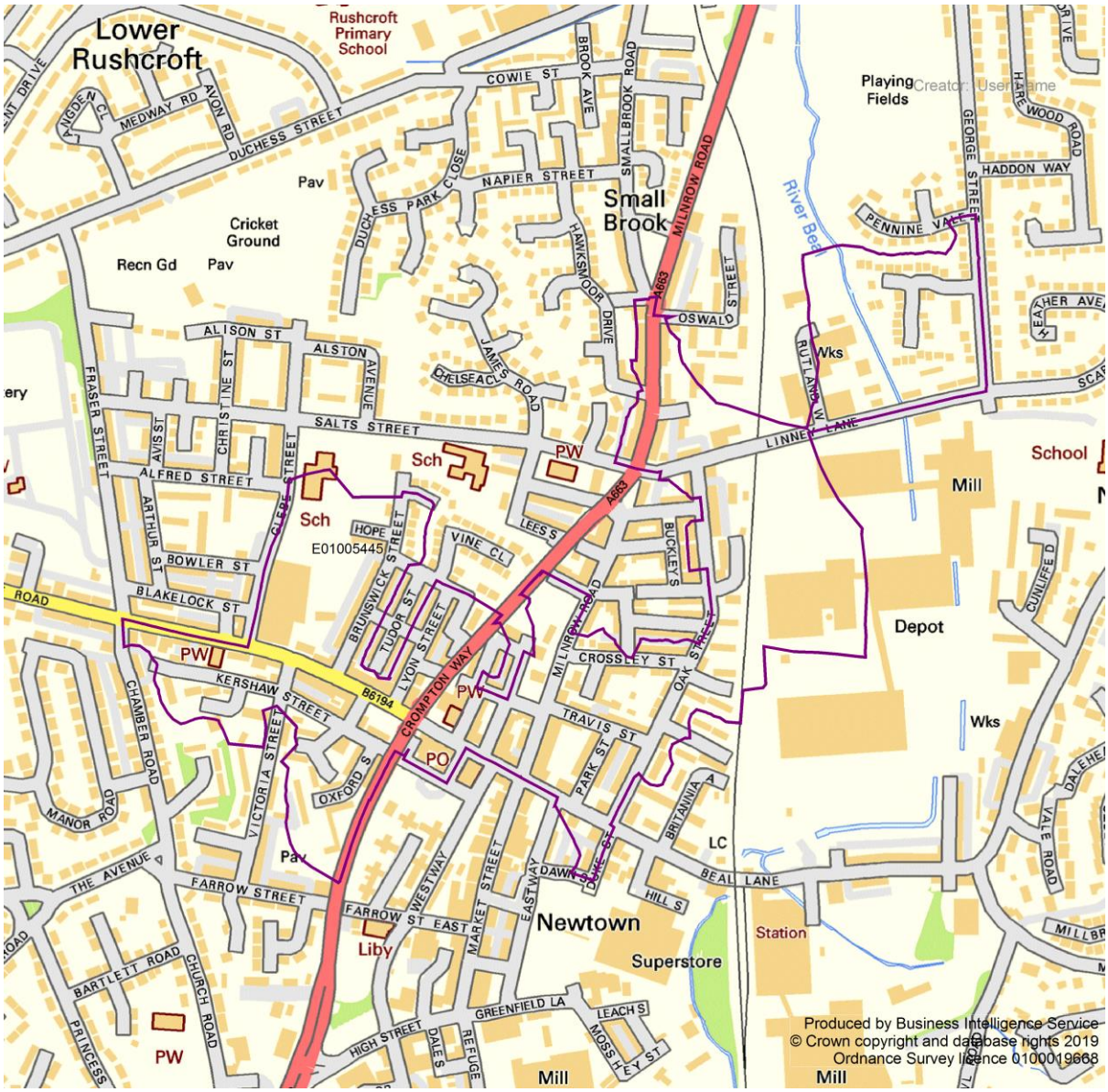
Appendix 11 Maps showing areas as consulted

AREA 6



Appendix 11 Maps showing areas as consulted

AREA 7



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THE HOUSING ACT 2004: LICENSING OF HOUSES IN MULTIPLE OCCUPATION AND SELECTIVE LICENSING OF OTHER RESIDENTIAL ACCOMMODATION (ENGLAND) GENERAL APPROVAL 2015

The Secretary of State for Communities and Local Government in exercise of powers under sections 58(6) and 82(6) of the Housing Act 2004 gives to all local housing authorities in England the following general approval:

Commencement and Interpretation

1. This general approval comes into force on 1st April 2015.
2. Words and expressions used in this consent shall, unless the context otherwise requires, take the same meaning that is given to them in the Housing Act 2004 ("the Act").

General Approval

3. Subject to the condition contained in paragraph 5, every local housing authority
in England that designates an area of their district or an area in their district as subject to additional licensing in relation to a description of HMOs specified in a designation made under section 56(1) of the Act has the Secretary of State's general approval of that designation for the purposes of section 58(1)(b) of the Act.
4. Subject to the conditions contained in paragraphs 5 and 6, every local housing authority in England that designates an area of their district or an area in their district as subject to selective licensing under section 80(1) of the Act has the Secretary of State's general approval of that designation for the purposes of section 82(1)(b) of the Act.

Conditions to be satisfied

5. The general approval described in paragraphs 3 and 4 is not given in relation to a designation in respect of which the local housing authority has not consulted persons who are likely to be affected by it under section 56(3)(a) or section 80(9)(a) of the Act for not less than 10 weeks.
6. The general approval described in paragraph 4 is not given in relation to a designation of an area as subject to selective licensing which falls within either of the following criteria:

a) the designation, either by itself, or in combination with other selective licensing designations made by the local housing authority, would cover more than 20% of the geographical area of the local housing authority; or
b) the designation, either by itself, or in combination with other selective licensing designations made by the local housing authority, would affect more than 20% of privately rented homes in the local housing authority area, based on figures from census data.

Revocation of previous General Approval

7. The general approval given by the Secretary of State for Communities and Local Government on 30th March 2010 ("The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010") is revoked from 1st April 2015.
8. For the avoidance of doubt, this revocation shall not affect the validity of designations made and published by a local housing authority in accordance with section 83(2) or section 59(2) of the Act before 1st April 2015, regardless of the date of coming into force of such designations. Signed by authority of the Secretary of State for Communities and Local Government Lord Tariq Ahmad of Wimbledon Parliamentary Under Secretary of State Department for Communities and Local Government 26th March 2015

Application to the Secretary of State for Confirmation

Applications for confirmation of Selective licensing designations should be submitted to the Department for Communities and Local Government and should use the following structure.

- Introduction. This should cover the strategic significance of the proposed area and provide a detailed description of the proposed area (including the number and types of properties affected, and a map of the area).
- An explanation of whether the designation is for more than 20% of the local authority's geographical area; or affects more than 20% of privately rented homes in the area and how this was calculated or where the scheme is for less than 20% of the area or homes, how together with other schemes affects more than 20% cumulatively.
- Where the designation would cover over 20% of the area or 20% of properties the application should set out what the rationale for adopting a large scale scheme is.
- Current position with regards to tackling:
    - low housing demand;
    - anti-social behaviour**;**
    - poor property conditions;
    - an influx of migration;
    - a high level of deprivation;
    - high levels of crime;

  demonstrating how the area would benefit from the combination of existing policies and selective licensing.
- Conclusion, addressing the relevant issues that were raised in the stakeholder consultation and details as to what the long-term impact of the scheme will be on the proposed area.
- A copy of the consultation document and the published summary of the responses;
- Details of the fees that will be charged;

- A copy of the Designation and minutes of the Council meeting resolving to make the designation;
- A copy of the local housing authority's strategy to ensure compliance with the scheme and enforcement against those who do not comply. It must also supply the level of compliance with other licensing schemes it operates, including mandatory House of Multiple Occupation licensing.

Department's role in the confirmation process

- The Secretary of State's role in confirmation will be exercised by officials in the Private Sector Property Division and the final decision whether to confirm or refuse to confirm the designation will be made by a senior official of the division.
- The decision will be in writing and where appropriate, will give reasons where the Secretary of State declines to give consent. There is no appeal against the Secretary of State's decision, although it can be subject to judicial review.
- We aim to make a decision in relation to an application within 8 weeks from receipt, but processing applications may take longer if we have not been given all the information required, or we require further information or research, or if the case is complex.
- We may request further information relating to the application and supporting documentation, including clarification of matters which are unclear, and we may seek further evidence of certain matters. If we do not have sufficient information to make a decision, we will let you know.
- The role of the Secretary of State is not about second-guessing the local housing authority's reasons for making the decision. As this guidance makes clear local housing authorities will know their local housing market conditions better than the Department. The approval system is concerned with ensuring that the local housing authority has carried out the requirements imposed on it through the legislation before making the designation and can sufficiently demonstrate, where a scheme will impact on a large geographical area or number of privately rented properties, that there is robust evidence to support the reasons for making the designation.
- There is no presumption towards refusal or acceptance. All applications will be considered impartially on a case-by-case basis balancing the views and interest of all parties and we will consider representations in support of the application from Government Departments and agencies, such as the Home Office.
- However, the Secretary of State will take into account in deciding whether to confirm a scheme, the robustness of the proposed measures to ensure compliance18. In particular, the Secretary of State will expect to be assured there are systems in place to monitor compliance, and enforcement measures are in place where there is non-compliance. He will also take account when considering confirmation of a new scheme whether there has been sufficient compliance with other licensing schemes operating in the local housing authority area.
- It is important that licensing schemes that exist are robustly enforced and if a local housing authority is unable to show compliance this will cast doubt on its ability to ensure compliance with the application scheme.

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Appendix 13 Proposed Phase 1

Phase 1
To approve the Selective Licensing scheme for the LSOAs that have the highest score for low housing demand indicators on a phased approach. These being the areas that have total scores of 6 and 7. This would affect 17.36% of the private rented sector and therefore if Cabinet approval is given, the Council could proceed with the implementation of a Selective Licensing Scheme in the following LSOAs:

LSOA area name	**LSOA Number**	**Total score of low housing demand indicators.**	**Estimated no private rented properties.**	**Percentage of private rented sector**
Alexandra	E01005322	6	108	0.99
St Mary's	E01005431	6	153	1.40
St Mary's	E01005428	6	142	1.30
Werneth	E01005463	6	70	0.64
Waterhead	E01005450	6	173	1.58

Alexandra	E01005320	7	161	1.47
Alexandra	E01005321	7	139	1.27
Alexandra	E01005434	7	171	1.56
Chadderton South	E01005344	7	147	1.34
Hollinwood	E01005382	7	100	0.91
Medlock Vale	E01005438	7	233	2.13
St Mary's	E01005433	7	114	1.04
St Mary's	E01005429	7	75	0.69

Werneth	E01032921	7	70	1.04
		TOTAL	**1,856**	**17.36%**

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Appendix 14 Proposed Phase 2

Phase 2

The table below shows the LSOAs that have a score of 8 and have been through the consultation process. It is proposed that these areas are consulted again with the remaining 16 LSOAs that have been identified as exhibiting low housing demand and of which statutory consultation has not occurred. Following consultation should the outcome be that the Selective Licensing scheme should be extended to these areas, the combination of Phase 1 of the scheme and Phase 2 would have a combined effect of over 39.78% of the private rented sector and therefore Secretary of State approval would be required. This would mean that areas in most of the 5 districts would have some areas of Selective Licensing.

Table below shows the LSOAs that were part of the statutory consultation, however are now proposed to be part of a further consultation program with the remaining 16 LSOAs exhibiting low housing demand

LSOA area name	**LSOA Number**	**Total score of low housing demand indicators.**	**Estimated no private rented properties.**	**Percentage of private rented sector**
Coldhurst	E01005349	8	108	0.99
Medlock Vale	E01005323	8	102	0.93
Shaw	E01005445	8	180	1.64
St James	E01005421	8	170	1.55

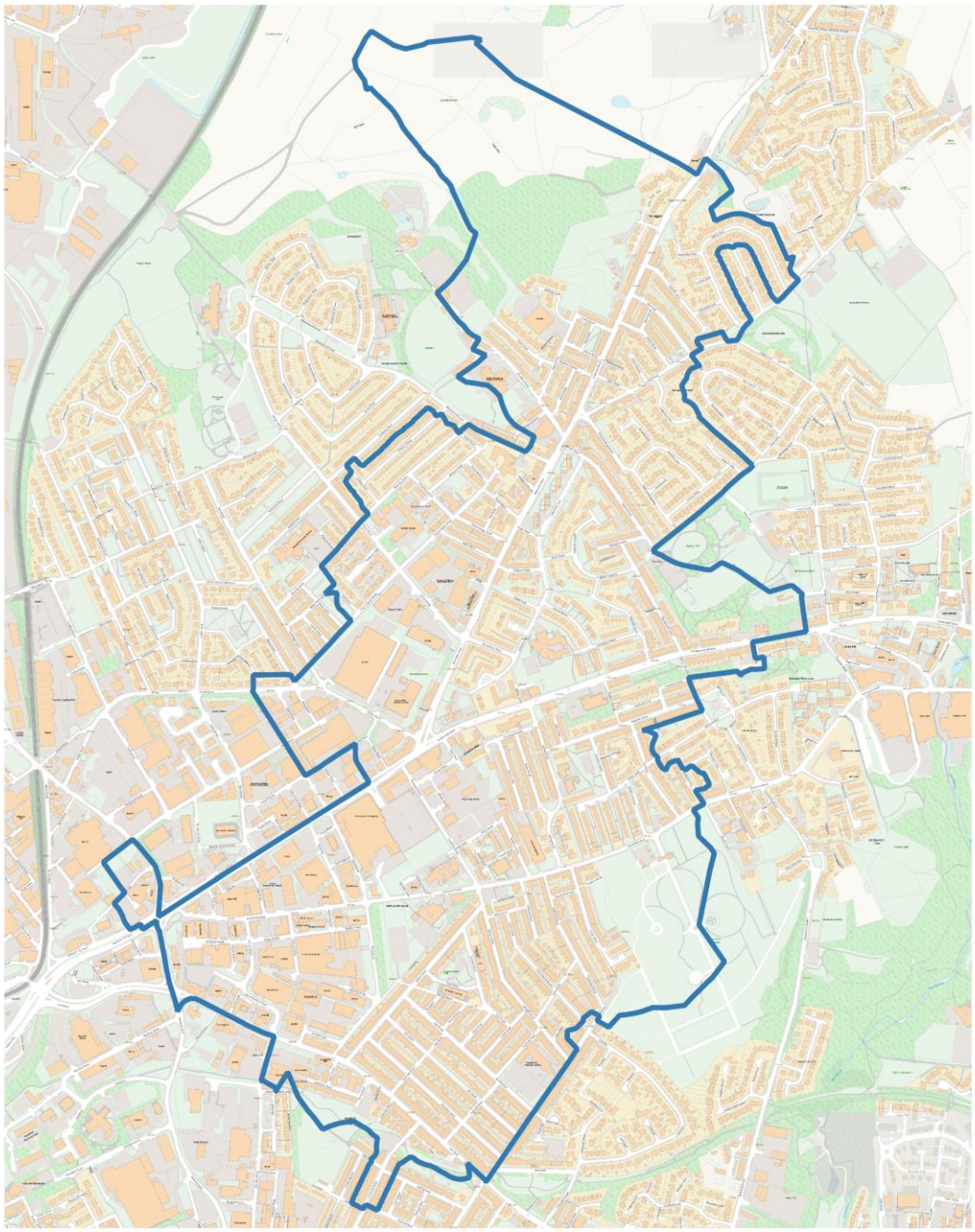
St Mary's	E01005429	8	75	0.69
Waterhead	E01005448	8	104	0.94
Waterhead	E01005456	8	107	0.98
		TOTAL	**846**	**7.72%**

Table shows the 16 LSOAs exhibiting low housing demand proposed for statutory consultation for proposals of a Selective Licensing scheme.

LSOA area name	**LSOA Number**	**Total score of low housing demand indicators.**	**Estimated no private rented properties.**	**Percentage of private rented sector**
Chadderton North	E01005337	10	134	1.22
Chadderton South	E01005342	11	75	0.69

Coldhurst	E01005351	10	86	0.79
Failsworth East	E01005368	11	162	1.48
Failsworth West	E01005370	11	93	0.85
Hollinwood	E01005376	11	103	0.94
Hollinwood	E01005378	9	130	1.19
Medlock Vale	E01005325	10	34	0.31
Medlock Vale	E01005435	11	111	1.01
Medlock Vale	E01005437	10	114	1.04

St James	E01032920	10	145	1.32
St Mary's	E01005326	10	72	0.66
St Mary's	E01005427	11	64	0.58
St Mary's	E01005432	11	77	0.70
Waterhead	E01005455	9	89	0.81
Werneth	E01005460	11	122	1.11
		TOTAL	**1,611**	**14.7%**



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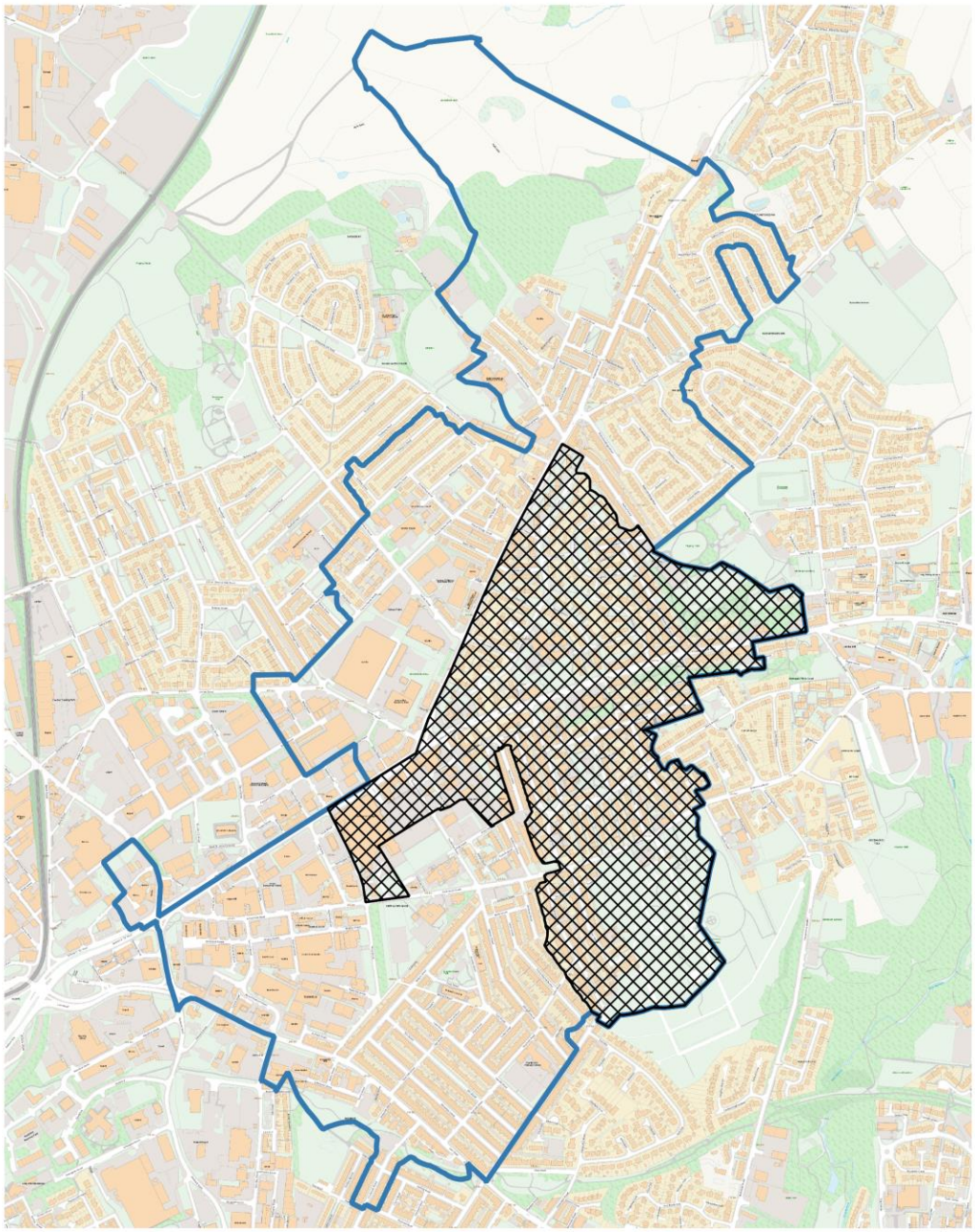
LSOA Area 1



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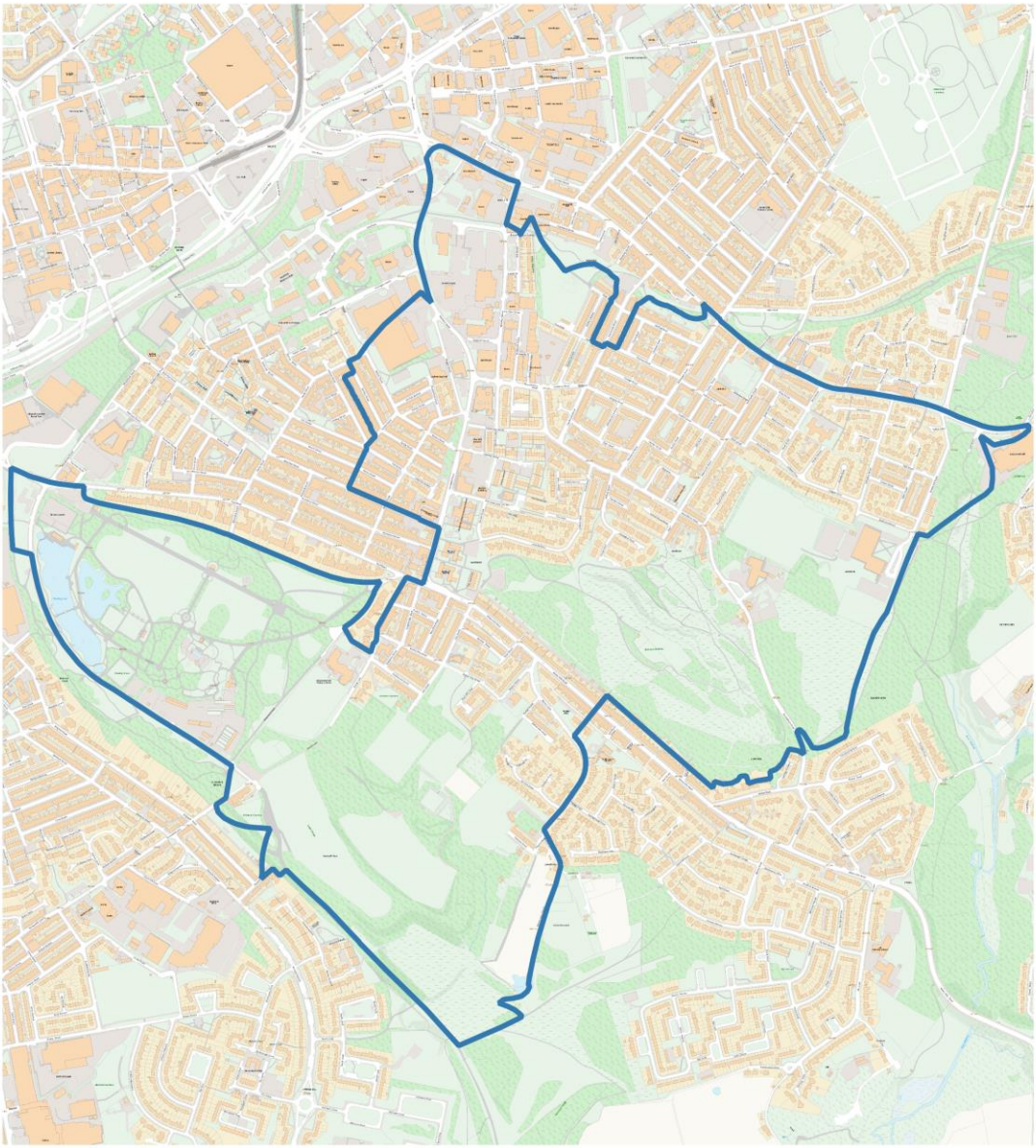

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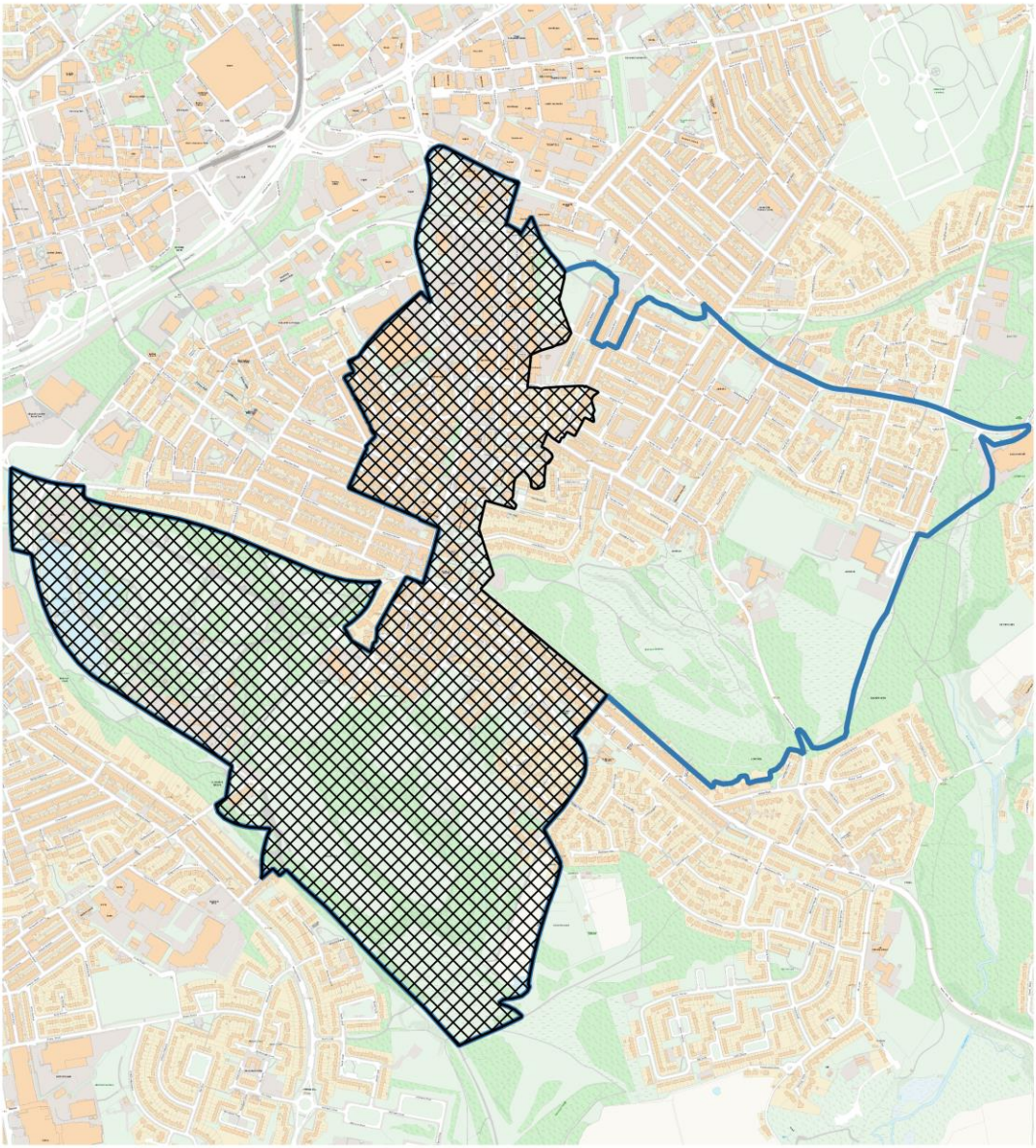
LSOA Area 2



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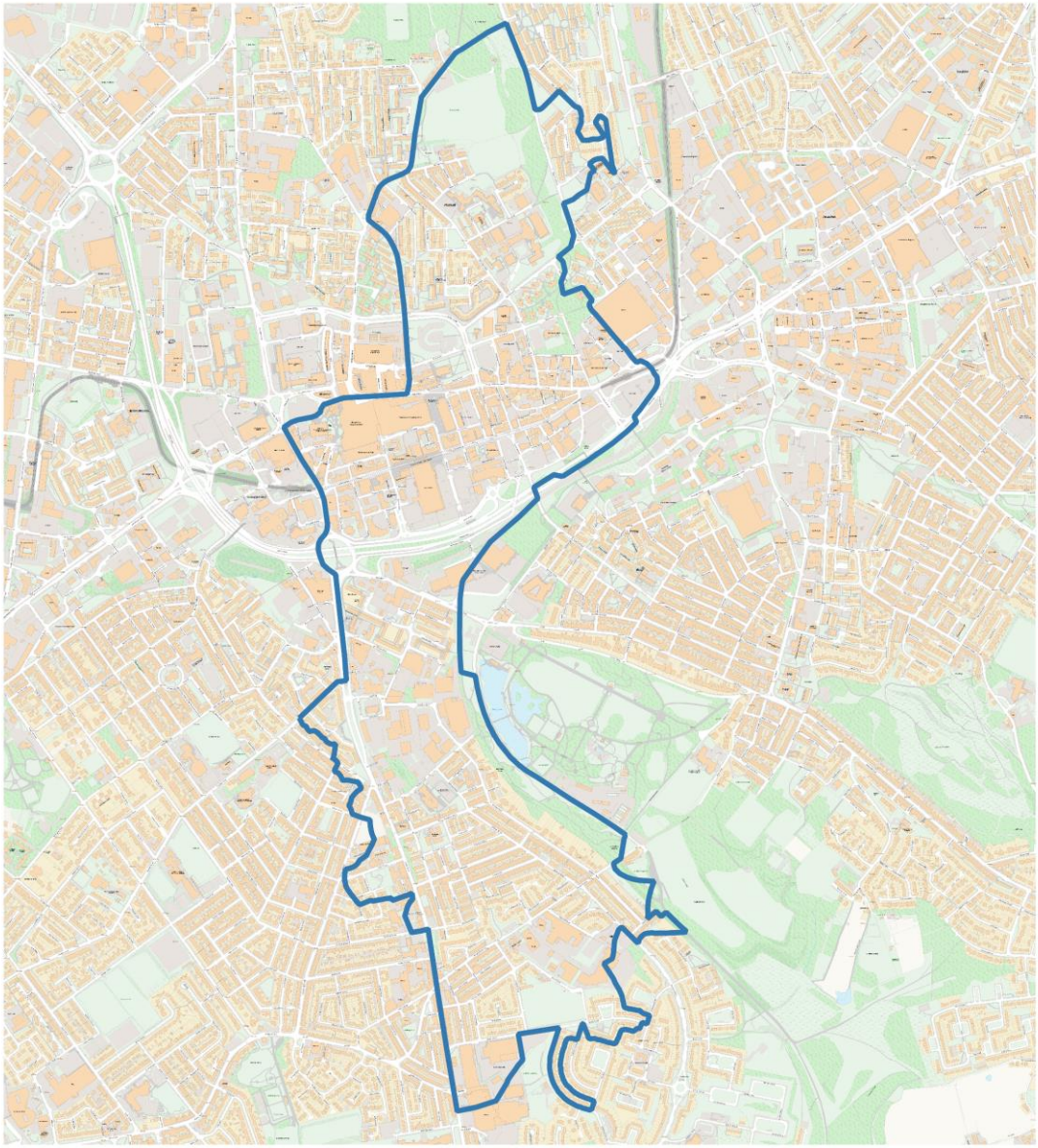
LSOA Area 2 Removed



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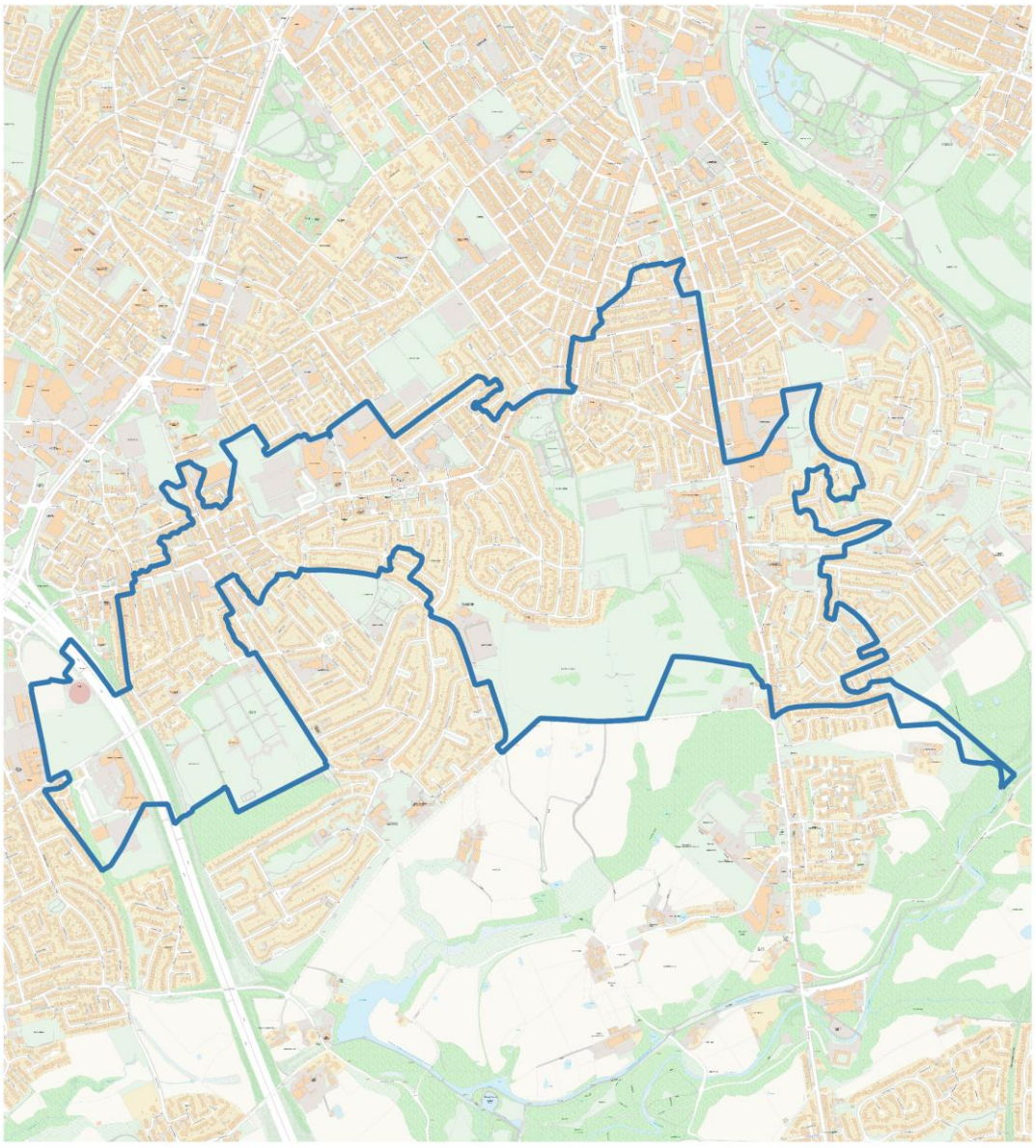
LSOA Area 3



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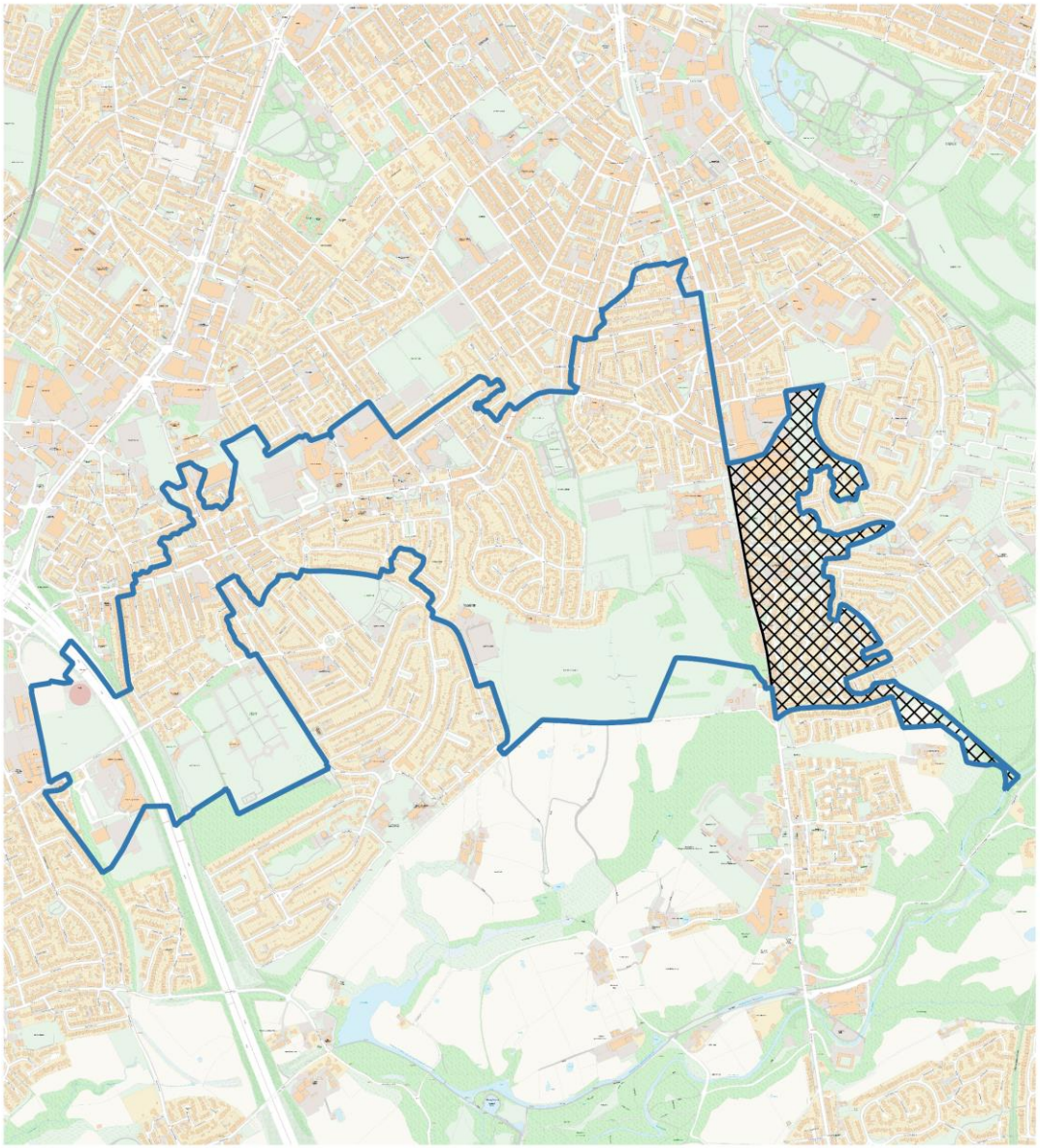
LSOA Area 4



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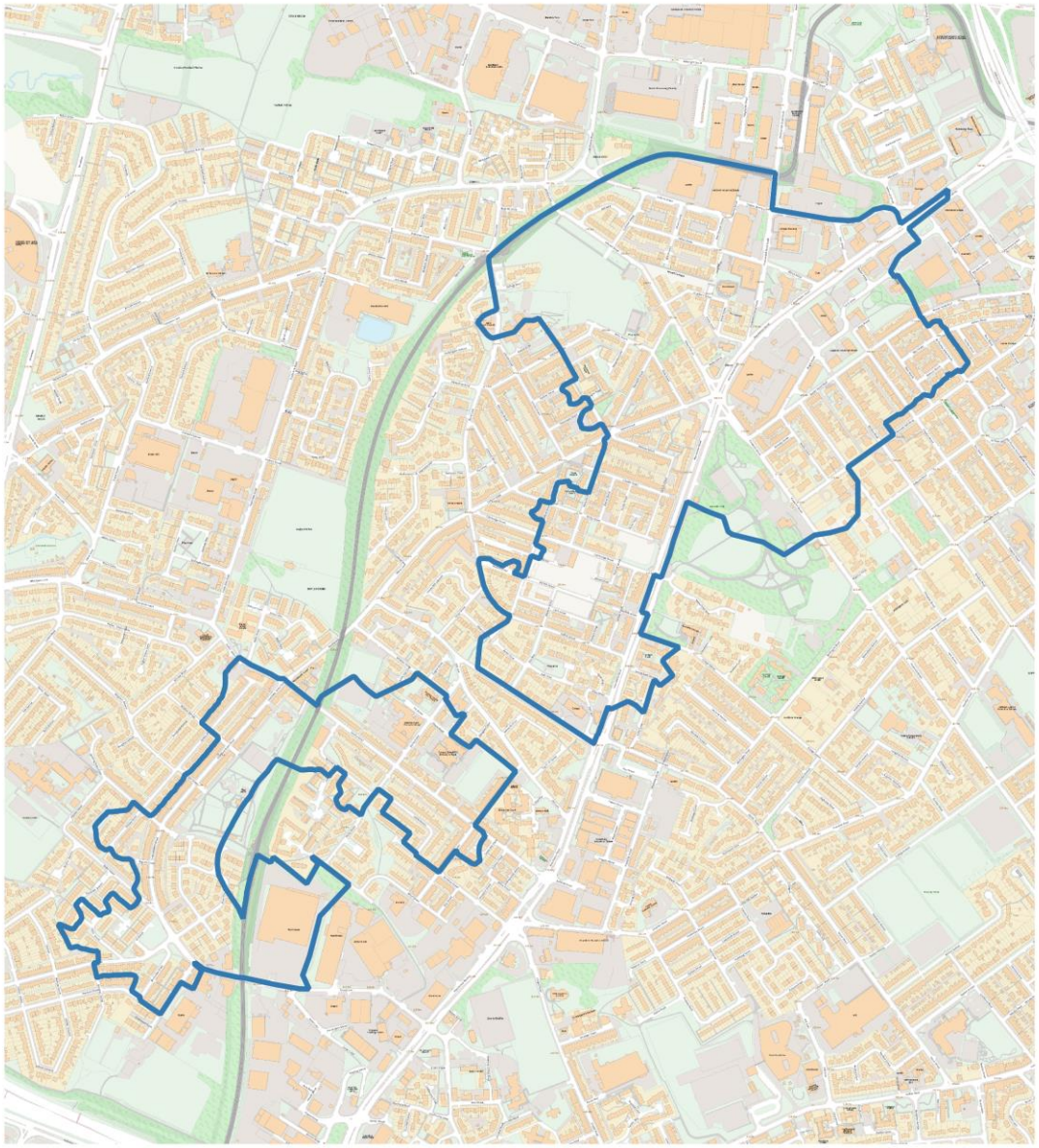

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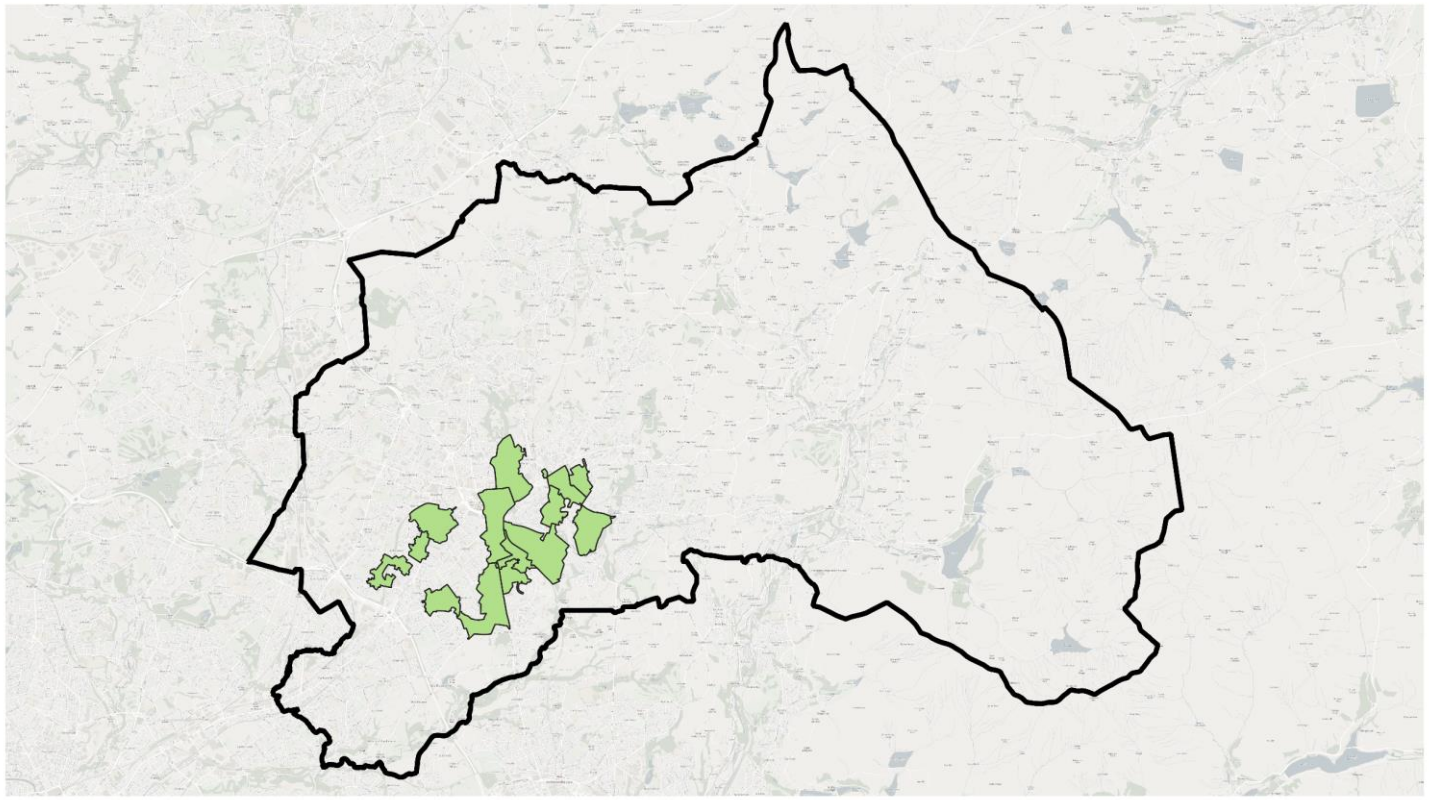

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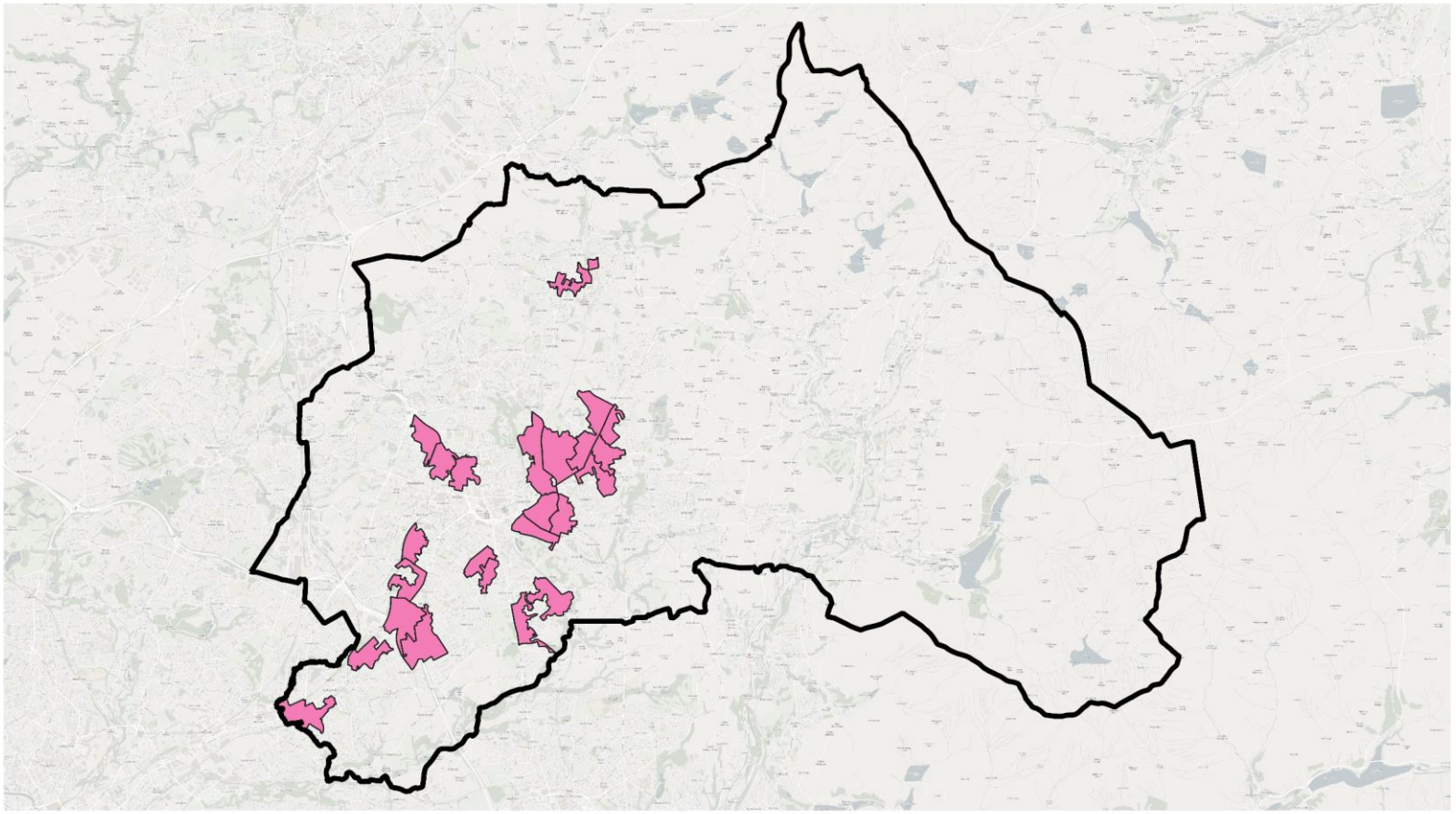

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Oldham Council
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Oldham
OL1 1UT

LSOA Phase 2

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Appendix 17: Proposed Timeline Phase 2 Consultation (subject to approval)

Subject to approval of preferred option – Cabinet March 2022

Phase 1 areas designation cannot be implemented until 3 months after decision areas come into effect.	June 2022 - will run 2022 until 2027
Phase 2 Consultation commence	April/May 2022 runs for minimum 10 weeks ends mid /end July 2022
Consultation review and outcome	August 2022
Report for decision	Sept/Oct/Nov 2022
Application and decision from Secretary of state	May 2023 giving 6 months for Secretary of State approval
Phase 2 cannot be implemented until 3 months after decision areas come into effect. Again might be implemented on a phased approach.	August 2023 will run 2023 until 2028.

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Appendix 18: Risk Assessment

Once you have decided on the course of action to be taken in order to reduce or mitigate the impact, please complete the action plan below (An example is provided in order to help you)					
Number	Action	Required outcomes	By who?	By when?	Review date
1	Informing mortgage lenders as part of the licensing process of the intention to licence a property. Monitor and review responses from lenders and licensing applicants.	That mortgage lenders will continue to base lending on risk and market factors not if the property is located within a selective licensing area or not.	Assistant Env Health Manager & Env Manager	From commencement of any scheme until completion	6 monthly
2	Monitor turnover of landlords in the proposed designation.	That the PRS does not reduces in size but improve in quality and management providing a choice for tenants.	Assistant Env Health Manager & Env Manager	From commencement of any scheme until completion	6 monthly
3	We will monitor and focus Housing and Planning Act enforcement activities to those areas where any displacement occurs.	That poor landlords who leave the proposed selective licensing areas do not reinvest in other areas of Oldham.	Assistant Env Health Manager & Env Manager	From commencement of any scheme until completion	6 monthly
4	Continuous reviews of the areas to ensure that all private rented properties are licensed, exempt where necessary and enforcement action taken where not.	That landlords within the areas will apply for a licence and comply with licence conditions.	Assistant Env Health Manager & Env Manager	From commencement of any scheme until completion	Quarterly
5 & 6	Promotion of the tenancy relations services and robust referral mechanisms.	Selective Licensing has a positive impact on landlord and tenants' relationships.Rent increases are only in line with market conditions and introduced in line with the legislation.	Assistant Env Health Manager & Team	From commencement of any scheme until completion	Quarterly

Appendix 18: Risk Assessment

6	Consideration and decision on payment options of the licence fee	That the licence fee has a maximum impact being of £650 one f fee for period of up to 5 years.	Leadership Team	March 2022?	N/A
7	Regular Monitoring of low demand indicators with periodic reviews of the scheme as a whole	Resources available to ensure the success of the scheme. Linking into exiting and new Council schemes	Assistant Env Health Manager, Env Health Manager, Head of Service & Leadership Team/Overview & Scrutiny	Dates to be confirmed	6 monthly and annually.
8	Availability and review of equality monitoring forms. Transparency of decision-making process. Availability of documents.	Transparency, trust and confidence in the Council regarding the reasons for the implementation of Selective Licensing.	Assistant Env Health Manager, Env Health Manager, Head of Service & Leadership Team	Dates to be confirmed	6 monthly and annually.
9	Availability of decision making, including the matrix used for fee setting.	Transparency, trust and confidence in the Council regarding the reasons for the implementation of Selective Licensing, how the fee is set and what the fee is used for.	Assistant Env Health Manager, Env Health Manager, Head of Service	From commencement of any scheme until completion	Annually.

Appendix 18: Risk Assessment

Record any risks to the implementation of the project, policy or proposal and record any actions that you have put in place to reduce the likelihood of this happening.					
Ref.	Risk	Impact	Actions in Place to mitigate the risk	Current Risk Score	Further Actions to be developed
1	Financial institutions 'red line' the area for private rented sector (PRS).	PRS unable to raise extra finance for repairs causing poor housing conditions. PRS abandon area creating increased voids.	Lenders have indicated there should be no difference to availability to loans due to a property being situated within a selective licensing area. If PRS abandon area, owner occupiers may purchase available premises as entry level properties. The area is currently classed as an area of affordable housing within Oldham. The Empty Properties Strategy would also help to reduce void levels with resources targeted to this area. There was no experience of this occurring during the 2015 -2020 scheme. There were new investors in the selective licensing areas during this time. Mortgage lenders are informed as part of the licensing process. Letters were received regarding the landlord not informing them that the property was rented, however this would be a financial discussion between the landlord and lender and does not stop the property from being rented.	**Low risk**	Previously CLG have held discussions with mortgage lenders who have said they base lending on risk and market factors not if the property is located within a selective licensing area or not.

Appendix 18: Risk Assessment

2	PRS reduces in size as landlords leave properties empty/sell on thus reducing availability.	Fewer properties to rent, increased demand over supply, increased rent for those who remain. Long term void levels increase contributing to the issues of low demand within the area.	If a private rented property is on the market, it may be purchased by another landlord who wishes to invest in the area ensuring the supply of properties for rent is maintained. Opportunity for owner occupiers to purchase affordable homes. New landlords step in as the market grows in response to changes in the housing market. Empty Dwelling Strategy to proactively target and prioritise this area. Experience from previous scheme did not provide any decrease in the PRS or increase in long term properties that wasn't consistent with changing markets.	**Low risk**	Monitor turnover of landlords in the proposed designation.
3	Displacement of poor landlords to other areas of Oldham	Poor management standards and issues of low demand transferred to similar areas within Oldham.	Similar value and style of properties are encompassed in the area. Experience from the previous scheme is that the majority of landlords in the proposed areas are accidental or one-time only landlords and therefore if they left the market, it is likely that they would not reinvest in rented properties.	**Low risk**	We will monitor and focus Housing and Planning Act enforcement activities to those areas where any displacement occurs.
4	Good landlords may leave the area and the void taken up by poor landlords	Properties which are badly managed by landlords perpetuate the current problems and the area deteriorates further.	Any landlords entering the market in this area will have to abide by the selective licensing scheme rules. Licence holders must be deemed as 'fit and proper' and measures will be in place to monitor their management	**Low risk**	Continuous reviews of the areas to ensure that all private rented properties are licensed, exempt where necessary and enforcement action taken where

Appendix 18: Risk Assessment

			standards. Due to the area being subject to selective licensing, this will discourage poor landlords from entering the market; good landlords have nothing to fear.		not.
5	Retaliatory evictions as landlords evict tenants to avoid licence requirements	Increased numbers of tenants made homeless.	The Local Authority has a housing advice function based in Housing Options which currently deals with such issues advising both tenants and landlords as to correct eviction procedures. Most tenancies are 6 month short-hold tenancies which can be terminated in the usual manner. Landlords will then forgo rental income on their property.	**Low risk**	Promotion of the tenancy relations services and robust referral mechanisms.
6	Costs	Increase in rent to cover the licence fee. Avoid fee by leaving void or selling the property. Price the area out of reach of existing tenants.	Very little action possible. Rent levels can be altered by landlords at regular intervals depending on market conditions. This is beyond the Council's control. It may affect availability to tenants if regeneration of an area occurs and demand to reside in the area increases. Housing Benefit thresholds (ceiling) and the market will dictate rent levels more than licensing.	**Medium risk**	Promotion of the tenancy relations services and robust referral mechanisms. Consideration and decision on payment options of the licence fee**.**

Appendix 18: Risk Assessment

7	Selective Licensing has a negative impact on the area causing further decline in the housing market.	Continuation of the issues relating to low demand and further decline of the area.	Ensure all landlords are signed up to ensure its success. Services to help landlords deal with issues are made available. Engagement with landlords during the process Ensuring other schemes/projects are linked into Selective Licensing. The Council focusing resources on licensing will increase the likelihood of success. Regular monitoring of low demand indicators with periodic reviews of the scheme as a whole. Experience from previous scheme did not have a negative impact.	**Medium risk**	Regular monitoring of low demand indicators with periodic reviews of the scheme as a whole.
8	As part of the consultation a small number of consultees have stated that Selective Licensing is racially motivated	Lack of participation and trust from landlords which would impact the success of the scheme.	The proposed areas have been selected due to a robust statistical analysis of the whole borough on low housing demand indicators provided with the Housing Act 2004. Other measures have been carefully considered to determine if any other courses of action could achieve the same objective as Selective Licensing without its implementation.	**Low**	Availability and review of equality monitoring forms. Transparency of decision-making process.

Appendix 18: Risk Assessment

			Followed the government non – statutory guidance and requirements set out in the Housing Act 2004 Carried out a structured, comprehensive statutory consultation and considered representations. Equality impact assessment completed Equality monitoring forms to be available during the scheme and reviewed. Availability and review of previous scheme completed monitoring forms.		
9	As part of the consultation a small number of consultees have stated that Selective Licensing is a back-door tax	Lack of participation and trust from landlords which would impact the success of the scheme.	The proposed areas have been selected due to a robust statistical analysis of the whole borough on low housing demand indicators provided with the Housing Act 2004. Other measures have been carefully considered to determine if any other courses of action could achieve the same objective as Selective Licensing without its implementation. Followed the government non – statutory guidance and requirements set out in the Housing Act 2004 Carried out a structured, comprehensive statutory consultation and considered		Availability of decision making, including the matrix used for fee setting.

			representations. Transparency of decision-making process in consideration and implementation of Selective Licensing including the fee setting.		

Reference:	
Responsible Officer	**Neil Crabtree**
Cabinet Member:	**Cllr Hannah Roberts**
Support Officer	**Joanne Collier/Samantha Cox**

Equality Impact Assessment Tool

Service Area:	**Public Protection**
Budget Reduction Title:	

Stage 1: Initial Assessment

1a	**Which service does this project, policy or proposal relate to?**
	Neighbourhood Enforcement, Public Protection
1b	**What is the project, policy or proposal?**
	The proposal is to introduce the Selective Licensing of Private Landlords in a number of areas across the Borough, for a maximum 5-year period. The proposals of a phased approach would mean that phase one would affect just over 18 % of the private rented sector in Oldham. Phase two subject to Cabinet approval, the outcome of further consultation and potential Secretary of State approval approximately 40% of the private rented sector in the brough would be affected. This would mean that there could potentially areas of Selective Licensing in all of the 5 Districts. A Selective Licensing Scheme, aims to address the impact of poor-quality private landlords and antisocial tenants through management conditions to reduce or eliminate the blight of low housing demand, leading to improvements of the social and economic conditions of the sector and area. Once an area is designated for selective licensing any private landlord wishing to operate within the designated area must apply for a licence for every tenanted house within the designated area. The Selective Licensing of Houses (Specific Exemptions) (England) Order 2006 provides exemptions to some type of tenancies such as business tenancies, family member tenancies. In order to become a Licence holder, there will be a fit and proper person test. This means that a landlord has to meet certain standards set out in the Housing Act 2004 before they can legally rent out a property. Section 80 of the Housing Act 2004 gives powers to local housing authorities to designate areas, as subject to selective licensing in respect of privately rented accommodation, provided certain conditions are met. The reason for this designation is due to the areas proposed for Selective Licensing of being, or likely to become an area of low housing demand. A whole Borough review was carried out relating to the low housing demand indicators used were tenure, property prices, long term vacant, average rent levels and rental yields. The scheme is to be combined with other measures, will form part of a wider strategy and is consistent with the Council's Housing Strategy to address low housing demand. Statutory consultation was carried out for over the minimum 10-week statutory consultation period with a variety of consultees within and surrounding the proposed areas, via a range of measures and widely publicized. A Selective Licensing has previously been implemented from 2015 until 2020. Some of the areas proposed in the new Selective Licensing scheme were in the previous scheme. The evidence base for selection of these particular areas, review of the previous scheme and consultation program and outcome can be found on Oldham Council's website decision details.

The licensing scheme will be self-financing at a cost per property of up to a maximum £650. This figure is calculated on the scheme being not-for-profit and is based on the number of properties requiring a Licence and the number of staff needed to inspect and administer the Licence. The fee does not include any costs for enforcement action. It is anticipated that if the preferred option of a two phased implementation is approved that there will be approximately 1,856 privately rented properties requiring a Licence across the proposed designation area in Phase One and approximately 2,457 in Phase Two for statutory consultation. This meaning a total of 4313 private rented properties, which is 39.78% of Oldham's private rented sector being impacted. The following areas would be affected:

PHASE 1

LSOA Name	LSOA No	No Private Rented	% of Total Private Rented (Oldham)
Alexandra	E01005322	108	0.99
St Mary's	E01005431	153	1.40
St Mary's	E01005428	142	1.30
Werneth	E01005463	70	0.64
Waterhead	E01005450	173	1.58
Alexandra	E01005320	161	1.47
Alexandra	E01005321	139	1.27
Alexandra	E01005434	171	1.56
Chadderton Sth	E01005344	147	1.34
Hollinwood	E01005382	100	0.91
Medlock Vale	E01005438	233	2.13
St Mary's	E01005433	114	1.04
St Mary's	E01005429	75	0.69
Werneth	E01032921	70	1.04
	TOTAL	**1,856**	**17.36%**

PHASE 2

LSOA name	LSOA No	No Private Rented	% of Total Private Rented (Oldham)
Coldhurst	E01005349	108	0.99
Medlock Vale	E01005323	102	0.93
Shaw	E01005445	180	1.64
St James	E01005421	170	1.55
St Mary's	E01005429	75	0.69
Waterhead	E01005448	104	0.94
Waterhead	E01005456	107	0.98
Chadderton Nth	E01005337	134	1.22
Chadderton Sth	E01005342	75	0.69
Coldhurst	E01005351	86	0.79
Failsworth East	E01005368	162	1.48
Failsworth West	E01005370	93	0.85
Hollinwood	E01005376	103	0.94
Hollinwood	E01005378	130	1.19
Medlock Vale	E01005325	34	0.31
Medlock Vale	E01005435	111	1.01
Medlock Vale	E01005437	114	1.04
St James	E01032920	145	1.32
St Mary's	E01005326	72	0.66
St Mary's	E01005427	64	0.58
St Mary's	E01005432	77	0.70
Waterhead	E01005455	89	0.81
Werneth	E01005460	122	1.11

	TOTAL	**2457**	**22.42%**

1c **What are the main aims of the project, policy or proposal?**

A Selective Licensing Scheme, aims to address the impact of poor-quality private landlords and antisocial tenants through management conditions to reduce or eliminate the blight of low housing demand, leading to improvements of the social and economic conditions of the sector and area.

The Council proposes to introduce selective licensing because poor housing management and low standards in the private rented sector can lead to the failure of a local housing market. People leave the area, house prices fall, speculative landlords move in, and the local community becomes weaker. Low demand and antisocial behaviour can result in unsettled communities, along with other social and economic problems. These can undermine the efforts to regenerate an area.

Improving the management of private rented properties will help:

- make renting a more viable option in the longer term.
- make the sector more professional private rented sector.
- ensure landlords have comprehensive tenancy management practises in place and understand their rights and responsibilities.
- encourage landlords to let properties for a longer term
- encourage tenants to stay longer in properties
- long term to build communities and to invest where they live reducing nuisance/waste and ASB.
- encourage tenants to understand their rights and responsibilities.
- local authority to be aware of the landlords operating, build trust and encourage working in partnership to maximize the use of privately rented properties to help meet a range of housing needs and investment opportunities.
- offer choice and flexibility.

The Selective Licensing of Private Rented Properties report shows how selective licensing supports the Council's Housing Strategy and identifies the specific measures at neighbourhood level that selective licensing will work alongside in order to improve low demand and problems associated with it.

Introducing selective licensing provides the Council powers to deal with the management of private rented properties by ensuring:-

- That landlords are 'fit and proper'.
- Landlords understand their responsibilities concerning management standards through licence conditions.
- Support for landlords.
- Education for tenants on their responsibilities.
- Improve property standards.
- Multi agency approach to find solutions to issues within the private rented sector.

The proposed Licensing Conditions can be found in Appendix 6 of the Selective Licensing report. The Housing Act 2004 prescribes certain mandatory licence conditions that must be include in any Selective Licensing scheme. The Council can and have added additional licensing conditions to ensure that management standards are improved.

1d **Who, potentially, could this project, policy or proposal either benefit or have a detrimental effect on, and how?**

WHO	BENEFITS	DETRIMENTAL

	Landlords	Will receive information and support; Licensing creates a level playing field so all landlords in the proposed areas will be required to comply with the same management licence conditions. Landlords who fail the fit and proper criteria will have to instruct someone who is to manage their properties. Landlords who fail to comply with selective licensing will face civil penalties/prosecution. Landlords will receive support, signposting and training to improve/assist with issues; Improved rental income and potential capital value as areas improve; Improvement in the reputation of private landlords; Shorter void periods and reduced tenant turnover. Making it easier to involve all landlords in wider strategies including crime reduction initiatives, local spatial strategies and other countywide plans.	Payment of the Licence Fee up to a maximum £650 per property: Landlords may own multiple properties and be required to pay a number of selective licensing fees. Some accidental landlords use the rent as a second income due to being unable to sell the property and being on a low income. The rent often covers the mortgage for the property. Overburden on good landlords Selective Licensing does not distinguish between landlords who are already compliant with management conditions and those that are not. Therefore all landlords whether already meeting the licence conditions and more are required to complete an application/submit certificates and pay the licence fee.
	Tenants	Clearly defined Licence Conditions should bring about improvements to the management and quality of the property. Clear information for tenants about terms of occupation; Tenants could also see economic benefits, for example in improved likelihood of regaining any deposit paid. Improved safety of living conditions, for example, smoke alarms installed/maintained, gas	Tenants may ultimately pay the licence fee via an increase in rent. This could potentially increase the cost of living and impact residents who are on the lowest incomes. However, if the tenant is receiving Housing Benefit, then this could cover any transferred increase. Some tenants of good landlords have felt the Councils intervention has affected their previously good relationship with the landlord and found the condition audit

		safety certificates required, electrical safety of appliances supplied. Improvements to the neighbourhood would also benefit private tenants' security and sense of community; Better management practices should help to increase length of tenure and reduced incidence of unplanned moves or homelessness. Tenants who require assistance, however, are too worried about repercussions or do not who to turn too are provided support. The scheme enables the Council to identify the issues without the need for the tenant to complain.	linked to selective licensing as intrusive.
	Neighbourhoods and Communities	Increasing housing demand and reducing antisocial behaviour will improve problem areas, making them safer, more desirable places to live, which may, over time, increase property values. Reducing environmental costs and costs of crime, such as street cleaning and tackling fly tipping; Making it easier to involve all landlords in wider strategies including crime reduction initiatives, local spatial strategies and other countywide plans. Protecting vulnerable groups, who are often occupiers of privately rented accommodation which is poorly managed and maintained. A positive economic future for the local community and local business.	Landlords may sell the properties instead of paying the licence fee, especially if they have multiple properties. However, the purpose of the selective licensing criteria is to improve the level of housing demand and to improve the social or economic conditions of the area. The fee is equivalent to one month up to two months' rent and is likely to be less than the cost associated with selling a property which could entail agent fees, listing fees and other associated costs. Although some landlords did sell their properties there was no evidence this was linked to selective licensing. In addition there was no evidence that selective licensing affected new landlords buying properties in the designated areas. There has been a decrease in the number of empty properties.

		Building a community where all tenures feel valued and discussions between residents take place.	

1e	**Does the project, policy or proposal have the potential to <u>disproportionately</u> impact on any of the following groups?**				
		None	**Positive**	**Negative**	**Not sure**
	Disabled people	☒	☐	☐	☐
	Particular ethnic groups	☒	☐	☐	☐
	Men or women (includes impacts due to pregnancy / maternity)	☒	☐	☐	☐
	People of particular sexual orientation/s	☒	☐	☐	☐
	People in a Marriage or Civil Partnership	☒	☐	☐	☐
	People who are proposing to undergo, are undergoing, or have undergone a process or part of a process of gender reassignment	☒	☐	☐	☐
	People on low incomes	☐	☐	☐	☒
	People in particular age groups	☒	☐	☐	☐
	Groups with particular faiths or beliefs	☐	☐	☐	☒
	Are there any other groups that you think may be affected negatively or positively by this project, policy or proposal?				
		☐	☐	☐	☐
		☐	☐	☐	☐

1f	**What do you think the overall NEGATIVE impact on groups and communities will be?**	**None / Minimal**	**Significant**
		☒	☐

1g	**Using the screening and information in questions 1e and 1f, should a full assessment be carried out on the project, policy or proposal?**	**Yes ☒**
		No ☐
1h	**How have you come to this decision?**	
	I have come to this decision as I am unsure whether certain groups will be impacted by the policy decision if approved and therefore further investigation is required.	

Stage 2: What do you know?

What do you know already?

The Council has already implemented a Selective Licensing scheme in certain areas of Oldham in 2015 – 2020. There were 2870 licensed landlords across the operation of this scheme. Equality Monitoring forms were sent as part of the application. 956 were completed and returned. A summary of the responses are below:

Gender:

	Count of Landlord
Female	255
Male	687
No Answer	14
(blank)	
Grand Total	**956**

Ethnicity:

	Count of Landlord
African	5
Any Other White Background	9
Arab	3
Bangladeshi	147
Chinese	3
East African Asian	1
English/Welsh/Scottish/British	344
Indian	36
Iranian	1
Irish	7
Italian	1
Mixed	1
No Answer	26
Other Asian Background	8
Pakistani	358
Russian	1
White and Asian	1
white and Black African	1
White and Black Carribbean	3
(blank)	
Grand Total	**956**

Disability:

	Count of Landlord
No	726
No Answer	179
Yes	50
(blank)	1
Grand Total	**956**

Religion:

	Count of Landlord
Buddhist	3
Christian	172
Church of England	1
Hindu	22
Islam	1
Jewish	17
Methodist	1
Muslim	484
No Answer	122
No Religion	127
Other	3
Sikh	3
(blank)	
Grand Total	**956**

Sexual Orientation:

	Count of Landlord
Bisexual	14
Gay	4
Heterosexual	685
Lesbian	4
No Answer	247
No1	1
(blank)	
Grand Total	**956**

Area Selective Licensing Property Located:

	Count of Landlord
Waterhead	1
Alexandra	53
Coldhurst	127
Hathershaw	145
Hollinwood	101
Oldham Edge	17
Primrose Bank	130
St Marys	116
Waterhead	265
(blank)	
Grand Total	**955**

Some of the areas in the previous scheme are proposed in the new scheme.

A whole borough statistical analysis was completed to determine which if any areas were exhibiting low housing demand. The robust evidence is provided in Appendix 2 & 3 Statistical Review May 2019 & Statistical Review Update December 2020. This shows that the proposals have been drawn together based on statistical evidence that was applied to the whole Borough, and although a review was required of the previous scheme it was not concentrated to these areas only. Some landlords have stated that the review was out of date and that it does not represent the current housing market. However a check of the analysis was commissioned in December 2020, which provided that the proposed areas were still exhibiting low housing demand.

The Council has consulted extensively with persons who could be affected by the proposed selective licensing scheme in the proposed and surrounding areas using a detailed draft proposal document as the basis for the consultation. The consultation program and outcome of consultation can be found as
Appendix 6 Consultation Program & Documents
Appendix 7 Consultation Outcome
Appendix 8 Consultation Representations

Once an area is designated for selective licensing any private landlord wishing to operate within the designated area must apply for a licence for every tenanted house within the designated area, therefore the scheme is non-discriminatory and there is deemed to be no disproportionate effect on any groups of society. The legislation does not distinguish between professional, accidental, portfolio or one property landlords.

The cost of the licence is up to a maximum of £650, which equates to one/two months' rent. Landlords have previously stated that this cost will be passed onto the tenants, however, there has been no evidence of this from the previous scheme. In addition tenants on the lowest incomes and accessing housing benefit/universal credit should be covered by any minimal increase. A two-stage payment process was previously put in place to assist landlords in paying the fee. The fee will be a two-phase process due to case law which states that any licensing fee must be split into an administration cost, followed by a monitoring and compliance fee once a licence has been granted.

Some landlords have stated that the rent only covers the mortgage of the property. Being a landlord is a business and businesses are expected to have contingencies for legislation changes/disrepair/period of vacancies etc.

Selective Licensing will be part of the overall strategic borough wide approach and fits with existing policies and will be used as a tool in conjunction with other measures to achieve its objective. Selective licensing of private landlords has previously shown to have a positive impact with some areas previously designated improving or staying the same. Through management conditions a Selective Licensing Scheme, aims to address the impact of poor-quality private landlords and antisocial tenants to reduce or eliminate the blight of low housing demand, leading to improvements of the social and economic conditions of the sector and area.

Homelessness and tenancy relations equality information

Points to Consider

- The Homeless Reduction Act (HRA) was introduced on the 3rd April 2018, this placed new duties on local authorities so that everyone who was homeless had access to meaningful help irrespective of their priority need status, this was not the case previously and meant that applications have increased since this dated
- Covid Pandemic and introduction of the Coronavirus Act 2020 and the impact on private rented sector

Tenancy Relation Figures

- The way data is collected has changed over the years.

- The data does show an increase since the introduction of the Coronavirus Act 2020
- Between 2 December 2015 to 22 November 2015 there were 19 approaches to the service.
- From January 2017 the service started offering advice this changed the number of approaches for assistance. There were on average 33 approaches every month to the Tenancy Relations service however these approaches were not all threats of unlawful evictions and harassment
- From 2020 the figures have been recorded differently and we can distinguish the difference between complaints for tenants relating threats of unlawful eviction from landlords and harassments for financial year 20/21.
- For the last two years there has been an issue with landlords not completing repairs in some harassment cases. The cases that have been complaints of harassment of unlawful eviction, 98% are in receipt of a state benefit, and rent arrears has been a key trigger for the harassment or unlawful eviction
- Most complaints come from OL8 and OL9 areas.

Figures for Financial year 2020

Total complaints for harassment and unlawful eviction for the full period is 37.

Quarter/Dates	**No of Complaints of Harassment or Unlawful Eviction**	**Postcode property located complaint relates to.**
Quarter 1 01/04/2020 - 31/06/2020	15	OL8, OL9,OL1,OL4 9 complaints from OL9 and OL8
Quarter 2 01/07/2020 - 30/09/2020	7	OL2,OL9,OL4,M35 2 complaints from OL9
Quarter 3 01/10/2020 - 31/12/2020	6	OL4,OL8,OL9, M35 3 complaints from OL4
Quarter 4 01/01/2021 - 31/03/2021	13	OL4,OL8,OL2,OL1,OL9 Main complaints from OL8 and OL9

Figures for Financial Year 2021

Quarter/ Dates	**No of complaints**	**Invalid Notice**	**Harassment**	**Unlawful Evictions**	**Postcode property located complaint relates to.**	**Nationality**
Quarter 1 01/04/2021 31/06/2021	54	48	6	0	OL4, OL9, OL8, OL2, OL1, M35 (OL2 received the least complaints, OL9 & OL8 received the most complaints)	29 UK Nationals 9 EU Nationals 3 Non-EEA Nationals
Quarter 2 01/07/2021 30/09/2021	61	45	13	3	OL4, OL9, OL8, OL2, OL1, M35 (OL9 receiving the most complaints M35 receiving the least)	41 UK Nationals 8 EU Nationals 2 Non-EEA Nationals

What don't you know?
If language, faith, beliefs, and level of education are factors that may cause a barrier for tenants/landlords and communities to participate fully in Selective Licensing. Previous support has been provided by the Selective Licensing Team to assist landlords in completing the application form and attendance at community meetings.
Further Data Collection
N/A

Summary (to be completed following analysis of the evidence above)

1e	Does the project, policy or proposal have the potential to disproportionately impact on any of the following groups?				
		None	Positive	Negative	Not sure
	Disabled people	☒	☐	☐	☐
	Particular ethnic groups	☒	☐	☐	☐
	Men or women (includes impacts due to pregnancy / maternity)	☒	☐	☐	☐
	People of particular sexual orientation/s	☒	☐	☐	☐
	People in a Marriage or Civil Partnership	☒	☐	☐	☐
	People who are proposing to undergo, are undergoing, or have undergone a process or part of a process of gender reassignment	☒	☐	☐	☐
	People on low incomes	☐	☒	☐	☐
	People in particular age groups	☒	☐	☐	☐
	Groups with particular faiths or beliefs	☒	☐	☐	☐
	Are there any other groups that you think may be affected negatively or positively by this project, policy or proposal?				
		☐	☐	☐	☐
		☐	☐	☐	☐

Stage 3: What do we think the potential impact might be?

3a	Who have you consulted with?
	All residents, known Landlords, Managing Agents, Letting Agents, and Local Businesses within the proposed designation area, and adjacent to the proposed designation area. 66 Stakeholders including the National Landlords Residential Association, The Bond Board, Tenants Union, North West Landlords, Citizen Advice Bureau, Housing Solicitors, Housing Associations, Greater Manchester Authorities, Shelter and Greater Manchester Police were contacted regarding the proposals.

3 b **How did you consult? (include meeting dates, activity undertaken & groups consulted)**

The Housing Act 2004 and non-statutory guidance states that when considering a Selective Licensing scheme, the Local Authority must:

- Take reasonable steps to consult persons who are likely to be affected by the designation for a minimum of 10 weeks.
- Consider any representations made in accordance with the consultation.

The Council has consulted extensively with persons who could be affected by the proposed selective licensing scheme including the surrounding areas. The statutory consultation period commenced in January 2019. Although this consultation was still live and available during the pandemic, it was acknowledged that further consultation was required due to the significant impact and restrictions of the pandemic. Between January 2021 and April 2021, additional elements of the consultation program took place. The consultation period was not restrictive to this time period with information and discussions with consultees regarding the consultation still taking place beyond this.

Face to face doorstep interviews were an important consultation method used as part of the consultation for the previous selective licensing scheme. The pandemic prohibited

DATE	WHO CONSULTED	METHOD
January/February 2020	All residential and business properties within the proposed selective licensing areas for consultation 2020/2021. This equates to 18,000 properties	Mail out including proposals/paper survey/website details and contact for further information.
January – April 2020 & January -April 2021	Wide publicity to landlords/landlord representatives & residents/businesses within the proposed areas/the borough of Oldham and outside Oldham.	Press releases https://www.oldham-chronicle.co.uk/news-features/139/main-news/132909/consultation-underway-to-see-if-selective-licensing-scheme-for-private-landlords-needed https://www.lettingagenttoday.co.uk/breaking-news/2020/1/thousands-of-landlords-rejected-for-licensing-scheme-claims-council https://www.oldham-chronicle.co.uk/news-features/139/main-news/138726/selective-licensing-scheme-%E2%80%93-you-can-still-have-your-say https://www.northwestlandlords.com/manchester-oldham-selective-licencing-consultations/ https://www.landlordzone.co.uk/news/nw-council-re-starts-selective-

		licencing-consultation-year-after-covid-scuppered-plans/ https://landlordsdefence.co.uk/we-rejected-thousands-of-landlords-for-selective-licensing-scheme-claims-oldham-council/ Licensing: Respond to current licensing consultations | NRLA
January 2020 & ongoing relaunch in January 2021 until April 2021	Wide publicity to landlords/landlord representatives & residents/businesses within the proposed areas/the borough of Oldham and outside Oldham.	Social Media Comms: • Two posts on Facebook/Twitter a week until the closing date in April 2020/2021 Oldham Selective Licensing Facebook page • Posts to promote consultation/focus groups/one to ones. District Hubs: • Email to promote in community/love area pages. Greater Manchester Private Sector housing teams: • Email sent to promote to landlord contacts
January 2020 & January 2021	Councillors, residents, businesses and Oldham Council staff newsletter.	Newsletter
January 2020 and continuing	Wide publicity to landlords/landlord representatives & residents/businesses within the proposed areas/the borough of Oldham and outside Oldham.	Website: • Proposals • Promotion of events • Statistical analysis • Contact details • Online survey (closed approx. July 2021)
January 2020 – April 2020	Arranged however the pandemic occurred which meant the events had to be cancelled.	Landlords drop-in sessions

28/01/2021 18/01/2021 05/02/2021 11/02/2021 18/02/2021 19/02/2021 22/02/2021 25/02/2021 25/02/2021 26/02/2021 26/02/2021 26/02/2021 31/03/2021 08/04/2021 09/04/2021 27/04/2021	15 landlord/landlord representatives and 1 resident one to one discussions were held. The majority of the landlords/landlord representatives who attended the focus groups also attended the one-to-one discussions	One to one discussions – 1 hour session. Promotion on website/social media/emails to landlords.
10/03/2021 1 – 2pm 18/03/2021 6 - 7pm 23 March 10 – 11am	17 landlords/landlord representatives attended the focus groups held over three sessions.	Focus groups to enable discussions on a number of questions relating to the proposals. Promotion on website/social media/emails to landlords.
March 2021	2870 licensed landlords and managing agents under the previous selective licensing scheme.	Mail out including proposals/paper survey/website details and contact for further information.
March 2021	All residents and businesses in the surrounding streets to the proposed selective licensing areas.	Mail out including proposals/paper survey/website details and contact for further information.
26 February 2021	66 Stakeholders from the following organisations: • National Residential Landlords Associations. • Northwest Landlords • Shelter • The Bond Board • Tenants Union • Arla – Reps • GM Law • First Choice Homes Oldham • Guinness Partnership • Jigsaw Homes • Places for People • Onward Homes • Regenda • City West Housing Ass • For Housing • Housing 21 • Riverside Housing Ass • Anchor • Citizen Advice Bureau • WTB Solicitors	Emails regarding the proposals, link to website and contact details.

	• Broudie Jackson Canter Solictors • GM Fire Service • Immigration Enforcement (Home Office) • GM Police • Housing Strategy • GM Ethical Lettings	
February/March 2021	Landlords/managing agents/licensed HMO landlords/previous selective licensing landlords who signed up to emails	Emails regarding the proposals, online survey, link to website and contact details.
January 2020 – June/July 2021	Wide publicity to landlords/landlord representatives & residents/businesses within the proposed areas/the borough of Oldham and outside Oldham.	Online survey
January 2020 – August 2021	Contact regarding general information and enquiries including completing the survey online from approximately 91 landlords/agents, 21 residents and 4 businesses. Informed of consultation if they were not contacting us regarding this.	Telephone enquires
January 2021 – April 2021	All contacts – residents/businesses/landlords/stakeholders/council teams receiving an email from the Food Safety/Health and Safety & Neighbourhood Teams	Consultation banner on emails

3c **What do you know?**

Information from the 2011 Census, demonstrates that overall, there is no disproportionate impact

As stated in Stage two of this report regarding equality monitoring of landlords and tenants.

The Council's Tenancy Relations and Homelessness Service stated that for the last two years there is issue with landlords not completing repairs in some harassment cases, the cases that have been complaints of harassment of unlawful eviction 98% are in receipt of a state benefit and rent arrears has been key trigger for the harassment or unlawful eviction.

Most complaints come from OL8 and OL9 areas, of which are included within the Selective Licensing proposals preferred option.

Oldham Homelessness Review 2016 – 2020 provides information regarding residents and tenants who approach the homelessness service.

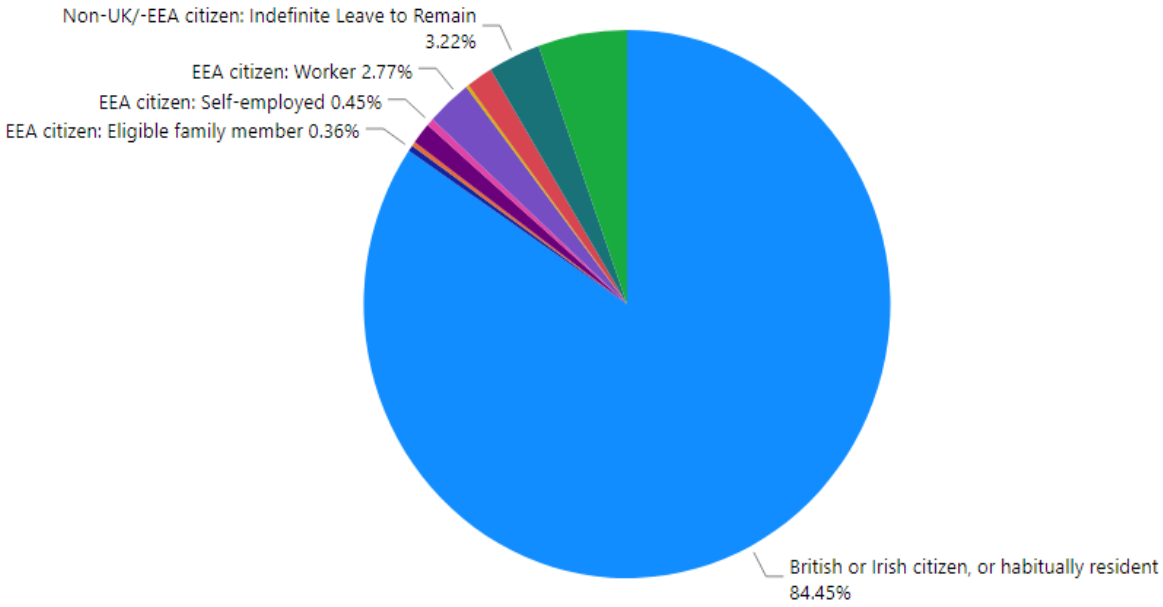
There has been a steady increase in the number of households making homeless applications over the past two years since the Homelessness Reduction Act was introduced. This trend is not exclusive to Oldham, with homelessness increasing across the country – Relief duties increased by 15% in 2019-20.

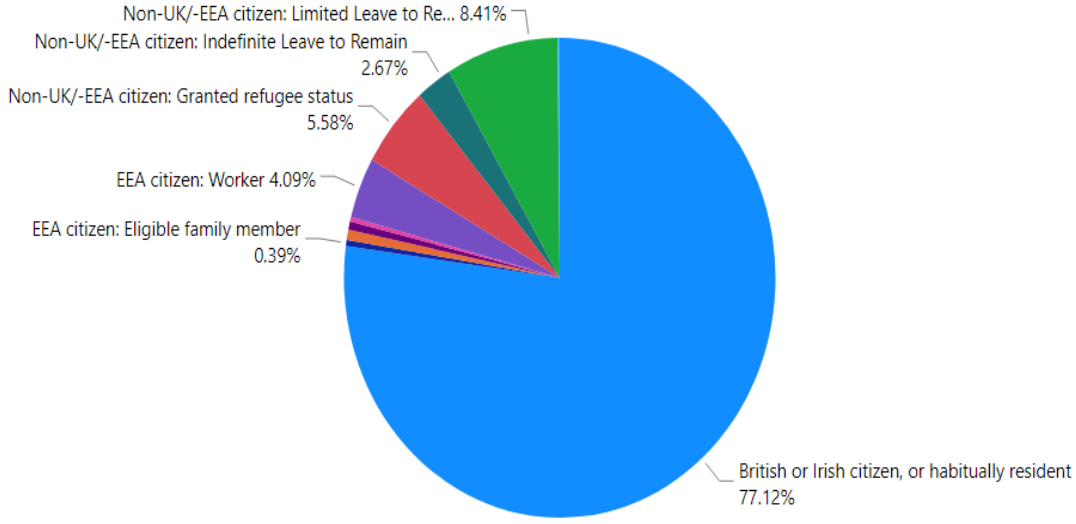
The main reason for homelessness – which continues to rise – is applicants being asked to leave by friends or family.

One fifth of homeless applicant's state to have mental health issues.

Habitually resident British or Irish citizens are the main eligible group who apply for homelessness assistance in Oldham, but there has been an increase in applications from other groups in recent years. The increase is biggest amongst EEA workers and people granted refugee status – correlating with an increase in applications from people becoming homeless after being asked to leave accommodation provided by the Home Office as asylum support.

The following charts show the change over the course of a year from 2018-19 to 2019-20 in the groups presenting as homeless – with a 5% increase in applications from those granted refugee status and 2% increase in EEA workers.





Homeless applicants are asked to provide information on their ethnicity on a voluntary basis, which can be used to establish whether any groups are disproportionately affected or not being reached by services despite being represented in Oldham.
The followed sets out applications under the HRA compared with UK Census Data. Whilst the last Census was in 2011 and is set to be reviewed, it does highlight some potential inequalities which require investigation through the 2021 Homelessness Strategy.

Ethnic Group	Census	HRA applications 2018-2020
White	77.5%	65.3%
Pakistani	10.1%	7.6%
Bangladeshi	7.3%	5.2%
Indian	0.7%	0.3%
Black	1.2%	9%
Mixed	1.8%	2.6%
Other	1.4%	10%

Applications amongst different age groups have remained broadly the same during the past two years.
There has been a slight increase in presentations from over 65-year-olds – which is reflected in the increase in people declaring support needs due to old age.

	2018/19	2019/20
16-17	9 (<1%)	12 (1%)
18-24	243 (22%)	260 (20%)
25-34	361 (32%)	430 (34%)
35-44	252 (23%)	311 (24%)
45-54	182 (16%)	185 (15%)
55-64	53 (5%)	51 (4%)
65-74	13 (1%)	21 (2%)
75+	6 (<1%)	1
Not known	0	1

The majority of over 65s became homeless due to the loss of private rented sector tenancies.

The table below shows applicants by household type:

	2018/19	2019/20	2018/19	2019/20
	Relief Duty		Prevention Duty	
Single male plus dependents	15 (3%)	15 (3%)	12 (2%)	17 (2%)
Single female plus dependents	98 (18%)	114 (19%)	182 (32%)	156 (23%)
Single male	246 (45%)	282 (48%)	153 (27%)	238 (35%)
Single female	134 (24%)	104 (18%)	78 (14%)	123 (18%)
Single – other	0	0	0	1 (<1%)
Couple plus dependents	27 (5%)	32 (5%)	82 (14%)	92 (13%)
Couple	23 (4%)	34 (6%)	35 (6%)	34 (5%)
3+ adults plus dependents	4 (1%)	3 (1%)	15 (3%)	15 (2%)
All adult household	1 (<1%)	4 (1%)	14 (2%)	4 (1%)
Not known	0	1 (<1%)	0	3 (1%)

3 d

What don't you know?

We do not hold and have access to data about all landlords/agents/tenants and residents in Oldham.

What might the potential impact on individuals or groups be?

3 e	Generic (impact across all groups)	No disproportionate effect.
	Disabled people	No disproportionate effect.
	Particular ethnic groups	No disproportionate effect.
	Men or women *(include impacts due to pregnancy / maternity)*	No disproportionate effect.
	People of particular sexual orientation/s	No disproportionate effect.
	People in a Marriage or Civic Partnership	No disproportionate effect.
	People who are proposing to undergo, are undergoing, or have undergone a process or part of a process of gender reassignment	No disproportionate effect.
	People on low incomes	Vulnerable families may be illegally harassed or evicted due to landlords avoiding the licensing scheme.
	People in particular age groups	No disproportionate effect.
	Groups with particular faiths and beliefs	No disproportionate effect.
	Other excluded individuals *(e.g. vulnerable residents, individuals at risk of loneliness, carers or service and ex-serving members of the armed forces)*	No disproportionate effect.

Stage 4: Reducing / Mitigating the Impact

4a	**What can be done to reduce or mitigate the impact of the areas you have identified?**	
	Impact 1	**Proposal**
	Potential increase in rent for tenants	For those who qualify for Housing Benefit, the effect of the increase will be covered by this
	Impact 2	**Proposal**
	Cost implications for landlords	The fee is going to be split into two payments with an administration fee for the processing of the application and then a monitoring/compliance fee on a licence being granted. The Council is considering payment options for landlords.
	Impact 3	**Proposal**
	Displacement of landlords Impact on landlords	As landlords become registered for the Licence, the Council will be able to build up a database and profile of landlords to evaluate and monitor potential impact on an ongoing basis. The Council will include equalities monitoring information as part of this, as previously completed under the 2015 – 2020 scheme The Council will consider proposing to mitigate the chances of displacement by closely monitoring and focusing its enforcement activities to those areas where any displacement occurs.

		With regards to displacement of tenants, this is something the Council proposes to monitor closely. It will consider working with numerous stakeholders to reduce the risk including landlords, Housing Associations, the Police, Social Services, etc.
	Impact 4	**Proposal**
	Language/education level barriers	Accessibility for support and advice will be provided with working with landlords/tenants as the Council's first option. Selective licensing will work with the District Hub teams and Stronger Communities teams to ensure provision and access of information/support.
	Impact 5	**Proposal**
	Low income/vulnerable families may be illegally harassed or evicted due to landlords avoiding the licensing scheme.	Accessibility for support and advice will be provided Selective Licensing have strong working relationship with the Tenancy Relations and Homelessness Team.

4b	**Have you done, or will you do anything differently, as a result of the EIA?**
	Payment options will be discussed by Leadership and Cabinet Accessibility for support and advice will be provided with working with landlords/tenants as the Council's first option.
4c	**How will the impact of the project, policy or proposal and any changes made to reduce the impact be monitored?**
	The Council will aim to agree a monitoring framework in consultation with local stakeholders. The measures that we will seek to monitor include:- • The number of landlords applying for a licence in the designated areas against number of identified private rented sector properties; • The number of 'in process' applications and the stages they are at; • Time taken to process applications; • The number of licences granted; • The number and outcome of refused licence applications (including number of appeals); • The number of prosecutions of non-applying landlords; • The number of prosecutions for breach of licence conditions; • The number of homelessness presentations from within and outside the designation area; • Impact on empty properties; • Impact on house values; • The number of landlord and tenant complaints.

Conclusion
This section should record the overall impact, who will be impacted upon, and the steps being taken to reduce / mitigate the impact

- The overall impact for the wider community should be a positive one and benefit everyone by helping to raise management standards of properties. Landlords should see the benefits of the scheme through receiving improved rental income and potential capital value as areas improve through improved management of rental properties. Payment options are to be considered by Council Leadership to reduce any financial burden on landlords. Tenants should see an improvement in management standards of the properties that they rent, including improved safety of living conditions,
- Improvements to the neighbourhood would also benefit private tenants' security and sense of community.
- Should the costs of the Scheme be passed on to the tenant then this increase is minimal per week, and this increase would be covered for those on Housing Benefit.

Stage 5: Signature

Role	Name	Date
Lead Officer		
Approver Signatures		

EIA Review Date:	

Further guidance and information on Equality Impact Assessments is available here – http://intranet.oldham.gov.uk/downloads/download/35/equality_impact_assessments

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Appendix 20: Breakdown of Licensing Processing & Operation Costs.

The table below shows the breakdown of the licensing processing tasks, time taken and cost of each task.

Discretionary Licence Fee - Cost Formulation and Calculation					
First payment – Application Fee.					
	Time in Minutes	**Officer**	**Hr. Rate**	**Other Costs**	**Standard Cost**
Pre-Application advice	30	SLO	£22.03		£11.01
Completed application form received electronically and allocated	30	BSO	£14.96		£7.48
Database verification check - application complete and app fee received	40	BSO	£14.96		£9.98
Property and ownership details verification check - land reg/Ctax/HB/comp house	40	BSO	£14.96		£9.98
Fit and proper person check on applicant/manager/proposed licence holder - self certification & notice/Civica check	50	BSO	£14.96		£12.47
Check of supporting documentation provide tenancy agreement/Safety Certs	50	BSO	£14.96		£12.47
Assessment of application - management in place/agent check if necessary	60	BSO	£14.96	£4.12	£19.08
Decision to notice to grant or refuse licence/TEN - review of above	60	SLO	£22.03		£22.03
Update details on database	40	BSO	£14.96		£9.98
Discussions where necessary regarding decision & impact	30	SLO	£22.03		£11.01
Prepare intention to grant/refuse /TEN a licence	80	BSO	£14.96		£19.95
Batch print draft to all interested parties (owner, agent having control of, tenants)	30	BSO	£14.96	£4.12	£11.60
Serve licence documentation by post	20	BSO	£14.96		£4.99
Log and collate any representations	30	BSO	£14.96		£7.48
Consider representations	50	SLO	£22.03		£18.36

Prepare licence documents and certificates	40	BSO	£14.96		£9.98
Check and sign certificates / licence as necessary	20	SLO	£22.03		£7.34
Batch print draft to all interested parties (owner, agent having control of, tenants)	30	BSO	£14.96		£7.48
Serve licence documentation by post	20	BSO	£14.96	£4.12	£9.11
Update the database	20	BSO	£14.96		£4.99
Update public register	30	BSO	£14.96		£7.48
				Total	**£234.25**
				Other costs as described below	**£106.09**
				Total Application Fee cost:	**£340.34**
Second payment – Monitoring and Compliance Fee					
	Time in Minutes	**Officer**	**Hr. Rate**	**Other Costs**	**Standard Cost**
Investigating and Determining properties required to be licensed includes door knocking/app for warrants	60	SLO	£22.03		£22.03
Pre application warning including TEN checks	60	BSO	£14.96		£14.96
Compliance checks of safety certificates	40	BSO	£14.96		£9.98
Fit and Proper management monitoring	30	BSO	£14.96		£7.48
Condition audit visit (report and outcome documentation)	110	SLO	£22.03		£40.39
Condition audit compliance monitoring and completion	60	SLO	£22.03		£22.03
Compliance checks of licence conditions including advice/education	60	SLO	£22.03		£22.03
Multiagency discussions including referrals to EHO where necessary	60	SLO	£22.03		£22.03
Maintenance of public register	20	BSO	£14.96		£4.99
Breach of conditions/licensing/review on new information - complaints/referrals	60	SLO	£22.03		£22.03
Misc (appeals, representation, modifications, refunds etc)	30	SLO	£22.03		£11.01
Operation of scheme additional benefit development	20	SLO	£22.03		£7.34
				Total cost:	**£206.30**
				Other costs as described below:	**£35.36**
				Total Monitoring and Compliance fee cost:	**£241.66**

Appendix 20: Breakdown of Licensing Processing & Operation Costs.

Total Fee (Application Fee + Monitoring & Compliance Fee) =	**£582.00**

The table below shows other costs to the Council in the operation of the Selective Licensing scheme :

Training
Corporate Landlord Charges
Car Allowances
Mileage
Operational Materials
Office Expenses
Photocopier Charges
Publicity and Marketing
Professional Fees
Finance and Other Support Fees
Land Registry Fees
Postage
Mobile Phones
Computing Maintenance
Computer Licences
Advertising
Printing
Central Support Service Recharges
Employer Related Insurances Recharges
Public Liability Insurance Recharges

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Report to CABINET

Disposal of vacant land at Derker, St James

Portfolio Holder:

Councillor Hannah Roberts - Cabinet Member for Housing

Officer Contact: Emma Barton, Executive Director of Place and Economic Growth

Report Author: Bryn Cooke – Head of Housing
Ext. 4134

21st March 2022

Reason for Decision

The purpose of this report is to seek Cabinet approval for the Council to dispose of three plots of vacant land in Derker (St James Ward). The sites will be developed by Hive Homes who will build 134 affordable and market sales homes. 44 affordable homes will be constructed to carbon neutral standards and 90 market sale homes will be constructed using low carbon standards. The development will be gas free.

Recommendations

Cabinet is requested to approve that:

- The Council disposes of three vacant plots in Derker by way of a direct land sale to Hive Homes.
- The Brownfield Housing Land Grant agreement for Derker is completed between the Greater Manchester Combined Authority (GMCA) and Hive Homes.

Cabinet is asked to delegate authority to the Director of Legal Services or their nominated representative to sign and/or affix the Common Seal of the Council to all contractual documentation and associated or ancillary documentation referred to above and/or required to give effect to the authorisations, delegations and recommendations in this report.

1. Background

1.1 There are a number of vacant sites in Derker that were cleared as part of the Housing Market Renewal Programme and have remained vacant for over 10 years. The sites include a number of individual Council owned plots totalling approximately 4 hectares and cover land at the former Cromford Mill, Abbottsford Road and former Derker Hotel site, London Road and Evelyn Street, as shown at Appendix 1.

2. Brownfield Housing Land Grant

2.1 In July 2020 the Greater Manchester Combined Authority was awarded an initial allocation of £81.1 m over a 5-year period following a Government announcement with regards to a national pot of £400 m Brownfield Housing Land Fund (BHLF).

2.2 The Ministry of Communities, Housing and Local Government (MCHLG) commenced a further bidding round in August 2020 for the remaining 10% of the £400 m allocated as BHLF grant. The £40 m was retained by MCHLG as a competitive element to help support the most ambitious projects. The focus of the bidding process and assessment was on identifying and supporting those Mayoral Combined Authorities that could demonstrate they have ambitious proposals and are ready to receive funding and where the funding could be utilized within **2** years. The grant for Derker was funded from this '10%' pot and in order to complete the funding agreement, a series of tight the milestones outlined in Para 2.4 must be met.

2.3 The BHLF provides grant support to bring forward residential development on brownfield sites. The grant can be used to address remediation issues, access works or service diversion and provision required in order to make sites deliverable. The funding cannot be used as revenue.

2.4 In September 2021, Cabinet approved that a provisional BHLF allocation for the sites in Derker of up to £2 m should be accepted. Derker has capacity for circa 150 homes and the grant would be used to help support zero carbon/highly energy efficient housing. The funding needs to be spent (i.e. works completed up to the value of the grant) by March 2023 and in order to spend the grant the following development milestones have been agreed with GMCA. Whilst there is some flexibility with the milestones up to March 2023, if the project does not progress in accordance with the dates below, there is a risk the funding will be lost.

- Cabinet approval to dispose – March 2022
- Planning application submitted – June 2022
- Start on site – November 2022
- Works (to value of the grant) completed – March 2023
- Housing completed – early 2025

2.5 In order to achieve these tight deadlines, and based on advice from CBRE, it is proposed that the BHLF Grant Agreement should be completed directly between GMCA and Hive Homes. This approach has no financial impact on the council, as the grant would have subsequently been novated over to the developer partner in its entirety in any event.

3. Current Position

3.1 Delivery options

3.1.1 CBRE were appointed in September 2020 to prepare a development brief and provide delivery strategy and developer selection advice to the Council for the proposed developments at Derker and Southlink in order to meet the requirements of the BHLF Grant Funding timetables.

3.1.2 The CBRE Advice explored three options for bringing the site forward for development which were:

1. Direct development by the Council.
2. Procurement of a private sector development partner under the Public Contract Regulations 2015.
3. Direct Land sale to a Preferred Developer.

The first option was discounted because of the risk it would place on the Council and the significant resources, both expertise and finance, that would be required.

A fully compliant procurement exercise to appoint a developer partner in accordance with the Public Contracts Regulations (PCR) 2015 through a competitive tendering process is a tried and tested route. However, using this approach, the Council would be at significant risk of not being able to complete the procurement exercise and other steps necessary in time for the preferred partner to be on site by November 2022. CBRE provided a timetable detailing this option and the earliest possible start on site date would be late February 2023. This would mean the BHLF grant would be at risk of being re-allocated to another scheme within Greater Manchester (GM).

3.1.3 A land sale to a preferred developer sits outside the PCR (2015). It would require due diligence to be undertaken by the Council on the suitability of the developer and appropriate contractual arrangements being put in place, including a buy back agreement, to ensure that the project is delivered in accordance with the BHLF grant requirements.

This approach has been undertaken by other Councils elsewhere within GM including Bury and is subject to a preferred developer engagement exercise in order to ensure:

- That the council is getting best value and a deliverable scheme that meeting BHLF grant delivery timescales (more detail on this is provided at Section 2.3).

- That an illustrative planning brief and concept plan are presented to the preferred developer, although they will need to develop their own plans for the site.

3.1.4 Independent Legal Advice has been obtained from Brabners LLP and concluded that with careful structuring, the transaction would not be considered a Public Works Contract and would therefore sit outside of the regulations. They also state that the key here is the Grant Agreement and Brabners strongly recommend that this is completed directly between Hive and GMCA and there is no obligation on Hive as part of the sale documentation. It must be noted in relation to the development brief referred to above that Brabners have advised that anything that can be seen to be taking measures to define the work or having a decisive influence (eg type of housing, density, finish standard) could constitute a works contract. As such, the Council can only provide an illustrative brief but state that Hive must produce its own design and plans for the development.

3.2 Development Proposal

3.2.1 Hive Homes was formed in 2018 with the sole purpose of delivering much needed quality new Homes throughout Greater Manchester aimed at first time buyers, growing families and single home-owners alike.

3.2.2 Hive are owned and funded by some of the North West's most respected Social Housing Providers & Funders and the profit they make from building and selling new homes is returned to the Funders for them to use in creating and supporting even more Social Housing. The leading names who operate in Oldham behind the 'Profit for Purpose' Business are Great Places Housing Group, Onward Homes and the GMCA.

3.2.3 Hive's latest development proposal can be found at Appendix 1. They propose to deliver a total of 134 quality new homes. Ninety (90) will be open market sale and 44 will be a mix of Affordable Rent and Shared Ownership meaning that 33% of the development will be affordable – well above the minimum 10% required for Planning Purposes. The Registered Provider has not yet been confirmed but will be member of the GM Housing Providers Group meaning that they already own and manage housing in GM. All the properties will be houses with 52 x 2 bed and 82 x 3 bed.

3.2.4 All homes will be built in accordance with national space standards. The affordable homes will be constructed to a Carbon Neutral specification to SAP10 and the private element will be to Low Carbon Standard due to cost and the potential impact on sales.

The key elements of this Carbon Neutral specification are:-

- Super Insulated Timber Frame Inner Leaf with traditional Masonry Outer Leaf
- Super Insulated Roof Void
- Triple Glazing
- Space Heating provided by Air Source Heat Pump
- Photo Voltaic Roof Tiles with Inverter & Battery Storage
- Heat Recovery on Bath & Shower Wastes
- High Efficiency Extract System

The Low Carbon standard follows a similar Specification but, uses a traditional Masonry Inner Leaf in lieu of Timber Frame. Both tenures will be 100% Electric and the Scheme will be entirely 'Gas Free'.

3.2.5 An overage arrangement will be agreed with Hive whereby any excess sales revenue is shared with the Council and GMCA.

3.3 CBRE Best Value Assessment

3.3.1 The Council commissioned CBRE to conduct an independent third party assessment of the proposed commercial terms, disposal proposal and development output in the context of achieving the prescribed requirements of best value as out in Section 123 of the Local Government Act 1972.

3.3.2 The exercise was conducted by assessment of the following:

- Development Proposal
- Strategic fit
- Quality of design
- Overall development viability
    - Policy Context
    - Rational for disposal

- Deal structure
- Benefits to the Council
- Value for Money and benefit to the Council
- Risk Mitigation

- Delivery
- Affordability
- Development
- Completion

3.3.3 The following key findings from the CBRE Best Value Report are:

1. CBRE has reviewed Hive Homes' development appraisals for the three sites and have identified that the inputs Hive Homes have provided are reasonable and sound;

2. CBRE consider the deal as outlined in the Hive Homes submission will satisfy the Council's obligations to demonstrate best value, as Hive Homes are able to deliver a scheme on 3 brownfield housing sites which have stalled and remained undeveloped since the Housing Market Renewal Intervention in 2009-2013; and

3. CBRE considers that the Hive Homes development proposal for Derker offers considerable benefits to the Council which include:

   - The regeneration of and investment into one of the 10% most deprived neighbourhoods in the country;
   - The delivery of 44 carbon neutral affordable homes;
   - The delivery of 90 low carbon open market sale homes; and
   - The delivery of 134 homes to contribute to policy targets for the Borough.

4. Options/Alternatives

Option 1 - Procure a delivery partner through a compliant procurement process

By using this option, the Council would not be able to complete the process in time to draw down the BHLF Grant which would greatly affect the overall viability of the proposed development and the quality of the homes being built. This option, with the luxury of a longer time period, would however allow for the Council to enter into a Works Contract and therefore have more control over the type of homes being built.

Option 2 - Market the site on the open market for disposal

The site could also be marketed for sale on the open market. This option would give the Council no certainty around the type of homes built (other than via the Planning Process) or on when the homes would be built. It is likely that the development would be only Policy Compliant in terms of affordable homes (i.e. 10%) and only be built to Building Regulations standards. The homes would not be low or zero carbon. Whilst it is possible this option would generate a capital receipt, none of the council's or GMCA's wider strategic objectives would be met. The terms and objectives around the BHL Grant, including timescales and 'Build Back Better' Agenda would also be seriously jeopardised, therefore under this option the grant would likely be lost

Option 3 - Direct disposal to Hive Homes

This option would enable a high-quality scheme to be built in accordance with the Council's aspirations for Derker and also enable Hive to access the allocated BHLF Grant. A buy-back agreement will be in place if the scheme is not built out in time or if Hive fail to meet any of the other requirements of the BHLF Grant Agreement.

5 Preferred Option

5.1 Option 3 is the preferred option.

6 Consultation

6.1 The Portfolio-holder for Housing has been consulted and is supportive.

7 Financial Implications

7.1 Contained within the Part B Closed Report.

.

(James Postle)

8 Legal Services Comments

8.1 Contained within the Part B Closed Report

(Rebecca Boyle, Group Solicitor, Corporate Team and Rebecca Butterworth, Solicitor, Corporate Team)

9. Co-operative Agenda

9.1 The funding will enable a mix of new homes to be built on long term vacant sites. The scheme will include a mix of affordable housing which will be let to those on housing need on the Housing Register.

(Ben Hill – People and Place)

10 Human Resources Comments

10.1 Not applicable

11 Risk Assessments

11.1 Contained within the Part B Closed Report

12 IT Implications

12.1 Not applicable

13 Property Implications

13.1 Property comments are as described in this report.

Ben Hill, People and Place

14 Procurement Implications

14.1 Contained within the Part B Closed Report

.

(Emma Tweedie – Commercial Procurement Unit)

15 **Environmental and Health & Safety Implications**

15.1 Not applicable

16 **Equality, community cohesion and crime implications**

16.1 Not applicable

17 **Implications for Children and Young People**

17.1 None

18 **Equality Impact Assessment Completed?**

18.1 No

19 **Key Decision**

19.1 Yes

20 **Key Decision Reference**

20.1 HSG-03-22

21 **Background Papers**

21.1 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:

Contact the report author Ben Hill for background papers.

22 **Appendices**

22.1 Proposed Scheme Plans

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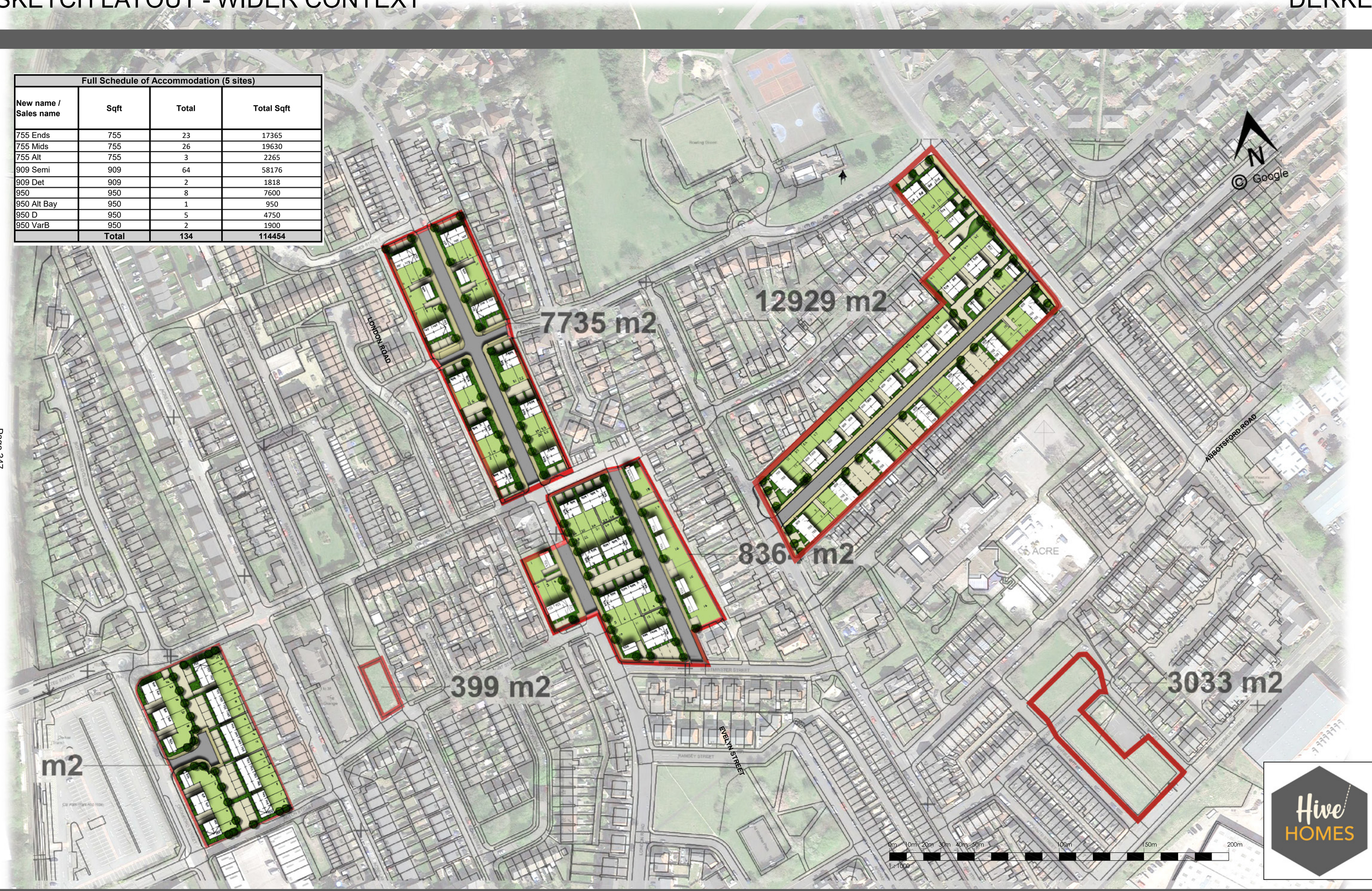
SKETCH LAYOUT - WIDER CONTEXT

DERKER

Full Schedule of Accommodation (5 sites)			
New name / Sales name	**Sqft**	**Total**	**Total Sqft**
755 Ends	755	23	17365
755 Mids	755	26	19630
755 Alt	755	3	2265
909 Semi	909	64	58176
909 Det	909	2	1818
950	950	8	7600
950 Alt Bay	950	1	950
950 D	950	5	4750
950 VarB	950	2	1900
	Total	**134**	**114454**



mck associates limited
architecture | building surveying | urban design

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Report to CABINET

Disposal of land at Southlink

Portfolio Holder:
Councillor Hannah Roberts - Cabinet Member for Housing

Officer Contact: Emma Barton, Executive Director for Place and Economic Growth

Report Author: Bryn Cooke, Head of Housing

Ext. 4134

21st March 2022

Reason for Decision

To seek Cabinet approval for the Council to carry out a competitive land sale of vacant and derelict brownfield land at Southlink together with land owned by Greater Manchester Passenger Transport Executive (GMPTE) to enable the site to be developed for new housing.

Recommendations

Cabinet is requested to approve that:

- A competitive land sale exercise is completed to secure an appropriate developer for Southlink.

- The decision for the subsequent disposal of the land is delegated to the Executive Director for Place and Economic Growth in partnership with the Cabinet Member for Housing. Insert Emma's new title

Cabinet is asked to delegate authority to the Director of Legal Services or their nominated representative to sign and/or affix the Common Seal of the Council to all contractual documentation and associated or ancillary documentation referred to above and/or required to give effect to the authorisations, delegations and recommendations in this report.

Disposal of land at Southlink

1. Background

1.1 This report relates to the redevelopment of the unutilised and vacant brownfield land to the south of the former Oldham Mumps Metrolink Station. The site, known as 'Southlink' previously contained the original Oldham Mumps Railway Station which closed completely in 2009 and has since been demolished. Covering around 3.5 hectares, the site is owned by Oldham Council and TFGM, (approximately 54% and 46% respectively).

1.2 In July 2020 the Greater Manchester Combined Authority was awarded an initial allocation of £81.1 m over a 5-year period following a Government announcement with regards to a national pot of £400 m Brownfield Housing Land Fund (BHL).

1.3 BHL provides grant support to bring forward residential development on brownfield sites. The grant can be used to address remediation issues, access works or service diversion and provision required to make sites deliverable. The grant is used to support schemes that would otherwise be unviable. The funding cannot be used as revenue.

1.4 Bids were submitted in a number of tranches and GMCA agreed the prioritisaition criteria focusing on deliverability, value for money and strategic fit. Under Tranche 2, Oldham Council and Transport for Greater Manchester (TFGM) were provisionally allocated up to £4.502M BHL Grant funding based upon a GMCA led proposal (working directly with TfGM) to develop 265 apartments at Southlink.

1.5 In September 2021, Cabinet approved that the grant for Southlink should be provisionally accepted. In order to meet the grant requirements, set by Greater Manchester Combined Authority (GMCA) for Tranche 2 applications, the following development milestones must be met, or the Grant risks being re-allocated to other schemes within Greater Manchester:

Milestones	Date
Collaboration agreement signed	28th February 2022
Competitive Land Sale exercise commences	8th April 2022
Developer partner selected	30th June 2022
TfGM / OMBC approval for selected Developer partner	31st July 2022
Planning application submitted	30th September 2022
Planning decision	15th January 2023
Start on Site	31st March 2023

2. Delivery Options

2.1. CBRE were appointed in September 2020 to prepare a development brief and provide delivery strategy and developer selection advice to the council for the proposed developments at Derker and Southlink in order to meet the requirements of the BHL Grant Funding timetables.

2.2 The CBRE Advice explored three options for bringing the site at Southlink forward for development which were:

1. Direct development by the Council.
2. Procurement of a private sector development partner under the public contract regulations 2015.
3. Land sale to a Developer.

The first option was discounted because of the risk it would place on the council and the significant resources, both expertise and finance, that would be required.

2.3 A fully compliant procurement exercise to appoint a developer partner in accordance with the Public Contracts Regulations (PCR) 2015 through a competitive tendering process is a tried and tested route. However, using this approach, the Council would be highly unlikely to complete the procurement exercise and other steps necessary, such as secure full Planning Permission, in time for the preferred partner to be on site by March 2023. CBRE have provided a timetable detailing this option and the earliest start on site date would be after April 2023. This would mean that the BHL grant offer would be withdrawn and reallocated to another scheme within GM.

2.4 A land sale to a preferred developer sits outside the PCR (2015). It would require due diligence to be undertaken by the Council on the suitability of the developer and appropriate contractual arrangements being put in place, including a buy back agreement, to ensure that the project is delivered in accordance with the BHL grant requirements.
A competitive process is proposed to be undertaken to ensure the Council secures the best value offer for the site.

2.5 Independent Legal Advice has been obtained from Brabners LLP and concluded that with careful structuring, the transaction would not be considered a Public Works Contract and would therefore sit outside of the regulations.

3 Current Position

3.1 A Planning Development Brief has been drawn up to provide a planning and design framework to guide the redevelopment of the site. The brief includes an illustrative concept plan, provisional development schedule and indicative viability assessment to inform the disposal exercise so that any offer is aligned with the Councils, TFGM's and GMCA's delivery expectations and requirements.

3.2 The viability work showed that an apartment led scheme, even with BHL Grant support would simply not be viable due to the low rents and values in the area, combined with the high abnormal construction costs relating to the former use and topography of the land. As such it is likely that any proposed scheme would be high-density low-rise housing with a revised density of around 50 dwellings per hectare, giving a scheme of around 120 homes. The exact proposals will not be known until the competitive land sale process is completed and the final revised BHLF allocation will also not be determined until an agreed scheme has been approved by both Oldham Council and TfGM as landowners.

3.3 In developing the Brief a series of technical assessments have been undertaken to inform the illustrative masterplan, development parameters and viability and these will help bidders prepare accurate offers for the land:

- Ground Conditions and Coal Mining Risk Assessment (Phase I and II)
- Archaeological Desk-Based Assessment
- Utilities Survey

- Sustainable Transport, Highways, Access and Parking
- Preliminary Ecology Survey and
- Initial Biodiversity Net Gain Calculation
- Tree Survey
- Topographic Survey
- Flood Risk and Drainage
- Air Quality
- Noise

3.4 The competitive land sale process offers developers an opportunity to:

- Effectively utilise vacant brownfield land
- Embed zero/low carbon technologies and construction methods to create highly sustainable new homes
- Deliver quality homes to meet the acute market and affordable housing needs in Oldham
- Deliver new homes in a highly accessible location close to public transport provision, shops, amenities, services and facilities; and
- Generate significant economic, social and environmental benefits locally.

3 Options/Alternatives

3.1 Option 1: Dispose of Southlink via a Competitive Market Sale Exercise

The CBRE report confirms that a development partner can be selected to bring forward residential development on the Southlink site via a market sale process which can commence on the 8th April 2022 (or preferably earlier) as soon as all the relevant site information is available for the marketing prospectus.

3.2 Option 2: Dispose of Southlink site using a procurement framework.

CBRE considered alternative procurement routes to select a development partner in accordance with the Public Contracts Regulations (2015), through a competitive tendering process.

Procurement routes included the Homes England Dynamic Purchasing System and the Pagabo Framework. The relative merits of both routes were considered in the report together with the respective timescales against the project milestones.

The analysis concluded that while this is a tried and tested approach to select a development partner that would achieve all the project objectives, the complexity of the Southlink site and the time that it is taking to assemble all the relevant site information that would inform such as process (which is still ongoing), has meant that there is insufficient time in the project programme to undertake a procurement process as this will require a minimum of 3 months.

In summary, there is insufficient time in the project programme to run a procurement process that would also meet the BHL grant deadline. This means under this option, Southlink would remain undeveloped.

3.2 Option 3: Dispose of Southlink via a Council led procurement exercise.

CBRE highlighted in their report that there would be no time savings with a Council led procurement exercise when compared to Option 2 above, which means that the outcome would be the same, i.e. insufficient time to meet the BHL grant deadline. The Southlink site would not be developed.

3.3 Option 4: Do not dispose of the site.

'Do nothing' is not the preferred option for the site as this would not meet the Council's 'Creating a Better Place' regeneration and housing development objectives. The availability of the BHL grant is in place for a specific purpose which is to off-set the viability gap and bringing forward challenging brownfield sites such as Southlink for residential development, and every opportunity should be taken to draw down the funding to make development happen.

4 Preferred Option

4.1 Options 1 is the Preferred Options as the opportunity of grant funding to help deliver Southlink may not be available again in the future. The site has been vacant for some time and BHL Grant will enable high quality housing to be delivered on the site.

5 **Consultation**

5.1 The Portfolio-holder for Housing has been consulted and is supportive.

6 **Financial Implications**

6.1 Contained within the Part B Closed Report.

(James Postle)

7 **Legal Services Comments**

7.1 Contained within the Part B Closed Report.

(Rebecca Boyle – Group Solicitor, Rebecca Butterworth – Solicitor, Corporate Team)

8. **Co-operative Agenda**

8.1 The funding will enable a mix of new homes to be built on long term vacant and derelict site. Any proposed scheme will likely include a mix of affordable housing which will be let to those on housing need on the Housing Register.

(Ben Hill – People and Place)

9 **Human Resources Comments**

9.1 Not applicable

10 **Risk Assessments**

10.1

Mark Stenson, Head of Corporate Governance

11 **IT Implications**

11.1 Not applicable

12 **Property Implications**

12.1 Property comments are as described in this report.

Ben Hill, People and Place

13 **Procurement Implications**

13.1 Contained within the Part B Closed Report.

(Emma Tweedie, Procurement)

14 **Environmental and Health & Safety Implications**

14.1 Not applicable

15 **Equality, community cohesion and crime implications**

15.1 Not applicable

16 **Implications for Children and Young People**

16.1 None

17 **Equality Impact Assessment Completed?**

17.1 No

18 **Key Decision**

18.1 Yes

19 **Key Decision Reference**

19.1 HSG-04-22

20 **Background Papers**

20.1 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:

Contact the report author for background papers.

Report to CABINET

Special Education Needs (SEND) Transport Service

Portfolio Holder:
Councillor Shahid Mushtaq, Cabinet Member for Education and Skills

Officer Contact: Richard Lynch, Director of Education, Skills and Early Years

Report Author: Ben Holt, SEND Transport Manager
Ext. 3224

21st March 2022

Reason for Decision
To advise on the process undertaken on the Transport Service Tender.

Executive Summary
The report details the recent tender allocation process. It also outlines details of the current provision of Travel Assistance, provided by the SEND Transport Team.

Recommendations
Cabinet is requested to authorise:

- The acceptance of the formation and opening of the Dynamic Purchasing System
- Undertake a retendering exercise for the 200+ routes under the Dynamic Purchasing System via mini competition
- Delegated authority is given in awarding the initial mini competition (200+ routes) and any subsequent mini competitions during the lifetime of the DPS.

Cabinet 21st March 2022

Special Education Needs (SEN) Transport Service

1 Background

1.1 The SEND Travel Assistance Service provides the current provision for Home to School Transport. The service currently transports approximately 830 pupils with either special educational needs, disabilities or because of their mobility issues. There are approx. 2600 children and young people with EHCPs in the borough and circa 5000 children and young people 0-25 years on SEN Support.

1.2 The SEND Travel Assistance Service operates over 190 school days as determined by the School Holiday Calendar and other occasional days determined by individual schools governing bodies. All pupils with SEND are provided with free travel assistance, in accordance with the Council's current Travel Assistance Policy (July 2019), IPSEA Legal guidance and the Education Act 1996. It is the legal responsibility of the Local Authority to provide this service, as outlined in the Education Act 1996.

1.3 The provision of transport is determined by the needs of the individual pupil. Those with severe and complex health, physical or educational needs can be transported by either individual taxis or adapted vehicles. Children or young people with less severe needs ordinarily travel via a multi-passenger minibus.

The SEND Travel Assistance Policy aims to ensure that all pupils eligible to access transport, will receive the appropriate provision which meets their needs. When assigning the appropriate provision to be provided, the Transport Moderation panel consistently applies the following principles:

- The aim of the service is to support parents, not absolve them of their responsibility to ensure their child attends school on time with regular attendance.
- The SEND Travel Assistance team ensures all arrangements put in place shall be cost-effective, so the Authority receives value for money.
- Wherever possible, the provision provided will look to build and promote independence, to help prepare children and young people for later life.
- The health, safety and well-being of the children and young people will remain paramount.
- Both current providers and winning tenders are subject to relevant DBS checks. Both current and new providers of transport will be required to undertake safeguarding training

1.4 At present, there is a concurrent internal travel training program in place with Oldham Council, led by the SEND Travel Assistance Service. The program aims to provide independent travel training to 30 children and young people per annum. New delivery models for providing a greater level of scale and pace for independent travel training will be considered before the financial year end as 30 per annum is deemed insufficient to meet potential demand/need, ensure independence and preparation for adulthood and ensure best value for money/a potential invest to save model. This will help to mitigate costs moving forwards as more children and young people may migrate to travel training from transport and/or assigned travel training in place of transport in the first instance.

2 Current Position

2.1 The current contract to provide SEND Travel Assistance expires on 31st August 2022. although there is an option to extend by another year.

2.2 A dynamic purchasing system (DPS) is to be established and used for allocating routes via mini competitions of which can be accessed via the Chest. In accordance with the Council's Contract Procedure Rules and Public Contract Regulations 2015 the following procurement process was undertaken in establishing the DPS.

2.3 A supplier engagement event was advertised on the Chest accompanied with a soft market testing questionnaire designed to inform the Council of the market's perception of the current and future ways of working.

2.4 Following the event, the DPS opportunity was advertised on the Chest on 17th December 2021 with a closing date of 21st January 2022. Bidders were asked to review and complete a standard selection question which looks to assess the capability and quality. The following criteria was applied:

SQ Section	Selection criteria	Weighting
1. Supplier information	For information only	N/A
2. Grounds for mandatory exclusion	Pass or Fail	N/A
3. Grounds for discretionary exclusion – Part 1	Pass or Fail	N/A

4. Grounds for discretionary exclusion – Part 2	Pass or Fail	N/A
5. Economic and Financial Standing	Pass or Fail	N/A
6. Technical and Professional Ability	For Information Only	N/A
7A. Project specific questions to assess Technical and Professional Ability	Pass or Fail and the weightings stated against the questions: Safe & Appropriate Service – 40% Complaints – 30% Business Continuity – 30%	100%
7B. Insurance	Pass or Fail	N/A
7C. Compliance with equality legislation	Pass or Fail	N/A
7D. Environmental Management	Pass or Fail	N/A

7E. Health and Safety	Pass or Fail	N/A
7F. Data Protection	Pass or Fail	N/A
7G. Ethical Values	Pass or Fail	N/A

2.5 The DPS has been broken down into separate lots for:

- Private Hire/Taxi
- PSV Buses
- Minibuses
- Black Cab
- Wheelchair Adapted Minibuses
- PSV Wheelchair Adapted Buses

2.6 Once bidders have passed this initial stage, they shall enter into a Dynamic Purchasing Agreement, following which they are eligible to submit bids for routes via the published mini competitions. The mini competition documents will be evaluated 90% on price (on a fixed price basis) with a 10% caveat based on vehicle emissions and companies' adherence to Oldham's clean air policy.

2.7 Oldham's Travel Assistance Team works in partnership with Oldham Licensing, this is to ensure all of Oldham's licensed Private Hire and Hackney Vehicles, working on an Oldham School Transport route, meet Oldham's minimum licensing standards. Transport also works to ensure the minimum standards of all other authority's vehicles are met, using Oldham Licensing standards as a benchmark.

2.8 It is intended that approximately 220 routes will be tendered via the mini competition process which is anticipated to start in April 2022 with a deadline of May 2022. These routes are due to commence in September 2022. It is recommended that delegated authority (Managing Director, Children & Young People) is given in awarding the routes in this mini competition. It is also recommended that any subsequent mini competitions during the lifetime of the DPS will also be approved by delegated authority (Managing Director, Children & Young People).

2.9 Both a quality assurance score and price check are used to ensure that operators offer value for money for the local authority. Contractors will be awarded routes via this process. Routes can change daily due to availability of personal assistants, change of school, change of home address, and change of composition of group pick-ups.

2.9 All new contractors will comply with and sign, a contract for the provision of transport for children and young people in Oldham. In addition, they will have qualified through the Chest and signed the standard Council form of tender.

2.10 The contracts included in the tender were offered out for bids via the chest and broken down into separate lots for PSV Vehicles, PSV Adapted Vehicles, Multi Passenger Vehicles, Multi Passenger Adapted Vehicles, Black Cabs, Adapted Taxis and Taxis.

2.11 The decision has been taken to request written bids for fixed price basis for all contracts.

2.12 The SEND Travel Assistance Service are proposing both the DPS, and route call off contracts run for a 5-year period, commencing in September 2022, expiring in August 2027.

3 Options/Alternatives

3.1 Option 1

Open the Dynamic Purchasing System under The Chest and tender the 200+ routes to the successful bidders on the System. This approach would:

- Attract new companies to the tendering process, via the Chest, enhancing Oldham's pool of approved contractors.
- Seek new tenders at a lower price than current.
- Support local business, as well as enhancing Oldham's and Greater Manchester's transport network.
- Support Oldham's and Greater Manchester's Clean Air policy.

Option 2

Utilise the last term extension period of 1 year. Approach the current suppliers to continue undertaking the route previously tendered for the same price, This approach would:

- Provide a continuation of service, from the contract period which commenced in September 2019.
- Risk of Contractors pulling out from the contract, as increases in cost of living, petrol price increases and the introduction of Greater Manchester's Clean Air policy, could see contractors not afford to provide a service.
- Not having enough contractors to be able to provide a service, since 2019 we support 200+ more children. Oldham need to attract new companies to be able to meet future demand.
- Will not be able to push Oldham's and Greater Manchester Clean Air Policy.

Option 3

To work with Procurement to explore the possibility of procuring our own fleet of PSV/Adapted Buses and employ a fleet of drivers under Oldham Council. In the future Oldham would utilise a hybrid model, opening the Dynamic Purchasing System under The Chest and tender the remaining Private Hire Taxi routes. This approach would:

- Remove daily pricing for all PSV/Adapted Vehicles
- Greater control of vehicle standards and passenger accessibility
- Quicker/leaner tender process
- Increase the number of staff employed by the Council
- Outlay of equipment, financial upkeep of the vehicles (PSV Standard Tests/MOT'S)
- Reduction in partnership working with Local Business

At this stage a full financial breakdown has not been completed, meaning a cost analysis process will have to be undertaken. It is estimated this would cost in excess of £5 million.

4 Preferred Option

4.1 Option 1 – Complete retendering exercise for the 200+ routes under the Dynamic Purchasing System via the Chest.

4.2 Explore Option 3, working with Procurement and provide a full cost analysis.

4.3 This option will ensure the Council is operating within the guidelines set out in the Dynamic Purchasing System, by ensuring a fair and moderated tendering process has ensued. This will also maximise the opportunity to ensure the service operates in the most financially efficient way.

5 Consultation

5.1 Consultation with the Commercial Procurement Unit (Emily Molden – Senior Category Manager) and SEND Services (Ben Holt – SEND Transport Manager)

5.2 Prior to the commencement of the proposed tender process a customer engagement day was held on 2nd November 2021. All current contractors were invited plus new potential providers via local Private Hire firms licensed within the Oldham borough. At the session a joint presentation was produced by Transport and Procurement which outlined the plans for the service moving forward and changes to the procurement process and pricing model. (See Appendix 1)

6 Financial Implications

6.1 The SEN Transport Service (Home to School Transport) has been experiencing significant demand increases over recent years resulting in budget pressures. The costs associated with awarding the SEND transport contract is not yet known but is estimated to be over £3.3m and will have a yearly cost of living rise built into the routes, in line with inflation as of September and the costs associated with Oldham's Clean Air Policy and Greater Manchester Emission Policy, which comes into effect from June 2022. The budget for 2022/23 has been increased to £3.055m. When this is taken in conjunction with the other activities of the Home to School Transport Service such as Passenger Assistants, Personal Allowances, Travel Training and anticipated additional routes needed over the year, the total budget for the service for the 2022/23 financial year is £4.050m. Whilst the contract value is still to be confirmed, it could result in a pressure of £0.042m when set against an available budget of £3.055m in 2022/23.

6.2 There is an expectation that the pressure, should it materialize, will be managed within the resources available to the wider Education Directorate, however, this will be monitored and reported to Members over the year as part of the Revenue monitoring report. (Liz Caygill)

7 Legal Services Comments

7.1 The procurement process is compliant with the Council's Contract Procedure Rules. A Dynamic Purchasing Agreement shall be entered in to with each successful bidder following which the supplier will be eligible to bid for routes advertised by Procurement as Mini Competitions from time to time which shall be contracted for as Call-Off Contracts. The

Council shall at all times have the right to terminate a Call-Off Contract upon one months' notice or sooner in the event of a change of requirements. (Sukie Kaur – Solicitor)

8. **Co-operative Agenda**

8.1 The proposals ensure that the borough's children and young people with SEND can access education which is in line with the Council's Co-operative and Thriving Communities agenda to support better health and life chances in the borough. (Amanda Richardson)

9. **Human Resources Comments**

9.1 No HR implications identified at this stage. (Daksha Mistry)

10 **Risk Assessments**

10.1 It is important that the Council in letting these works can demonstrate the process is open and transparent and can be subjected to external scrutiny. An authority in the Midlands let a contract via a dynamic purchasing system which has attracted adverse comments from the external auditor in the value for money opinion. As such this tender process will be subject to an internal review within the 2022/23 Internal Audit Plan (Mark Stenson)

11 **IT Implications**

11.1 None

12 **Property Implications**

12.1 None

13 **Procurement Implications**

13.1 The Commercial Procurement Unit supports the recommendations outlined in the report. A full market engagement exercise was carried out to prepare potential suppliers and stimulate the local market. The procurement process to establish the dynamic purchasing system (DPS) has been carried out in line with the Public Contract Regulations 2015. The team will continue to support the SEND Transport Team in managing the DPS ensuring compliance and value for money is achieved. (Emily Molden)

14 **Environmental and Health & Safety Implications**

14.1 It must be ensured that health and safety documentary evidence is submitted and assessed during the tendering process. The Health and Safety team (healthandsafetyteam@oldham.gov.uk) can support in assessing tender applications and can provide competent advice. Option 3 (to bring the service back 'in house') will require consultation with Operational Services (Fleet management) and the Health and Safety Team, to ensure its feasibility and compliance with the council's Driving at Work policies and procedures.

14.2 SEND Officers are also requested to liaise with the Licensing Team regarding revised licensing requirements for vehicles linked to age and emissions. It is suggested that our most vulnerable residents should not be transported in vehicles which do not meet Greater Manchester clean air requirements and that compliance with the Clean Air emission

requirements are built into the policy for SEND contract work. (Neil Crabtree, John Garforth and Laura Smith – 25th January 2022)

15 **Equality, community cohesion and crime implications**

15.1 None

16 **Equality Impact Assessment Completed?**

16.1 Yes

17 **Key Decision**

17.1 Yes

18 **Key Decision Reference**

18.1 ED-01-22

19 **Background Papers**

19.1 Oldham Council Home to School Transport Policy (July 2019)

19.2 Education Act (1996)

19.3 IPSEA Legal Guidance/SEND Code of Practice

20 **Appendices**

20.1 Appendix 1 – Supplier Engagement Event

Supplier Engagement Event

Home to School Transport Service for Children with Special Educational Needs

2nd November 2021

Oldham Council

Housekeeping

- No scheduled fire alarm
- Please turn phones to silent
- Slides will be uploaded to The Chest
- Any questions asked will be noted and responses published on the Chest.

Speakers & Agenda

- Service Requirements: Ben Holt (Oldham Council – Transport Manager)
- Procurement: Emily Molden (Oldham Council – Senior Category Manager
- Early Payment Scheme: Libby Daniels (Oxygen Finance – Head of Supplier Engagement)

Ben Holt

Oldham SEND Travel Assistance Service

Oldham Council

About Us

- Oldham Council offer travel assistance for pupils who, because of their special educational needs, disability or mobility difficulties cannot be reasonably expected to walk to their nearest qualifying school.

- The Travel Assistance team currently support over 800 children accessing school or college. We currently manage over 200 routes, transporting pupils to over 50 school sites.

- The Travel Assistance team offer travel support to children and young people up to the age of 25.

What's on offer?

- Oldham Council are looking to work in partnership with local providers, within Greater Manchester, to offer travel assistance for children and young people with SEND.

- The opportunity to enhance your businesses reputation within the local community supporting the children, young people and families of Oldham.

- To provide a quality service, working in partnership with Oldham Council.

What's on offer

- Oldham Council are looking for a reliable, efficient businesses with effective communication.
- A safe professional provider, empathetic to the needs of the children, young people and families we support.
- A flexible provider to meet the needs of a changing organisation with a developing service.
- Organisations who are forward thinking, with desire's to utilise the latest technology to enhance the service we offer to Oldham's most vulnerable children.

Future Demand

- The Travel Assistance team currently support over 800 children accessing school or college. Forecasts indicate that by 2030 we will transport well over 1000 Children.
- Changes in the way we offer our services.
- Greater Manchester and Oldham's Clean Air Policy.
- New technology to enhance the service we offer to Oldham's most vulnerable children.

Emily Molden

Clean Air Agenda

Oldham Council

Clean Air Agenda

- The Clean Air Plan comes into force in Greater Manchester on 1st 2022
- The following vehicles will be affected if not Euro 6 or above for diesel or Euro 4 for petrol:

Vehicle Type	Daily Charge
Coaches	£60
Hackney Cabs	£7.50
Private Hire Vehicles	£7.50
Minibuses	£10

- An extension has been given however for these vehicles until 1st June 2023 and Contractors will be required to have in place compliant vehicles
- Funding is available to support the move to cleaner vehicles and will open from November 2021.
- Further details can be found on these websites:
- https://cleanairgm.com/clean-air-plans.
- https://cleanairgm.com/#newsletter

Emily Molden

Procurement

Oldham Council

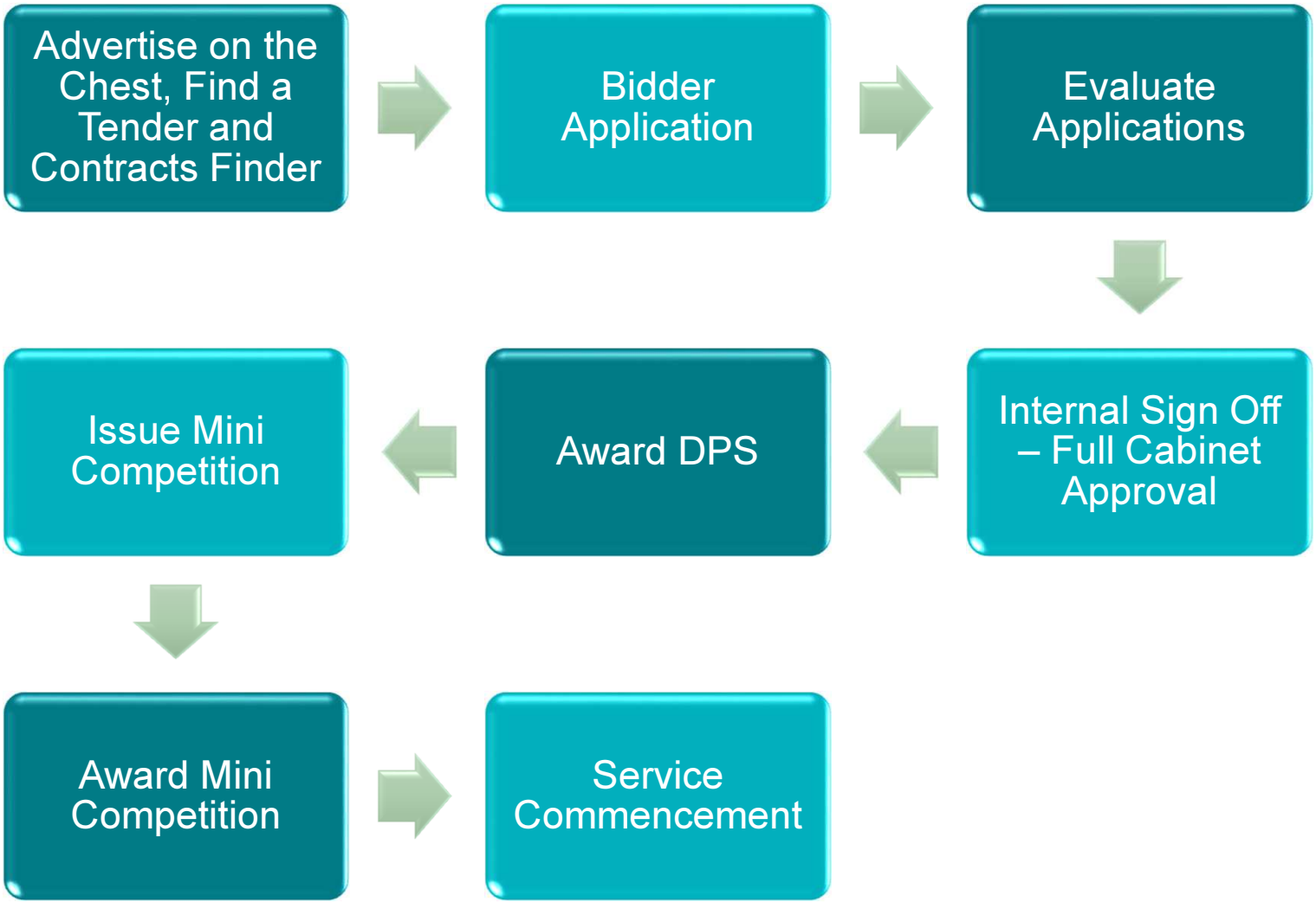
Procurement Agenda

- What is a Dynamic Purchasing System?
- Procurement Process
- Soft Market Testing
- Standard Selection Questionnaire
- Mini Competitions
- Social Value
- The Chest
- Timetable
- Top Tips for Tendering

Dynamic Purchasing System (DPS)
What is it?

- A Dynamic Purchasing System (DPS) – similar to a framework in which there are number of suppliers to provide the service
- Where the DPS differs from a framework is the flexibility – a DPS is a live and open system where organisations can apply to be part of it at any time and if changes need to be made we can accommodate these easily.
- A DPS is split into two stages:
  - 1. Application for a place on the DPS
  - 2. Mini Competition
- Entirely electronic process – all communication and tendering activity to be done via the Chest.

Procurement Process



Soft Market Testing

- The purpose soft market testing is to allow the Council an opportunity to refine its current working contract methodology and shape our proposal for the new DPS.

- This is an opportunity for suppliers to express their thoughts and opinions – let us know what you think.

- The questionnaire is advertised on the Chest portal:

  - https://procontract.due-north.com
  - Reference: DN576806
  - Deadline: 12pm on 8th November 2021

- Any questions you have on the questionnaire please raise on the portal.

Standard Selection Questionnaire (SQ)

The Standard Selection Questionnaire (SQ) is structured into different sections:

	Section Name	Evaluation Criteria
1	Supplier Information	For Information Only
2	Grounds for Mandatory Exclusion	Pass/Fail
3	Grounds for Discretionary Exclusion (Part 1)	Pass/Fail
4	Grounds for Discretionary Exclusion (Part 2)	Pass/Fail
5	Economic & Financial Standing	Pass/Fail
6	References	Pass/Fail
7A	Project Specific Questions	Pass/Fail and Scored (Max. 5)
7B - E	Insurance, Equality, Environmental Management, H&S, Data Protection & Ethical Values	Pass/Fail

Standard Selection Questionnaire (SQ)

- Responses to the SQ will be evaluated first. Only those Applicants who pass all sections of the SQ will be awarded a place on the DPS and able to bid on the mini competitions.

- Applicants responding to this SQ as a single bidding organisation should complete all sections.

- Where a consortium is proposed, all members of the consortium will be required to provide the information required in all sections of the SQ as part of a single composite response.

- Applicants who self-certify that they meet the requirements to the questions in the SQ will be required to provide evidence of this if they are successful at contract award stage.

- If a supplier is unsuccessful with the SQ they can re-apply at any time. Feedback will be provided on why they were unsuccessful.

- Please note: If suppliers pass the SQ stage it does not guarantee any work.

Mini Competitions

- All contractors who have been successful in the SQ stage will be invited to bid
- The Early Payment Scheme will be included in every mini competition so contractors can onboard at any point
- Details of the routes will be provided – home postcode, destination, PA, wheelchair adapted vehicle required, total mileage per day.
- Contractors are to submit a fixed price for the route
- Submissions will be evaluated 90% on price and 10% for vehicle type i.e. ultra-low emission vehicles scored higher than those that pass the minimum requirements.
- Driver details will need to be provided at this stage and if successful copies of licences, insurance and DBS will be required.
- Contractors will be notified via email from Proactis about live mini competitions
- Due to the nature of the service turnaround is short from advertisement, submission deadline, evaluation, award and service commencement.
- The routes that will be advertised for September 2022 are the current ones so please note that come September some may have changed or become obsolete and further competition for the new routes via the DPS will be undertaken.

Social Value

- The Council is taking a performance and evidence-based approach to Social Value. Based on the National TOMs (Themes, Outcomes and Measures) developed by the Social Value Portal, bidders are required to propose credible targets against which performance will be monitored.

- Only bidders who amass routes valued over £100k over the contract period will be required to submit a response to social value.

- Bidders are free to choose which measures they wish to deliver but they must be proportional and relevant to the contract and their business. A key success factor for bidders will be the ability to deliver against the commitments made.

- The social value submission is made up of the following:

    - A quantified Social Value Proposal; and
    - A qualitative response evidencing how the commitments selected will be delivered.

- Delivery of the outcomes will be monitored by the Council.

The Chest

Navigation

- Home
- Current Opportunities
- Contracts Register
- Buyers' Area
- Suppliers' Area
- Supplier Help
- Supplier Support
- Username/Password Reminder
- Register FREE

Home

Welcome to The Chest, the North West's Local Authority Procurement Portal.

The Chest has been created with funding from the North West Centre of Excellence to bring together buyers and suppliers making it easier for businesses to find out about new sources of potential revenue and to grow and develop to the benefit of the local economy.

Local Authorities in the north west currently spend between £6bn and £6.5bn each year on goods and services so they could provide long-term stability for local businesses.

Follow the **Current Opportunities** link on your left to browse north west opportunities, as well as opportunities for other areas across the UK.

Suppliers can register online via the Suppliers' Area to receive email updates on opportunities that match their capabilities.

Suppliers can reduce tendering costs by registering their interest in opportunities online.

Already registered with ProContract? - then there is no need to re-register to access North West opportunities.

GOV.UK

Tendering for public sector contracts

This web site is owned and operated by PROACTIS on behalf of The Chest
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proactis

The Chest – Important Information

- Opportunity to be advertised on the Chest – www.the-chest.org.uk
- To access:

    1. Register on the Chest (Free registration)
    2. Search under Oldham Council opportunities:
    3. Express you interest in the opportunity and all information and documentation will be made available

- User manuals are available on the Chest home page
- Technical problems contact Due North by:

    1. email: **ProContractSuppliers@proactis.com**
    2. Telephone: 0330 005 0352.

Libby Daniels

Early Payment Scheme – Oxygen Finance

Oldham Council

Timetable

The proposed timetable for the procurement is:

Activity	Date
Advertise Soft Market Testing Documents	18th October 2021
Return of Soft Market Testing Questionnaire	8th November 2021
Advertise SQ	22nd November 2021
Return of SQ	5th January 2022
Evaluation Completion	26th January 2022
Internal Governance – Cabinet Approval	21st March 2022
Inform Bidders	31st March 2022
Final DPS Award	1st April 2022
Issue of Mini Competitions	July 2022
Service Commencement	1st September 2022

Top Tips for Tendering: Tip 1 - Be in the know
Understand the process so……

- Find out more information on Dynamic Purchasing Systems

- Documents that will be published:
    1. Selection Questionnaire Information Document
    2. Selection Questionnaire Response Document – **This is the only document that needs returning.**
    3. Terms and Conditions – **Acceptance is mandatory.**
    4. Appendix - Drivers Guide **– this document will be updated annually**
    5. Appendix - Obligations of a Contractor
    6. Early Payment Scheme Declaration Form – **For information only**
    7. Early Payment Participation Agreement – **For information only**
    8. Social Value Response Document – **For information only**
    9. Social Value Do's & Don'ts Guide – **For information only**
    10. Oldham Additional Guidance Document – **For information only**

Top Tips for Tendering: Tip 2 – Be prepared
Check what is being asked……

- **Read the documents** make notes of what is being requested
- **Documents requested** ensure all being requested are attached
- **If unsure** raise questions via The Chest Messages function
- **Scored Section** check the weightings & apply effort accordingly

Top Tips for Tendering: Tip 3 – Do Research
Completing tenders is time consuming so……

- **Can you deliver?** – Capacity within your organisation, appropriate personnel
- **Can you manage?** - Essential that children get to and from school safely

Top Tips for Tendering: Tip 4 – Is your tender response organised?

Make sure your response is……

- Sufficiently detailed – if you have a word limit? do not exceed this;
- Numbered & indexed (in the same order as the tender);
- Make one person responsible for the tender submission;
- Have you completed all the mandatory fields?
- Have you referenced your documents clearly?
- **Sign your bid** – If your bid isn't signed it may be rejected (even if your bid offers best quality and/or price) and;
- **Be aware of the closing date & time** – leave plenty of time to upload your submission and any supporting information you may have.

Any Questions?

Oldham Council

Report to CABINET

Holiday Activities and Food Programme

Portfolio Holder:
Councillor Moores, Cabinet Member for Children and Young People

Officer Contact: Gerard Jones, Managing Director of Children's services

Report Author: Neil Consterdine, Assistant Director Youth, Leisure and Communities
Ext.

[January 24th 2022]

Reason for Decision
To approve acceptance of the HAF funding and implementation, including payment terms for providers and creation of dedicated delivery team via fixed term posts, covering the 3 years confirmed programme 2022/23, 2023/24, 2024/25.

Executive Summary
The purpose of the report is to request approval of the acceptance of the HAF Programme funding and approval for the payment terms for providers as well as approval for recruitment of fixed term posts to provide staffing resource for management and delivery of the programme in Oldham.

The Department for Education (DfE) made funds available to every local authority in England to coordinate free holiday club/activity provision, including healthy food and enriching activities, for children receiving benefits-related free school meals for the Easter, Summer and Christmas holidays in 2021.

Following the success of the HAF programme in 2021, the Chancellor confirmed in October that the programme will continue in all local authorities in England for the next three years, with funding of over £200m each year. This new funding covers the length of this spending review period – 2022-23 to 2024-25.

Oldham Council has been allocated £1,458,050 from the DfE to deliver the Holiday Activities and Food programme (HAF) in 2022/2023 and will receive additional allocations for the programme in 23/24 and 24/25.

With the funding confirmed 3 years, we are keen to develop a 3-year delivery programme building on the processes established in the pilot year 21/22. With appropriate staffing resources to ensure we can meet our ambition to ensure eligible children and young people across Oldham have access to a diverse range of exciting holiday clubs and activities, offering a blend of borough-wide and more locally based activities.

To establish the programme delivery there are a number of decisions for consideration.

Payment terms for providers

Payment terms of the grants to delivery partners. We are recommending that based on the processes previously agreed in the pilot year we continue to have a tiered payment process based on the value of the grant being awarded to the provider.

- Awards under £20k will be paid in advance
- Awards over £20k will be paid 75% in advance and 25% on completion.

Recruitment of dedicated HAF programme staffing

There is a requirement within the DfE programme guidance that each local authority appoints a HAF coordinator/manager alongside having sufficient staff who are dedicated to work on the HAF programme all year round. Local Authorities are able to use 10% of the allocated funding for administration costs, this includes staffing costs.

We are proposing that to ensure the HAF programme to be sufficiently staffed, we create 2 fixed term post for the 3-year delivery programme. One full time programme manager (NJC - grade 8) and one programme coordinator 22 hours (NJC grade 6)

Recommendations

1 To approve acceptance of the DfE funding for the Holiday Activities and Food Programme

2 To approve a tiered payment process based on the value of the grant being awarded to the provider.
   - Awards under £20k will be paid in advance
   - Awards over £20k will be paid 75% in advance and 25% on completion.

3 To approve the recruitment of a manager and coordinator for the programme delivery – fixed term for 3 years

Holiday Activities and Food Programme

1 Background

1.1 Since 2018, the Department of Education's holiday activities and food programme has provided support to children in receipt of free school meals through holiday periods. Following successful pilots between 2018 and 2020, the programme was rolled out to all upper tier local authorities in 2021. Oldham received just over £1.5 million for delivery of the programme in 2021/22.

1.2 Research has shown that the school holidays can be pressure points for some families. For some children this can lead to a holiday experience gap, with children from low-income households being less likely to access organised out-of-school activities, more likely to experience 'unhealthy holidays' in terms of nutrition and physical health, more likely to experience social isolation. The HAF programme is a response to this issue with evidence showing that free holiday clubs can have a positive impact on children and young people and that they work best when they: provide consistent and easily accessible enrichment activities, cover more than just breakfast or lunch, involve children (and parents) in food preparation and use local partnerships and connections, particularly with the VCSO sector.

1.3 In 2021 we were able to deliver the programme in Oldham via a grant-based process, enabling delivery partners to secure funding to provide activities as part of the programme. These delivery partners included a range of organisations working with children and young people.

2 Current Position

2.1 The pilot year delivery concluded early January 2022. The programme pilot enabled us to devise implementation processes including a steering group of key partners to help shape the programme, the grants-based payment process for delivery partners, and a communications strategy including a bespoke web-based module to promote the scheme and enable families to book places.

With the Government commitment to 3-year funding for the HAF programme we are keen to build on the learning and success of the pilot year and ensure we have a robust HAF programme in Oldham for the next 3 years.
Confirmation of the funding is outlined in Appendix 1 – the Grant Determination letter and in appendix 3 letter to Local Authority Chief Executives
Full guidance from the Department for Education on the programme can be found in Appendix 2 - Holiday activities and food programme 2022 - guidance for local authorities

3 Options/Alternatives

3.1 <u>Payment terms for delivery providers.</u>

Option 1: To pay all providers in advance of delivering their holiday activities and food provision. This would allow adequate funding for activities to be delivered by small providers with limited reserves. This option presents a level of risk to the council and there is potential for needing to claw money back if they fail to deliver in full.

Option 2: To have a tiered payment process based on the value of the grant being awarded to the provider.

- Awards under £20k will be paid in advance
- Awards over £20k will be paid 75% in advance and 25% on completion.

This option allows us to balance the need of small providers with the risk presented to the council. It should also be noted that the majority of these providers are known to the council.

Option 3: To pay all providers on completion of delivering their Holiday Activities and Food provision. This option provides maximum security to the council but will exclude a large number of providers from taking up the HAF grant and will ultimately limit the provision we are able to make available for our children and young people.

Recruitment of HAF programme team

Option 1: To not recruit a dedicated team for the management and delivery of the HAF programme.
This option would mean we are not fulfilling the DfE guidance for the programme and would not have sufficient staffing resource for delivery the programme in Oldham.

Option 2: To recruit one HAF manager and 1 HAF coordinator to lead delivery of the programme for the 3 years commitment to the programme
This option allows us to ensure the effective management and delivery of the programme over the 3 years.

4 Preferred Option

4.1 **Option 2:** To have a tiered payment process based on the value of the grant being awarded to the provider.

- Awards under £20k will be paid in advance
- Awards over £20k will be paid 75% in advance and 25% on completion.

Option 2: – Creation of 2 fixed term posts for 3 years to enable a dedicated HAF team to be established to manage and deliver the programme in Oldham.

5 Consultation

5.1 During the pilot year 21/22 a range of stakeholders were consulted in shaping the programme delivery. This included delivery organisations including those from the voluntary, community and Faith sector organisations, as well as council services who work with children and young people.

6 Financial Implications

6.1 Following the pilot of the HAF programme in 2021/22, the Department for Education (DfE) have confirmed the HAF programme will continue in local authorities for the next three financial years. The funding allocated to Oldham for 2022/23 is £1.458m with allocations for 2023/24 and 2024/25 to be confirmed by the DfE.

6.2 The preferred option outlined at paragraph 4.1 is to have a tiered payment process to HAF programme providers as follows:

- Awards under £20k – paid in advance.
- Awards over £20k – 75% paid in advance and 25% on completion of the programme.

6.3 The payment process is aligned to the process used during the pilot scheme.

6.4 In addition, in line with the conditions set out in grant determination 31/5854, local authorities must appoint or have in place a nominated HAF co-ordinator who takes responsibility for the delivery of the HAF programme. A maximum of 10% of the grant allocation can be spent on administration and co-ordination costs (£0.146m).

6.5 The recommendation is to create two fixed term posts for three years which will enable the Council to have a dedicated resource to manage the HAF programme. The cost of a 1.0 FTE Programme Manager at grade 8 and a 0.6 FTE Programme Coordinator at grade 6 at the bottom of each grade including on costs is £0.069m per annum. The cost of these posts complies with the grant conditions for administering and coordinating the programme.

6.6 The Council will be paid up to 80% of its total grant allocation in April 2022. The remaining 20% will be paid to the Council in April 2023 subject to reporting requirements. Grant expenditure will be monitored and reported in accordance with the grant conditions.

(Nicola Harrop – Finance Manager)

7 Legal Services Comments

7.1 As indicated in the report the payment of grants in advance of delivery do present a risk of potential non-delivery and non-recovery to the Council should the provider be in financial distress.

7.2 Fixed term employees in excess of two years are potentially entitled to a redundancy payment upon termination of the fixed-term contract which should be considered in terms of budgeting. Fixed term employment contracts extended beyond four years would entitle the employee to permanent employment status. (Colin Brittain)

8. Co-operative Agenda

8.1 The investment in and further development of skills and capacity to support children and young people facing disadvantage, including access to healthy food, aligns with the Council's Co-operative Agenda in relation to supporting better health and life chances in the borough

9 Human Resources Comments

9.1 Options 2 proposes employment of 2 fixed term posts for 3 years. It should be noted that entitlement to a redundancy payment will be relevant when an individual has over 2 years continuous service.

When appointing the addition fixed term contract posts it is important to be mindful of any previous continuous service they may have as this may be relevant in calculating a redundancy payment if the contract is not renewed at the end of the term.

As the posts will be for 3 years the service will need to ensure that funding for potential redundancy payment is available. In addition, the funding situation should be correct under review in particular in the last 6 months of the employment contracts to ensure appropriate consultation takes place and where possible postholders are redeployed.

Kate Jolley
HR Strategic Lead

10 **Risk Assessments**

10.1 The risk of paying in advance is that services are then not provided and recovery of the funds maybe a challenge. The benefit is that it can assist certain organisations with cash flow on expenditure. The proposals set out in the report do not seem unreasonable to balance the requirements of the Council (Mark Stenson).

11 **IT Implications**

11.1 [NONE]

12 **Property Implications**

12.1 [NONE]

13 **Procurement Implications**

13.1 There are no Procurement implications as this report concerns early payments of a grant funding to the providers, However, as always when paying out monies to external organisations, the Authority must ensure that all due diligence activities on the providers are carried out, fair process has been followed that will comply with any scrutiny and are in line with the specific grant funding conditions. Mohammad Sharif 01/02/2022.

14 **Environmental and Health & Safety Implications**

14.1 [NONE]

15 **Equality, community cohesion and crime implications**

15.1 [NONE]

16 **Implications for Children and Young People**

16.1 The Holiday and Food Activity Programme will directly benefit children and young people in Oldham, with a specific focus on those eligible for benefit related free school meals.

17 **Equality Impact Assessment Completed?**

17.1 No

18 **Key Decision**

18.1 Yes

19 **Key Decision Reference**

19.1 KDD reference for the report is CHS-01-22.

20 **Background Papers**

20.1 None

21 **Appendices**

21.1 1.HAF Grant Determination Letter - Attached as a supplementary paper.

2. Holiday activities and food programme 2022 - Guidance for Local Authorities - Attached as a supplementary paper.

3. Letter to Local authority Chief Executives from Will Quince MP - Attached as a supplementary paper.

DELETE THE SIGNATURE BOX IF THE REPORT IS A CABINET DECISION

Signed _____ Cabinet Member (specify whom)	Dated _____
Signed _____ Strategic Director/Deputy Chief Executive	Dated _____

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Department for Education

20 December 2021

SECTION 31 GRANT DETERMINATION FOR THE HOLIDAY ACTIVITIES AND FOOD PROGRAMME 2022: 31/5854

This Determination is made between:

(1) The **Secretary of State for Education** and

(2) The upper tier **local authorities** listed in Annex A.

The Secretary of State determines, as set out in Annex A, the authorities to which the grant is to be paid and the amount of grant to be paid.

Pursuant to section 31(3) and 31(4) of the Local Government Act 2003, the Secretary of State determines that the grant will be paid subject to the conditions in Annex B.

The Senior Responsible Owner for this grant, Helen Waite, will require your nominated responsible officer to confirm at the end of each financial year that the funding has been properly expended.

Purpose of the Grant

The purpose of the grant is for local authorities to make free places at holiday clubs available in the Easter, summer and Christmas school holidays in 2022. This will be made available to children in the local authority area who are eligible for and receive benefits-related free school meals.

The core aims and objectives of the programme are outlined in Annex B.

Before making this determination in relation to the upper tier local authorities in England, the Secretary of State obtained the consent of HM Treasury.

For all enquiries about the Holiday Activities and Food Programme, please contact HAF.Programme@education.gov.uk

Signed by authority of the Secretary of State for Education

Helen Waite
For and on behalf of Department for Education
School Food and Flexible Childcare Division
2 St Paul's Place
Sheffield
S1 2FJ
Web: www.education.gov.uk

Annex A: Maximum allocations for local authorities for 2022/23

Local Authority	2022/23
Barking and Dagenham London Borough	£1,199,670.00
Barnet London Borough	£1,175,360.00
Barnsley Metropolitan Borough Council	£1,046,630.00
Bath and North East Somerset Council	£476,720.00
Bedford UA	£596,070.00
Bexley London Borough	£813,930.00
Birmingham City Council	£8,029,880.00
Blackburn with Darwen Borough Council	£729,940.00
Blackpool Borough Council	£869,170.00
Bolton Metropolitan Borough Council	£1,436,710.00
Bournemouth, Christchurch and Poole Council	£1,026,200.00
Bracknell Forest Borough Council	£247,600.00
Brent London Borough	£944,720.00
Brighton and Hove Council	£767,260.00
Bristol Council	£1,803,840.00
Bromley London Borough	£818,270.00
Buckinghamshire Council	£1,144,780.00
Bury Metropolitan Borough Council	£701,290.00
Calderdale Metropolitan Borough Council	£917,670.00
Cambridgeshire County Council	£1,840,940.00
Camden London Borough	£822,040.00
Central Bedfordshire UA	£602,800.00
Cheshire East UA	£878,640.00
Cheshire West and Chester UA	£1,014,220.00
City of Bradford Metropolitan District Council	£2,900,920.00
City of London	£25,000.00
City of York Council	£407,000.00
Cornwall County UA	£1,629,010.00
County of Herefordshire District Council	£430,140.00
Coventry City Council	£1,514,770.00
Croydon London Borough	£1,767,780.00
Cumbria County Council	£1,254,680.00
Darlington Borough Council	£466,240.00
Derby City Council	£1,357,160.00
Derbyshire County Council	£2,858,010.00
Devon County Council	£1,856,110.00
Doncaster Metropolitan Borough Council	£1,364,470.00
Dorset Council	£953,620.00
Dudley Metropolitan Borough Council	£1,267,460.00
Durham County UA	£2,338,740.00
Ealing London Borough	£1,325,210.00
East Riding of Yorkshire Council	£926,000.00
East Sussex County Council	£1,649,780.00
Enfield London Borough	£1,579,590.00

Essex County Council	£4,163,590.00
Gateshead Metropolitan Borough Council	£812,110.00
Gloucestershire County Council	£1,594,880.00
Greenwich London Borough	£1,203,440.00
Hackney London Borough	£1,359,900.00
Halton Borough Council	£786,090.00
Hammersmith and Fulham London Borough	£551,900.00
Hampshire County Council	£3,421,210.00
Haringey London Borough	£964,350.00
Harrow London Borough	£663,060.00
Hartlepool Council	£595,500.00
Havering London Borough	£844,970.00
Hertfordshire County Council	£2,867,600.00
Hillingdon London Borough	£1,061,920.00
Hounslow London Borough	£1,029,400.00
Isle of Wight Council	£428,170.00
Isles of Scilly Council	£10,000.00
Islington London Borough	£1,009,310.00
Kensington and Chelsea Royal Borough	£450,990.00
Kent County Council	£5,467,680.00
Kingston Upon Hull City Council	£1,438,990.00
Kingston upon Thames Royal Borough	£380,130.00
Kirklees Metropolitan Borough Council	£1,851,660.00
Knowsley Metropolitan Borough Council	£918,130.00
Lambeth London Borough	£1,318,480.00
Lancashire County Council	£4,215,400.00
Leeds City Council	£3,491,510.00
Leicester City Council	£1,597,390.00
Leicestershire County Council	£1,508,610.00
Lewisham London Borough	£1,039,780.00
Lincolnshire County Council	£2,638,890.00
Liverpool City Council	£2,538,350.00
London Borough of Richmond upon Thames	£395,280.00
Luton Borough Council	£1,091,140.00
Manchester City Council	£3,870,170.00
Medway Borough Council	£1,136,560.00
Merton London Borough	£686,570.00
Middlesbrough Borough	£1,053,710.00
Milton Keynes Council	£1,047,430.00
Newcastle upon Tyne Metropolitan District Council	£1,679,680.00
Newham London Borough	£1,993,520.00
Norfolk County Council	£2,692,990.00
North East Lincolnshire Council	£789,050.00
North Lincolnshire Council	£702,890.00
North Northamptonshire	£1,066,490.00
North Somerset Council	£506,600.00
North Tyneside Metropolitan Borough Council	£810,390.00

North Yorkshire County Council	£1,361,500.00
Northumberland County UA	£1,020,500.00
Nottingham City Council	£1,814,460.00
Nottinghamshire County Council	£2,633,980.00
Oldham Metropolitan Borough Council	£1,458,050.00
Oxfordshire	£1,478,020.00
Peterborough City Council	£1,090,910.00
Plymouth City Council	£1,037,160.00
Portsmouth City Council	£948,830.00
Reading Borough Council	£509,910.00
Redbridge London Borough	£916,640.00
Redcar and Cleveland Borough Council	£686,340.00
Rochdale Metropolitan Borough Council	£1,197,160.00
Rotherham Metropolitan Borough Council	£1,230,940.00
Rutland County Council District Council	£89,240.00
Salford Metropolitan District Council	£1,302,950.00
Sandwell Metropolitan Borough Council	£1,954,950.00
Sefton	£998,470.00
Sheffield City Council	£2,708,510.00
Shropshire County UA	£701,630.00
Slough Borough Council	£632,590.00
Solihull Metropolitan Borough Council	£997,220.00
Somerset County Council	£1,512,370.00
South Gloucestershire Council	£588,080.00
South Tyneside Metropolitan Borough Council	£752,650.00
Southampton City Council	£1,206,980.00
Southend-on-Sea Borough Council	£690,790.00
Southwark London Borough	£1,522,530.00
St Helens Metropolitan Borough Council	£743,290.00
Staffordshire County Council	£2,313,290.00
Stockport Metropolitan Borough Council	£873,280.00
Stockton-on-Tees Borough Council	£900,670.00
Stoke-on-Trent City Council	£1,483,380.00
Suffolk County Council	£2,201,000.00
Sunderland City Council	£1,329,550.00
Surrey County Council	£2,187,420.00
Sutton London Borough	£653,250.00
Swindon Borough Council	£769,080.00
Tameside Metropolitan Borough Council	£1,174,560.00
Telford and Wrekin Council	£843,030.00
Thurrock Council	£689,080.00
Torbay Borough Council	£548,820.00
Tower Hamlets London Borough	£1,748,610.00
Trafford Metropolitan Borough Council	£669,570.00
Wakefield Metropolitan District Council	£1,321,440.00
Walsall Metropolitan Borough Council	£1,801,680.00
Waltham Forest London Borough	£1,068,430.00

Wandsworth London Borough	£861,980.00
Warrington Borough Council	£720,810.00
Warwickshire County Council	£1,725,210.00
West Berkshire District Council	£383,970.00
West Northamptonshire	£1,055,190.00
West Sussex County Council	£1,746,440.00
Westminster City Council	£730,510.00
Wigan Metropolitan Borough Council	£1,323,150.00
Wiltshire County UA	£1,080,530.00
Windsor and Maidenhead Royal Borough Council	£296,260.00
Wirral Metropolitan Borough Council	£1,466,380.00
Wokingham District Council	£292,630.00
Wolverhampton Metropolitan Borough Council	£1,904,270.00
Worcestershire County Council	£1,627,980.00

ANNEX B

1. In this Annex:
   "the Programme" means the use by the Authority of as much of the grant money identified in Annex A as it deems necessary to meet the aims and objectives outlined in paragraphs 4-8;

   "the Department" means the Department for Education;

   "the Authority" means any local authority listed in Annex A;

   "the Secretary of State" means the Secretary of State for Education;

2. The grant is only paid to the Authority to support eligible expenditure (see paragraphs 4 to 8 below).

3. The Authority must have regard to any guidance issued by the Department, including the guidance available on gov.uk: Holiday Activities and Food Programme

Eligible expenditure

4. Eligible expenditure means payments made, or committed to, by the Authority or any person acting on behalf of the Authority, under the Programme.

5. The purpose of the grant is for local authorities to make free places at holiday clubs available in the Easter, summer and Christmas holidays 2022 to children in their local authority who receive benefits-related free school meals.

6. The holiday club places will be available for the equivalent of at least 4 hours a day, 4 days a week, 6 weeks a year. This covers four weeks in the summer, plus a week's worth of provision in each of the Easter and Christmas holidays. Local authorities have flexibility about how they spend this grant and deliver this provision to best serve the needs of the children and families in their areas, but provision should remain in line with the framework of standards set out in our programme guidance. Further information for local authorities is available on gov.uk: Holiday Activities and Food Programme

7. All provision funded by the local authority through the HAF programme must meet our framework of standards (as set out in our published guidance) and meet the following core aims and objectives:

   - **Healthy meals**: holiday clubs must provide at least one healthy meal a day and must meet the School Food Standards throughout the day.

- **Enriching activities:** holiday clubs must provide fun and enriching activities that provide children with opportunities to develop or consolidate skills or knowledge. Clubs must also provide physical activities which meet the Physical Activity Guidelines on a daily basis.

- **Nutritional education:** holiday clubs must improve children's knowledge and awareness of healthy eating and offer advice and training to parents on how to source, prepare and cook nutritious and low-cost food.

- **Signposting and referrals:** clubs must be able to provide information, signposting or referrals to other services and support that would benefit the children who attend their provision and their families.

- **Policies and procedures:** clubs must be able to demonstrate and explain their safeguarding arrangements and have relevant and appropriate policies and procedures in place in relation to safeguarding, health and safety, insurance, accessibility and inclusiveness. Where appropriate, clubs must also be compliant with the Ofsted requirements for working with children.

8. The free holiday club places must be targeted at children who are in receipt of benefits-related free school meals.

9. The Authority can spend up to a maximum of 10% of its allocation on its administration costs for the local coordination of the Programme. The remainder must be spent on the provision of free holiday club places for eligible children. The Department recognises that administration costs may represent a higher proportion of expenditure for smaller local authorities, and will therefore notify smaller authorities in writing of the maximum they can spend on local administration costs.

10. Local authorities are able to use up to a maximum of 15% of their programme funding to provide free or subsidised holiday club places for children who are not in receipt of benefits-related free school meals but who are considered by the local authority as in need of this provision.

11. Local authorities must appoint or have in place a nominated HAF coordinator who takes responsibility within the local authority for the delivery of the HAF programme. This will be alongside sufficient staff who are dedicated to working on HAF all year round. The level of resource in each local authority should be proportionate to the level of funding received. Each HAF coordinator must engage with the support offer provided by the Department as set out in the 'administrative costs' section of the HAF guidance.

12. The local authority will produce and maintain a central register of all of the providers they fund through their HAF programme and make this available to the Department

upon request.

13. The local authority will also put in place a robust system for inspecting every HAF provider that receives funding through the HAF programme and ensuring that every provider meets and adheres to the standards set out in paragraph 7 and in our programme guidance.

14. The Authority must indicate that the programme is funded by the Department for Education in all publicity and press materials.

Payment and reporting arrangements

15. A payment of up to 80% of the Authority's total 2022/2023 allocation will be made in April 2022 to the Authority by the Department following satisfactory receipt by 1 March 2022 of a report to the Department setting out:
    - how the Authority's 2022/2023 programme will work
    - how many children the Authority expects to work with in 2022/23.

16. A payment of up to the remaining 20% of the Authority's total 2022/23 allocation will be made in April 2023 to the Authority by the Department following satisfactory submission to the Department by 15 February 2023 of a report setting out:
    - the actual number of children the Authority worked with during delivery of the programme at Easter, summer and Christmas in 2022.

17. The 15 February 2023 report must include (but is not restricted to):
    - The overall number of unique children who participated in the Authority's programme
    - The overall number of unique children in receipt of FSM who participated in the Authority's programme
    - The number and proportion of children who are in the: primary school age range; the secondary school age range; and any children outside of those age ranges who attended the Authority's programme.
    - The proportion of primary age and secondary age children who have participated in the Authority's programme.
    - The number of children with SEND or additional needs who have participated in the Authority's programme.
    - The average number of days attended per child.

18. The Authority must provide an annual report on their HAF programme to the Department by 30 June 2023. The report will cover a number of different areas, as set out in the "Annual Report" section of the programme guidance.

19. The above reports will be provided in accordance with guidance issued by the Department and will include data on children attending clubs in each local authority

area.

20. The Authority will work with the Department and with any support organisation appointed to work on behalf of the Department in relation to the monitoring and delivery of the Programme. Where the Department identifies that an Authority is not performing adequately in delivering the programme, the Authority will agree an action plan with the Department.

Data Collection

21. The Authority will comply with the collection of data that the Department requires and is set out in the accompanying HAF programme guidance. This will include, but is not restricted to:

    a. The cost of the Authority's programme
    b. How many children have participated in the Authority's programme including, but not restricted to:
        i. The overall number of unique children who participated in the Authority's programme
        ii. The overall number of unique children in receipt of FSM who participated in the Authority's programme
        iii. The number and proportion of children who are in the: primary school age range; the secondary school age range; and any children outside of those age ranges who attended the Authority's programme.

22. The Department may require the Authority to undertake additional data collection during the Authority's programme to cross match the data with the Department's National Pupil Database, which contains a variety of information on pupil characteristics, education and family set-up. Annex C of this grant determination letter, sets out the Department's standard GDPR clauses and how personal data will be collected, processed and stored by local authorities. Please note that this Annex applies only to those local authorities who participate in this additional data collection.

23. The Department may publish data on participation and expenditure, including breakdowns of this data at local authority level.

24. If selected for this additional data collection, the Authority is expected to comply with the collection of data and the Department will notify the Authority by 31 December 2021 whether the Authority has been selected.

Financial procedures and reporting

25. If the Authority has not spent and will not spend its maximum allocation, the

Department will reduce the second payment to the Authority to reflect the actual expenditure.

26. If the Authority has not spent and does not plan to spend the initial payment of 80% of the Authority's initial allocation, the Department will seek to recover the unspent funding from the Authority.

27. The Secretary of State reserves the right to alter the timing or amount of grant payments accordingly.

28. The overall annual payment will not exceed the maximum allocation listed for each Authority in Annex A.

29. The Authority will not overspend on the HAF Programme, over and above their maximum funding allocation, without the prior written approval of the Department. Unauthorised overspends will not be reimbursed by the Department. Any identified overpayment of funds will be returned to the Department for Education as soon as identified.

30. The Authority's nominated responsible officer must confirm, through the submission of an annual Certificate of Expenditure, at the end of each financial year that the funding has been properly expended.

31. The Authority must maintain a sound system of internal financial controls. If the Authority has any grounds for suspecting financial irregularity in the use of any grant paid under this Determination, it must notify the Department immediately, explain what steps are being taken to investigate the suspicion and keep the Department informed about the progress of the investigation. For these purposes "financial irregularity" includes fraud or other impropriety, mismanagement, and the use of grant for purposes other than those for which it was provided.

Records

32. The Authority must maintain reliable, accessible and up to date accounting records with an adequate audit trail for all expenditure funded by grant monies under this Determination.

33. The Authority and any person acting on behalf of the Authority must allow:
a) the Comptroller and Auditor General or appointed representatives, or b) the Secretary of State or appointed representatives, free access at all reasonable times to all documents (including computerised documents and data) and other information as are connected to the grant payable under this Determination, or to the purposes for which grant was used, subject to the provisions in paragraph 35.

34. The documents, data and information referred to in paragraphs 32 to 35 are such which the Secretary of State or the Comptroller and Auditor General may reasonably require for the purposes of 'spot checking' administrative costs or significant amounts paid under the Scheme or a financial audit of any department or other public body or for carrying out examinations into the economy, efficiency and effectiveness with which any department or other public body has used its resources. The Authority must provide such further explanations as are reasonably required for these purposes.

35. Paragraphs 32 to 34 do not constitute a requirement for the examination, certification or inspection of the accounts of the Authority by the Comptroller and Auditor General under section 6(3) of the National Audit Act 1983. The Secretary of State and Comptroller and Auditor General will seek access in a measured manner to minimise any burden on the Authority and will avoid duplication of effort by seeking and sharing information with local auditors.

Recovery of Grant

36. If the Authority fails to comply with any of these conditions, or if any overpayment is made under this grant or any amount is paid in error, or if any of the events set out in paragraph 37 occurs, the Secretary of State may reduce, suspend or withhold grant payments or require the repayment of the whole or any part of the grant monies paid, as may be determined by the Secretary of State and notified in writing to the Authority. Such sum as has been notified will immediately become repayable to the Secretary of State who may set off the sum against any future amount due to the Authority from central government.

37. The events referred to in paragraph 36 are:

    a) the Authority purports to transfer or assign any rights, interests or obligations arising under this Determination without the prior agreement of the Secretary of State,

    b) any information provided in any application for grant monies payable under this Determination, or in any subsequent supporting correspondence is found to be significantly incorrect or incomplete in the opinion of the Secretary of State,

    c) it appears to the Secretary of State that other circumstances have arisen or events have occurred that are likely to significantly affect the Authority's ability to deliver the Scheme,

    d) the Authority's Section 151 officer is unable to provide reasonable assurance that the Statement of Grant Usage, in all material respects, fairly presents the eligible expenditure in the Period in accordance with the definitions

and conditions in this Determination,

e) the Authority fails to provide the delivery plans, reports or certificate of expenditure specified in this Grant Determination and its Annexes, or

f) the Authority does not deliver effectively against an action plan agreed with the Department to improve performance (as outlined in paragraph 20).

Impact of COVID-19

38. In some cases, face-to-face delivery of holiday clubs may not be possible in the Authority's area due to COVID-19 and associated restrictions and remote delivery of the programme may, in some circumstances, be more viable.

39. If the Authority cannot hold face-to-face holiday clubs as a result of COVID-19, the Authority may be permitted to operate flexibly to ensure that eligible children still receive the type of support detailed in paragraph 7 in line with the accompanying programme guidance.

40. If local authorities are considering any such flexible provision due to COVID-19 they should seek the permission of the Department in advance of the holiday period.

Annex C - Generic Standard GDPR Clauses for Local Authorities selected by the Department for additional data collection

Processing, Personal Data and Data Subjects

This Schedule shall be completed by the Controller, who may take account of the view of the Processors, however the final decision as to the content of this Schedule shall be with the Controller at its absolute discretion.

1. The contact details of the Controller's Data Protection Officer are: Emma Wharram, DfE, 2 Rivergate, Redcliffe, Bristol, BS1 6ED - Emma.WHARRAM@education.gov.uk.
2. The contact details of the Processor's Data Protection Officer will be supplied to the Controller by 01/04/2022.
3. The Processor shall comply with any further written instructions with respect to processing by the Controller.
4. Any such further instructions shall be incorporated into this Schedule.

Description	Details
Identity of the Controller and Processor	The Parties acknowledge that for the purposes of the Data Protection Legislation, the Customer is the Controller (the Department for Education) and the Local Authority (List of Local Authorities is at Annex C of this agreement) is the Processor in accordance with Clause 50.1.
Subject matter of the processing	The processing is needed in order to ensure that the Processor can effectively deliver the grant to provide a service to members of the public.
Duration of the processing	From 1 April 2022 until 31 July 2023.
Nature and purposes of the processing	The Local Authority coordinator (List of Local Authorities is at Annex C of this agreement)) and their providers (data processors) will process personal data to enable the Department (data controller) to assess the extent to which they have met the aims and objectives of the grant. A minimum amount of personal data is collected to enable the Department to ensure that public money is being spent effectively to achieve the policy programmes.

	The controller requires the processor to make all reasonable endeavours to collect personal data from all children (and parents/ carers) attending the session. The data will be collected in order to allow the Controller to assess whether or not the Processor is meeting the aims and objectives of the programme. The data is required for the Controller (DfE) to fulfil its remit - to ensure that public money is being used to achieve the desired outcome - and supply of the data is therefore a requirement of participation on the programme being funded by the Controller. The Controller requires the Processor to collect data from all attendees of sessions at providers funded through the HAF programme consisting of their: • Date of birth • Full name • Gender • Free School Meal (FSM) status • Home postcode • School name and LA area • Unique pupil ID (where possible) • Whether classed as vulnerable (if FSM status is unknown) • The total number of days they attended HAF provision.
Type of Personal Data	• Personal data: Name (needed to identify unique participants for numbers), DOB • Sensitive data: Free School Meal status, vulnerable classification
Categories of Data Subject	Children participating in HAF provision, parents and carers participating in HAF provision.
Plan for return and destruction of the data once the processing is complete UNLESS requirement under union or member state law to preserve that type of data	Coordinators to arrange for all data they hold to be securely destroyed once annual report for 2022/23 has been returned to DfE: by 31 July 2023.

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HOLIDAY ACTIVITIES AND FOOD PROGRAMME 2022
GUIDANCE FOR LOCAL AUTHORITIES

Overview

This document provides information for local authorities delivering the holiday activities and food programme for 2022/23 and should be read alongside the grant determination letter.

On 27 October 2021, the government announced a further investment of over £200m per year over the next 3 financial years for the holiday activities and food programme (HAF) which follows the successful roll out of the programme across England in 2021.

The funding for each local authority will be confirmed in the grant determination letter for the programme on an annual basis.

This funding is for the 152 upper tier local authorities to coordinate and provide free holiday provision, including healthy food and enriching activities. The programme will again be available to children in every local authority in England. The holiday periods that we expect local authorities to cover are set out in the “Holiday Period” section.

Background

Since 2018, our holiday activities and food programme has provided support to children in receipt of free school meals through holiday periods.

Following successful pilots between 2018 and 2020, the programme was rolled out to all upper tier local authorities in 2021.

Research has shown that the school holidays can be pressure points for some families. For some children that can lead to a holiday experience gap, with children from low-income households being:

- less likely to access organised out-of-school activities
- more likely to experience ‘unhealthy holidays’ in terms of nutrition and physical health
- more likely to experience social isolation

Our HAF programme is a response to this issue with evidence showing that free holiday clubs can have a positive impact on children and young people and that they work best when they:

- provide consistent and easily accessible enrichment activities
- cover more than just breakfast or lunch
- involve children (and parents) in food preparation
- use local partnerships and connections, particularly with the VCSO sector

In 2021, the HAF programme enabled us to support hundreds of thousands of children and their families throughout the Easter, summer and Christmas school holidays.

Who is the programme for?

This holiday provision is for school aged children from Reception to Year 11 (inclusive) who receive benefits-related free school meals.

Benefits-related free school meals (FSM) are available to pupils if their parents are in receipt of one of the qualifying benefits and have a claim verified by their school or local authority.

For further information on eligibility, please visit Apply for free school meals - GOV.UK (www.gov.uk)

Local authorities are asked to ensure that the offer of free holiday club provision is available for all children in receipt of benefits-related free school meals in their area, though this does not mean we expect all to attend as the provision is voluntary.

We also encourage local authorities to make the holiday clubs available to any children not receiving free school meals, who can pay to attend. This might be through operating:

- bespoke provision
- as part of already existing holiday provision in the area
- a mixed arrangement depending on the local supply and demand for provision.

Universal infant free school meals

All children in reception, year 1 and year 2 in England's state-funded schools receive a free meal under the Department for Education's universal infant free school mean (UIFSM) policy.

Infant pupils who receive a free meal under UIFSM must also be eligible for benefits-related FSM to be able to access a place on the HAF programme.

Other children and families

Local authorities have discretion to use up to 15% of their funding to provide free or subsidised holiday club places for children who are not in receipt of benefits-related free school meals but who the local authority believe could benefit from HAF provision.

This may include, for example:

- children assessed by the local authority as being in need, at risk or vulnerable
- young carers
- looked-after children or previously looked after children
- children with an EHC plan (education, health and care)

- children who have low attendance rates at school or who are at risk of exclusion
- children living in areas of high deprivation or from low-income households who are not in receipt of free school meals.
- children in transition phases between nursery and primary school or primary and secondary school

This list is not exhaustive, and it is open to the local authority to decide which children should benefit from the 15% flexible funding element of their HAF funding.

Unlike in 2021, there is no longer a requirement to seek written approval from the DfE for the use of this 15% flexibility but local authorities are expected to continue to monitor and report on this element of their expenditure to ensure it remains within the limit.

Help with childcare costs

Families may be eligible for tax-free childcare or the childcare costs element of Universal Credit, through which families may be able to claim back up to 85% of their childcare costs.

Aims of the programme

As a result of this programme, we want children who attend this provision to:

- eat healthily over the school holidays
- be active during the school holidays
- take part in engaging and enriching activities which support the development of resilience, character and wellbeing along with their wider educational attainment
- be safe and not to be socially isolated
- have a greater knowledge of health and nutrition
- be more engaged with school and other local services

We also want to ensure that the families who participate in this programme:

- develop their understanding of nutrition and food budgeting
- are signposted towards other information and support, for example, health, employment, and education

The core offer

Overall, local authorities are expected to offer the equivalent of six weeks' holiday provision to eligible children.

Easter:

- We expect that all participating children should benefit from **at least** a week of face-to-face provision at Easter, which should be for a minimum of four days.

- For most children, each day at Easter should consist of at least four hours of provision but the local authority should ensure that provision is tailored to need.

Summer:

- For local authorities that have a summer holiday that spans 6 full calendar weeks, participating children should be offered **at least** four weeks of face-to-face provision, which cover a minimum of 16 days.
- For local authorities that have a summer holiday that is less than 6 full calendar weeks, participating children should be offered **at least** 3 weeks of face-to-face provision, which should cover a minimum of 12 days. If only 3 weeks are offered at summer, then these local authorities, are expected to offer an additional week during a half-term holiday period (see below), so that their overall provision reaches 6 weeks across the year.
- For most children, each day during summer should consist of at least four hours of provision but the local authority should ensure that provision is tailored to need.

Christmas:

- We expect that all participating children should benefit from a week of support which covers a minimum of 4 days. As in 2021, our preference is at least four days of face-to-face provision, however where this is not possible, it should consist of **at least** two days of face-to-face provision complimented by **at least** two days of HAF support which can be provided in the form of high-quality food hampers and activity packs.
- For most children, each day of face-to-face provision at Christmas should consist of at least four hours of provision but the local authority should ensure that provision is tailored to need.

We know that many areas will continue to provide a HAF programme that runs for more hours, days and weeks than our minimum expectation and we encourage them to continue to do this. The paragraphs above set out our minimum expectations and we welcome those areas that are offering more than the minimum.

Other holiday periods

Funding for this programme is available for the Easter, summer, and Christmas holidays only.

The only exception is for local authorities with a shorter summer holiday period (less than 6 full calendar weeks). These authorities have the flexibility to limit their summer provision to 3 weeks and provide an additional week (a minimum of four days) in one of the half-term holiday periods.

Standards for holiday provision

We have developed a framework of standards to provide a benchmark of what we expect from those delivering the holiday, activities and food programme.

One of the key roles of the local authority will be to:

- improve the quality of provision across the local area
- ensure that providers are supported to meet the high-level standards

We expect all providers who are funded through the programme to meet our framework of standards.

Framework of standards

This section sets out the standards we expect for all HAF providers. In designing and implementing their HAF programme, we expect local authorities to make best use of the variety of local and national organisations who are available to support them and their providers in the delivery of these aspects of the HAF programme.

From delivery of the programme in 2021, we know that delivering the HAF programme to these high standards can be a challenge and local authorities should ensure that they seek support to ensure that the providers they work with meet them.

It is the local authority's role to ensure standards are met across the programme and to support local providers who do not meet them to ensure they are adequately supported through training, support and partnerships.

Not all providers have to deliver all aspects of the programme but our clear expectation is that all eligible children and their families should benefit from all aspects of the programme. This might mean that local authorities adopt a blended approach to ensuring children and families can access different aspects of the programme through different providers.

Food provision

Providers must provide **at least** one meal a day (breakfast, lunch or tea) and all food provided at the holiday club (including snacks) must meet school food standards.

Our expectation is that the majority of food served by providers should be hot, however, we acknowledge that there will be occasions when this is not possible and cold food should be used where it is appropriate.

We know that this aspect of the programme, which overlaps with nutritional education and food education, can be challenging and we encourage local authorities to adequately plan and prepare for this, including engaging with experts and partners as appropriate.

All food provided as part of the programme must:

- comply with regulations on food preparation:
- take into account allergies and dietary requirements (see the allergy guidance for schools
- take into account any religious or cultural requirements for food

There is flexibility in the design of the food provision which should always be tailored to ensure that all food meets the dietary needs of the children and families who

attend. The food served should also be appropriate for the nature of the session, for example, offering cold packed lunches for parks or outdoor venues or for day trips.

While there can be benefits to using a central food service to provide meals to HAF clubs, we expect local authorities to carefully consider whether using a central food service is the right approach for providing high quality, attractive and tailored meals for those attending the HAF programme.

Providing food on site can provide an opportunity to engage children and families in food preparation and nutrition. Providers have reported that when children are involved in designing menus and the preparation of food, they are more engaged and more willing to try new and healthier food. We recommend that local authorities consider the provision of the food element of the HAF programme, in particular, in making sure that providers and children are involved in the planning and preparation of food. Such a developmental approach is key to effecting long-term change in engagement with food and nutrition.

There are also environmental factors to consider when planning the food provision and local authorities should consider whether clubs preparing food on their own premises would produce less food and packaging waste and result in fewer food-miles than off-site, centralised provision.

Food providers

Local authorities should ensure that the providers they work with are, where applicable, registered as a food business. This provides reassurance to those involved that food safety standards are being met.

A food business is defined as anyone preparing, cooking, storing, handling, distributing, supplying or selling food. For further information, visit Food business registration - GOV.UK (www.gov.uk).

Local authorities are responsible for enforcing food hygiene laws and can inspect any registered food business at any point in the food production and distribution process. We recommend that HAF coordinators within each local authority are in regular contact with their food safety inspectors to ensure that HAF providers are fully compliant.

Food information regulations - Natasha's Law

From 1 October 2021, changes to the Food Information Regulations 2014 came into effect, adding new labelling requirements for food that is pre-packed for direct sale (PPDS).

Local authorities should take the time to read the guidance on the Food Standards Agency website and ensure that all food provision for the HAF programme meets these requirements.

Enrichment activities

Holiday clubs must provide fun and enriching activities that provide children with opportunities to:

- develop new skills or knowledge
- consolidate existing skills and knowledge
- try out new experiences
- have fun and socialise

This could include but is not limited to:

- physical activities, for example, football, swimming, table tennis or cricket
- creative activities, for example, putting on a play, junk modelling or drumming workshops
- experiences, for example, a nature walk or visiting a city farm
- free play, for example, fun and freedom to relax and enjoy themselves

Physical activities

Holiday clubs must provide activities that meet the physical activity guidelines on a daily basis.

In line with those guidelines, we expect:

- All children and young people participating in the HAF programme should engage in moderate-to-vigorous physical activity for an average of at least 60 minutes per day. It should be noted that this does not have to be in the form of a structured activity session, but can include active travel, free play and sports.
- Children and young people participating in the HAF programme should engage in a variety of types and intensities of physical activity to develop movement skills, muscular fitness, and bone strength.
- Children and young people should aim to minimise the amount of time spent being sedentary, and when physically possible should break up long periods of not moving with at least light physical activity.

Nutritional education

Providers must include an element of nutritional education each day aimed at improving the knowledge and awareness of healthy eating for children. These do not need to be formal learning activities and could for example include activities such as:

- getting children involved in food preparation and cooking
- growing fruit and vegetables
- taste tests
- discussing food and nutrition
- including food and nutrition in other activities

Food education for families and carers

We expect HAF providers to make available weekly training and advice sessions for parents, carers or other family members. These should provide advice on how to source, prepare and cook nutritious and low-cost food. This could be combined with the nutritional education aspect of the programme, for example, by inviting children and their families to prepare and eat a meal together.

Signposting and referrals

HAF providers should be able to provide information, signposting or referrals to other services and support that would benefit the children who attend their provision and their families. This could include sessions provided by:

- Citizen's Advice
- school nurses, dentists or other healthcare practitioners
- family support services or children's services
- housing support officers
- Jobcentre Plus
- organisations providing financial education
- early years and childcare, including help to pay for childcare (e.g. Tax Free Childcare)

Policies and procedures

There are a wide variety of organisations and individuals involved in the delivery of the holiday, activities and food programme including but not limited to:

- schools
- colleges
- nurseries
- private providers
- charities
- youth clubs
- community groups

All of these groups must be able to demonstrate that they have in place relevant and appropriate policies and procedures for:

- safeguarding, including the recruitment of staff and volunteers
- health and safety
- relevant insurance policies
- accessibility and inclusiveness

Safeguarding

Safeguarding and promoting the welfare of children is everyone's responsibility. We want every HAF club to be a safe and happy place for children to be and for parents, carers and families to feel confident that their child is well looked after and that robust safeguarding arrangements are in place.

Local authorities are statutorily responsible for safeguarding in relation to children in need, under s.17 of the Children Act 1989, and looked after children under s.20 of the Children Act 1989.

We encourage all local authorities to work closely with their local safeguarding children partnership to make them aware of the HAF programme and what it can

offer and to ensure that they can support the programme to ensure robust safeguarding arrangements are in place.

As set out in working together to safeguard children, safeguarding is defined for the purposes of this guidance as:

- protecting children from maltreatment
- preventing impairment of children's mental and physical health or development
- ensuring that children grow up in circumstances consistent with the provision of safe and effective care
- taking action if you identify children to be at risk of harm

Local authorities should ensure that their local safeguarding partners understand the holiday, activities and food programme and those working on the delivery of the programme are familiar with the working together to safeguard children guidance.

There are a number of accredited organisations who can provide safeguarding and child protection training courses for those involved in working with children. We expect local authorities to be able to demonstrate that those involved in the delivery of the holiday, activities and food programme in their area are competent and have received adequate training and support.

We expect every local authority to produce and maintain a central register of all of the providers they fund through their HAF programme and to put in place a robust system for inspecting each provider and ensuring all adhere to the standards set out in this guidance.

Holiday clubs in school settings

We know that schools are safe places and have robust safeguarding arrangements in place.

Where activities are provided by the governing body or proprietor of a school, under the direct supervision or management of their school staff the school's child protection policy will apply.

Where the activities are provided separately in the school but by another body, the governing body or proprietor should seek assurance that the body concerned has appropriate safeguarding and child protection policies and procedure in place.

We recommend that anyone involved in the delivery of a holiday club in school settings is familiar with part 1 of keeping children safe in education.

Holiday clubs in out of school settings

By out-of-school settings we mean organisations or individuals that provide tuition, training, instruction or activities to children in England without their parents' or carers' supervision, but are not:

- schools

- colleges
- education settings providing alternative provision
- 16 to 19 academies
- providers caring for children that are registered with Ofsted or a childminder agency

These settings generally provide tuition, training, instruction or activities outside normal school hours (for example, evenings, weekends, school holidays), although some settings are run part-time during school hours to help meet the needs of those in home education.

The guidance for providers running out-of-school settings on keeping children safe during community activities, after-school clubs and tuition covers advice on what policies and procedures providers should have in place for health and safety, safeguarding and child protection, staff suitability, and governance.

Volunteers and DBS Checking

We know that in some settings, volunteers can play an important role in the delivery of holiday clubs.

Under no circumstances should a volunteer in respect of whom no checks have been obtained be left unsupervised or allowed to work in regulated activity.

For some of the voluntary staff involved in the delivery of the holiday, activities and food programme in holiday clubs, this work will be done regularly and considered to be regulated activity. This means they will be subject to an enhanced Disclosure and Barring Service (DBS) check with barred list information.

There may be a very small number of volunteers who do not regularly carry out this role, and so it may not be considered as regulated activity. This means they may not be required to have an enhanced DBS check.

The guidance on regulated activity in relation to children contains definitions of what we mean by regular and regulated activity.

> **Example**
>
> A guest speaker or presenter visits a holiday, activities and food programme club to deliver a talk on nature.
>
> The guest is escorted by staff at the club (who are DBS checked) while on the premises and is not left unsupervised with children at any time. In these circumstances, we would not expect a DBS check to be carried out.

To provide reassurance to parents, families and carers, we strongly recommend that **all** volunteers who are involved in the delivery of the holiday, activities and food programme in holiday clubs should have an enhanced DBS check (which, where applicable, should include children's barred list information).

We do not recommend holiday clubs using volunteers that are not DBS checked, but if this occurs, it is the responsibility of the local authority to ensure that volunteers are not at any point left alone and unsupervised with children in holiday clubs.

Other workers

All staff who are employed by holiday club providers funded through the holiday, activities and food programme should be subject to an enhanced DBS check with barred list information.

Part 3 of keeping children safe in education sets out a clear process for safe recruitment. We recommend local authorities and holiday cubs providers follow this best practice when recruiting volunteers.

Ofsted registration

Holiday clubs may need to register with Ofsted or they may be exempt from registration. Both clubs and providers that would require registration with Ofsted, and those that are exempt, can participate in the holiday, activities and food programme.

Families may be eligible for tax free childcare or the childcare costs element of Universal Credit. Through this families may be able to claim back up to 85% of their childcare costs if they are attending and paying for extra childcare at Ofsted registered settings.

Tailoring your provision

Local authorities and their providers will have flexibility about how they deliver provision to best serve the needs of children and families in their area. We encourage all LAs to have a rich mix of provision catering for children with different interests and of different ages. There should also be good geographical spread across the LA but with increased supply in areas with higher levels of FSM families in order to maximise attendance levels.

Working with children with SEND/Additional needs

There is flexibility in how the programme can be delivered to children with SEND or additional needs who are in receipt of FSM. Some of the key points for local authorities to consider when designing and implementing provision for children with SEND or additional needs include:

- Identifying the most vulnerable children, young people and families;
- Making decisions and, where appropriate, delegate responsibility for decision making to different levels of the system to enable responsive support;
- Speaking to families regularly to understand how their needs may have changed and may have continued to change;
- Being flexible in supporting families;

- Ensure staff are trained, supported and provided with appropriate equipment in order to provide flexible and responsive care in line with government guidance

- Maintaining a positive level of trust in staff from a parent perspective and ensuring staff receive the right level of training from a provider perspective

Risk assessments are an important part of this provision and should be used as an enabler to providing support rather than a barrier. A good risk assessment which supports effective risk management and creative thinking will lead to different approaches to face-to-face support rather than support being withdrawn particularly for children, young people and families who are particularly vulnerable or at high risk.

There are many local and national organisations including special schools with expertise in working with children with SEND or additional needs and we recommend that local authorities engage with them.

Working with the secondary school age range

We know from previous years that providing a HAF programme that is appealing and has high engagement levels with the secondary school age range can be challenging. Provision for this age range will often look different to that aimed at the primary age range and local authorities should make specific plans for the secondary age range.

There should be flexibility in the programme you offer to older children with careful consideration being given to a different model of food and activity provision, for example, considering the location of provision, such as, pop up parks or urban areas. Some areas have reported a reduction in anti-social behaviour around those areas with a focussed HAF provision. Others have reported increases to the levels of assurance among parents and families that their children and young people safe and secure when attending a HAF programme.

You might also consider the role that older children can have in supporting, designing and leading sessions for their peers or for younger children – to help them to socialise and develop leadership skills which can be crucial for those in year 9-11.

Based on previous years of the HAF programme, we know that there are a number of factors that local authorities should think about when designing a programme for the secondary age range:

- Consider running focus groups with older children in your area to better understand their needs.
- Consider the costs of running secondary age focussed provision - the costs of provision for this age range can, in some cases, be higher than for the primary age range and may need to be considered when commissioning provision.
- The food and activity offer for secondary age range will be different to that for the primary age range.
- This age range might benefit from a different operating model, for example, offering afternoon or evening sessions. Some areas have reported success running twilight sessions with an evening meal being the focus for the food

aspect of delivery. Some areas have operated a flexible “street food” style offer for the secondary age range.

- The choice of venue is often critical in building an attractive offer for this age range. Some areas have reported that school venues can be less popular but pop-up provision in parks and city centres can be highly effective in ensuring provision is where it is needed.
- Travel costs can be a barrier to attendance. Local authorities should try and ensure provision is local and accessible. You may wish to work with local transport providers to offer free/discounted travel to offer greater freedom and mobility during the holidays.

There are many local and national organisations with expertise in delivery to the secondary age range and we recommend that local authorities are engaged with them. Working through trusted and established organisations is one way of achieving effective reach and delivery

In 2021, we provided local authorities with a pack highlighting those organisations who were committed to working with them on the delivery of HAF across the country and we will update this work in due course.

Environment and sustainability

The Department for Education is committed to sustainable development practices and believes it is important for local authorities to consider sustainable practices and their impact on the environment. We strongly encourage local authorities to make their own judgements on how sustainable development can be reflected in their ethos, day-to-day operations and throughout the delivery of their HAF programmes.

Some practices that local authorities may wish to consider are:

- Minimising the use of single-use plastics
- Where possible using locally sourced food and ingredients
- Making use of food surplus organisations
- Ensuring there is a wide range of recycling and compost facilities for waste
- Growing fruit and vegetables and showing how they can be used and cooked.
- Encouraging uniform banks/exchange schemes

This list is not exhaustive and local authorities are encouraged to reflect on their settings and consider ways that their HAF programmes can be more environmentally friendly and sustainable.

Example

As part of the HAF programme in Leeds in 2021, Zero Waste Leeds ran a school uniform exchange scheme. The aim of this was to make it easy to share good quality, used school uniform and preventing it from going to landfill. With clothing production having a sizeable carbon impact, Zero Waste Leeds found that they could reduce their environmental footprint by sharing uniform so that it is worn for longer and demand is reduced for new uniforms. Schemes such as this can also assist those families who might need help with the cost of new uniforms.

Local coordination by authorities

Some local authorities may coordinate the HAF programme themselves, and others may choose to work with another organisation to coordinate the provision on their behalf.

It is a requirement that every local authority will appoint or have in place a HAF coordinator who takes responsibility within the local authority for the delivery of the HAF programme. This will be alongside having sufficient staff who are dedicated to working on HAF all year round. The level of resource in each local authority will be determined locally but should be proportionate to the level of funding received.

Coordination of local programmes

Local authorities have responsibility for the coordination and implementation of the HAF programme in their area, which involves a number of important aspects which are set out below.

Mapping provision and demand. Creating and implementing a local plan

We expect each local authority to have carried out mapping of the available holiday provision in your area to ensure that sufficient levels of holiday provision exist. This mapping should be considered alongside data showing the location of FSM eligible children. The local authority can then ensure that their provision is targeted at the right areas and continues to support those of greatest need. Local authorities should ensure that when mapping provision, they distinguish between the different age ranges and types of provision that are available and ensure all needs are met across their area.

This mapping will allow you to develop a local plan for provision including any commissioning activity, based on what you know about local supply and demand.

Steering Group

In 2021, all local authorities will have established a steering group whose role it is to support the delivery of the programme and ensure that the right partners continue to be engaged with and supportive of your programme. We know that the HAF programme works best when it is a cross cutting and collaborative effort and we recommend that your steering group should include representatives from a wide range of local bodies, including:

- local public health officials
- school leaders
- youth services
- social services and safeguarding leads
- charities and the voluntary sector
- local police and other uniform services

Complementing your programme with other support

In many areas, local authorities have been successful in drawing in wider support to enhance their local programme, for example, by bringing in funding from other sources such as philanthropists, sponsors, food providers as well as supermarkets and local businesses to boost the core HAF offer.

Putting in place sufficient, high-quality provision for children with SEND or additional needs.

It is vital that every local authority ensures that sufficient, high-quality provision is available across your area for children with SEND or additional needs who are in receipt of Free School Meals.

This could be through making sure that your providers plan how they will accommodate children with SEND or additional needs or making sure that those with more complex needs are able to access suitable provision, for example, by working with Special Schools in your area.

Awarding funding to providers

We recognise and greatly value the important role that community and voluntary organisations will play in the HAF programme, and we encourage all local authorities to work with a wide range of partners in the delivery of this programme. Effective mapping, alongside building an understanding of the sorts of enriching activities that children of different ages want to engage in will support an effective commissioning strategy.

Ensuring providers meet the HAF programme standards and driving up the quality

A key element of the local authority's role is supporting all providers to meet our programme standards, which are set out in full in the "Framework of Standards" section of this guidance.

Local authorities should also have a system in place to monitor the provision they are funding and ensuring that they support providers to comply with or improve the quality of their provision, for example, through arranging bespoke training or qualifications.

Working with families

Local authorities should ensure that the HAF programme extends to the families of the children who attend provision and we want all areas to continue to develop this aspect of their programme in 2022 and beyond.

They should work with families to reduce dependency by providing nutritional education for both children and families around purchasing and preparing healthy meals on a sustainable basis. We recommend that this is done through weekly sessions that children and families attend together.

They should also work with families to ensure they are, where needed, linked to other local services or agencies to ensure a joined-up and efficient approach, for example, signposting and sharing resources. There may be opportunities to use

these contact points with children and their families to provide opportunities for them to engage with health services.

Promoting your programme

For 2021, we produced a communications toolkit for local authorities to support them in promoting and communicating HAF to families across England.

The toolkit will be updated for 2022 and made available to local authorities to help them to: focus and target provision towards families who are eligible for free school meals; prompt parents and carers to explore activities and provisions available for children in their area, and book a place for their child; and provide off-the-shelf communication materials (including for social media) that can be easily utilised to effectively promote the scheme, which credit and note the Department for Education's central funding of the programme.

Local authorities should ensure that when promoting and advertising their programme, great care is taken to ensure that the children and families who could benefit from the HAF programme do not feel stigmatised and that the language used is celebratory, aspirational and focuses on the positives.

Local authorities **must** make it clear in their communications that the HAF programme is funded by the Department for Education and a DfE logo is available and should be used for this purpose.

Following the success of the #HAF2021, for this year we will use #HAF2022 – we encourage all local authorities to use this across their social media channels.

Sharing best practice and cross boundary working

We encourage all local authorities to build local partnerships and networks to share learning and to participate in events and on platforms that share best practice on a local or national level.

We also encourage local authorities to work closely with neighbouring local authorities and to establish clear cross border working protocols. This will help to ensure that adequate provision and support is offered to children that live close to boundaries.

Support for local authorities

The Department for Education's Local Authority Support Team worked with local authorities to deliver the HAF programme during the Easter holidays in 2021.

In April 2021, the Department started working with the organisations Mott MacDonald and Hempsall's, jointly known as Childcare Works, to provide support, advisory and performance monitoring services to assist local authorities with HAF provision.

Each local authority has been allocated a named Childcare Works HAF adviser who they can contact with queries and requests for support. As part of the package of

support, group meetings, regular communications and training sessions will continue to be promoted and facilitated.

Childcare Works also have a helpdesk which is run by the coordination team and is open Monday to Friday 9am to 5pm for queries. Local authorities have been given the helpdesk contact details directly. The Department for Education team is still in place, working with Childcare Works, and will continue to send out regular communications and oversee the Grant arrangements.

Alongside the responsibilities set out in the coordination section of this guidance, we expect each HAF coordinator to engage with the support offer provided by the Department. As a minimum, we expect HAF coordinators to:

- Attend the majority of cluster meetings to support knowledge sharing across local authorities
- Attend sessions with their appointed delivery adviser as requested
- Collaborate with their appointed delivery adviser on developing and implementing action plans where required
- Cooperate with the Department's MI collection requirements and any requests for involvement in research.

All other support, such as bitesize sessions, is optional but strongly encouraged to drive continuous improvement of this programme nationally and locally.

Funding

Local authorities will receive grant funding to deliver the holiday, activities and food programme in their area.

Our grant funding is calculated based on the numbers of children eligible for and in receipt of free school meals in your area.

In 2021, the department allocated a contingency fund to local authorities, but we do not intend to have similar contingency arrangements from 2022 onwards.

What the funding covers

The funding local authorities receive is to cover the:

- provision of free holiday places
- coordination of the programme locally

The aim of the programme is to make free places available to children in receipt of free school meals during the longer school holidays.

We anticipate that the cost of provision within an LA area may vary to take account of the variety of needs, for example provision which specialises in specialist activities, expert tuition or input supporting those with SEND may have a higher unit cost.

Administrative costs

We know that there are administrative costs associated with setting up and running the holiday activities and food programme. Therefore LAs will be able to use up to 10% of their total allocation to cover such costs.

Purchasing equipment

Funding can also be used to purchase equipment for the programme, for example, to improve the catering or sports equipment at an individual club. However, programme funding can only be used where this meets our criteria for capital expenditure. The amount you spend on this should be limited to a maximum of 2% of your overall programme expenditure.

Capital expenditure is classed as:

- individual assets worth over £2,500
- grouped assets, that is assets of a similar nature that are purchased at the same time, which cost £2,500 or more overall
- bulked assets, for example, a bulk purchase of equipment where the value of the individual item is below the set value, which cost £2,500 or more overall

Any equipment that does not meet these criteria, will not be classed as capital expenditure or be subject to the 2% cap.

Awarding funding to providers and other delivery organisations

In awarding funding to other organisations, whether through the awarding of grants or through a larger scale tendering process, we encourage local authorities to adopt a flexible approach to ensure their programme makes the most of the broad range of organisations available to them, in particular, those smaller community organisations who hold existing relationships with children and families.

Where local authorities work with community and voluntary organisations whether as a coordinator or as a delivery partner, we expect this to be done on a cost-recovery basis. This is so that these organisations are fully funded for the work they undertake.

Payments and reporting

Local authorities will be responsible for gathering management information from the providers and clubs they fund about the children and families they are supporting. Following each holiday period (Easter, summer, and Christmas) we will ask local authorities to report on their activity.

The requirements for local authorities are set out in the grant determination letter which we will use to monitor performance at a high level.

Local authorities can set other performances indicators to measure their own performance or that of partners.

Payment and reporting schedule for 2022/2023

April 2022

Payments of up to 80% of the total 2022/2023 allocation will be made in April 2022 following satisfactory receipt by 1 March 2022 of a report setting out:

- how your 2022/2023 programme will work including a comprehensive plan for each holiday period in scope
- details of how many children you expect to work with.

By 29 January 2022, we will provide you with a template for the completion of this report.

February 2023

Payments of up to the remaining 20% of the 2022/2023 allocation will be made in April 2023 following satisfactory receipt by 15 February 2023 of a report setting out:

- the actual number of children you worked with during delivery of the programme at Easter, summer and Christmas in 2022.

This should include:

- The overall number of unique children who participated in the programme
- The overall number of unique children in receipt of FSM who participated in your programme
- The number and proportion of children who are in the: primary school age range; the secondary school age range; and any children outside of those age ranges who attended the programme.
- The number of children with SEND or additional needs who have participated in your programme

By 15 December 2022, we will provide you with a template for the completion of this report.

Data collection

After each holiday period, including the optional additional half term period for those local authorities with a summer holiday of 6 weeks or less, we will require a data return from each local authority that will set out:

- What the cost of the programme has been for the financial year to date
- How many children participated in your programme during the last holiday period including, but not restricted to:
    - The overall number of unique children who participated in the programme
    - The overall number of unique children in receipt of FSM who participated in your programme
    - The number and proportion of children who are in the: primary school age range; the secondary school age range; and any children outside of those age ranges who attended the programme.

Where necessary and in addition to the 1 March 2022 report, the Department may also ask local authorities to provide additional information on their plans for specific holiday periods.

All of the data and information collected by the holiday clubs and providers should all be collected in strict adherence to the General Data Protection Regulation (GDPR).

Additional data collection

Our intention for HAF 2022/23 is to ask a small number of local authorities to collect additional data on the children that attend their HAF programme. This will allow DfE to cross match the data with our National Pupil Database, which contains a variety of information on pupil characteristics, education and family set-up. This will help us to understand more about those who the HAF programme is reaching and also allow us to monitor any long-term impacts on children who attend the programme. Having more information in these areas will help us to ensure that the HAF programme is set-up in a way that is most beneficial to eligible families, as well as strengthening the evidence base for HAF more broadly.

If we select your local authority to participate in this additional data collection, we will notify you by 31 December 2021 or earlier where possible and will provide you and your providers with additional support (including data collection teach-ins), templates and guidance.

At Annex C of the grant determination letter, we have set out the DfE's standard GDPR clauses and how personal data will be collected, processed and stored by local authorities. Please note that this Annex applies only to those local authorities who will participate in this additional data collection. The annex also contains a list of variables for data collection.

Annual report

In addition to the reporting requirements set out above, we require each local authority to produce an annual report on their HAF programme which should include:

- The overall funding you have spent on the HAF programme.
- The proportion of the funding that was spent on administration and a breakdown of how this was spent.
- How many unique children you have reached in each holiday period.
- The proportion of primary age and secondary age children who have participated in your programme.
- The number of children with SEND or additional needs who have participated in your programme
- Information on the families and carers they have engaged with through the food education, signposting and referrals aspect of their programme.
- Which organisations are represented on their steering group.
- Which organisations you have worked with in delivering the programme.

You may also include:

- Feedback from participants, their families or carers.

- Results of any surveys.
- Case studies or particular highlights.
- How you have promoted the programme and celebrated it through the media and social media.

The report for the 2022/23 HAF programme should be submitted to DfE by 30 June 2023. We will allow local authorities flexibility in how they format and present their annual report, but we will make a template available to LAs in early 2023.

We encourage local authorities to be transparent and to publish this annual report, though this will be at the discretion of the LA.

Certificate of Expenditure

We will also require a certificate of expenditure (or statement of grant usage) which should be completed after the end of the 2022/2023 financial year and be submitted to the Department by 1 May 2023. We will provide you with a template and guidance for this document at the end of the reporting period.

This certificate of expenditure will report on the activities funded by the Department for Education and confirm that the grant outputs that have been delivered as part of the HAF programme, have been delivered to a satisfactory standard and the expected benefits have accrued or will accrue.

These reports will support the regularity assurance statement for the National Audit Office and your statement will need to be signed off by your Chief Financial Officer/Chief Internal Auditor.

Impact of coronavirus (COVID-19)

The following guidance is available to support the delivery of the HAF programme in relation to coronavirus (COVID-19):

- Protective measures guidance: for holiday or after-school clubs and other out-of-school settings
- Contingency framework: a set of guiding principles designed to help decision makers when considering plans to apply, tighten or ease measures affecting education and childcare.

Under the terms of the grant determination, if the local authority cannot hold face-to-face holiday clubs as a result of COVID-19 restrictions, the local authority may operate flexibly to ensure that eligible children still receive the type of support detailed in the aims of the programme.

For example, this may involve children receiving a) recipe boxes or food parcels that provide healthy meals, b) activity packs, and/or c) access to online support if they are unable to congregate in holiday clubs due to COVID-19.

However, if local authorities are considering any such flexible provision due to COVID-19 they should agree this in advance with the Department for Education. Otherwise the provision should all be face-to-face at holiday clubs.

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Will Quince MP
Parliamentary Under-Secretary of State for Children and Families

Sanctuary Buildings 20 Great Smith Street Westminster London SW1P 3BT
tel: 0370 000 2288 www.education.gov.uk/contactus/dfe

20 December 2021

Dear colleagues

HOLIDAY ACTIVITIES AND FOOD PROGRAMME (HAF)

I am writing to update you on the delivery of the government's Holiday Activities and Food (HAF) programme. As you know, our programme, provides free school holiday club places with enriching activities and healthy meals for children who receive benefits-related free school meals.

First of all, I would like to thank you and your colleagues for the fantastic work you have done to deliver the HAF programme during the challenging circumstances of 2021. We are delighted that HAF has been able to run in every local authority area across England supporting hundreds of thousands of children and their families through the longer school holidays.

Following the success of this programme in 2021, you may be aware that the Chancellor confirmed in October that the programme will continue in all local authorities in England for the next three years, with funding of over £200m each year. This new funding covers the length of this spending review period – 2022-23 to 2024-25.

We are delighted that we will again be investing over £200m a year to local authorities to deliver our programme and we are writing this week to all of the local authority HAF coordinators across the country to set out the indicative funding allocations for 2022 as well as our enhanced and updated guidance on the programme.

This three-year funding settlement provides important stability to you and your colleagues as you continue to build and develop the HAF programme within your area. It provides an opportunity to enhance and grow your programme in line with the programme objectives and local priorities and the three-year certainty will allow you to fully embed and resource the programme within your authority.

I know that many local authorities have found excellent ways to work with local partners and across local authority teams to join HAF together with wider local priorities. For example, in relation to improving public health, tackling childhood obesity, supporting the environment, sharing arts and cultural offers, enhancing sports initiatives and taking action to tackle youth crime. I very much welcome this creative and strategic approach, and we can build on this together over the next three years to make sure HAF has the most positive impact possible on children and young people.

We know that the HAF programme works best when it is a cross cutting and collaborative effort. We therefore recommend that every local authority continues to have a strong steering group in place, which should include representatives from a wide range of local bodies such as public health, schools, youth services, social services, the police and the voluntary sector. This steering group will play an important role in identifying wider strategic opportunities and building effective and lasting partnerships.

Support for you and your colleagues

As we head towards delivery of the 2022 programme from next Easter, we will continue to work with Childcare Works, our national support partner for this programme, who will provide local authorities with additional practical guidance, planning and delivery advice to authorities, as well as overseeing local performance.

Our independent evaluation report on the programme, which was carried out over the summer, looked at how the programme has been implemented as well as measuring the impact that the programme has on eligible children and their families. The report will be published next year, and we will share the findings with you at the earliest opportunity.

I am grateful to you and your colleagues for all of the excellent work done on this important provision in 2021 and look forward to your continued support as we develop and grow this vital programme.

Will Quince MP
Parliamentary Under-Secretary of State for Children and Families

Report to CABINET

Priority Programme Fund – VCFSE Support

Portfolio Holder:
Councillor Shoab Akhtar, Cabinet Member for Employment and Enterprise

Officer Contact: Neil Consterdine, Assistant Director for Youth, Leisure and Communities

Report Author: Rachel Dyson, Thriving Communities Hub Lead

21st March 2022

Reason for Decision

The purpose of this report is to seek approval to allocate grant funding from the Priority Programme Fund (PPF), renewing all grants for one year (22/23) and extending the grant to Action Together CIO for three years to enable them to provide voluntary sector infrastructure support, including intensive and specialist organisational development, in Oldham for three years 2022-25.

Recommendations

- That the VCFSE infrastructure grant to Action Together is renewed for a period of three years (2022-25)
- That the remaining grants awarded through the Priority Programme Fund are renewed for one year (22/23)
- That COMF funding is allocated to ensure that there is sufficient budget to enable all grants to continue at the level previously funded (21/22) and avoid grant reductions at a time when all of the organisations funded make a significant contribution to supporting Covid19 response and recovery
- That a full review of VCFSE sector commissioning is undertaken, which includes the Priority Programme Fund grants within this wider context and gives consideration to the appropriate value and term of any future agreements.

Priority Programme Fund

1 Background

1.1 The Council has, for a number of years, funded a range of voluntary, community and faith and social enterprise (VCFSE) sector organisations through its Priority Programme Fund (PPF). For the past three years, the CCG have also made a £50,000 contribution to this fund, to mitigate the impact of the 10% saving applied to this budget in 2019/20. The fund has had three main strands, alongside supporting a small number of community events:

- Voluntary Sector Infrastructure
- Community Centres and Organisations
- Legal and Advice Services

Voluntary Sector Infrastructure

1.2 **Action Together** provide the voluntary sector infrastructure support in Oldham and also provide VCFSE infrastructure support in both Tameside and Rochdale. They also play a prominent role in the leadership of the sector at a Greater Manchester level through 10GM and the GM VCFSE Leadership Group which champions the role of communities in devolution. Action Together having an influential voice within these forums enables Oldham's co-operative ambition to influence across the GM city region.

1.3 Action Together has an ambition to bring about a significant increase in citizen-led action that improves local lives and promotes recognition of how important that is. Their strategic objectives to achieve this are:

- To dramatically increase social action and sustain the vital work of local voluntary, community, faith and social enterprise (VCFSE) organisations;
- To radically amplify the voices of local people and create new ways to share decision making and design policy;
- To be audacious and ensure the VCFSE sector is recognised by public agencies as integral to achieving local ambitions;
- To invest to achieve their charitable purpose and be financially sustainable.

1.4 Action Together is a key partner in delivering the Council's vision of a co-operative borough and thriving communities. They have a key role in community development and capacity building of the voluntary, community, faith and social enterprise (VCFSE) sector which therefore increases the ability of communities to help themselves with reduced dependence upon Council and partner services. They also provide strategic leadership and representation of the sector and therefore provide a key conduit for public sector partners' relationship and communication with the VCFSE sector.

1.5 Action Together is also a key partner in the Oldham Partnership which brings together public, private, voluntary and community organisations in Oldham. As such they share the common vision 'to make Oldham a place of ambition' and are committed to working with partners and the people of Oldham to create a productive place with healthy, aspirational, and sustainable communities. The Oldham Partnership believes that to achieve long-term public service reform it is necessary to invest in our communities and create new relationships between public services and the people of Oldham. Action Together play a vital role in the realisation of the Oldham Model. Action Together is also a key representative of the VCSFE sector in shaping the integrated partnership for the delivery of Health & Social Care.

Community Centres & Organisations

1.6 **Oldham Credit Union** exists to promote greater financial equality in Oldham Borough by providing accessible, secure savings and an ethical source of credit at fair and reasonable rates of interest. It particularly benefits people who otherwise would be financially excluded and therefore have difficulty accessing mainstream financial services and might otherwise become dependent upon loan sharks charging extortionate rates of interest.

1.7 **Werneth and Freehold Community Development Project and Greenacres Community Centre** provide opportunities and venues for interaction and engagement within communities and for communities to engage with other stakeholders. They provide a means for residents to engage in a range of positive and creative activities, which enhance their quality of life and provide access to opportunities to further life chances. Building strong communities and community engagement are central components of the work of the organisation. Participation by local residents in such activities supports the principle of building cohesive communities by encouraging individuals to engage and interact with others through shared common interests. Furthermore, it provides significant opportunities for local people to develop their skills and contribute to their community by partaking in a range of volunteering opportunities. Both organisations utilise the core funding to attract inward investment to deliver services (e.g., early years provision).

1.8 **Oldham Interfaith Forum** provides support to faith organisations including Oldham Mosque Council and develops opportunities for communities to interact (faith and non-faith) and learn about different religions. The Forum supports the Community Tension process in helping to engage with faith leaders and communities and the partnership response to events such as Eid and other faith related matters. The Forum has supported the Partnership response to Covid-19 in helping to manage community tensions during lockdown and promote the vaccination take-up with BAME communities. There are currently two 0.5FTE staff members funded by the Council's grant. Oldham Interfaith Forum is a key partner in supporting the management of community tensions and working with Oldham Mosque Council

Legal and Advice

1.9 **Citizens Advice Oldham** provides legal and advice services to residents and has also been instrumental in supporting the response to Covid-19 as a result of the circumstances of so many individuals changing e.g., as a result of furlough, welfare benefit changes, government changes to housing possession proceedings, etc. Citizens Advice Oldham services will also form part of the placed based offer, ensuring that residents have access to timely housing, debt and welfare benefit advice.

Community Events

1.10 The Priority Programme Fund has also made a contribution towards three annual events which promote community cohesion in the past, namely, National Play Day, Oldham Pride and Oldham Carnival.

2 Current Position

Voluntary Sector Infrastructure

2.1 Action Together were granted a one-year grant allocation of **£270,500** for 2021/22 to provide infrastructure support for VCFSE sector organisations, made up of:

- **Strategic leadership of the sector** – helping to develop a strong working relationship between the voluntary, community and faith and social enterprise (VCFSE) sector, the Council and other local partners, and advocate on behalf of the sector championing the vital role that voluntary, community, faith and social enterprise organisations play in supporting the most vulnerable of Oldham's communities.
- **Partnership** - ensuring that services meet the needs and priorities of local people, including those of people who are socially disadvantaged or from minority groups.
- **Active Communities** - enabling local people, and particularly those who are traditionally harder to place, to enhance their quality of life by increasing their confidence, skills, and health through volunteering. Volunteering will also give them better life chances through improved progression into education, training, or employment. Increased voluntary activity by local people will also benefit local communities.
- **Organisational development (including Community accountancy support)** – Action Together provides support to build the skills, knowledge, and confidence of VCFSE organisations and their staff and volunteers. This includes helping organisations to identify funding, access information, connect to others and recruit and support volunteers. In doing so, they are enabled to provide a better quality of service to local people and increase their collective impact.

2.2 A grant agreement, delivery schedule and outcome monitoring framework were in place for the 12-month period 21/22. An interactive summary of their activity

in Oldham during April -December 21 is provided here: Q1-Q3 Monitoring, and an Annual Report will be provided after the end of Q4. This includes activity directly funded by the infrastructure grant, as well as projects supported by other income streams which benefit the borough.

2.3 During the last two years Action Together have been integral to Oldham's Covid19 response. They have provided strategic leadership to the Community Bronze humanitarian aid response as well as providing specific support to the foodbank, recruiting emergency response volunteers, supporting community engagement, and delivering the Covid19 Response Fund. They have also been a key partner and conduit for emergency funds to the sector including the DEFRA Emergency Assistance grant, Community Conversations funding, MHCLG Community Champions Fund and most recently establishing the One Oldham Fund which has an initial focus on Covid19 Recovery. Action Together have continued to convene VCFSE networks, and develop new ones as needed, for example the Food Solutions Network and Community Engagement Network, and to represent the sector in key forums such as Strategic Coordination Group and the Equalities Advisory Group. Although bolstered by grant funding the vast majority of this activity has been supported by the core functions funded via the infrastructure grant.

2.4 The next phase of the One Oldham Fund in which the Council proposes to invest a further contribution from the Contain Outbreak Management Fund (COMF) is the subject of a separate decision paper to Cabinet.

Community Centres & Organisations

2.5 Alongside the infrastructure grant the Council has provided core grant funding to several smaller voluntary, community and faith sector organisations, through the Priority Programme Fund, for many years. The allocations have been reviewed at regular intervals and there are now only a small number of organisations who receive funding as a result of budget reductions, changing Council priorities and the need to seek greater efficiencies and value for money. Monitoring information for 19/20 is provided in Appendix 2, formal monitoring was suspended in 20/21 and 21/22 as the pandemic significantly impacted what the organisations could deliver.

2.6 In 21/22 grants were awarded as follows:

Organisation	**Funding Allocation 21/22**	**Source**
Greenacres Community Association	£32,000	PPF
Werneth & Freehold CDP	£32,000	PPF
Oldham Credit Union	£36,000	PPF
Oldham Interfaith Forum	£36,000	PPF
Total	**£136,000**	

Legal and Advice

2.7 In 21/22 Citizen's Advice Bureau were awarded **£260,000** from the Priority Programme Fund to support their core activities. Previously this was supplemented by a contribution from Councillors of **£48,200** from their respective budgets, however this ceased in 21/22 and the grant was instead supplemented from the Covid19 Contain Outbreak Management Fund. Monitoring information for 19/20 is provided in Appendix 2, formal monitoring was suspended in 20/21 and 21/22 as the pandemic significantly impacted what was possible to deliver.

Community Events

2.7 No contribution was made to community events from Priority Programme Fund in 21/22. However, a separate contribution was made to National Play Day from external funding awarded to the Community Cohesion and Safety Partnership.

3 Grant Award Recommendations

Voluntary Sector Infrastructure

3.1 When the grant to Action Together was renewed for 21-22 it was recommended that consideration be given, in the context of wider budget proposals, to renewing the grant for a longer period. It is proposed that the infrastructure grant be agreed over a period of three years 2022-2025. This would demonstrate Council commitment to a Thriving Communities approach and support for the VCFSE sector. This also recognises the significant contribution of Action Together and the wider voluntary sector to the Covid19 response, and their vital role in delivery of Oldham's Covid19 recovery plan.

3.2 The infrastructure support to the VCFSE which Action Together provide is key to the development and sustainability of the local sector, as well as providing representation and voice to small groups and organisations. The sector contributes across all six themes of Oldham's Covid19 recovery plan, in particular Driving Equality and Improving Health & Safeguarding the Most Vulnerable. Our VCFSE sector have been supporting those people most impacted by Covid19 who are often already affected by existing inequality and vulnerability. Action Together have a key role in supporting those organisations to access funding and recruit volunteers as well as convening thematic networks and representing the sector strategically. Continuing this support to the sector will help to ensure we are able to deliver our recovery plan objectives both by enabling the sector to continue to deliver and providing voice to marginalized groups and communities. Action Together also distribute local grant funding to VCFSE organisations in the borough which enables quick distribution of funds through a route accessible to all local groups who may not be eligible or be disadvantaged in their applications to external funding sources.

3.3 The grant is intended to cover the costs of Action Together's core activity to provide infrastructure support to the VCFSE sector in Oldham through their strategic objectives outlined at 1.2 above. The vast majority of the grant covers

salary costs of staff required to deliver the core outcomes, the remainder covers overheads, a contribution to management costs and direct expenses.

3.4 Partly as a result of the pandemic Action Together have undertaken work to reconsider the priorities and focus of their activity going forward. Appendix 3 is a report which sets out their vision and plans for the next three years, and includes the core themes within that which the infrastructure grant enables them to deliver, namely; volunteering, development and partnerships and collaboration. Grant giving is also a core theme but coordination of this activity will be funded through the 10% grant management fee applied to all external funds they distribute (including funds from Oldham Council). The report also details other funded projects they support in Oldham, some of which are supported by other Council funding, or via grants awarded to the Council. A grant agreement will be established on this basis, and quarterly monitoring put in place to track the outcome measures and provide progress narrative for the 3 year period.

3.5 Without the infrastructure grant Action Together would not be in a position to fund this core activity based on earned income or other grant funding. In fact, providing core grant investment over a longer timeframe increases their ability to attract other investment by covering costs which other grant funders and investors are not able to. Medium-term certainty of funding levels for Action Together will enable them to set budgets and plan strategically over the longer-term. This in turn has a direct benefit for the VCFSE sector and communities in several ways. For example, staff retention within the infrastructure organisation enables them to better understand Oldham and build relationships and trust with organisations and communities over a longer period, which is key to effective asset-based community development. Similarly, it enables strategic development of the sector over a timescale in which it is possible to achieve impact, for example VCFSE workforce and system leadership development.

3.6 For the Council this has the benefit of a strategic VCFSE partner able to participate and commit resources within longer-term partnership plans and strategies. A three-year agreement provides a benefit as commissioners in reducing the resource required by the grant renewal process on an annual basis, whilst also allowing for the objectives and outcomes of the grant to be reviewed in light of current priorities in the medium-term.

3.7 The provision of this grant in order to maintain these core activities will make a significant positive contribution to the objectives set out in the Oldham Plan in particular Thriving Communities, as well as the Covid19 Recovery Plan as described above. It will also provide stability to the sector at a time when there is considerable insecurity and low financial resilience due to Covid19 impacts such as loss of income and volunteers. Action Together are uniquely placed to provide this support due to their extensive knowledge and experience of working in the borough, as well as the relationships, networks and trust which already exist with VCFSE organisations across Oldham. This grant would have limited impact on the wider sector as Action Together remain the only organisation providing infrastructure support within the borough, similarly this grant will remain separate and be managed separately from other grants and contracts the Council may have with Action Together during the period. Robust monitoring arrangements will be

put in place to ensure the outcomes continue to be delivered throughout the period of the grant funding.

3.8 Therefore, it is proposed that a grant of **£270,500** per year, a total of **£811,500,** is awarded over 3 years. Any reduction in the infrastructure grant would necessarily result in staffing reductions for Action Together and therefore would require the Council to reconsider the priorities and expected outputs and outcomes within the grant agreement. The recent continued award of a grant at a static level in itself represents a real terms reduction in available funding taking into account inflation of costs.

3.9 A key element of Action Together's contribution to the pandemic response has been the coordination of Emergency Response Volunteers (ERVs) to support a whole range of activity, including community engagement, vaccination and test centre marshalling, care volunteers. This is a significant commitment above and beyond the volunteer coordination within the infrastructure grant and therefore it is proposed an additional one-off grant of £65,000 is awarded from COMF alongside infrastructure grant to enable the recruitment of an agency member of staff to provide coordination during 22/23.

Community Centres & Organisations

3.10 It is proposed that one-year grants are awarded to the community centres and organisations for 22/23 at the same level as the previous year at a total cost of **£136,000**. It is worth noting that, like the infrastructure grant, the award of a grant at a static level in relation to previous years represents a real terms reduction in available funding, taking into account inflation of costs.

3.11 Proposed allocations are as follows:

Organisation	**Proposed Funding Allocation (22/23)**	**Source**
Greenacres Community Association	£32,000	PPF
Werneth & Freehold CDP	£32,000	PPF
Oldham Credit Union	£36,000	PPF
Oldham Interfaith Forum	£36,000	PPF
Total	**£136,000**	

Legal and Advice

3.12 It is proposed that Citizen's Advice Bureau are awarded **£260,000** for 22/23 from the Priority Programme Fund to support their core activities. In the interim the shortfall of **£48,200** supplement to the Priority Programme Fund will be met from COMF again in 22/23 in order to ensure they are able to continue provision of services at the current level to support Oldham's Covid19 recovery strategy.

Community Events

3.13 There remain some funds in the budget for 22/23 which would enable the Council to support community events if required, following further consultation with events organisers. However, at this point it is the intention to support groups to access funding for events through the One Oldham Fund.

Total Grant Award

3.14 The grants described above equate to a total grant award of **£779,700** for 22/23, with a further **£541,000** awarded for the infrastructure grant across 23/24 and 24/25.

3.15 The grant awards and funding sources for 22/23 are shown in the table below. The total awarded results in a short fall of £19,560, given the significant contribution of all awardees to the Covid19 response and recovery it is proposed that this is covered with an additional £35,000 contribution from COMF.

Grantee	Grant	Award	Funding Source
Action Together	VCFSE Infrastructure	£270,500	PPF
Action Together	Emergency Response Volunteers	£65,000	COMF
Greenacres Community Association	Community Centres & Organisations	£32,000	PPF
Werneth & Freehold CDP	Community Centres & Organisations	£32,000	PPF
Oldham Credit Union	Community Centres & Organisations	£36,000	PPF
Oldham Interfaith Forum	Community Centres & Organisations	£36,000	PPF
CAB	Legal & Advice Services	£260,000	PPF
CAB	Uplift for Covid19 Recovery	£48,200	COMF
Total Grants Awarded		**£779,700**	
Shortfall in PPF Funds		£35,000	COMF
Remainder (available to support the community events identified if required)		£15,440	

4 VCFSE Sector Commissioning Review

4.1 The recommendation to fund the infrastructure grant over a longer-period of time follows consideration of the central role of Action Together as a strategic and operational partner uniquely placed to deliver shared objectives, and of the benefits to residents of providing greater funding certainty to this service. It is recognised though that the same level of consideration has not been given to the other grants awarded through this budget for a number of years, and that a longer-

term award to Action Together is a potential risk to the other grants should a saving be required from this budget in future or means to address the current shortfall not be found.

4.2 The Priority Programme Fund budget represents only one element of the Council's funding to the VCFSE sector, which has historically been set aside for core revenue funding to key local organisations. VCFSE organisations are also funded from across the Council via grants from other departmental budgets, through external grant programmes, via commissioned contract awards and through Members' local budgets. The use of this budget should be considered within the totality of that investment, and recognising that impacts extend not only to the Council's relationship with the sector as a whole, but also to the range of outcomes within wider strategies to which these key organisations contribute.

4.3 At a Greater Manchester level there have been significant policy developments and commitments made by all GM authorities including Oldham in relation to the VCFSE. Notably in September 2021 all GM Authorities signed a refreshed Accord with the VCFSE sector which builds on the previous 2017 Accord with GMCA and 2017 MoU with the Health & Social Care Partnership. The Accord sets out eight commitments to ways of working with the sector and shared goals which recognise the role of the sector in delivering the Greater Manchester Strategy and the GM Integrated Care strategy as well as the key role they have played within the pandemic response. These commitments include fully implementing the recommendations of the previously published GM VCFSE Commissioning Framework, of which a central element is the relationship of the public sector as commissioners and grant givers to the VCFSE.

4.4 It is now more than 10 years since the Council published its Compact with the VCFSE and although many of the principles underpinning that remain, there have been significant developments in the policy and commissioning landscape since then which should inform our approach. Likewise, there are additional obligations introduced through the new Subsidy Control legislation around the justification and publication of grants awarded which require robust decision making and recording in relation to the funding of the VCFSE.

4.5 In light of all of the above it is proposed that a full review is carried out of the Council's commissioned activity and services to the voluntary sector, whether that be contracted or through the provision of grants. This review should give consideration to the role of the PPF funded activity within it, and to the following:

- Purpose and objectives of funding
- Alignment of funding priorities to refreshed Council Plan & Oldham Plan
- Current delivery & outcomes
- Funding terms – use of grants / contracts, commissioning approach
- Proportionate Monitoring
- Equalities Impact Assessment
- Compliance with subsidy control

- Appropriate future funding term – contribution to resilience of the sector

4.6 This exercise would seek to make recommendations to ensure Oldham's alignment to the GM VCFSE Commissioning Framework, as well as refreshing the Compact with the VCFSE Sector. It would also make a significant contribution to other key pieces of work in development across the system, in particular the development of a whole system early intervention & prevention strategy, the consideration of the role of VCFSE in place-based integration, the implementation of the Social Value Portal, the development of a single investment fund for the VCFSE and the Cooperative Approach to Use of Community Assets policy.

5 Options/Alternatives

5.1 Option 1 – Decommissioning

This is not regarded as a viable option because there would be a loss of infrastructure support to the VCFSE sector in Oldham. This would impact upon the capacity of the sector to develop and grow, the recruitment and placement of volunteers, and opportunities for securing external funding. Alongside this there would be a loss of advice services which form a central part of the new customer and financial services offer to residents. For the community centres and organisations funded this would represent the loss of their core funding and may result in a significant reduction in the services they are able to offer, or possibly result in closure of the centres or services. This would work against the Council's ambition for Thriving Communities and a Co-operative Borough and our Covid19 recovery plan. The option would represent a £666,500 in-year budget saving for the Council.

Option 2 – Renew all grant agreements for one year (2022-2023)

This option is not recommended as it reduces the ability of Action Together to plan resources strategically over the medium-term due to lack of certainty with regards its core funding. It also requires Council resource and capacity to review and renew the grant agreement on an annual basis although it does not change substantively year to year, however this does provide the opportunity for partners to review funding levels and expected outputs and outcomes on a frequent basis in light of any future annual budget reductions. This option would enable all funded organisations to continue their services and activities for one year.

Option 3 – Renew the infrastructure grant agreement for three years (2022-2025), and all other grants for one year (2022-23) and undertake full VCFSE review

This option is recommended because it would provide some certainty of funding for Action Together to enable longer-term budget setting and strategic planning, which in turn would benefit the wider VCFSE sector and contribute to the Council's strategic objectives as described above. This option would allow for partners to review funding levels, priorities and outcomes in the medium-term

rather than on an annual basis. Awarding the grant over three years would demonstrate Council commitment to our Thriving Communities ambition and our support for the VCFSE sector. This option would prevent the infrastructure grant from being reduced during that time period, however this presents the risk that should further reductions be required of the Priority Programme Fund in future the other grants may be impacted. It is therefore recommended that a full review of VCFSE sector spend is undertaken (as described above), which includes the Priority Programme Fund grants within this wider context and gives consideration to the appropriate value and term of any future agreements.

6 Preferred Option

6.1 Option 3 – Renew the infrastructure grant agreement for three years (2022-2025), and all other grants for one year (2022-23)

This option is recommended because it would provide some certainty of funding for Action Together to enable longer-term budget setting and strategic planning, which in turn would benefit the wider VCFSE sector and contribute to the Council's strategic objectives as described above. This option would allow for partners to review funding levels, priorities and outcomes in the medium-term rather than on an annual basis. Awarding the grant over three years would demonstrate Council commitment to our Thriving Communities ambition and our support for the VCFSE sector. This option would prevent the infrastructure grant from being reduced during that time period, however this presents the risk that should further reductions be required of the Priority Programme Fund in future the other grants may be impacted. It is therefore recommended that a full review of VCFSE sector spend is undertaken (as described above), which includes the Priority Programme Fund grants within this wider context and gives consideration to the appropriate value and term of any future agreements.

7 Consultation

7.1 The CEO, Treasurer and Strategic Locality Lead for Action Together were consulted in the development of this report. This consultation confirmed the positive impact of a longer-term grant for certainty of core funding to enable strategic planning of resources, and the implications of any reduction in the grant. Initial conversations have also taken place with the CEO of Citizens Advice and further conversations are to take place with the remaining organisations in advance of 31st March 2022.

8 Financial Implications

8.1 The 2022/23 revenue budget for the Priority Programme Fund (PPF) is £646,940. The previous contribution of £50,000 from the CCG ceased in 2021/22.

8.2 The recommendation is to award Action Together a grant contribution of £270,500 per annum from 2022/23 to 2024/25. The remaining grants awarded from the PPF budget will be renewed for one year (2022/23)

8.3 The proposed PPF grant awards in 2022/23 total £681,940 representing a shortfall of £35,000. It has been agreed by the Director of Public Health that the shortfall will be funded from COMF in 2022/23 only. In future years the shortfall must be made by either identifying savings or reducing the grants offered to the smaller bodies.

8.4 It should be noted that the funding of £65,000 to Action Together for emergency response volunteers and £48,200 to CAB for Covid 19 uplift is funded from the COMF grant in 2022/23 and if funding is extended beyond 2022/23 budgetary provision will have to be identified by the service.

8.6 Should the PPF budget be subject to future budget reductions the commitment of 3-year funding to Action Together will have to be taken into account which will result in reduced contributions to the other voluntary organisations.

(Mike Ward, Senior Accountant/Nicola Harrop, Finance Manager)

9 Legal Services Comments

9.1 In considering the proposal to make a substantial grant to Action Together the Council is obliged to consider the new subsidy control measures which have been introduced into English Law by section 29 EU (Future Relationship) Act 2020. The measures were agreed between the EU and the United Kingdom in the Trade and Co-operation Agreement (TCA) which was finalised on 24th December 2020. Article 3.4 of the TCA lists six principles which a decision-making body is required to consider and respect when making a decision:

The Principles

- *It must pursue a specific public body objective to remedy an identified market failure or to address an equity rationale such as social difficulties or distributional concerns.*
- *It must be proportionate and limited to what is necessary to achieve the objective.*
- *It must be designed to bring about a change in economic behaviour of the beneficiary that is conducive to achieving the objective and that would not be achieved in the absence of subsidies being provided.*
- *It must not normally compensate for the costs the beneficiary would have funded in absence of any subsidy.*
- *It must be an appropriate policy instrument to achieve a public policy objective and that objective cannot be achieved through other less distortive means.*
- *Its positive contributions to achieving the objective must outweigh any negative effects in particular the negative effects on trade or investment between the parties.*

9.2 The proposed grant to Action Together can be said to remedy an identified market failure for the provision of services similar to those provided to the

voluntary sector by Action Together and the services are designed to address social difficulties. The subsidy should be proportionate and not over compensate – it must not cover costs which a beneficiary of the subsidy would normally have funded from its own resources. The grant should be proportionate i.e what is necessary to achieve the objective and it must be capable of bringing about the desired outcome that would not have happened in the absence of a subsidy. The grant must be in accordance with a policy objective and the Council's key aim for a Thriving Community will assist here. Finally, there is a balancing exercise to be considered i.e does the grant of a subsidy outweigh the negative effects in distorting the market by giving an unfair advantage to another economic actor. That is the balancing exercise which the decision makers will have to make.

9.3 The decision must be Wednesbury reasonable and not irrational to be capable of withstanding legal challenge by way of judicial review. However, the time limit for legal challenge is limited to 28 days from the date of publication of details of the decision under the new transparency regime in Article 3.7.

9.4 Art 3.7(1) of the TCA imposes an obligation on the Council to publish details of the grant of subsidy within 6 months namely:

- the legal basis, policy objective and purpose of subsidy;
- name of the recipient of the subsidy;
- the date of grant of subsidy along with its duration and other limits attached to subsidy; and
- the amount of the subsidy or the budgeted amount of the subsidy

The details of the grant should be sent to the Department of Business Energy and Industrial Strategy.

(Sukhdeep Kaur, Commercial & Procurement Solicitor)

10. **Co-operative Agenda**

10.1 The grant funded VCFSE organisations are key partners in delivering both the Council's ambition to be a co-operative borough and the Oldham Partnership's ambition for Oldham 'to be a productive and cooperative place with healthy, aspirational and sustainable communities.' All the organisations have a key in empowering residents and communities to help themselves by supporting them to make healthy life choices and being better connected to support that is available in their local community which reduces demand on Council and partner services.

11 **Human Resources Comments**

11.1 Although there are no staffing implications for the Council, if the preferred option were not approved then there would potentially be significant staffing implications for all of the funded organisations.

12 **Risk Assessments**

12.1 None

13 **IT Implications**

13.1 None

14 **Property Implications**

14.1 None

15 **Procurement Implications**

15.1 As this report relates to grant funding it is outside of the Council's Contract Procedure Rules.

Oldham Council is agreeing to provide grant funding to Action Together, as Oldham's council for voluntary service (CVS), to support the charitable incorporated organisation (CIO) - registered charity number 1165512 formed under the Charities Act 2011 – to provide infrastructure support for VCFSE sector organisations in Oldham. A robust grant funding agreement and regular performance monitoring reviews must be put in place to ensure that the agreed outcomes are being achieved. (Steve Boyd, Head of Procurement)

16 **Environmental and Health & Safety Implications**

16.1 None

17 **Equality, community cohesion and crime implications**

17.1 No vulnerable group will be disproportionality affected from the proposals contained within this report. However, an EIA would be undertaken in the event that grant funding is not agreed or is reduced or withdrawn.

18 **Equality Impact Assessment Completed?**

18.1 No

19 **Key Decision**

19.1 Yes

20 **Key Decision Reference**

20.1 EE-01-22

21 **Background Papers**

21.1 None

22 **Appendices**

22.1 Appendix 1 – Action Together Q1-Q3 Monitoring Report 21/22
Appendix 2 – Community Organisations & CAB Monitoring Information 19/20
Appendix 3 – Action Together VCFSE Infrastructure Provision 2022-25

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Quarter 1/2/3 July - December 21

Quarter 3 Headlines

2021/22

Greater Manchester leaders in local government, health and the voluntary, community and social enterprise sector came together to sign a tripartite Accord to work together in a collaborative way to tackle entrenched inequalities.

This GM focus is replicated in Oldham with a commitment from Action Together to working with our members in the borough to design out inequality. From the Poverty Action Group, Poverty Truth Commission, and Community Champions to the network working together to improve women's services, collaboration is at the core of our offer.

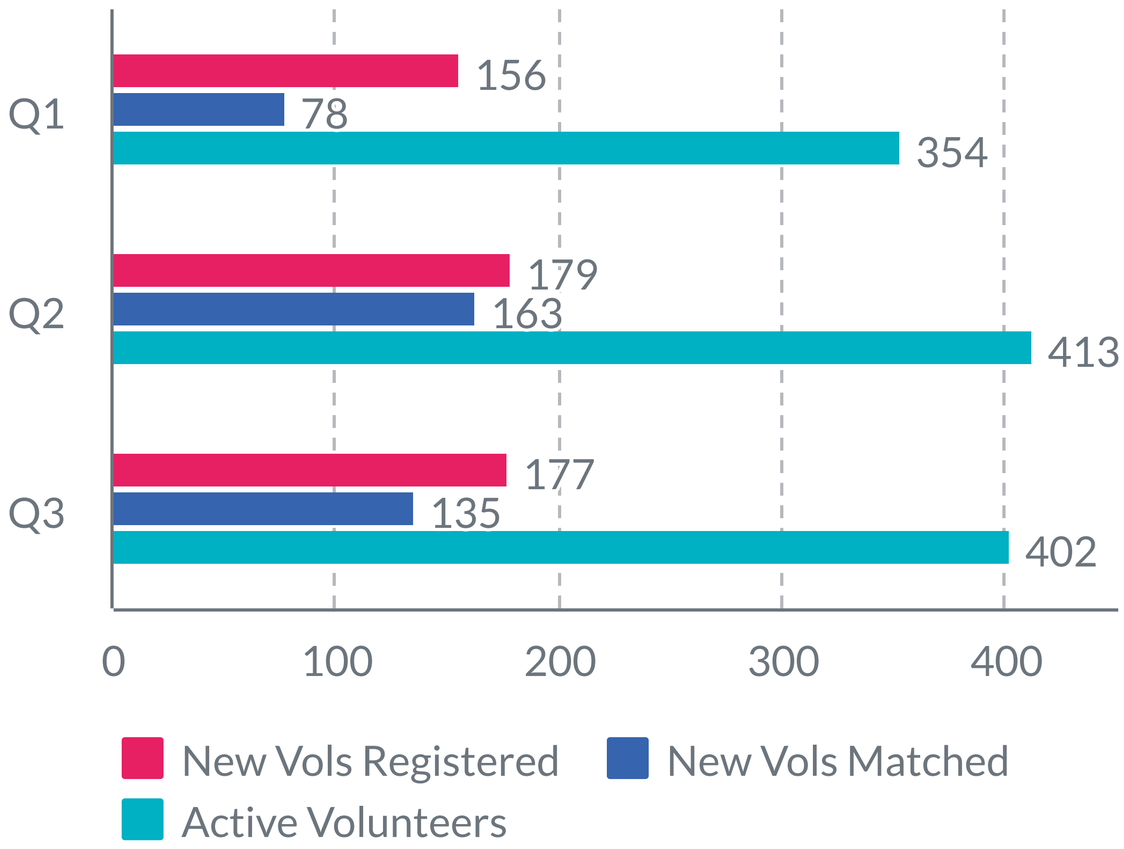
Liz Windsor-Welsh Chief Executive

Quarter 3 in Numbers

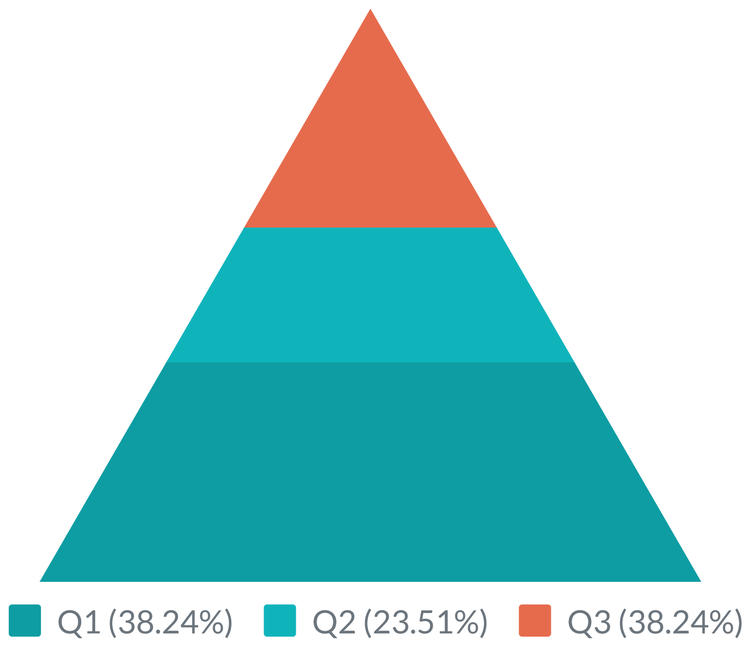
- **177** volunteers registered, **135** matched into new roles and **402** active volunteers co-ordinated
- **191** VCFSE groups and organisations supported
- **109** events and training sessions with **194** attending
- **£232,379** grants and investments made to **70** groups and orgs
- **21** VCFSE forums and thematic network meetings facilitated with **122** groups engaging.
- **17** E-bulletins delivered to **1,500** people across the sector (Funding, Training and Events and Oldham Community News)

Quarters 1-3 2021-22

Volunteering (total registered 512, matched 376, active 1169)

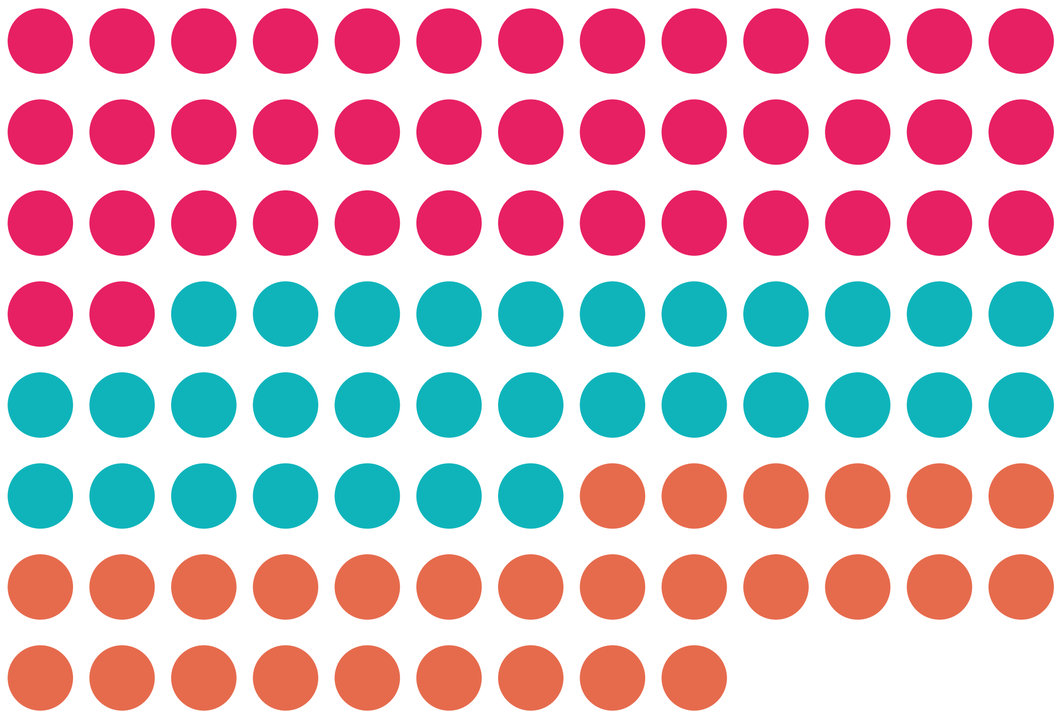


VCFSE Orgs. engaged in Forums and Networks (total 319)



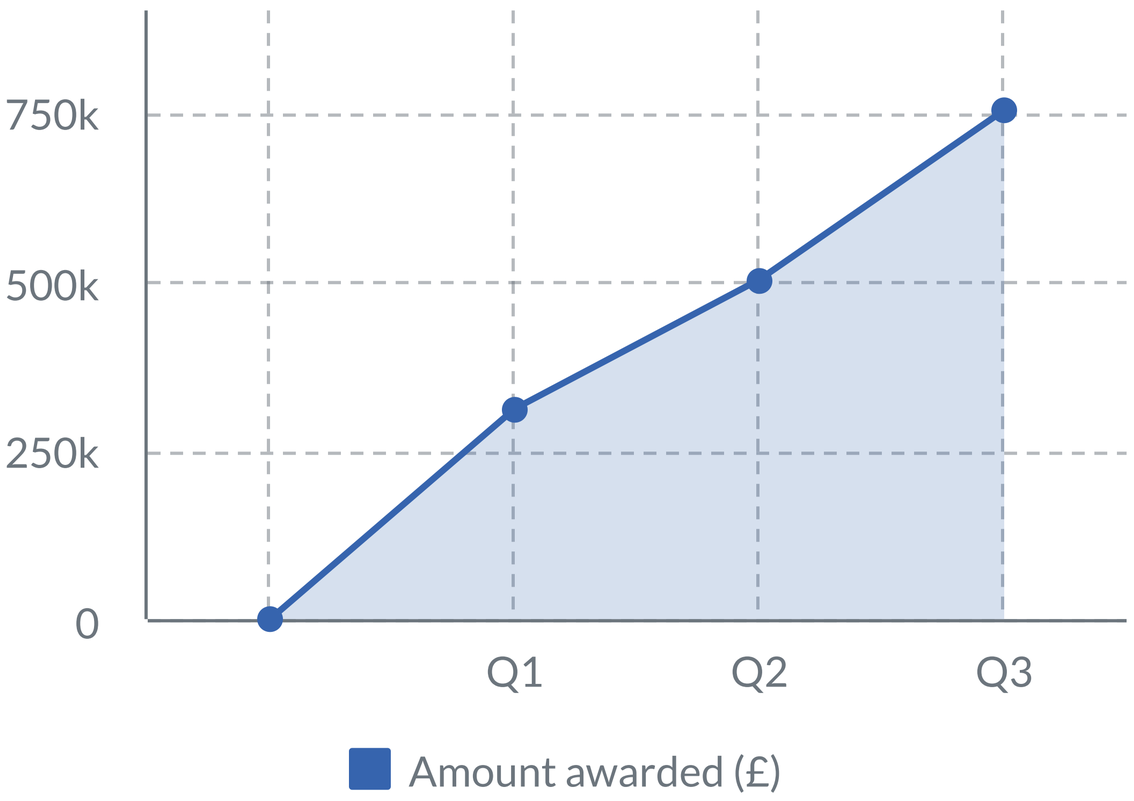
Includes Community Explorers, Community Centres and Anchors Network, VCFSE Womens Network, Poverty Action Group, Food Solutions Network

Groups Supported (total 678)

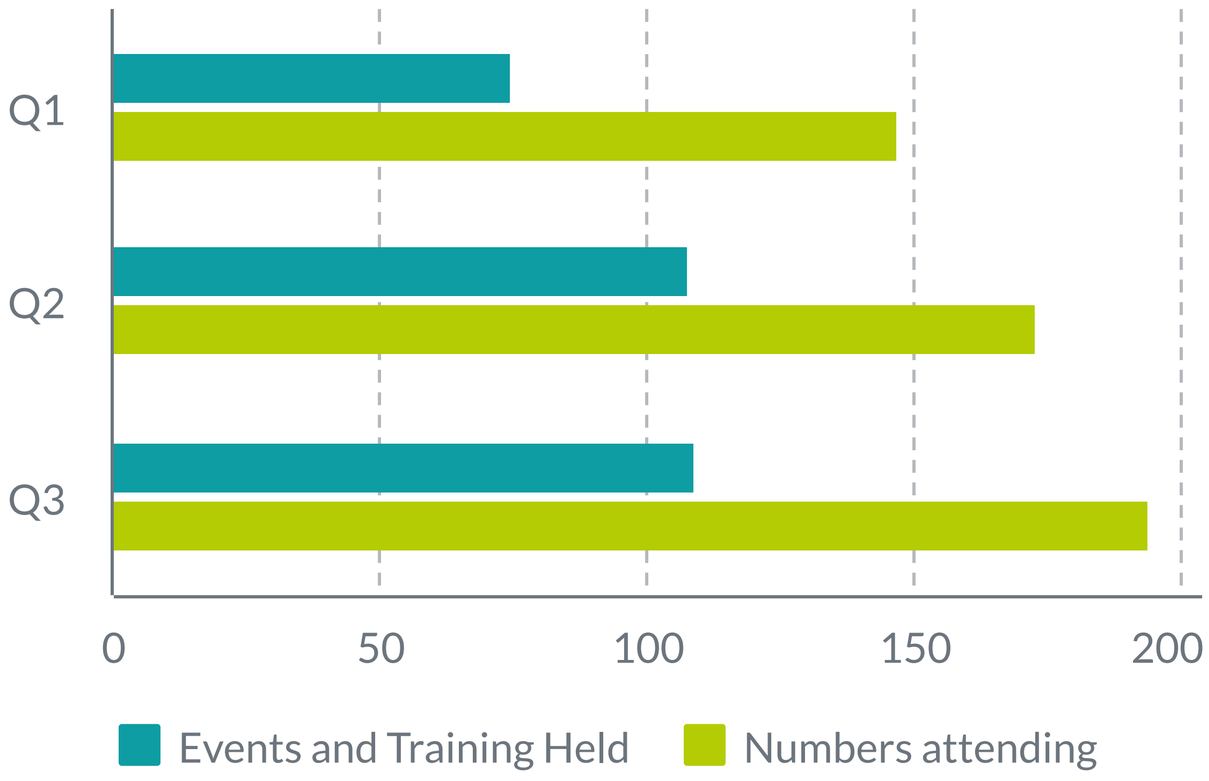


Includes 1:1 support, Organisational Healthchecks and Funding Mentoring

Grants and Investments Awarded (Total £734,583 to 291 groups and orgs)



Sessions held (total 292) Numbers attending (total 594)



Includes Training Sessions, #WednesdaysWeekly Sessions, #MeetTheFunder Sessions and all other events

Volunteering

Volunteer Brokerage and Volunteer Hubs

Through Q1-Q3 we have been developing our volunteer brokerage service in light of the learning we have made through the pandemic.

We have developed a Volunteer Hub model, which aligns our accredited Volunteer Centre brokerage service to 'place' .The model brings the Volunteer Centre offer closer to the heart of communities across the 5 districts and includes:

Brokerage: Online and in-person volunteer brokerage to 100's of volunteering opportunities delievered from Community Hubs supported by Volunteer Hub Hosts

Training: Training for volunteers to get ready for volunteering and training for groups and organisations to get them ready for volunteers!

Emergency Response Volunteers

During Q 1-3 we have supported vaccination clinics at nine community sites. Five of these were community pop ups in various locations with either a high footfall (such as Parliament Square to coincide with Festival Oldham) or in areas where vaccination take up had been low. Action Together staff recruited, coordinated, and supported Emergency Response Volunteers in the marshal role.

Two of the community sites have continued weekly in the community settings, supported by our ERV's and members of the community organisation who manage the building providing marshalling and language support.

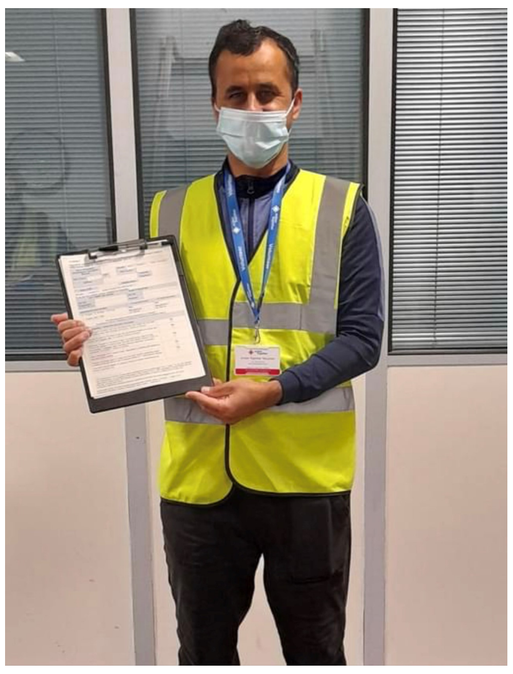
We have built up a core group of volunteers in these settings who volunteer on a regular basis – appointing one volunteer to the role of volunteer ambassador.

We supported the roll out of the booster jab in the period immediately before and during the Christmas break at Chadderton Town Hall by recruiting, coordinating, and supporting emergency response volunteers to act as marshals alongside volunteers from several Community Champions that we have been working with.

”I enjoy volunteering because it gets me out and helping, I’ve helped to save lives during this pandemic”. Amjad

”I was shut off from the world. Volunteering felt like a big step for me, it makes me feel like I’m giving something back to my community. Someody said to me ’you’re a hero’! It felt amazing to hear that I am making a difference”. Craig

”We love getting involved in the community! Volunteering has given us the opportunity to meet so many inspiring people and engage in lots of different roles”.
Sahima & Zakira



Our Emergency Response Volunteers have continued to support the delivery of the humanitarian aid and poverty relief offer in Oldham, working closely with Oldham Foodbank.

We manage circa 100 active volunteers each week in the Foodbank who are providing a range of roles from collecting food donations, to picking and packing food packages, to delivering to the door for residents.

Our Social Prescribing Manager has continued to provide mentoring support to the Volunteer management team through this period.

Volunteering

#MonthOfCommunity - Volunteering Campaign

We delivered a #MonthOfCommunity campaign in June to celebrate and thank people who'd volunteered across Oldham throughout the pandemic. We also focused the campaign on our member organisations, responding to some of the findings from our COVID reflection event with advice for groups wanting to reconnect with their volunteers who hadn't been able to work with them during lockdown.

We took part in the national campaigns #VolunteersWeek and Small Charities Week, and launched the Volunteer Celebration Fund. The aim of the fund was to support members in thanking and celebrating their own volunteers. Volunteering and Development staff worked with our Comms and Marketing team to produce resources, arrange training, and promote our services across the month. We also timed the launch of our Radical Kindness public artworks and distribution of our volunteer thank you badges to coincide with the campaign.

Each week of #MonthofCommunity focused on a different element of volunteering:

- Week 1 Volunteers' Week
- Week 2 Recruiting volunteers
- Week 3 Reconnect with volunteers
- Week 4 Reflection on volunteering

Radical Kindness Project

Alongside the public recognition and gratitude for the NHS and Key Workers, we wanted to celebrate the power of kindness and the vital work of neighbours, communities and volunteers in responding to the COVID emergency.

We have been privileged to be part of the community response to COVID-19 and witness the outpouring of generosity and kindness from people and communities. We have mobilized an unprecedented number of volunteers, supported community groups to completely shift their offer overnight, and seen mutual aid groups spring up across our three boroughs.

We wanted to mark the importance of this moment through an artwork in the town centre of each of our localities. Public art is uniquely accessible – belonging to all of us and part of our daily life. It encourages people to pay attention to the world around them and to reflect on what it means to be from our place, our town, and our community.

We worked with Oldham based artists Rebecca and Michael from May Wild Studios. They live and work in Oldham and are inspired by handcraft, nature, storytelling, community and collaboration. The artists spent weeks in each borough listening to people in both boroughs – collecting stories, photos, drawings and memories which bring to life radical everyday kindness. We also asked our followers on social media to share their stories online. The artists then went through a design process to turn what they heard into a public celebration.

The final piece is a "seedbank" of casts of local seeds radiating out from a central QR code where visitors can read all the community stories. The artwork was opened by the mayor at an event which included talks from the artists and a speech from the council leader. Attendees could watch the process the artists used to make the work and take away a seedling with information about how to share their own kindness story.

The artists continue to develop the relationships they have built with local people and groups, and are planning a series of community workshops. The 'seedbank' of stories continues to grow as local people submit their stories of radical kindness.

You can see more pictures from the launch events on our Facebook page:

- Oldham Launch - Radical Kindness Project

Development

Advice and guidance for Oldham, Rochdale and Tameside community groups during Covid-19

#WednesdaysWeekly

#WednesdaysWeekly

Alongside our development work with groups, organisational healthchecks, Quality in Action award support and helping groups find funding and develop sustainably, there were lots of development opportunities for our members this quarter, including our regular COVID-19 advice and guidance sessions plus...

We held some fantastic training and information sessions, particularly useful for our Oldham members.

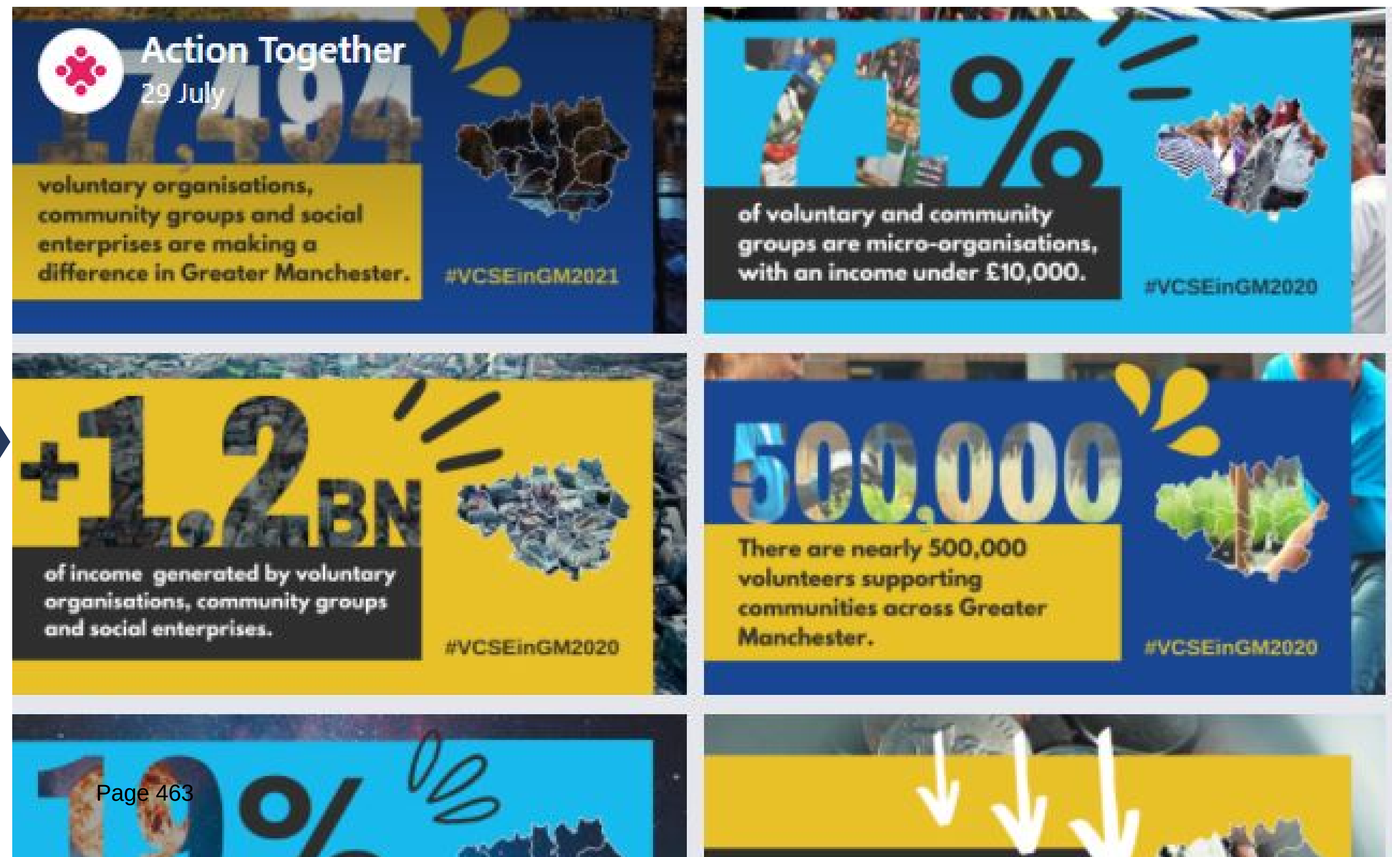
- Oldham Household Support Fund
- Oldham Money Advice Referral Tool
- Oldham Economic Review Board - VCFSE Discussion Session
- Do you need help to sustain and grow your organisation?
- International FASD Awareness Day
- Quality in Action Award
- The 7 effective principles to deal with changes
- Refresh of GM VCSE Accord
- Learning to Excel: Microsoft Excel for Beginners - with KPMG

Place Based Working

During this period, we have restructured our Oldham team to further develop our approach to place-based working, particularly our community development offer. The restructured team includes a new Operations Manager and five Community Development Workers (CDW's) - one in each District. Highlights and notable achievements through this work include:

- Weekly insight sharing meetings between our CDWs and their local authority equivalents in place
- Regular 4-way review meetings between the district coordinators, local authority community development officers, our CDWs and our new Operations Manager Rich; to review actions against the place community development workplan
- The introduction of hybrid working and opening of more community spaces has provided CDWs with several community bases to work alongside community groups. Placing our development offer in the heart of communities.
- In Q3 the CDW team started work to co-design a fresh and innovative approach to capacity building support for those organisations looking to move from surviving to thriving! This 6-month peer learning programme is the Development Learning Community and will launch at the end of February 2022

We supported the launch of State of the Sector
The reports analyses the significant social and economic contribution the VCFSE sector makes in each of the city-region's 10 local authority areas and across the whole of Greater Manchester



Partnerships

Strategic Representation

We have continued to provide the strategic representation of the VCFSE across the key Oldham Partnership Boards and Covid Governance Arrangements including:

- Oldham Leadership Board
- Oldham Health and Wellbeing Board
- Oldham Safeguarding Adults Board
- Oldham Safeguarding Children's Partnership
- Oldham Children's Alliance
- Oldham System Health and Care Board
- Oldham Integrated Delivery Board
- Oldham Community Safety and Cohesion Partnership
- Domestic Abuse Partnership
- Oldham Communities Board
- Corporate Parent Panel
- Covid Strategic Co-ordination Group
- Community Bronze
- Vaccination Bronze
- Health and Care Silver

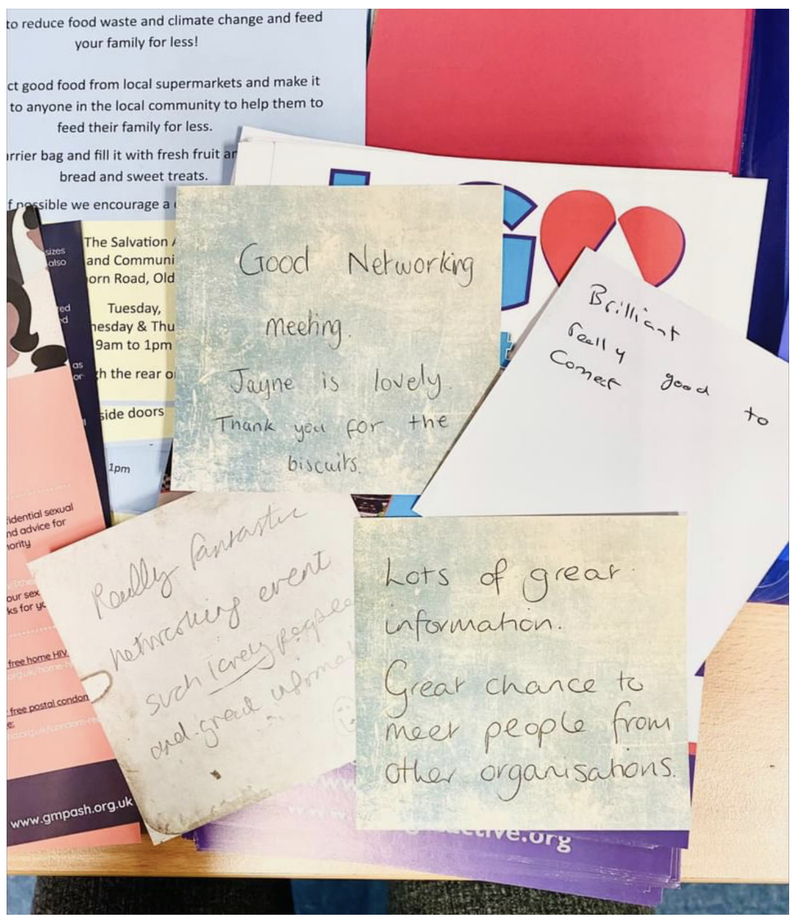
In Q3 we undertook some work with the Director of Children's Services to appoint 3 members of Voluntary Sector Leadership Group to the newly formed Children's Alliance, our Strategic Locality Lead is supporting the reps and working alongside them at the Children's Alliance.

Community Explorer Gatherings

Community Explorer Gatherings are our place-based grassroots VCFSE forums, facilitated monthly in each of the 5 districts. They continues to be the vehicle used for gathering community intelligence and insight on the issues that matter most to people in Oldham. This insight is then shared in other network spaces and has contributed to some of the developments through the Community Champions work, as well as some of the other programmatic responses developed both 'in-place' and across the borough. During the months when the pandemic was acutely impacting communities (including in this reporting period), community explorers has provided a great space for mutual support, the encouraging of activity around Mutual Aid, and the sharing of resources to in order to best support groups in the 5 districts.

The CDWs have begun a process of reviewing the effectiveness and purpose of their Community Explorer gatherings with the intention that a renewed approach will be launched within the new fiscal year.

Just a little bit of feedback from the last Community Explorers network event for Central. If anyone has anything to add please feel free:)



Oldham VCFSE Women's Network

Members of the network have been meeting monthly throught this period and collaborating on delivering a community offer for women that responds to the needs of women who are accessing support from the network members. The priority areas of work are around supporting women experiencing domestic abuse and supporting women experiencing poverty. The highlights from the network include:

- Collaborative process for investing £100,000 grant funding, via the Community Safety and Cohesion Partnership, to 5 of the network members to strengthen their community support offer to women experiencing Domestic Abuse
- Developing a network service directory for women's support
- Working together to develop and submit an expression of interest to Smallwood Trust's Women's Sector Resilience Fund Phase 2
- Representatives from the network participating in the Oldham Women's Taskforce to represent the voices of seldom heard women.

Poverty Action Group and the Food Solutions Network

In Q3 the process of refining our thematic networks, in particular those relating to poverty began. Highlights and notable achievements in this area include:

The refresh of the Food Solutions Network, moving it into the VCFSE space and therefore being coordinated by Action Together rather than the Public Health team. This is a key strategic move and positions the VCFSE more powerfully within the Oldham Food Partnership.

The renewed interest in this work across the sector has prompted the beginning of discussion around the refreshing of the Poverty Action Group and how, in partnership with the newly launched Oldham Community Advice Network, we can activate the network further and use it as a intentional vehicle for affecting change in the borough.

Collaboration Projects

Community Champions

Working with Oldham Council we have continued to develop the Covid Community Champions work building on from the launch of the programme in Q1. Community champions undertake community enaggement work in the heart of the communities they serve and capture insight to help tackle any inequalities in relation to the covid response work in Oldham. The initiative has grown to include a regular network sessions for the 100+ champions involved, Action Groups, bringing together champions who are working accross communities of focus, training for faith and community leaders, a resource library, WhatApp Channel and a community insight tracker. Phase 1 has focussed on South Asain communities, Black African communities, Roma and Eastern European communties and the Learning Disability and Autism community.

In Q3 we launched phase 2 of Community Champions to sustain and further develop the work of the groups and organisations from phase 1 and to invest in more groups and organisations to broaden the scope and reach of the community engagement to younger people, people with complex disadvantage and all communtiies in Oldham with enduring covid transmission.

We've invested £410,478 to 44 groups and organisations through phases 1 and 2 to support their capacity to deliver the Community Champions work.

Poverty Truth Commission

Five sessions of the Oldham Poverty Truth Commission have now taken place including the launch on Sept 27th. This followed extensive support and development with the 14 Grassroots Commissioners to build up their stories, their confidence to share them, and their understanding of how they connected to the wider story of poverty in Oldham.

They were joined at the launch by 14 Civic Commissioners, who in subsequent sessions have collectively unpacked the experience of poverty and hardship in Oldham, drawing out several key themes and ideas. These include:

Understanding poverty (and how it affects people) is a major way to assist people with dealing with it's impact and reducing stigma. The Commissioners have strongly connected this to alignment of positive opportunities which give people hope and belief as well as relief for the material hardship they endure and often blame themselves for experiencing.

"I want to harness what's got me through and translate it to a teachable format"

"All the quality analysis is limiting the quality"

The approach taken by social support systems when people first reach out for help is crucial to responding appropriately to where the person is/how they are feeling at that time and go beyond the 'first presentation' which is rarely the main source of difficulty. Ideas have been floated about how switching the focus of 'targets' and reporting to be more heavily weighted toward co-produced feedback as a potential way to change how social support systems interact with people when they first present.

A lot of ideas have been shared around how we can create places within our town and social support systems where people "Believe we belong... and are good enough." This includes what is offered to people while waiting for appointments or access to services, peer support opportunities, and a less transactional approach to what people might receive assistance for.

"The systems doesn't give people the time to care"

Collaboration Projects

Oldham Toy Appeal and Winter Support

Thanks to the generosity of individuals and community groups in Oldham, our partners at Spindles Town Square Shopping Centre, Pearson Solicitors and Financial Advisors, Albion House Wealth Management, the Oldham Chronicle, and our colleagues at Oldham Council, we were able to collect and distribute **2,983** toys to children and young people who would otherwise not have been able to enjoy the magic of Christmas.

As a first for Action Together in Oldham, we are pleased with how the campaign went and plan to build on the success of the first year to: 1) reach more children and young people next year, and 2) provide developmental support to organisations that work with children, young people and families to appease the root causes of the poverty that has resulted in the large response to the campaign.

Our Oldham Winter Support Campaign saw us pull toegther a directory of all the support available in communities for Oldham residents across the Christmas and winter period.

Big Local Oldham

We've continued our work as the Local Trusted Organisation (funded by Big Local) with the Oldham Big Local Partnership Board, supporting them to implement their current plan which runs from April 2021 for three years. This represents the final three years of the Oldham Big Local Programme and there is a focus on thinking about the legacy that will be left behind in Clarksfield, Littlemoor and Greenacres.

A new community development worker (employed and managed by Action Together on behalf of Big Local) started working with the partnership in July and is having enormous success engaging with residents and bringing exciting innovative ideas forward for projects in the community. Projects that the Board are currently supporting are:

- Investment in Veg in the Park to pay for a manager, holiday activities and a bereavement café
- Investment in Greenacres for improvements to Beresford Park and building improvements at NEON Hub
- Investment in Clarksfield for alleyway improvements
- Activities to reduce social isolation and health and wellbeing including knit and chatter group, men's group and healthy cooking session at NEON
- Youth activities to improve fitness and confidence including horse riding lessons and an under 12s football group for residents in Clarksfield
- The board is also now working very closely with several partners including Oldham Council's new District Team for Oldham East and Oasis Hub. We have supported Oasis Hub to provide creative English and other activities for families at Oasis Academy Clarksfield . The school have made community facilities available for the use of residents which has helped with the Board's engagement with residents.

Big Local
Working together for a better future
Littlemoor Greenacres Clarksfield

UKCRF - Breaking Digital Barriers Project

Action Together are working with the Good Things Foundation to coordinate the VCFSE sector involvement in the Breaking Digital Barriers Project which is funded by the UK Community Renewal Fund.

Community groups and organisations have the opportunity to register as online learning centres and deliver digital skills courses to support people to develop digital skills for employment.

We are working with the Good Things Foundation to provid information, guidance and practical support to community organisations to apply. We've worked closely with Oldham Libraries to identify gaps in provision and avoid duplication. Delivery of the project will commence in Q4.

Good Things Foundation
Improving lives through digital

Breaking Digital Barriers Project

Investment

We have significantly increased the number of grants and investments, and the amount of funding that we deliver to the VCFSE this year. The ongoing nature of the pandemic through Q1-Q3, the response the sector has provided to communities, coupled with the increased national and regional investment coming into Oldham to support the response has made this possible.

To enable us to respond and scale up our capacity to deliver the increased investments we have secured funding from Oldham Council to sustain a new Grants Administration post that was funded in 2020-2021 by the National Emergencies Partnership.

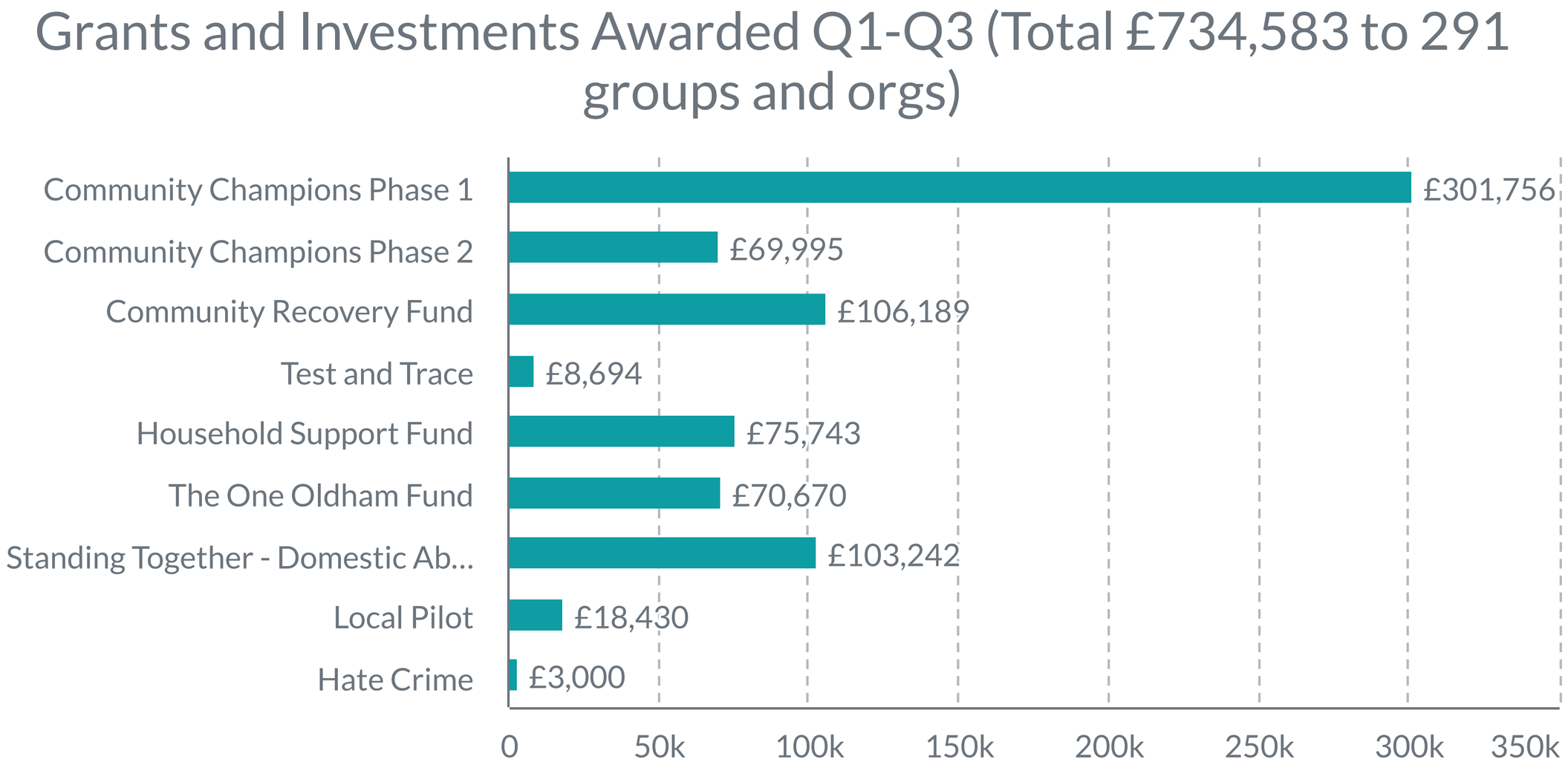
We have radically overhauled our internal process and procedures which ensures that the grants are delivered on a rolling programme, involving a community panel of decision makers, with a speedy turn around which ensures that the funding is distributed to the organisations that need it when they need it.

Household Support Fund

In Q3 we have worked with Oldham Council partners through Community Bronze to shape the allocation of the DWP Household Support Fund to Oldham. £179,000 was allocated for investment to the VCFSE and we facilitated a process of collaborative investment through the Poverty Action Group's sub group the Community Advice Network and have awarded funding to 11 VCFSE groups and organisations to enable them to respond to household poverty crisis through this winter. We recently facilitated a #WednesdaysWeekly Webinar for all front-line workers across the public and VCFSE sector to support their understanding of what support is available to Oldham residents through the Household Support Funding.

The One Oldham Fund

The One Oldham Fund was launched in October and replaces the Community Recovery Fund. Utilising funding available to the Council from the Containment Outbreak Management Fund, micro grants of up to £200 and £1000 and small grants of up to £10,000 are available to VCFSE members of Action Together to continue to deliver work that supports communities to respond and recover from Covid-19.



We've held a wide range of #MeetTheFunder sessions to support our members to access regional and national funds

Click the links below to watch past #MeetTheFunder sessions on Action Together's YouTube channel.

- Oldham Community Champions Phase 2
- Tudor Trust. You can also download the handout.
- The National Lottery
- Volunteer Celebration Fund - Action Together
- The Henry Smith Charity
- Beginners' Guide to Funding Applications
- Let's End Hate Crime 2021
- Migrant Destitution Fund Greater Manchester
- The National Lottery - Coronavirus Community Support Fund

Action Together in GM

Across Q1-2 Action together has continued to work actively across Greater Manchester including:

- In late September, Liz represented the VCSE for formal signing of the GM Accord. The purpose of the new Accord is to further develop how the partners work together to improve outcomes for Greater Manchester's communities and citizens.

- Greater Manchester leaders in local government, health and the voluntary, community and social enterprise sector (VCSE) have come together to sign a tripartite Accord to work together in a collaborative way to tackle entrenched inequalities.

Launch of the GM State of the Sector. You can read the report and recommendations on our website https://www.actiontogether.org.uk/sos21. The launch took place on Zoom in September, the event was well attended by VCSE and public sector partners. Mayor Andy Burnham attended as a guest speaker. Liz Windsor-Welsh chaired a panel to explore the recommendations of the report with public and VCFSE sector partners including Portfolio Lead for GM and Leader of Oldham Council, Cllr Arooj Shah.

- As a founding partner of 10GM, Action Together continues to line management the 10GM team. 10GM's work across this quarter has focussed on engagement and activity as part of the GM wide emergency response framework. In addition, across this period 10GM colleagues worked to coordinate donations for Syrian Refugees and held two GM-wide coordination meetings with GMCA leads and the VCSE.

- In partnership with the VCSE Leadership Group we have re-established the VCSE Sub-Group on Population Health, Liz is the Interim Chair of this group. Action Together's Maddy Hubbard is the Co-Chair of the Inclusive Economy Sub-Group. We continue to engage and contribute to GM workshops and discussion on the Integrated Care System structures and the part the VCSE plays both in localities and in the GM structures. Including providing support as part of 10GM to explore the establishment of a GM VCSE Alternative Provider Federation.

In Q3 10GM work undertaken by Action Together includes:

- Establishing strategic relationships with other GM joint ventures – GM Active and GM Housing Providers.

- There has been significant engagement with GM VCSE partners on the governance and formation of the new GMICS. 10GM has been working with larger social enterprises and charities to establish the GM Alternative Provider Partnership. We have secured the initial investment and recruited an Executive Chair.

- Action Together's CEO has supported the VCSE Leadership Group to establish a GM VCSE Population Health Group, developing a strategic and engagement routes into the GM Population Health Board. She has also strategically represented the VCSE sector on GM Contain Cell and has been engaged with AGMA partners on developing the emergency structures to better connect to the VCSE in GM and in the areas that Action Together works.

- We have been part of the LGBQT+ panel to increase support and awareness.

- We have worked as part of the GM Moving executive to review and refresh its strategy.

Internal Development

- Action Together has been working to review and strengthen its governance including an internal review of our strengths and opportunities for development.

- Action Together's auditors have been completing their internal audit across this quarter. Our audited accounts and Trustees Report will be shared with the membership as part of AGM and filed with the Charity Commission.

- Work started in this quarter to scope internal development work on an anti-racism action which we will commence later in the year.

- A digital accessibility focus group was held with some of our members to identify ways we can improve our online offer both immediately and as we start to improve and update our website.

- Action Together produced its first Data Protection and Data Security Annual Report. Its purpose is to provide the organisation's Senior Leadership Team and Board with an overview of all key issues relating to data protection and data security.

- Action Together held its 5th AGM on 8 December, we were joined online by many members and partners to celebrate the work of the VCFSE across the year and the work of Action Together. We also said goodbye to our long-standing Chair Roger Farnworth and began recruitment of our new Chair to be announced in January. We welcomed two new Board members to the organisation. Our annual report is published on our website with highlights from 2020-2021.

- Other internal developments have been; the investment and transition to a new online server, completion to the improvements to the Community Activities Directory and the delivery of data protection training across the organisation.

Action Together has recognised that the way we are working is changing and that means we don't need as much town centre space as we used to. A significant part of that change is that the majority of our teams now work out in a variety of community settings, helping to make our connection to our members and communities stronger.

We can be more accessible by being based in the same places as the people we work. Less and less people want to travel to a town centre office to access support, and technology allows us more opportunities to connect to people.

Having said all that we know how vital seeing each other in person is, too – so we're getting back to doing more of this. There are many community venues to do that in, which means we can move around and invest in local spaces rather than asking people to come to us.

We will still have a small team working in town centre offices and are pleased that we will be moving in with VCFSE partners in Oldham at Positive Steps, and sharing space with Age UK in Tameside. The Rochdale team will continue to be at the Community Warehouse one day a week, too, working alongside local organisations.

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Appendix 2 – Priority Programme Fund Community Grants Monitoring Information 19/20

Werneth and Freehold Community Development Project

In 2019/20, over 250 adults participated in courses delivered from the centre. Junior youth club sessions were delivered to young people aged 6-12 years and over 200 young people registered in junior youth club activities. Further sessions were offered to young people aged 13-19 years and 60 young people registered for these activities.

A range of support was offered to residents including mental health support, domestic violence/crisis support, play and stay sessions for young parents and health classes. Furthermore, the management board also operate early years provision within another local setting nearby which provides around one 170 pre-school sessions per year to 120 under 5s.

Almost 30 people participated in volunteering activities.

Greenacres Community Association

In 2019/20, almost 400 pre-school sessions were delivered and 480 before and after school club sessions. 240 dance, 92 Thai Kwan Do, 48 lunch club, 48 Men Behaving Dadly, and 144 parent and toddler sessions were also delivered. The centre also provided a range of other activities including cooking courses, baking and family cooking, craft and growing sessions.

Oldham Credit Union

In 2019/20, over 600 new members were recruited to Oldham Credit Union and in excess of 1,000 loans were issued. The total loan value to Credit Union members was around £700,000 with members savings valued at over £1million.

Oldham Interfaith Forum

In 2019/20, 3 Any Questions on Faith events, 4 events to promote understanding between people of different faiths, 39 school workshop visits and/or visits to religious establishments were undertaken and an additional five school workshops were delivered in conjunction with the School Linking Project. 3 discussion group sessions were held in secondary schools and 7 sessions undertaken in the two Oldham colleges along with supporting the young people's faith forum, Women's Interfaith Network and Oldham Mosque Council.

Oldham Citizen's Advice Bureau

As a result of the Council's funding commitment in 2019/20, Citizens Advice Oldham provided advice to 10,462 Oldham residents, dealt with 28,122 separate issues, secured an additional £7.2 million in welfare benefits; secured 120 homeless preventions saving the local authority an estimated £1million and £2 million of client debt was rescheduled or written off.

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Oldham VCFSE Infrastructure Grant 2022-2025

Introduction - Action Together - for stronger communities

Action Together was formed in April 2016 to bring together two charities; Voluntary Action Oldham (VAO) and Community and Voluntary and Action Tameside (CVAT). Action Together is a charitable incorporated organisation (CIO) registered charity number 1165512 formed under the Charities Act 2011.

Our ambition is to bring about a significant increase in citizen-led action that improves local lives. We also want to promote recognition of how important that is. To help us achieve this we have a strategy that guides our work.

Our strategic aims are to:

- To dramatically increase social action and sustain the vital work of local voluntary, community, faith and social enterprise (VCFSE) organisations
- To radically amplify the voices of local people and create new ways to share decision making and design policy
- To be audacious and ensure the VCFSE sector is recognised by public agencies as integral to achieving local ambitions.
- To invest to achieve our charitable purpose and be financially sustainable

The 'enablers' that help us to achieve our strategy are:

Membership
We are a membership organisation and will increase opportunities for members to shape our role and the support we offer. Members will be offered some enhanced support and asked to contribute to joint action and work with us to influence change. Click here to find out more.

Promoting local giving and 'doing good'
We won't focus on organisational form but look to support anyone, business, social enterprise or charity to 'do good' locally and maximise their offers of time, resources and money and put them to maximum use. Our free support will be prioritised for those that are small with a low income but making a big difference. Click here to find out more.

Quality and impact
We will reflect on our impact, learning from what is working and what isn't to help prioritise our support. We will strive to gather meaningful insight into the impact of community and action and the work of VCO's across Tameside and Oldham.

Our workforce
We will invest in developing our workforce and ways of working to enable us to respond to increasing

demand, complexity and spatial levels. We will need to be nimble in our approach therefore quick to recognise opportunities and respond.

Our systems
We will invest in our systems and technology to ensure the relational value and intelligence we gather can be shared and creates maximum impact. We will need a flexible and mobile workforce and the systems and support in place to enable this.

Sustainability
To achieve our strategic aims Action Together must have a sustainable financial model that is true to its values, diversifies its income, reduces costs and seeks efficiencies through strategic alliances. In order to achieve this, we will need to be ready to take opportunities when they arise and extend our services without competing with our members.

Action Together's values are to;

Believe it's possible – Vision and ideas matter. We have confidence in the power of people and communities and strive to release their potential to create the widest possible benefits whilst promoting social justice.

Strengthen others – we work in ways that strengthen people, places and partnerships. We achieve this by working collaboratively, sharing skills and developing relationships between people and groups.

Be true – we are brave enough to share constructive insight in order to make progress. Our unique insight comes from our connections with, and amplification of, the diverse range of voices of people and groups that we work with.

Our work is organised into these core themes:

1. Volunteering
2. Development
3. Partnerships and Collaboration
4. Grants and Investment

Oldham VCFSE Infrastructure Grant Activity delivery

Through the VCFSE infrastructure grant funding provided by Oldham Council, Action Together will provide and deliver the following activity:

Volunteering

As the Accredited Volunteer Centre for Oldham we will deliver the following:

1. 'Volunteering in place'. Volunteer Centre hubs delivered in each of the 5 districts providing in-person volunteering brokerage which includes; support with volunteer registration, strength-based conversations to match potential volunteers with live opportunities, support to connect with an organisation offering an opportunity.
2. On-line volunteer brokerage via our website.

3. Managing an online bank of volunteering opportunities
4. Hosting #MeetTheCharity information sessions so potential volunteers can find out more about local charities, the work they do, the people they support and the variety of volunteer roles available
5. Pre-volunteering training and support to volunteers to get the ready for volunteering

Development

The provision of 'place-based' organisational development infrastructure support to VCFSE groups and organisations in Oldham, and the provision of 'place-based' community development infrastructure support to Oldham residents with an idea to strengthen or improve their community. The defined support offer delivered is as follows:

1. Support people to think through an idea for community action and bring people together to form a group or start a project.
2. Support groups to become constituted and advice on legal structures, incorporation, charity information and registration, and social enterprise advice
3. Work with groups and organisations to undertake an organisational health check (assessment tool) and produce an action plan of support for developing the group or organisation
4. Finding funding advice and support including bespoke funding searches
5. Advice and support to complete grant applications at all levels of funding
6. Support to plan services or activities and events
7. Support with monitoring and evaluation systems
8. Support with policies and procedures and completing the Quality in Action Award
9. Advice and support and signposting to workforce development opportunities and training delivered by others.
10. Delivering a core programme of training courses including Safeguarding Children and Vulnerable Adults, Writing Funding Applications, Trustee and committee member training, First Aid, Food and Hygiene.
11. Delivering #WednesdaysWeekly, our weekly bite-sized information and training sessions.
12. Delivering a 6 month 'Learning Development Community' Programme
13. Support with developing volunteering opportunities
14. Support with basic book-keeping
15. Support with business planning
16. Support with governance and Trustee / Management Committee development
17. Support with reporting back to funders, charity commission, and members
18. Support to develop monitoring, evaluation and demonstrating impact

Partnerships and Collaboration

1. Co-ordinating and facilitating VCFSE forums that bring people together primarily focused on sharing information, relationship building and peer support:
   a. Community Explorers (Monthly - Grass roots VCFSE forums in each of the 5 Districts)
   b. Voluntary Sector Leadership Group (Strategic forum for Leaders in the VCFSE)
   c. Community Centres and Community Anchors Network (Forum for people leading community centres or community anchor organisations)

2. Co-ordinating the strategic representation of the VCFSE at key Oldham Partnership Governance Boards including:
    a. Oldham Leadership Board
    b. Oldham Health and Wellbeing Board
    c. Oldham Safeguarding Adults Board
    d. Oldham Safeguarding Children's Partnership
    e. Oldham Children's Alliance
    f. Oldham System Health and Care Board
    g. Oldham Community Safety and Cohesion Partnership

The strategic representation co-ordination function includes preparing for the board meetings and gathering insight to inform discussion and decision making, attending and representing the views and issues, providing appropriate challenge and potential solutions, and then actioning any work that arises as a consequence. It also includes feeding back key formation, decisions or priorities to the appropriate parts of the VCFSE system including VSLG and grass-roots groups and orgs.

Communication and Sharing Information

We have further developed our communications strategy to ensure that we can communicate and share key information quickly and in a way that is accessible to our different audiences. Our key audience is our members of VCFSE and so we use our Website and Membership CRM, together with our socials to communicate important information and opportunities to the right audiences. Alongside our targeted comms we also deliver the following mailings to around 1,500 members of the VCFSE:

- Bi-Weekly Oldham Community News – Everything and anything useful for the VCFSE in Oldham
- Bi-Weekly Funding Bulletin – All local and national funding opportunities
- Bi-Weekly Events and Training Bulletin – All local training opportunities or learning events

Impact Monitoring

Action Together will provide quarterly monitoring reports against the following KPI's with impact commentary:

Volunteering	No. of volunteers (registered)	Impact narrative around the difference that we make to volunteering
	No. of volunteers matched	
	No. of volunteers actively volunteering	
Development	No. of events and training sessions	Impact narrative around the difference that we make through our development work
	No. of people attending training	
	No. of VCFSE groups supported	
Collaboration and Partnerships	No. of partnership forums	Impact narrative around the difference that we make by facilitating forums and partnerships
	No. of groups attending forums	
Communications	No. of locality ebulletins delivered	
Grants and Investments	No. of funding applications received	Impact narrative around the difference that we make through grant making
	Amount of grant funding requested	
	No. of funding applications awarded	
	Amount of grant funding awarded	

Our Impact Monitoring Report for our work so far in 2021-2022 can be viewed here. Our Annual Report for 2020-2021 is available on our website here.

Our work that isn't funded through the Infrastructure Grant

Other areas of work that Action Together deliver in Oldham that is funded in addition to the work delivered through the Infrastructure Grant from Oldham Council includes:

Partnerships and Collaboration

Equalities Networks

Facilitating networks is a critical part of how we provide the infrastructure for social change, they are a key way for our members to share their insight and expertise, collaborate on developing solutions, and take shared actions

Action Together facilitates the following equalities networks:

1. Poverty Action Group
2. Food Solutions Network
3. VCFSE Women's Network

We have significantly developed our thinking and approach to delivering networks in the past 18 months and through this work have identified the capacity and resource that is required to deliver this work successfully. We are working with 2 national funders to secure the resources required for us to continue to deliver this work.

Grants and Investments

Action Together has significantly increased the number of grant funding awards and investments it makes and the amount of funding that is granted (Please see 2021-2022 Monitoring Report). In order to resource the capacity to do this we will apply a grant management fee of 10% to funders who we work with to distribute funds. This ensures that we can pay the salary of a dedicated grant administration role.

Programmes and Projects

We deliver a range of programmes and projects that are additionally funded including:

Covid Community Champions

Investing in the capacity of VCFSE groups to undertake covid community engagement with their beneficiaries and for them to capture insight from their communities in relation to inequalities faced around the Covid response. Additional capacity currently funded via Oldham Council via DCMS and

Covid Emergency Response Volunteering

Action Together continue to co-ordinate and supervise emergency response volunteering in relation to covid, and currently have volunteers mobilized each week across Oldham Foodbank, a number of community vaccination clinics and a number of Care Homes.

Big Local Oldham

Action Together continues our work as the Local Trusted Organisation (funded by Big Local) with the Oldham Big Local Partnership Board, supporting them to implement their current plan which runs from April 2021 for three years. This represents the final three years of the Oldham Big Local Programme and

there is a focus on thinking about the legacy that will be left behind in Clarksfield, Littlemoor and Greenacres.

Poverty Truth Commission

Action Together leads on coordinating the Oldham Poverty Truth Commission, this project has had additional funding from Oldham Council and J R F- Seed Fund

Local Pilot

The Oldham Local Pilot is part of the GM Moving whole system approach to increasing physical activity. When whole systems work together to get people moving, we can also solve other problems too, such as improving educational attainment and health outcomes, supporting the local economy, reducing our impact on the environment and creating healthier, happier, safer places; collectively making Greater Manchester a better place for everyone to live. Action Together is a member of the steering group and receives funding from Greater Sport for dedicated staffing capacity to the project to co-ordinate and deliver community engagement, supporting neighborhood partnerships and delivering investments to the VCFSE in Oldham.

Real Change Oldham

Real Change provides an alternative way of giving donations to help people who are homeless. Real change accepts donations and then distributes the funds to cover essential costs that help people who are homeless or at risk in our area build lives away from the streets. The Real Change fund supports people who are homeless by paying for items they need - things like a deposit for a home, a training course, or clothes for a job interview. People affected by homelessness can apply for grants through one of the registered partners. Action Together was instrumental in setting Real Change up in Oldham and facilitating the Real Change Partnership. We are in the process of identifying a partner to handover the lead role in this project to.

Our Current Commissioned Activity

Alongside our core VCFSE Infrastructure work and additional projects, we currently deliver two commissioned services:

Oldham Social Prescribing Service

Action Together leads on the Innovation Partnership that delivers Social Prescribing in Oldham. The Innovation Partnership brings together Positive Steps, Age UK Oldham, Tameside ,Oldham and Glossop Mind with Action together to deliver a social prescribing services that connects Oldham residents to community groups, activities and organisations that could support you to improve their health, wellbeing and social connections. We produce quarterly impact reports for social prescribing and the service was recently independently evaluated as part of the Thriving Communities Evaluation by Human Engine.

Healthwatch Oldham

Action Together is the host organisation for Healthwatch Oldham, which is the independent champion for people who use health and social care services. We also deliver the Independent NHS Complaints service. The annual Report for Healthwatch Oldham can be viewed here.

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Report to CABINET

VCFSE Investment Fund (Covid19 Recovery)

Portfolio Holder:
Councillor Chauhan, Cabinet Member for Health & Wellbeing

Officer Contact: Katrina Stephens, Director of Public Health

Report Author: Rachel Dyson, Thriving Communities Hub Lead
Ext. 5755

21st March 2022

Reason for Decision

The purpose of this report is to seek approval to allocate £648,000 of Contain Outbreak Management Fund (COMF) monies to the previously established single grant for the Voluntary, Community, Faith and Social Enterprise sector (VCFSE) in Oldham, known as the 'One Oldham Fund'. This investment would support the sector's resilience to enable key VCFSE organisations to remain viable to continue to deliver the ongoing Covid19 response and to contribute to the delivery of Oldham's Covid Recovery Strategy priorities.

Recommendations

Option 2 – £648,000 is awarded to One Oldham Fund from COMF

This option is recommended to ensure continued role of VCFSE sector in Oldham's Covid19 response and effective contribution to the recovery strategy and key outcomes. This investment will also benefit the sustainability of the sector over the short to medium term and provide a framework and learning for future strategic investment in the sector.

Voluntary, Community, Faith & Social Enterprise Sector Infrastructure Grant

1 Background

1.1 The Covid19 crisis has had a direct and significant impact on the Voluntary, Community, Faith & Social Enterprise (VCFSE) sector in Oldham. The crisis has precipitated a rise in demand for services delivered by the sector, reduced their ability to generate income and left many community groups and organisations having to radically redesign their delivery or cease activity for some time. The sector has equally been a critical partner in delivering the Covid19 response work across Oldham's communities and has provided a significant leadership role at all levels of Oldham's coordinated response.

1.2 At the outset of the pandemic action was taken to support the sector. The Council and CCG in Oldham committed to allowing the sector to be creative with existing public sector funds and resources, and to easing monitoring and reporting deadlines, the Council also offered a route for VCFSE suppliers to request relief and for grant holders to make contact.

1.3 Action Together launched a quick response grant fund to help local groups and charities access immediate funding and support, as well as a public fundraising drive to help raise money, so that groups and charities could help local people struggling through the crisis. To date the quick response fund has raised £89,025 through a contribution from the Action Oldham Fund, public fundraising, GM grants and local business donations. Subsequently a further £170,000 was pooled from Thriving Communities Fast Grants, Standing Together and Oldham Housing Providers funds into the Covid19 Response Fund. To date grants have been awarded to more than 150 organisations through this fund to support Covid19 response.

1.4 In addition, during the pandemic Oldham has been awarded funds through the MHCLG Community Champions fund and the DEFRA Emergency Assistance grant a proportion of which have been used to invest in VCFSE organisations to deliver Covid19 related engagement activities and humanitarian aid respectively. Action Together have also supported groups to access external funding throughout the pandemic.

1.5 These funds have been vital in enabling the sector to play an integral role in the Covid19 response in Oldham. However, often funding will cover new and additional costs, which can still leave some organisations drawing on reserves to cover core costs where income is reduced or with fewer options if they are unable to operate fully during the crisis although they may have a vital role in supporting the recovery within our communities. From a position of operating at historically low levels of reserves pre-Covid it is likely that coming out of the crisis the VCFSE sector will be less resilient than coming into the crisis. However, their services and activity are critical if we are to respond to the impact of the crisis on levels of poverty, food insecurity, mental health and wellbeing, domestic violence, social isolation and physical health.

1.6 A thriving and sustainable VCFSE sector is essential to the delivery of the ambition set out in the Oldham Plan and Locality Plan. Thinking differently about our investment to the sector is a key component of this, and through our Thriving Communities work prior to

Covid19 we have considered the role of a strategic VCFSE investment fund for Oldham as a vehicle for transforming our approach. The establishment of such a fund is also a recommendation of the recently published evaluation of the Thriving Communities programme. A single strategic fund would consist of:

- Pooled resources to invest strategically with joint investment principles and governance
- Invest to deliver shared outcomes aligned to key priorities
- Single brand, single process, one approach to evidencing impact
- Aligned support capacity e.g., community development, evaluation
- Alignment of investment to wider priorities e.g., place-based working, Covid19 recovery strategy

The use of COMF funding to invest in the VCFSE to support Covid19 recovery according to the same principles can act as a stepping stone to establishing a strategic investment fund. Beyond this financial year (and the COMF funding allocation) the investment fund could provide a focus for external funding and an opportunity to drive innovation and grow the sector.

1.7 In November 2021 the decision was made to invest £220k of COMF funding to establish the first phase of a single grant investment fund for the VCFSE in Oldham. £200k towards direct grant investment in the sector, and £20k to Action Together to support delivery of the fund. In November Action Together launched the grants programme under the brand 'One Oldham Fund'. By December 2021 total applications to this fund had exceeded £260k in value, and total successful applications had exceeded the £200k initially allocated.

1.8 Given the fund was oversubscribed in such a short time in January 2022 the decision was taken to allocate a further £242k of COMF funding to the One Oldham Fund to enable the distribution of another round of micro and small grants. To date a total of £284,723 of grants have been awarded through the fund to 68 different organisations, and a further £152,373 of applications are currently in progress. A detailed breakdown of grants awarded and pending applications is provided as Appendix 1.

1.9 The priorities for grant investment were directly linked to Oldham's Covid19 Recovery Strategy with all successful applicants' proposals meeting at least one of the following priorities:

1. Driving Equality
   - Enabling those adversely impacted by COVID-19 to access the help they need
   - Reducing inequality and building resilience across Oldham's communities
   - Reducing poverty and helping people get back on their feet

2. Promoting Health and Wellbeing and Supporting the Most Vulnerable
   - Continue to contain the spread of COVID-19 in Oldham
   - Work with residents and communities to improve health and wellbeing, preventing illness and premature death
   - Safeguard and supporting our most vulnerable residents

The principles for investment are:

- Investing in the capacity of existing Oldham VCFSE groups and organisations to develop their resilience and ensure their sustainability
- Being responsive and reactive with investment where there are urgent funding issues for vital community anchor organisations
- Investment framework is embedded in the place-based working approach and grantees are connected into the VCFSE place-based networks and equalities networks
- Grantees are supported with 'wrap-around' community development and organisational development support at place level

2 Proposal

2.1 This paper is proposing that a further £648,000 of COMF funding is used to extend the One Oldham Fund for 22/23. This would equate to a total of £1.11m investment over 21/22 and 22/23. When the decision was made to extend the funding in January 2022 this was done based on previous government requirement for funds to be allocated before 31st March 2022, so funds were awarded in anticipation of awarding micro and small grants to be spent in that time period. As the period over which COMF funds can be spent has been extended until 31st March 2023 it provides an opportunity to award larger grants which can be spent over a year and provide some longer-term stability for organisations.

2.2 This proposal is aligned to the ringfenced grant conditions of COMF funding and in particular the following:

- Enhanced communication and marketing, e.g., towards hard-to-reach groups and other localised messaging
- Targeted interventions for specific sections of the local community and workplaces
- Harnessing capacity within local sectors, e.g., voluntary, academic, commercial
- Community-based support for those disproportionately impacted such as the BAME population

2.3 The proposal to allocate COMF funding to a single grant investment fund for Oldham is built upon work that the Council and Action Together have been developing through the Thriving Communities Programme, 10+ years' experience of making grant investment to the VCFSE and learning and insight gained throughout the last 12 months of delivering Covid Response grant investment to the VCFSE.

Framework Summary

2.4 The approach and framework for investment used by Action Together, in partnership with Council colleagues, is based on the Institute for Voluntary Action Research (IVAR) framework and includes the 8 principles of open and trusted grant-making. This includes codesign work with the VCFSE to ensure that the processes are inclusive and mitigate potential equalities barriers to access funding. To date funding has only been used to make micro and small grant investments due to the limited time available to spend the COMF funding.

Grant Investment Award Levels	**Micro** Up to £1,000	**Small** £1,000 up to £,10,000	**Medium** £10,000 up to £25,000
Who can apply	Informal social action groups Constituted VCFSE groups	Constituted VCFSE groups	Incorporated VCFSE groups / organisations
Monitoring individual grants	Light touch	Grantee to report back on outcomes and success in relation to project described in application	Link to defined impact areas with range of possible outcomes which will be selected from a framework by the applicant as part of application process
Monitoring frequency[1]	CDW to check in after 4 weeks, monitoring at end of project	CDW to check in after 4 weeks, monitoring at end of project	CDW to check in after 4 weeks, monitoring at end of project
Participation in VCFSE networks	yes	yes	yes
Max project length	1 year	1 year	1 year
Decision making mechanism	Action Together	Action Together with Community Rep Grant Panel	Investment Board (Community Bronze)
Decision making timescale	Up to 2 weeks – sent to panel upon receipt	Up to 4 weeks – sent to panel every week virtual panel drop in quarterly	Up to 8 weeks – sent to Board every week
Available Funding 2021/2023[2]	£750k to be allocated to both Micro and Small grants combined		£250k
Launch Date	October 21	October 21	February 22
ATCIO Membership Requirement?	Yes if eligible	Yes	Yes
Application period	Rolling during 21/23 until pot exhausted		
Internal ATCIO Monitoring	Twice a year		
Reporting mechanism	Included with Core Infrastructure reporting		

Fund Management, Governance and Oversight

2.5 To date the funds have been held by Action Together, who have administered the grants.

This includes:

- Managing the application process end to end

[1] CDW will contact on receipt of application and support throughout projects as part of core organisation development offer

[2] For internal ATCIO use – may be changed with reference to Steering Group

- Providing community development to groups and organisations to support the development and implementation of bids
- Coordination and administration of decision-making panels
- Putting in place grant agreements and outcome monitoring arrangements with all grantees

A grant agreement would be put in place with Action Together for the administration of the funds and reporting requirements of the fund agreed within that.

2.8 It is intended that the fund should reflect whole place priorities for Oldham and whilst initial funding would come from COMF that partnership grant funds could be drawn together within the framework over time. As such it is proposed that the fund has a partnership decision making structure, establishing an investment board to act as the awarding panel for medium and large grants and to ensure connection is made to other relevant grant funding and commissioning decisions across the system. Initially for the distribution of COMG Community Bronze will act as the Investment Board. For the small grants Council representatives would sit on the panel alongside VCFSE representatives. Overall oversight of the fund would initially be provided by SCG. Governance of the fund will be reviewed as Covid19 governance changes. As described above the fund would reflect the different size and forms of investment required by the sector so the mechanisms to access funding and level at which decisions would be made would vary accordingly and proportionately.

3 COSTS

Amount	Purpose	Allocation to
£580,000	Grant funding to be invested in the VCFSE up until 31st March 2023	Oldham's VCFSE Via Action Together / Investment Board
£33,000	Investment to maintain capacity to deliver investment fund	Action Together
£35,000	External evaluation of impact of the investment and the development of a framework for ongoing impact measurement of the single investment fund	TBC

4 Options

4.1 **Option 1 – No investment is made to One Oldham Fund from COMF**

This is not regarded as a viable option this would significantly impact on the VCFSE sector's ability to contribute to Oldham's Covid19 recovery strategy, as well as on the sustainability of organisations in the sector over the next 12 months.

Option 2 – £648,000 is awarded to One Oldham Fund from COMF

This option is recommended to ensure continued role of VCFSE sector in Oldham's Covid19 response and effective contribution to the recovery strategy and key outcomes. This investment will also benefit the sustainability of the sector over the short to medium term and provide a framework and learning for future strategic investment in the sector.

Option 3 – A smaller investment is made to One Oldham Fund from COMF

This option may be required if there are wider demands on the COMF funding. In this case a smaller investment fund could be established based on the same principles and investment framework. The option is not recommended as it will mean funding will not reach the breadth of organisations required and therefore will have more limited impact on key Covid19 recovery outcomes, and on the sustainability of the sector overall.

5 Preferred Option

5.1 Option 2 – £648,000 is awarded to One Oldham Fund from COMF

This option is recommended to ensure continued role of VCFSE sector in Oldham's Covid19 response and effective contribution to the recovery strategy and key outcomes. This investment will also benefit the sustainability of the sector over the short to medium term and provide a framework and learning for future strategic investment in the sector.

6 Consultation

6.1 The CEO and Strategic Locality Lead for Action Together were consulted in the development of this report. This consultation confirmed the capacity required to administer the fund, and the nature of the administration role and proposed investment framework.

7 Financial Implications

7.1 In August 2021 approval was given to establish the VCFSE Investment Fund (One Oldham Fund). The cost was £220k; £200k to establish the Investment Fund and £20k for Action Together to support delivery of the fund. The initial investment was fully utilised and approval was given in January 2022 to increase the fund by £220k and £22k for delivery support. The total investment to date is £462k.

7.2 The preferred option outlined in 5.1 is to continue with the investment in the One Oldham Fund. The additional award recommended is £648k; £580k to the fund, £33k for delivery support and £35k for external evaluation. The total investment will be £1,110k.

7.3 The costs can be met from the Contain Outbreak Management Fund (COMF) grant. The grant conditions previously stated the COMF had to be fully utilised in 2021-22 however the UK Health Security Agency confirmed to the Council that the grant can be carried forward into 2022-23 therefore the One Oldham Fund can be utilised beyond 2021-22.

7.4 Action Together will be required to provide regular reports to assure the Council that the grant conditions have been complied with.

(Nicola Harrop – Finance Manager)

8 Legal Services Comments

8.1 The Council has the legal powers to make the proposed awards by virtue of the general powers of competence and of well-being. Grant agreements should be utilized to ensure that identified outputs are achieved where possible and best value is obtained from the funding.

It is noted that there may be wider demands upon the COMF funding and, that being so, the decision maker should be satisfied that in approving the proposed recommendation that such decision is reasonable and proportionate having regard to any other potential competing claims upon the fund and having regard to the Council's priorities. (Colin Brittain)

9. **Co-operative Agenda**

9.1 Partnership with the Voluntary, Community, Faith and Social Enterprise (VCFSE) sector is key to delivery of the Oldham Plan priorities of Co-operative Services, Inclusive Economy and Thriving Communities. Investment in VCFSE organisations enables them to effectively participate in the delivery of activities and services to support our residents, as well as to participate in co-production and to represent the sector as part of a cooperative partnership.

10 **Human Resources Comments**

10.1 None

11 **Risk Assessments**

11.1 The service will need to manage the allocations/ grants to third parties to ensure they are spent in line with the terms and conditions which now allow funds to be carried over into the financial year 2022/23. (Mark Stenson)

12 **IT Implications**

12.1 None

13 **Property Implications**

13.1 None

14 **Procurement Implications**

14.1 As this is in relation to the allocation of grant funding, there are no Procurement implications, however a robust Grant Funding Agreement will need to be put in place to ensure outcomes are met. (Emily Molden).

15 **Environmental and Health & Safety Implications**

15.1 None

16 **Equality, community cohesion and crime implications**

16.1 To support Oldham's Covid-19 response a full EIA has been completed, assessing the impacts of the pandemic on residents with protected characteristics. This EIA is updated regularly, reflecting the evolving nature of the pandemic. (Jonathan Downs, Corporate Policy Lead)

17 **Equality Impact Assessment Completed?**

17.1 See above

18 **Key Decision**

18.1 Yes

19 **Key Decision Reference**

19.1 HSC-04-22

20 **Background Papers**

20.1 None

21 **Appendices**

21.1 Appendix 1 – One Oldham Fund Interim Report February 2022

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The One Oldham Fund – Interim Report

Grant Awards

The table below highlights all grant awards made through The One Oldham Fund – total to date **£284,723** to **68 VCFSE groups and organisations:**

Grant ID	Group / Org	Amount granted	Application received date	Grant transfer date
7778	St Herbert's Court Tenants Society	£ 160.00	11/08/2021	24/08/2021
7803	The Little French Cinema	£ 200.00	09/09/2021	06/10/2021
7807	Pennine Mencap	£ 1,000.00	10/09/2021	21/10/2021
7808	Saddleworth School of Dance	£ 1,000.00	10/09/2021	14/10/2021
7812	Glodwick Cricket Club	£ 1,000.00	10/09/2021	06/10/2021
7828	Lydgate Community Association	£ 600.00	23/09/2021	20/12/2021
7836	Manchester City Mission	£ 1,000.00	01/10/2021	30/11/2021
7837	Manchester City Mission	£ 599.99	01/10/2021	14/12/2021
7841	Clarksfield & Glodwick Youth Movement	£ 1,000.00	06/10/2021	10/12/2021
7842	Roc 'n' Rolls Community Centre	£ 1,000.00	06/10/2021	12/11/2021
7858	Reel Education Empowering Lives	£ 1,000.00	14/10/2021	25/11/2021
7886	Real Vision Community Network	£ 1,000.00	15/10/2021	16/11/2021
7887	Housing 21	£ 809.99	15/10/2021	23/11/2021
7889	Friends of Stoneleigh Park FOSP	£ 1,000.00	18/10/2021	18/11/2021
7891	Oldham Greenhill Community Sports and Recreation Club	£ 1,000.00	19/10/2021	18/11/2021
7897	Funky fitness and fun Cic	£ 1,000.00	25/10/2021	16/11/2021
7898	Women's CHAI Project - Care, Help and Inspire	£ 1,000.00	25/10/2021	18/11/2021
7899	Rio Ferdinand Foundation	£ 7,590.00	13/12/2021	20/01/2022
7906	The Lydgate Stitchers	£ 200.00	28/10/2021	18/11/2021
7909	Union Street United Reformed Church - Oldham	£ 1,000.00	29/10/2021	20/12/2021
7916	Making Space	£ 1,000.00	02/11/2021	18/11/2021
7918	Bee Together Community Centre and Garden	£ 860.00	03/11/2021	16/11/2021
7922	Reel Education Empowering Lives	£ 1,000.00	04/11/2021	25/11/2021
7925	Saddleworth Environmental Education	£ 1,000.00	05/11/2021	18/11/2021

7928	OAK Community Development	£	1,000.00	01/10/2021	18/11/2021
7929	St Barnabas Church, Clarksfield, and the Barnabas Community Project	£	1,000.00	12/11/2021	25/11/2021
7930	Chadderton Foxes	£	1,000.00	12/11/2021	06/12/2021
7931	Aim High Enterprise CIC	£	1,000.00	13/11/2021	10/12/2021
7934	NEON	£	4,809.65	15/11/2021	26/01/2022
7940	Oasis Hub Oldham	£	200.00	16/11/2021	22/11/2021
7944	Chadderton Community Crafters	£	200.00	19/11/2021	30/11/2021
7947	Indian Association Oldham	£	990.00	19/11/2021	01/12/2021
7952	Old Mill House	£	200.00	23/11/2021	25/11/2021
7953	Chill Out Zone	£	10,000.00	23/11/2021	22/12/2021
7954	Housing 21 at Trinity House	£	200.00	24/11/2021	30/11/2021
7963	Holland Close Residents Association	£	10,000.00	25/11/2021	22/12/2021
7980	Fatima Womens Association CIO	£	9,901.00	01/12/2021	28/01/2022
7981	Yuvanis Youth	£	10,000.00	01/12/2021	20/12/2021
7983	Radio Cavell	£	1,000.00	01/12/2021	20/12/2021
7991	Power2	£	9,786.00	03/12/2021	07/01/2022
7992	Well-being Support Group	£	200.00	03/12/2021	22/12/2021
7998	Support and Action for Women's Network - SAWN	£	10,000.00	06/12/2021	07/01/2022
8025	Oldham Boxing and Personal Development Centre	£	10,000.00	09/12/2021	25/01/2022
8026	Manchester City Mission	£	10,000.00	09/12/2021	28/01/2022
8027	GRACE	£	10,000.00	09/12/2021	20/01/2022
8028	Oldham Greenhill Community Sports and Recreation Club	£	9,930.00	09/12/2021	20/01/2022
8029	Empowering equine CIC	£	9,500.00	09/12/2021	07/01/2022
8030	Oldham Inspiring Youth	£	9,602.80	09/12/2021	07/01/2022
8032	PROGRESS EDUCATION LIMITED	£	10,000.00	06/12/2021	20/01/2022
8033	The Chatty Cafe Scheme CIC	£	5,845.00	09/12/2021	07/01/2022
8034	Relax With Lucy & Co CIC	£	10,000.00	10/12/2021	20/01/2022
8051	Dawah Centre	£	6,919.00	14/12/2021	20/01/2022
8055	Spotlight Theatre Group	£	910.00	13/12/2021	20/12/2021
8057	POINT	£	10,000.00	15/12/2021	28/01/2022
8058	Oldham Enterprise Trust CIO	£	9,960.00	15/12/2021	20/01/2022
8060	Henshaws Society for Blind People	£	9,903.84	13/12/2021	20/01/2022
8073	Samurai Ju-Jitsu Academy	£	3,308.00	17/12/2021	28/01/2022
8076	Housing 21 at Trinity House	£	999.99	20/12/2021	28/01/2022
8084	Plus 55	£	200.00	13/12/2021	20/12/2021

8085	Christ Church & St Saviour's, chadderton	£ 200.00	21/12/2021	28/01/2022
8096	Oldham Community Broadcasting Ltd	£ 10,000.00	23/12/2021	28/01/2022
8108	WIFI North West (Wellbeing improvement fitness initiative)	£ 9,100.00	10/01/2022	28/01/2022
8112	The Flowhesion Foundation	£ 9,230.00	16/12/2021	24/01/2022
8119	Chadderton Together	£ 919.26	11/01/2022	26/01/2022
8157	Pennine Mencap	£ 9,960.00	20/01/2022	09/02/2022
8162	Family Action	£ 9,528.83	03/01/2022	28/01/2022
8165	Oldham Play Action Group	£ 10,000.00	12/01/2022	23/01/2022
8186	Harrow Mews Family, Community Group.	£ 200.00	31/01/2022	09/02/2022

The following table highlights we currently have 21 applications currently in progress, either awaiting due diligence checks, submitted to panel and awaiting feedback or pending as further information is required from applicants. Total amount of grant funding currently in process £152,373:

Grant ID	Group / Org	Amount Requested	Application received date
8003	Real Vision Community Network	£ 9,063.00	06/12/2021
8115	Celestial Church Of Christ House Of Praise	£ 10,000.00	06/12/2021
8130	Mode Rehabilitation	£ 10,000.00	12/01/2022
8160	St Barnabas Church, Clarksfield, and the Barnabas Community Project	£ 10,000.00	20/01/2022
8161	Oldham Table Tennis Club	£ 6,552.41	20/01/2022
8172	Genesis Trust Foundation	£ 9,735.00	25/01/2022
8180	Westwood and Coldhurst Women's Association	£ 5,000.00	27/01/2022
8193	CARVAN E ADAB	£ 950.00	01/02/2022
8204	African Community Togetherness	£ 9,424.00	03/02/2022
8209	Derai Probashi Kollan Porishod Oldham	£ 6,000.00	03/02/2022
8221	Saddleworth Carers Group	£ 1,000.00	07/02/2022

8222	OBA Millennium Cultural Centre Management Company Limited	£ 10,000.00	07/02/2022
8223	Cracking Good Food	£ 9,669.60	07/02/2022
8227	Veg in the Park	£ 10,000.00	09/02/2022
8228	Royton & Crompton Over 60's Group	£ 5,300.00	09/02/2022
8231	IntraQuest Community CIC	£ 9,279.13	09/02/2022
8232	The Outdoor Collaborative	£ 10,000.00	09/02/2022
8243	Residents of Holly Bank	£ 200.00	16/02/2022
8245	Girls with Pride and Dignity-GPD Foundation	£ 10,000.00	17/02/2022
8246	Voice Assembly	£ 10,000.00	17/02/2022
8247	Ahmed Raza	£ 200.00	17/02/2022

Report to CABINET

Request for approval to commission provision of the Oldham Health Check

Portfolio Holder: Councillor Chauhan, Cabinet Member Health and Social Care

Officer Contact: Charlotte Stevenson, Consultant in Public Health

Report Authors: Simon Watts, Registrar in Public Health

21st March 2022

Reason for Decision

To ensure the continued provision of the Oldham Health Check to the Oldham population and to improve how Health Checks are provided and targeted.

Executive Summary

The Oldham Health Check is Oldham's approach to delivering the nationally mandated NHS Health Check service which Oldham Council commissions from the Public Health budget. Health Checks involve residents being asked a series of health and lifestyle related questions and a series of tests being performed. The aim is to identify those who are at a higher risk of developing heart problems so that preventative action can be taken.

Residents aged 40-74 who haven't already been diagnosed with certain conditions are eligible for a Health Check every 5 years; the national target is for 75% of eligible residents to receive their Check every 5 years.

Most GP practices in Oldham provide Health Checks, as well as three pharmacies. The current budget for Health Checks in Oldham is £138,000 per year. This budget is enough

to provide checks for 45% of the eligible population every five years based on the current price commissioned per Health Check.

The current contract for Oldham's Health Checks expires on 31/03/2022. This paper requests an extension until 30/06/2022 to cover procurement timelines, and outlines a proposal for the new service specification which will form the basis of the new five year Health Check contract. It is proposed that £1,500 of the £138,000 budget is retained for training and communications to promote Health Checks, the remaining £136,500 would be retained for delivery. Oldham Council also pays £32k/year to EMIS to access the system; shared EMIS access with the CCG is being explored which could mean that £32k/year is saved.

Various engagement has taken place to inform the new service specification. This engagement, as well as our priorities as a borough and our knowledge of how Health Checks have worked in the past, has informed the five priorities for the Health Check programme going forward:

1) Reducing health inequalities
2) Targeting residents at highest risk of cardiac events
3) Commissioning for improved outcomes *(current arrangements don't incentivise/reward good outcomes)*
4) Focus on Mental Health within the Health Check
5) Focus on Diabetes within the Health Check

Aligning with these priorities, colleagues are asked to consider the key changes to the Oldham Health Check contract outlined in detail in this report, and summarised below:

- **Prioritising patients based on their risk** – this report outlines an approach whereby patients will be prioritised for their Health Check based on their existing cardiovascular risk score and/or lifestyle factors such as smoking and BMI. Evidence suggests this improves the effectiveness and cost effectiveness of the Health Check Programme. Military veterans and asylum seekers aged 18 and above will also be prioritised for the Health Check given they are more likely to experience health inequalities.

- **Model of Delivery** – while many GP practices will want to deliver the Oldham Health Check individually, the contract will give practices the option to apply as a consortium of practices or as a PCN. Payments will be made quarterly in advance (except for quarter 4, see below) to allow providers dedicated resources to deliver the Health Check programme.

- **Commissioner rather than provider led volumes and prioritising funding for our more deprived areas** – currently the number of Health Checks delivered is determined by how many providers want to provide. The new specification will include target volumes for provider, with our most deprived areas having higher targets to help reduce health inequalities in these areas. This arrangement will mean providers in our more deprived areas receiving the biggest share of the annual Health Check budget.

- **Incentivising quality** – the current contract provides no incentives to provide a quality Check and quality follow up (e.g. referral to Your Health Oldham). The new contract will hold back the fourth quarter payment to providers and only pay this if a number of targets linked to quality are met.

- **Questions about patient's Mental Health** – given the importance of mental health in the borough, particularly since Covid-19, four questions are to be added to the Health Check which ask about a patient's mental health. Provider staff will receive training to support this and a pathway for onward support is in development.

- **Onward referrals and integrating Your Health Oldham** – there are no accurate Oldham data on the number of onward referrals for lifestyle support after a Health Check, but based on experience from other regions, this number is expected to be low. The new specification will emphasise the importance of onward referral and provider training will include a shift in language towards a default to refer to onward support where certain conditions are met.

- **Improving our data and reporting** –The service specification will outline a range of metrics which will be collected to help drive improvements in outcomes from Health Checks.

Recommendations

1. Agree to extend the existing Health Check contract which is due to expire on 31/03/2022 for a period of 3 months to 30/06/2022 to allow time for the procurement process to be complete.

2. Approve the request to proceed to market for the procurement of the Oldham Health Check for a contract length of 3 years + 2 years; 5 years in total for a value of £682,500 (£136,500 per year for 5 years).

3. Delegate authority to the Director of Public Health, in consultation with the Cabinet Member for Health and Social Care, to approve the recommendation of the evaluation panel in awarding the provider contracts, on behalf of Oldham Council.

4. Feedback and agree on the suggestions outlined in this paper for changes to the Oldham Health Check contract from 2022.

Request for approval to commission the Oldham Health Check programme for Oldham Council.
Request to extend the existing contract for a period of 3 months until 30/06/2022 to allow for a procurement process for a new contract to be completed.

1.1 Background

Oldham Council has a mandated function for the provision of NHS Health Checks; a national programme available to all people aged 40-74 with no pre-existing health condition, offered every five years. The purpose of the NHS Health Check is to spot risk factors and early symptoms and signs of stroke, heart disease, diabetes, dementia and kidney disease, in order that interventions can be provided to reduce or manage risk. The current contract for NHS Health Checks in Oldham is due to expire on 31st March 2022; this paper explains the plans for recommissioning the offer.

During the Health Check, practitioners use a predictive tool 'QRISK' to calculate cardiovascular risk using patient information such as age and ethnicity alongside test results obtained during the Health Check. The results of this calculation should then form the basis of supporting the patient to modify any identified risk factors.

The number of people eligible for a Health Check in Oldham varies each year given the eligible age brackets and patients being diagnosed with conditions meaning they are no longer eligible. It is estimated that during the 5-year period 2014/15 to 2018/19 62,000 Oldham residents were eligible for a Health Check.

In line with its mandated responsibility, Oldham Council currently commissions 39 GP practices and 3 pharmacies (that work with their local GP practice) to deliver
Health Checks. In most cases a Health Care Assistant delivers the Health Check, though practice nurses and GPs are also known to deliver in some GP practices. Health Checks can however be delivered by other organisations; in some areas in the North West health and wellbeing services deliver Health Checks to supplement primary care capacity.

Between 2015/16 and 2019/20 22,899 people received a Health Check in Oldham, representing an uptake of 36% (national uptake target is 75%; the national average uptake is 41% and the North West average is 47%). No Health Checks took place during 2020/21 due to Covid-19.

Of the Health Checks completed in Oldham between 2013 and 2018, 14% were for residents of Asian ethnicity. 35% were for residents in the least 5 deprivation deciles (compared to 30% of the overall population being from these 5 deciles). Attendance is slightly higher for females than males (53% of all Health Checks are for females).

Data show that Health Checks in Oldham have not always been complete with vital elements such as cholesterol or blood pressure either not being tested, or not being used to assess overall risk. In 2018/19:

- 50% of Health Check patients did not have their have total cholesterol recorded at the time of the Health Check;
- 24% of patients had no blood pressure recorded;
- 26% had nothing recorded for their smoking status;
- 16% of Oldham Health Checks had no QRisk score calculated and recorded. This is supported by the Patient Survey (appendix 1) which found that many patients received no feedback about their cardiovascular risk following their Health Check.

- A significant number of patients also had nothing recorded against their BMI, pulse and alcohol consumption levels.

Research on Health Checks has found that when they are offered broadly to the population they are less effective. However, targeting Health Checks at those at most risk of cardiovascular problems has been shown to increase effectiveness (Kypridemos, et al., 2018).

The outcome of a Health Check shouldn't be just a report a resident's health. It is important that where services exist to support individuals with lifestyle (e.g. Your Health Oldham) or other issues identified at the Health Check that they are fully utilised. Data from 2017//18 show that 73% of males and 67% of females were found to have high cholesterol at their Health Check, 31% of males had high blood pressure and 31% of females had a high BMI, however it is unclear what percentage of these patients received onward referral to Your Health Oldham or other providers. However, data from the North East of England showed that the vast majority of patients who were identified as having high BMI, cholesterol, blood pressure and low levels of activity received **no referral to on-going support** (Nolan, 2021).

This lack of onward referral is supported by a survey of 138 patients who had had a Health Check; only one responded to say they had been offered onward referral (Appendix 1). It is important that following a Health Check services such as Your Health Oldham, the National Diabetes Prevention Programme (NDPP) and other relevant offers are utilised to ensure that residents who would benefit from follow up support are offered it where appropriate.

1.2 Current contract

The Health Check programme is mainly delivered through GP practices who are well placed given their proximity to and relationship with residents. In total there are 39 GP practices directly delivering Health Checks; one GP practice has opted to use their community pharmacy to deliver their Health Check programme and another GP practice opted out completely. In 2020, a Cabinet Member delegated decision was made to approve an extension to all of the GP and Pharmacy contracts until 31st March 2022. As such this contract needs to be reviewed and a new arrangement put in place from 1st April 2022.

The current budget for the contract is £138,000 per year. The current service specification includes paying £25 per check, regardless of the level of completion. The following amounts were spent against the contract in previous years, averaging £123,700 per year.

2015/16	£134,407
2016/17	£130,452
2017/18	£153,791
2018/19	£95,878
2019/20	£103,971

Assuming the cost per patient remains at £25:

- A budget of £138k/year is enough to offer Health Checks to only 45% of the eligible population over 5 years.
- Programme standards say 100% of the eligible population should be invited and at least 75% receive a check over the 5 years. If 75% of those who were eligible received a Health Check it would cost £233k/year.
- If 100% of those residents who are eligible received a Check it would cost £310k/year for 5 years.

The current budget of £138k per year is based on the historical uptake and spend on Health Checks from previous years and would allow for improvements in uptake and quality to be delivered. If uptake exceed 45% the re-prioritisation of the public health budget would need to be considered in order to deliver this mandated function.

The council also holds a contract of £32k/year with EMIS to allow the business intelligence team access to run searches and performance reports on the system. GP practices then draw on these searches to decide who to invite for their Health Check. This £32k a year contract is a duplication of the contract the CCG hold with EMIS to access the system; it is being explored whether the CCG can provide the searches and reports through their EMIS which would allow the council EMIS contract to be cancelled and a £32k/year saving.

In late 2019 and early 2020 discussion took place internally about changing how the Health Checks were remunerated to incentivise outcomes and full completion. There was support for a new approach which would focus on the outcome of the Health Check, however Covid-19 subsequently arrived in the UK and the existing contract was extended to cover the pandemic period (albeit the £2 which was previously given to providers just for sending a Health Check invite was scrapped).

1.3 Extension of current contract

To allow sufficient time for this report and new service specification to go through council governance and the subsequent tendering process, it is requested that the current contract due to expire on 31/03/2022 is extended until 30/06/2022.

1.4 New Service Specification for consideration

Based on the data reviewed in 1.1, it is recommended that the Health Checks model in Oldham moves to a model with a clear focus on quality outcomes which includes completing all elements of the check and having a meaningful follow-up conversation and/or referral with other support services where appropriate.

A series of engagement took place to inform the development of the new Health Check model during summer/autumn 2021. This involved:

- Discussions with the lead member for health and social care, Cllr Chauhan
- A resident/patient survey (n=138), see appendix 1.
- A GP practice survey (n=14), see appendix 2.
- Meetings with several GPs from Oldham to discuss the current offer and how it could be improved.
- Discussing the Health Check programme at the GP Practice Managers Forum
- Drawing on learning from several other areas in the NW who have developed their Health Check model recently including Rochdale, Bury, Liverpool and the Wirral.

This engagement informed the development of the model and the priorities described below.

1.4.1 Key Priorities for Recommissioning

The key priorities for the recommissioning of the Oldham Health Check are:

1) Reducing health inequalities

Big differences exist between the health of high and low income groups in Oldham, with lower income groups being at a higher risk of a range of illnesses, including cardiac issues. Targeting lower income groups for Health Checks could therefore help to reduce these health inequalities through earlier identification of cardiac problems when Health Checks are followed by preventative action such as resident engagement with Your Health Oldham. Military veterans and asylum seekers are at particular risk of health inequalities and should be included within the eligibility criteria for the Oldham Health Check and prioritised for invitation.
This priority aligns with the overarching NHS Health Check objective to reduce health inequalities (Public Health England, 2017).

2) Targeting Residents at highest risk of cardiac events

The existing service specification in Oldham doesn't specify that those at higher risk of cardiac events should be prioritised for their Health Check.
Research from University of Liverpool (Kypridemos, et al., 2018) suggest that Health Checks are only effective and cost effective when they are targeted at those at highest risk of cardiac problems, as opposed to carrying out Health Checks on generally healthy members of the population. The "worried well" receiving Health Checks was referenced as one of the issues with the current programme in Oldham's GP survey.

The new specification will therefore include details of how providers of Health Checks should prioritise certain patient groups for their Check. This will also minimise the impact of the shortfall in the budget for the Health Check Programme (the £138,000 annual budget is only enough to check 45% of the eligible population) as it will ensure that the resource is targeted at those in most need.

3) Commissioning for improved outcomes

Previous Health Check models have involved paying providers to carry out each Health Check with little focus on whether all the questions were asked/answered and whether a risk score for a patient was calculated.
The intention going forward is for the Health Check service specification to focus on the following outcomes:

- Completeness – were all questions asked and answers recorded and a risk score calculated.
- Brief intervention – where there was an opportunity to talk to patients about lifestyle improvements did this take place and was the outcome recorded.
- Onward referral and support – to what extent does the Health Check result in onward referral e.g. to Your Health Oldham, NDPP or other provider.
- Data and reporting – better quality reporting which will be shared with providers of Health Checks so they can understand the quality of their Health Checks in year and make improvements accordingly. Offering patient's the chance to feedback on their Health Check experience through a survey after their Check.
-

4) Focus on Mental Health

Prior to Covid-19 when the Health Check Programme was last being reviewed, it was decided to include questions relating to mental health given the importance of this as a priority in the borough.

Given the significant negative impact of Covid-19 on resident's mental health, prioritising mental health within the Health Check is now even more important.

5) Focus on Diabetes

Diabetes is a particular area of focus for the borough and the Health Check is an opportunity to identify pre-diabetic and diabetic residents earlier and offer support and onward referral where appropriate. Three out of the 138 residents who responded to a one-off survey about Health Checks in Oldham had been diagnosed with diabetes as a result of their Health Check.

The new service specification will emphasise the importance of diabetic screening and data on whether this is taking place will be reported, as well as strengthening the link with the NDPP.

1.4.2 Proposed Changes to the Oldham Health Check Model

1) Inviting Patients for Health Checks

Commissioned providers of Health Checks will invite patients to take part in the Health Check based on their risk group. Providers should target those residents who meet the broader Health Check programme criteria, but should aim to invite those who are most vulnerable first to improve the effectiveness of the Health Check programme. The following criteria will be used to identify those who should be prioritised for a Health Check:

- Residents who have an estimated 10 year QRisk score of 10% or above (Public Health England, 2017).
- Residents who have a history of smoking
- Residents with a body mass index of 30 or more, and 27.5 or more if they are from a South Asian, African or Caribbean ethnic background
- Residents who haven't been into their GP practice in 5 years or more (and so the above data are unknown or out of date for Health Check providers).
- Military veterans and asylum seekers aged 18 and above.

The GP practice survey shows that most providers of Health Checks currently attempt to invite a patient twice for their Health Check before stopping. Harder to engage residents could be those who at higher risk of a cardiac event. Therefore, instead of placing limits on the number of unanswered invitations sent to a patient, providers will be encouraged to explore alternative ways of inviting patients if someone is unresponsive, or if someone DNAs. This could include calling in non-work hours or using an invitation letter or text message in an alternate language. The council will support this with translated invitation letters which can be uploaded on to EMIS. Data on the percentage of Health Checks carried out with minority ethnic groups will be monitored throughout the duration of the contract.

The service specification will reference best practice on invitation and communication methods that have been shown to maximise uptake of the Health Check offer.

2) The Health Check Appointment

Results from the GP survey carried out in Oldham suggest that many organisations are already offering Health Checks outside of Monday-Friday, 9-5pm. However, in the patient survey, flexible timings for Health Checks was emphasised as a way the Health Check programme could be

improved. Commissioned providers will be encouraged to offer Health Checks at a range of times to help improve uptake for residents, however given the relative low value of the contract for providers this will not be enforced through the contract terms.

The GP survey reported that a number of organisations are using a hybrid approach to Health Checks, with an element being carried out on the phone prior to the patient attending for physical checks e.g. blood test. There are a range of Digital Pilots taking place across the country which are experimenting with a hybrid approach to Health Check delivery. Commissioned providers will be encouraged to be flexible in how they deliver Health Checks to take account of new delivery models. New and good practice will be shared across commissioned providers through a quarterly Health Check network meeting facilitated by the Council.

3) Questions Included in the Health Check

It is proposed that the bulk of the questions contained in the Oldham Health Check will remain the same as in previous years, in line with the national Health Check guidelines.

It is proposed that additional questions relating to mental health are included, acknowledging that this is a key area of concern for the borough and its residents. In discussion with the clinical lead for Mental Health in the Borough, it is recommended that the PHQ-4 questions are included within the Health Check to screen for depression anxiety (see below). If the answers to these questions require follow up then residents should be offered further support; at the time of writing the pathways for this support are being worked through with colleagues in the borough, with the key challenge being to not overload an already busy primary care and mental health system. Your Health Oldham are able to support residents with lower-level mental health issues and will feature as part of this pathway.

PHQ4 Questions on Mental Health

1. Over the last 2 weeks, how often have you been bothered by feeling nervous, anxious or on edge?
2. Over the last 2 weeks, how often have you been bothered by not being able to stop or control worrying?
3. Over the last 2 weeks, how often have you been bothered by little interest or pleasure in doing things?
4. Over the last 2 weeks, how often have you been bothered by feeling down, depressed, or hopeless?

Including questions relating to mental health has implications for staff training, given the sensitive nature of the questions. This additional training requirement is being developed and will be outlined in the service specification when it is finalised.

In order to prioritise Diabetes within the Health Check, a HbA1c test will be required where a diabetes risk assessment score identifies that someone may be at risk of diabetes; this will be emphasised through the service specification.

4) Performance monitoring and reporting

Performance and outcome monitoring from the Health Check programme needs to improve on the current level of data that are collected. A reporting template will be agreed and this will be reviewed throughout the year to understand how Health Checks are being delivered and identify areas for improvement. Reporting will be carried out by Oldham Council as the commissioner of Health Checks, but reports will be shared back to commissioned providers to help improve Health Check delivery and outcomes.

A patient survey template will be shared with providers to facilitate collection of patient feedback about how the Health Check programme is performing.

5) Onward Referral Following a Health Check

Residents accessing support after their Health Check is important if they are to achieve longer term behaviour change which will improve their health.

There are a range of onward support options that residents can be referred to in Oldham following their Health Check, including:

- Your Health Oldham (provided by ABL) – providing weight management, lifestyle advice and smoking cessation services
- National Diabetes Prevention Programme – providing longer term support to those whose HbA1c level is pre-diabetic.
- Mental health support – provided by a range of organisations in Oldham, including lower-level support from Your Health Oldham.
- Other support including Focused Care, social prescribing, leisure centres and wide range of third sector organisations such as TOG MIND.

Moving towards a default of referring for onward support could help improve uptake of follow up support after a Health Check; however it represents a shift in the conversation with patients and will need to be discussed in detail in the provider training that is commissioned as part of the programme.

A flow chart is underdevelopment to accompany the service specification which will help summarise the main onward referral options following the Health Check.

The number of onward referrals made following a Health Check will be reported on and reviewed regularly.

6) Contracting

Payment Terms

While we anticipate that GP practices may prefer to apply to deliver the Oldham Health Check individually, practices will also have the option to apply as a consortium or PCN so they can deliver Health Checks at a larger scale if they wish.

To promote investment in targeted resources for the Health Check, it is proposed that providers would be **paid quarterly in advance** with the 4th quarter paid retrospectively contingent on delivery. The contract value will be based on a minimum number of Health Checks that the provider would be expected to deliver during the year.

The final quarter's payment will be paid at the end of the year to providers and will be linked to the quality priorities identified earlier in this paper.

Providers will be supported to carry out the required number of completed Health Checks through targeted promotion of the scheme, provision of training, sharing of evidence and best practice, regular updates on development of prevention, lifestyle and mental health services and pathways, and direct support from a named Public Health Practitioner.

Targeting Resources at More Vulnerable Groups

Significant health inequalities exist between poorer and more affluent groups in England and in Oldham. Low Health Check uptake in more deprived populations contributes to inequity of access to health services and health outcomes. Under the existing Health Check contract, funding for each area in Oldham is led by how many Health Checks GP practices decide to do. In 2019 more Health Checks were generally carried out at Oldham's least deprived GP practices.

To incentivise identifying and carrying out Health Checks on Oldham's more vulnerable populations who may be experiencing poor health outcomes, more resource will be targeted at the areas of the borough with higher levels of deprivation. This is in line with priority 1 (section 1.4.1) and the national guidance to target Health Checks at those living in deprived areas (Public Health England, 2017).

There is £136.5k available for direct delivery of Health Checks out of the £138k budget (£1,500 per year is to support training and promotion).

£10k of the £136.5k will be retained for paying for additional activity over and above the minimum volume targets outlined, at a rate of £20 per health check. This leaves £126.5k for the year to be paid for achievement of the minimum volume targets, as outlined above.

The £126.5k annual budget and minimum Health Check targets will be allocated based on the level of deprivation and the number of 40-74 year olds in each area. The following Health Checks would be required within each area of Oldham:

PCN	Minimum Number of Health Checks Required	Total of first 3 Quarterly Payments	Contingent 4th Quarter Payment	Total
North PCN	860	£16,077	£5,359	£21,436
Central PCN	1210	£22,743	£7,581	£30,324
West PCN	1130	£21,168	£7,056	£28,225
East PCN	600	£11,250	£3,750	£15,000
South PCN	1260	£23,636	£7,879	£31,515
	5060	**£94,875**	**£31,625**	**£126,500**

***Source**: GP age specific practice population form 2015; Indices of Multiple Deprivation 2019*
***Note**: Minimum number of Health Checks required assumes a price of £25 per Health Check. If a provider exceeds their minimum target then the cost per Health Check to the commissioner decreases to £20.*

The above allocation of resources would represent a shift in resources to less affluent areas of the borough. A target number of Health Checks has also been developed at individual GP practice level, should practices wish to apply individually.

1.5 Training

Evidence suggests that barriers to residents attending their Health Check can include lack of understanding of CVD risk and the purpose of the Health Check. It is important that those undertaking and inviting residents for Health Checks have undergone appropriate training to ensure the quality and consistency of the Health Check offer.

A training programme is being developed based on previous year's annual budgets of £1,000. In addition to the content previously covered, the training will need to include effective conversations around mental health and the shift towards a "refer-by-default" conversation where patients meet appropriate criteria.

1.6 Communication and Promotion of Health Check Programme

Lack of awareness of the Health Check Programme was cited as a barrier to uptake in the GP survey that was undertaken. Lack of understanding of what the Health Check was for was raised by a number of patients in the patient survey.

For these reasons there will be a real focus on the communication around the programme when it is relaunched in 2022. Areas such as Rochdale have engaged with the British Muslim Council to help reach the Muslim community. Approaches such as this will be delivered in Oldham to improve uptake across the Oldham population.

A £500 annual budget is being kept for communication and engagement resources. Many national NHS Health Check Resources are free, however funds will be needed for translation of invitation letters and other local promotional products.

1.7 Options (including recommended option)

A. Agree to extend the existing the current Health Check contract which is due to expire on 31/03/2022 for a period of 3 months to 30/06/2022 to allow time for the procurement process to be complete.

   Approve the request to proceed to market for the procurement of the Oldham Health Check for a contract length of 3 years + 2; 5 years in total for a value of £682,500 (£136,500 per year for 5 years).

   Delegate authority to the Director of Public Health, in consultation with the Cabinet Member for Health and Social Care, to approve the recommendation of the evaluation panel, in accordance with the results of the procurement exercise (based on quality, social value and financial modelling), on behalf of Oldham Council.

   Agree on the suggestions outlined in this paper for changes to the new Oldham Health Check contract in Oldham from 2022.
   RECOMMENDED

   OR

B. Continue to procure Health Checks by replicating the existing contract.
   NOT RECOMMENDED.

2. Financial implications

The recommended options are shown in 1.7A above.

The current contract with General Practitioners and Pharmacies for the delivery of Health Checks is due to expire on 31st March 2022.

The proposal is to have a new commissioning arrangement that is based on a revised service specification, for an initial three-year period with the option to extend for a further two years. The cost of which is expected to be £126.5 per annum, £379.5k for the initial three-year period and a further £253k for the final two years giving a total cost for the full five-year period of £632.5k.

The proposed costs of the new contract are slightly higher than historical costs (as shown in 1.2). Current numbers of health checks being provided are around 40% of the eligible population, the new contract will have a revised specification and is expected to target 75% of the population.

As a new tender process is required, it is envisaged that the new arrangements will not be in place until early into the new financial year. As a result, it is proposed to extend current arrangements with existing providers from 1st April until 30th June 2022, or earlier depending on when the new contract is in place.

Budgetary provision of £138k per annum is available within the Public Health Services base budget to cover the cost of this proposal. The remaining £11.5k will be utilised on training and promotion of this service (£1.5k) with a further £10k being retained to pay GP practices/PCN's where they are able to exceed their minimum target health check at a cost of £20 per health check.

There are no adverse financial implications as a result of this proposal.

(Jenny Howarth Senior Accountant/Nicola Harrop Finance Manager 22.11.2021)

3. Procurement implications

The Council's Commercial Procurement Unit is working closely with the commissioners to procure these services. The value of each of the 41 lots (being the practice areas) is significantly below the PCR 15 thresholds for lots.

It may be appropriate to seek an exemption to CPRs to allow for a direct award to all GP practices in the borough, subject to due diligence quality and financial checks. Quality would need to be managed through the contract using a specification which contains targets and appropriate service levels. (Mohammad Sharif, Interim Sourcing 24.12.2021)

4. Legal implications

The legal team have provided advice and input into the process used for procuring Health Checks and in developing the contractual terms to support this. The legal team will continue to provide support as the procumbent process continues, through to contracts being awarded in early 2021/22.
Sukhdeep Kaur, Commercial and Procurement Solicitor

5. HR / People implications

N/A

6. Links to Co-operative Values

All Public Health services fully support and adopt the Council's cooperative values as they promote the active engagement of Oldham residents in the life of the community. This contract particularly promotes fairness in terms of the services that it provides as it is seeking to reduce health inequalities through how it is commissioned.
As part of developing the new specification, residents were engaged through a survey.

7. Strategic Links

This work fits with the ambitions of the Council to reduce Health Inequalities in the borough.

8. Communications – comments/implications

There are implications for communications when this programme is re-launched in 2022. These conversations have not yet started.

9. IT Implications

If providers apply as a PCN there may be implications for running EMIS searches and reports at a PCN level rather than a practice level.

10. Property Implications

None

11. Environmental and Health & Safety Implications

None

12. Equality, community cohesion and crime implications

This proposal has a strong equality component as it seeks to allocate more Health Check resource to Oldham's most deprived areas.

13. Equality Impact Assessment Completed?

Completed.

14. **Key Decision**

Yes

15. **Key Decision Reference**

HSC-09-21.

16. **Background Papers**

None

17. Appendices

Appendix 1 – Summary of Patient Survey Results
Appendix 2 – Summary of GP Survey Results

Appendix 1 – Summary of Patient Survey Results

- 138 people responded to the patient survey. 2 respondents had never had a Health Check.
- 4 patients had a Health Check over the phone; the remainder attended their GP practice.
- 79% of respondents rated their experience as good or very good.
- 8% of respondents rated their experience as poor or very poor.
- Some of the positive feedback about Health Checks:
    - Efficient
    - Well explained
    - Pleasant / friendly staff
    - Good communication and feedback
    - Opportunity to ask questions

- Some of the negative feedback about Health Checks:
    - No feedback about results
    - Uncertain of what the check was for or entailed
    - Very quick examination
    - Preference for face-to-face appointment
    - Felt process driven/tick box exercise
    - No discussion about patients' mental health

- 20% of people experienced changes to their health or a diagnosis/treatment as a result of the check:

    - Only one patient mentioned being referred for onward lifestyle advice or support.
    - A number of patients found out they had blood pressure issues and started treatment – 3 found out they had diabetes as a result of the check.
    - A number of patients referenced improvements to their diet or exercise regime since the check.
    - A number of people referenced that the lack of follow up since the check meant they didn't know what they needed to do.
- Suggested improvements included:
    - Better follow up discussion after the checks
    - A follow up after a year to check on progress
    - More patient focused/less of a box ticking exercise
    - The need for face to face appointments
    - Wider roll out to younger people and have them more frequently
    - Improve accessibility
    - Better communication of why the check is important e.g. leaflets
    - Have the sessions linked to a wellbeing session at the Health Centre e.g. Every Monday afternoon staff are on hand from other services e.g.
    - OCL, Lifelong Learning, Mind, PHE and other health professionals. So that people can hang around and have a chat to remove barriers and motivate people

Appendix 2 – Summary of GP Survey Results

- There were 14 responses to the survey, all from GP practices. None of the 3 pharmacies commissioned to provide Health Checks responded.
- The practice manager was the most common role of the person who responded to the survey.
- Healthcare Assistants were most likely to carry out Health Checks in GP practices. 12 out of 14 respondents had HCAs delivering Health Checks, 6 had nurses and just 1 practice had a GP delivering Health Checks.
- Most practices relied on face-to-face appointments, however 4 practices did use an over the phone service with face-to-face testing.
- Most providers of Health Checks fit the Health Check appointment around other work, when they have capacity. 4 practices said they had dedicated sessions or times set aside to deliver Health Checks.
- One practice responded that they also did opportunistic Health Checks if a patient is eligible, at the practice and the y have the resource.
- 6 respondents said they offered time slots outside of 9-5, Mon-Fri for Health Checks. 7 did not, 1 did not respond.
  This included times as early as 7am and as late as 6.30pm; one practice mention Saturday appointments had ben offer where necessary to accommodate patients.
- 6 practices used searches to decide who to invite for the Health Check. 1 practice allowed patients to approach them (patient led). Another practice invited everyone who is eligible in that year.
- Most practices followed up a second time with patients who didn't respond to their invitation. 2 practices followed up 3 times.
- Barriers to onward referral for support were:
    - Patients' engagement and other commitments (n=3)
    - Lack of service availability (n=3)
    - One practice referenced patients accepting referrals and then not attending the appointments.
- Biggest challenges to delivering effective Health Checks:

    - Waiting for blood results was cited as a barrier to effective Health Checks (5-7 day wait)
    - Patient engagement
    - Staff time in a busy practice
    - Worried well attending
- Changes respondents would like to see to the Health Check programme:
    - Wider promotion of Health Checks and raise awareness of importance
    - Offer of a centralised clinic at community-based health centres
    - Better health promotion services, including different languages

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Report to CABINET

Oldham Council
Local Full Fibre Network (LFFN)

Portfolio Holder:
Councillor Abdul Jabbar MBE, Deputy Leader and Cabinet Member for Finance & Low Carbon

Officer Contact: Dominic Whelan, SRO Digital

Report Author: IT Project Manager

03.03.2022

Reason for Decision

This paper follows on from the GM Local Full Fibre Network (LFFN) Cabinet report (19.08.2019) which approved capital funding to deliver a LFFN fibre network into 71 Oldham Council assets / buildings.

The installation of the LFFN fibre network is expected to be completed April 2022; the next steps will be to “light the fibre” network infrastructure; migrate Council buildings to the new optical high-speed network and decommission legacy network services.

Executive Summary

Oldham Council alongside TfGM and three other Local Authorities have collaborated in a GMCA led procurement process to assess the costs and effort to “light up” and provide network services for 1,600 sites throughout GMCA including 71 Oldham Council buildings and assets and to identify a preferred bidder to deliver the GM One Network.

The procurement exercise is now complete, a preferred supplier has been identified for the Greater Manchester One Network to deliver the Wide Area Network services for Oldham Council; GMCA including GM Fire & Rescue, GMCA/TFGM Urban Traffic Controls Signals and select TFGM sites, and Stockport, Bury and Rochdale Councils.

1. The purpose of this report is for Cabinet to approve to enter into the Collaboration Agreement over 10 years with GMCA for delivery, governance, and shared funding of GM One Network.

2. To agree to the revenue budget (WAN) Wide Area Network dual running costs during transition from existing legacy services to GM One Network.

3. To approve capital, spend from the capital programme for the delivery of the LFFN Project

Recommendations

The Strategic Direction is to join the GM One solution

Oldham Council Local Full Fibre Network (LFFN)

1 Background

1.1 In March 2018, Greater Manchester (GM) secured 25% of the UK Local Full Fibre Network (LFFN) funding pot, offered by the Department for Culture Media and Sport (DCMS), to connect over 1,600 public sector sites across GM.

1.2 The LFFN Programme is expected to have a transformational impact on digital infrastructure in GM - leading to an increase in full fibre coverage throughout Greater Manchester.

"Lighting the Fibre"

1.3 Each of the public sector organisations that are part of the LFFN anchor tenancy programme operate a "Wide Area Network" (WAN). The Oldham Council "WAN" provides network services for all Council, Unity Partnership, Miocare, CCG staff who operate from a Council building / asset and the public at Oldham Council Libraries, Access Oldham, Oldham Tommyfield Market.

1.4 Oldham Council WAN services are currently procured from four major telecoms companies and include both infrastructure and services. Recognising that LFFN is providing a shared fibre infrastructure, in 2020; Oldham Council with several other partners considered the option for jointly procuring a new "WAN" service across the fibre infrastructure for their own organisational needs to take advantage of economies of scale.

1.5 Consequently, the principal drivers for the creation of a GM One Wide Area Network were identified as being to:

- Consolidate and reduce the total costs of ownership of WAN services procured from other telecom companies.
- Support GM to become a globally recognised digital city region.
- Realise the benefits of the Local Full Fibre Network investment.

2 Benefits.

2.1 The overall benefits from the GM One Network procurement are identified as being:

- The LFFN project will demonstrate Oldham Council's commitment to improving the borough. 'Lighting up the fibre' can be communicated externally to highlight positive news and the benefits this project will bring to Oldham
- Significant improvements in user experience via service speed and quality, particularly for Council sites on legacy copper services as the sites transition to fibre will see site network performance increase from ten times faster than current available network speeds.
- Improved resilience through a digital infrastructure connectivity "backbone" across Greater Manchester.

- Overall financial savings against current network spend by consolidating the Councils Wide Area Network.

3. Current Position

- Oldham Council currently has four telecom suppliers which provide WAN Network Services to 132 sites of which 71 are in scope for LFFN project.

- Oldham Council has a 30-year Indefeasible Right to Use (IRU) on the LFFN infrastructure that connects to the 71 sites. Oldham Council can extend the network to any future sites.

4 Options - Alternatives

Three options were identified.

1. Do nothing and stay “as is”.

   With this option, the Council would make no use of the LFFN infrastructure at the 71 LFFN sites.

2. Subscribe to the GM One WAN service.

   With this option, the Council would subscribe to the GM One service to make use of the LFFN infrastructure at the 71 sites. Oldham Council would not own the network equipment.

3. Contract with the Council’s Current Network Partner.

   With this option, the Council would contract with their current network partner to make use of the LFFN infrastructure at the 71 sites. The Council would own all the equipment and the current network partner would provide a managed service including maintenance.

4.1 Option 1 – Continue with the Current Service

4.1.1 Description

- With this option, Oldham Council would continue to take service from their current telecom providers for all its 71 LFFN sites.

- The service would continue to be provided using existing circuits and Customer Premises Equipment (CPE), i.e., it would not use the LFFN infrastructure.

- Oldham Council would simply ‘roll on’ its existing contract(s) with the telecom’s providers.

4.1.2 Positive Aspects.

- No project required as the existing service would just continue.

- All costs are known

4.1.3 Negative Aspects

- The service at the 71 LFFN sites would not improve. - this option will not provide a bandwidth increase to any site and the Council may need to repay the grant fund to DCMS as a condition of the DCMS grant would be for Oldham Council to enable services over the LFFN fibre network.

- The Council would not realise any benefits from the LFFN investment.

- The Council would need to go through a procurement exercise when the current contract expires with the current telecom's providers.

4.1.4 Risks

- The Council's operational performance would be impacted by the bandwidth constraints of the network.

4.1.5 Conclusion

- This option would not contribute to tackling digital exclusion within Oldham and would not demonstrate Oldham Council's commitment to improving the borough.

- This option should be eliminated from further consideration

4.2 Option 2 – Enter into a Collaboration Agreement with GMCA

4.2.1 Description

- Oldham Council would contract with the GM One supplier for the GM One managed WAN service for the 71 LFFN sites.

- The service would be provided using Greater Manchester Core WAN infrastructure shared with other members of the GMCA 'partnership'.

- Oldham Council would lease the network equipment.

4.2.2 Positive Aspects.

- The Council would be seen as a committed partner to the GMCA initiative.

- This option should meet the Council's current and future WAN requirements and the Council should realise benefits from the LFFN investment.

- The service at the 71 LFFN sites would improve which should support and enable improvements in the Council's network performance

- The Council should be able to reduce its operational expenditure on WAN services, and future revenue costs may fall if the GMCA partnership expands.

- The proposed solution and associated technology have been selected after a detailed procurement, assessment, and evaluation process.

4.2.3 Negative Aspects

- The minimum commitment is 10 years.
- Future revenue costs may rise if the GMCA partnership contracts.
- If for whatever reason the Council wanted to leave the GM One initiative, there would be 'exit costs.

4.2.4 Risks

- The Council's future revenue costs may rise due to 'external factors', e.g., organisational changes in the GMCA partnership

4.2.5 Conclusion

- This solution would contribute to tackling digital exclusion within Oldham. The LFFN network would provide speeds up to 1000Mbps, which are from ten times faster than current network speeds within Oldham Council Assets and Buildings, including Libraries.
- The LFFN project would demonstrate Oldham Council's commitment to improving the borough. 'Lighting up the fibre' could be communicated externally to highlight positive news and the benefits this project would bring to Oldham – including for residents, businesses, and the local economy.
- While there are some financial uncertainties, this is a tenable option worthy of further consideration by the Council.

4.3 Option 3 – Contract with the Council's Current Network Partner

4.3.1 Description

- With this option, Oldham Council would contract with the current network partner for a managed WAN service to the 71 LFFN sites.
- Oldham Council would own the network equipment.

4.3.2 Positive Aspects

- This option should meet the Council's current and future WAN requirements and the Council should realise benefits from the LFFN investment.
- The service at the 71 LFFN sites would improve which should support and enable improvements in the Council's performance
- If for whatever reason the Council wanted to cease the service, there would be minimal 'exit' costs.

4.3.3 Negative Aspects

- The Council would be unlikely to benefit from future 'economies of scale' as the service is dedicated to the Council.

4.3.4 Risks

- The Council may incur unexpected costs, e.g., for equipment upgrades.

4.3.5 Conclusion

- This solution would contribute to tackling digital exclusion within Oldham. The LFFN network will provide speeds up to 1000Mbps, which are from ten times faster than current network speeds within Oldham Council Assets and Buildings including Libraries.

- The LFFN project would demonstrate Oldham Council's commitment to improving the borough. 'Lighting up the fibre' could be communicated externally to highlight positive news and the benefits this project would bring to Oldham – including for residents, businesses, and the local economy.

- This solution is a tenable option worthy of further consideration by the Council.

5 Preferred Option

5.1 Strategic Direction is to join Greater Manchester (GM) One solution

6 Consultation

6.1 The approach has been circulated and endorsed by relevant Council governance forums. Responses from specific areas can be found in sections 7 to 16 below.

7 Financial Implications

7.1 The financial implications are contained within Part B

8 Legal Services Comments

8.1 The legal implications are contained within Part B

9. Co-operative Agenda

9.1 NA

10 Human Resources Comments

10.1 The proposals do not present any immediate workforce implications other than the proposals aligning with digital ways of working. Should there be any at a later stage these shall be dealt with using the appropriate policy.

11 Risk Assessments

11.1 The report identifies a way forward which benefits from the investment made and mitigates any grant clawback. In upgrading the network there is a net cost to the Authority and this will need to be managed within the Council's budgetary arrangements

12 IT Implications

12.1 This initiative forms part of ICT Strategy and Roadmap and is a key component necessary for modernising the Council's data networks & improving digital inclusion.

13 Property Implications

13.1 None

14 Procurement Implications

14.1 GMCA have managed the procurement exercise for the recommended option via the Chest. The Collaboration Agreement with GMCA as the Lead Authority and the Partners will be for a 10-year duration.

15 Environmental and Health & Safety Implications

15.1 Environmental: the preferred option will allow the Council to use the LFFN and realise the benefits of the new network for the Council, residents and potentially also businesses. This will support the Council's Ways of Working blended approach to service delivery, further enabling videoconferencing and remote working, and reducing the need for business travel and commuting. It also supports the Vision of Oldham's Green New Deal Strategy to make Oldham "a smarter, greener, more enterprising place".

16 Equality, community cohesion and crime implications

16.1 There are no community cohesion implications arising from this report.

16.2 There are no crime or community safety implications arising from this report.

17 Implications for Children and Young People

17.1 NA

18 Equality Impact Assessment Completed?

18.1 No - as the proposal essentially relates to the speed of the network it is unlikely to impact disproportionately on the groups with protected characteristics

19 Key Decision

19.1 Yes

20 Key Decision Reference

20.1 [State the reference number of the item which gives notice of the intention to make this decision. If item was not included on the published Key Decision Document, include reference to general exception/special urgency procedures (paragraph 16 and/or 17 of Part

4 of the Constitution) and include dates of consultation with appropriate Overview & Scrutiny Chair(s). If not a Key Decision, insert N/A.]

21 Background Papers

21.1 [A copy of the list of background papers to the report must be included in the report and at least one copy of each of the document included in that list must be available for inspection by the public at the office of the Council and on the local authority's website, i.e., included on the Cabinet Agenda / delegated item.]

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:

File Ref: [insert]
Name of File: [insert]
Records held in [insert] Department, [insert address]
Officer Name: [insert]
Contact No: [insert]

22 Appendices

Report to CABINET

2022 Contract Awards following tender process for Healthwatch Oldham and NHS Independent Complaints Advocacy Services

Portfolio Holder:
Cllr Zahid Chauhan, Cabinet Member for Health and Social Care

Officer Contact: Mark Warren, Managing Director Community Health and Adult Social Care (Director of Adult Services)

Report Author: Claire Hooley, Head of Joint Commissioning and Quality

21st March 2022

Reason for Decision
The report requests approval to award contracts for the provision of Healthwatch Oldham and the NHS Independent Complaints Advocacy Services.

The report also requests approval to extend the current contract provision with the existing providers for Healthwatch Oldham and the NHS Independent Complaints Advocacy for up to two months to allow for incumbent provider/s to implement the new contracts and allow for any Transfer of Undertakings (Protection of Employment) (TUPE) implications.

Executive Summary
Under the Health and Social Care Act 2012, Local Authorities are mandated to provide local Healthwatch and NHS Independent Complaints Advocacy Services. These services do not have to be provided by the same organisation but must work together for the benefit of the local population.

The current contracts for both services expire 31st March 2022 with no provision to extend. An open tender exercise has been conducted, with recommended providers for services for the period 2022/23 – 2029/30 (with break clauses at year 3 and 5).

Recommendations
- Approve the contract awards for the Healthwatch and NHS Independent Complaints Advocacy services to the recommended providers following the competitive tender process undertaken in 2021/22
- Approve the extension of the existing contract arrangements with existing providers for the provision of Healthwatch Oldham and NHS Independent Complaints Advocacy services for up to two months (1st April – 31st May 2022) allowing the new contracts to commence 1st June 2022, concluding 31st March 2029.

2022 Contract Awards following tender process for Healthwatch Oldham and NHS Independent Complaints Advocacy Services

1 Background

1.1 Under the Health and Social Care Act 2021 local authorities are statutorily obliged to provide local Healthwatch and NHS Independent Complaints Advocacy services. These services do not have to be provided by the same organization but must work together for the benefit of the local population.

1.2 Healthwatch services

Established following the Health and Social Care Act 2012, local Healthwatch organisations are the local consumer champion for patients, service users and the public, covering both health and social care.

Local authorities have a statutory duty to commission a local Healthwatch organisation, which in turn has a set of statutory activities to undertake, such as gathering local views and making these known to providers and commissioners, monitoring and scrutinising the quality of provision of local services, and a seat on the local Health and Wellbeing Board.

1.3 NHS Independent Complaints Advocacy (ICAS)

The Health and Social Care Act 2012 requires all local authorities with adult social care responsibilities to "make such arrangements as it considers appropriate for the provision of independent advocacy in relation to its area" in the provision of assistance for individuals making or intending to make an NHS complaint. This covers all NHS services, including:

- NHS trusts, including NHS foundation trusts
- Primary health care services provided for the NHS by GPs, dentists, opticians and community pharmacies
- Clinical commissioning Groups
- Private health care organisations if the treatment has been paid for by the NHS
- All other health services commissioned by the NHS.

1.4 Action Together has delivered the Healthwatch Oldham and NHS Independent Complaint Advocacy services since 2014 and 2016 respectively. The last competitive tendering process took place in 2017, with new contracts commencing 2018/19.

1.5 Over recent years, reviews on local Healthwatch services have taken place, most relevantly across Greater Manchester with the aim of seeking to commission consistently. Both commissioners and service providers regularly attend the Greater Manchester sessions and it has been integral for updating service specification and monitoring of the services being delivered.

2 Current Position

2.1 Action Together currently delivers Oldham's Local Healthwatch service and the NHS Independent Complaints Advocacy Service, therefore fulfilling Oldham Council's statutory functions as established in the Health and Social Care Act 2012, outlined in paragraph 1.1 above.

2.2 The current contract price for Healthwatch is £138,700 per annum and the Independent Complaints Advocacy is £28,500 per annum. The budgets are currently funded via Oldham's allocation to the Better Care Fund (BCF) and engagement has taken place with NHS Oldham CCG on the tenders for the services. Working alongside local commissioning authorities the financial envelopes for both Healthwatch and NHS CAS services are comparative. It is also worth noting that the last time the services were commissioned (in 2018) a small reduction was applied to the financial envelopes. Prior to market engagement, a sustainability test was undertaken for the service delivery, this found the current financial envelopes to be sustainable for providers to continue to deliver.

2.3 The current contract expires 31st March 2022 with no further provision to extend. To enable an incumbent provider adequate time to implement the new contract and any TUPE implications an additional two months are requested to enable successful incumbent providers to implement the contract/s successfully.

2.4 An Open Tender Exercise (ITT) was undertaken in accordance with Oldham Council's Contract Procedure Rules and Public Contracts Regulations 2015. The tender was divided into 2 Lots; Lot 1, Healthwatch and Lot 2 NHS Independent Complaints Advocacy.

2.5 The opportunity was advertised via The Chest portal and the following bids were received. The Tenders were evaluated in accordance with the criteria set in the ITT Documents.

Lot 1 – Healthwatch (financial envelope of £135,000 per annum or £945,000 for up to seven years; please note break clauses at years three and five).

One bid was submitted;

- Provider A - £974,400.00 (seven years).

Lot 2 - NHS Independent Complaints Advocacy (financial envelope of £28,000 per annum or £196,000 for up to seven years; please note break clauses at years three and five).

Two bids were submitted;

- Provider B – £196,000.00 (Seven Years)
- Provider C – £193,228.75 (Seven Years)

2.7 The Evaluation Panel consisted of the following representatives;

- Claire Hooley, Head of Joint Commissioning and Quality
- Hayley Eccles, Head of Strategic Safeguarding
- Bernadette Van Gaalen, Commissioning and Contract Monitoring Officer

- Mohammed Sharif, Category Manager, Procurement

2.8 The following scores were awarded to the respective organisations following the Panel's evaluation of the Technical submissions. These were based on the aforementioned evaluation criteria and weightings.

Healthwatch

Award Criteria	Weight	Provider A
Quality	**70**	43.50
Social Value	**10**	7.50
Price	**20**	20%
Total:	**100**	**71.00**

NHS Independent Complaints Advocacy (ICA)

Award Criteria	Weight	Provider B	Provider C
Quality Inc Social Value	**80**	53.00	66.00
Price	**20**	18.48	10.24
Total:	**100**	**71.48**	**76.24**
	Rank	2	1

2.9 The sole bidder for Lot 1 was Provider A receiving a score of 71.00% and the highest bidder for Lot 2 was Provider C receiving a score of 76.24%.

3 Options/Alternatives

3.1 Option 1: **approve** to award the contracts on the basis of the tender exercise for Healthwatch Oldham and NHS Independent Complaints Advocacy.

3.2 Option 2: **not approve** to award the contracts on the basis of the tender exercise for Healthwatch Oldham and NHS Independent Complaints Advocacy.

4 Preferred Option

4.1 The preferred option is option 1 – to award the contracts to the providers on the basis of the outcome of the tender exercise undertaken. To approve and award the contracts for Healthwatch Service and NHS Independent Advocacy Complaints service to Provider A and Provider C respectively.

5 Consultation

5.1 Consultation has taken place with the market via The Chest for the market engagement exercise ahead of tender activity commencing.

6 **Financial Implications – draft comments below**

6.1 The financial envelope for the Healthwatch and the NHS Independent Complaints Advocacy Service is £139,200 and £28,000 per annum respectively. The preferred option is to initially extend the existing contract for two months up until the 31 May 2022 and then subsequently for the new contract to commence from 1 June 2022.

6.2 The price is fixed for the duration of the contract and therefore doesn't allow for inflationary uplifts. Recurrent budgetary provision has been established over the period of the Medium-Term Financial Strategy from within the Learning Disabilities & Mental Health Commissioning budget to support the continued funding of both contracts.

Danny Jackson, Senior Accountant

7 **Legal Services Comments**

7.1 Legal Services supports the recommendation based on the comments provided by the lead procurement officer than an open competitive procurement tender process was undertaken which complied with the Council's Contract Procedure Rules and The PCR 2015.

Sukie Kaur – Solicitor

8. **Co-operative Agenda**

8.1 Both the Healthwatch and ICA services supports the Council's co-operative agenda as they assist Oldham residents to achieve their full potential via having the opportunity to provide feedback on vital health and social care services and receive robust advocacy support when making complaints relating to health services.

9 **Human Resources Comments**

9.1 Not applicable.

10 **Risk Assessments**

10.1 Not applicable.

11 **IT Implications**

11.1 Not applicable.

12 **Property Implications**

12.1 Not appliable.

13 **Procurement Implications**

13.1 An open competitive procurement tender process was undertaken as complied with the requirements stated in the OMBC Contract Procedure Rules. The procurement team supports the recommendation to award the contract to the respective suppliers of two Lots in table 2.8. This was done through the evaluation process, which was set out in the Tender documents.

Mohammad Sharif, Category Manager, Procurement.

14 Environmental and Health & Safety Implications

14.1 The Healthwatch and ICA services have a positive impact on the environment and the health and safety for both people receiving the services and the wider community. The services help to ensure people have the opportunity to inform and influence the way in which services are provided in their community.

15 Equality, community cohesion and crime implications

15.1 The Healthwatch and ICA services have a positive impact on community cohesion and crime prevention as they are designed to work with people in their community.

16 Implications for Children and Young People

16.1 The Healthwatch and ICA services are predominantly services commissioned for adults.

17 Equality Impact Assessment Completed?

17.1 Not applicable.

18 Key Decision

18.1 Yes

19 Key Decision Reference

19.1 HSC-02-22

20 Background Papers

20.1 Not applicable.

21 Appendices

21.1 None.

Report to CABINET

Covid-19 Grants for Adult Social Care

Portfolio Holder:
Councillor Chauhan, Cabinet Member for Health and Social Care

Officer Contact: Mark Warren, Director of Adult Social Care (DASS) / Managing Director Community Health and Social Care

Report Author: Helen Ramsden, Assistant Director of Joint Commissioning
Ext. 07971 396833

21st March 2022

Reason for Decision
To update Cabinet on delegated decisions made in respect of various short term government grants received to support the Adult Social Care sector during the Covid pandemic, and to seek retrospective approval for the utilization of the funding.

Executive Summary
The report sets out the various short term government grants received by the local authority to support the adult social care sector respond to the Covid-19 pandemic. Ten different grants totalling £12,476,907 have been received between May 2020 and February 2022, each with their own conditions, reporting requirements, prescribed and discretionary amounts and different applicable time periods. Of this amount, £5,731,499 was received in the 2020/21 financial year and £6,745,408 in the current financial year, with a clear expectation-and for the prescribed elements, direction- that funding was distributed to independent sector adult social care providers operating in Oldham. Clarity was given in the grant conditions that the funding could not be used to offset existing planned expenditure or financial pressures within the local authority.

Grant conditions included distribution within 20 days of receipt, and prescription as to utilization and recipients. Therefore, decisions related to each grant were made by the Cabinet Member for Health and Social Care, in consultation with the Director of Adult Social Services and the Section 151 Officer, both of whom have been required to provide assurance statements to Department of Health and Social Care to confirm compliance with the various grant conditions.

All organisations in receipt of funding were issued with detailed grant conditions and links to the government guidance, including confirming the requirement to return any unspent

funds, and acknowledgement that any funding found to be used not in accordance with the grant conditions would be required to be repaid.

Funding recipients have also been required to complete detailed expenditure reports to the Commissioning and Quality Service at intervals consistent with the returns required to DHSC, and to retain evidence of expenditure should this be required for audit purposes.

It is not clear at this stage whether any further grant funding for the sector will be announced.

Recommendations

Cabinet is recommended to endorse the delegated decisions made in respect of the various short term government grants received to support the Adult Social Care sector during the Covid pandemic.

Covid-19 Grants for Adult Social Care

1 Background

1.1 During the Covid-19 pandemic, and in response to the challenges experienced in the adult social care sector as a consequence of high rates of transmission amongst vulnerable adults with care and support needs and within the workforce, the Department of Health and Social Care (DHSC) has issued a number of short-term grants to local authorities for the benefit of the wider social care sector.

1.2 Grant conditions included distribution within 20 days of receipt, and prescription as to utilization and recipients. Therefore, decisions related to each grant were made by the Cabinet Member for Health and Social Care, in consultation with the Director of Adult Social Services and the Section 151 Officer, both of whom have been required to provide assurance statements to DHSC to confirm compliance with the various grant conditions. All relevant reports have been listed as background papers at paragraph 20 of this report. Each report contains a link to the relevant grant conditions published on the DHSC website.

1.3 It is worth noting that each grant was issued for a specific purpose, with its own reporting requirements, grant conditions, mandated elements and discretionary elements, and as such each grant was required to be treated individually and processed accordingly.

1.4 The purpose of this report is:

- to provide a summary of each grant received during the financial years 2020/21 and 2021/22
- to update Cabinet on delegated decisions made in respect of the various short term government grants received to support the Adult Social Care sector during the Covid pandemic, and
- to seek retrospective approval for the utilization of the funding.

2 Current Position

2.1 The table below summarises all short-term grants received by the local authority to support the adult social care sector to deal with the impact of the Covid-19 pandemic to date, and the allocations of the discretionary elements of the grants. It is worth noting that whilst there were discretionary elements of funding to some of the grants, the grant guidance gave a very clear steer as to how DHSC considered these elements should be used, with a clear expectation-and for the prescribed elements, direction- that funding was distributed to independent sector adult social care providers operating in Oldham. Clarity was given in the grant conditions that the funding could not be used to offset existing planned expenditure or financial pressures within the local authority.

Title of fund	Amount	Applicable dates	Applicable Measures	Allocations of discretionary elements
Infection Control Grant – Round 1	£2,316,590	13th May – 30th September 2020	- supporting staff to self-isolate as appropriate and receive normal wages in doing do - limiting staff movement between care settings - support additional recruitment of additional staff - limit the use of public transport - providing accommodation for staff who choose to stay separately from their families in order to limit social interaction outside work	Discretionary element (£579,147) In this first grant, prescribed allocations were only made in the grant conditions for care homes. Therefore, the discretionary element was allocated to direct payment recipients, day services, supported living, care at home, extra care housing and shared lives providers.
Infection Control Grant – Round 2	£2,275,868	1st October 2020 – 31st March 2021	- supporting staff to self-isolate as appropriate and receive normal wages in doing do - limiting staff movement between care settings - limit the use of public transport - providing accommodation for staff who choose to stay separately from their families in order to limit social interaction outside work - supporting safe care home visiting	Discretionary element (£455,174) Consideration was given to the volume of activity coming through the Finance Support Panel, learning from the first round of the Infection Control Fund, and allocations to non-CQC regulated providers in round 1. Account was also taken of feedback from some providers who were managing well, and preferred their allocation be used for those in greater need. Allocations were made to day services, housing related support providers, direct payment recipients and carers. A discretionary fund was also established to support providers to implement infection control measures that could not be met within their prescribed allocation.
Rapid Flow Testing Fund	£577,264	2nd December 2020 – 31st March 2021	- paying for staff costs associated with training and carrying out LFD testing - costs associated with recruiting staff to facilitate increased testing - costs associated with the creation of a separate testing area where staff and visitors can be tested and wait for their result - costs associated with disposal of testing equipment	Discretionary element (£115,452) In determining proposals for distribution of the remaining 20% of the grant, consideration was given to previous outbreaks in extra care housing and supported living settings, and the need to provide additional support to those care homes experiencing outbreaks. An allocation based on service user numbers was distributed to extra care housing and supported living providers, and £23,092 retained for needs led allocations, overseen by the Finance Panel.
Workforce	£561,777	19th January –	- provide additional care staff where shortages arise	Discretionary element (£561,777)

Capacity Fund		31st March 2021	- support administrative tasks so experienced and skilled staff can focus on providing care - help existing staff to take on additional hours with overtime payment or covering childcare costs	Due to the ability of providers to propose innovative uses with the fund, an expression of interest was circulated to all eligible providers on 10th February 2021. This enabled equity of access for all providers. Responses were received from 34 providers; 18 care homes, 9 care at home providers, 1 day service provider, two supported living providers, and elements of CHASC including Miocare covering supported living, extra care, community and residential reablement, STICH, the discharge hub and the Integrated Discharge Team. Two bids did not meet the grant conditions.
Infection Control and Testing Fund	ICF: £878,214 Rapid Testing: £640,337	1st April – 30th June 2021	- reduce the rate of Covid-19 transmission within and between care settings through effective infection prevention and control practices and increase uptake of staff vaccination; - conduct rapid testing of staff and visitors in care homes, high risk supported living and extra care settings, to enable close contact of visiting where possible.	<u>Infection control discretionary element (£263,464)</u> 1% towards administrative costs associated with distributing and reporting on this funding Make an allocation to day service providers based on a weekly amount Make an allocation to supported housing providers including Keyring based on service user numbers Give a £10,000 allocation to the PPE hub for direct payment recipients, personal assistants and carers, and ensure this is promoted across those groups Do not retain an element of funding for a discretionary panel, but instead distribute the entirety of the fund as above. This will reduce the administrative burden on providers and the local authority and ensure funds are readily available to meet all eligible expenditure. <u>Rapid testing discretionary element (£318,272)</u>

				Make an allocation to day service providers based on a weekly amount for those already undertaking LFD's or willing to do so to enable face to face provision Make an allocation to extra care housing provider based on service user numbers Make an allocation to supported living providers based on service user numbers Do not retain an element of funding for a discretionary panel, but instead distribute the entirety of the fund as above. This will reduce the administrative burden on providers and the local authority and ensure funds are readily available to meet all eligible expenditure.
Infection Control and Testing Fund (Round 2)	ICF: £614,131 RFT: £478,160	1st July – 30th September 2021	- reduce the rate of Covid-19 transmission within and between care settings through effective infection prevention and control practices and increase uptake of staff vaccination; - conduct rapid testing of staff and visitors in care homes, high risk supported living and extra care settings, to enable close contact of visiting where possible.	<u>Infection Control Fund discretionary element (£184,239)</u> 1% towards administrative costs associated with distributing and reporting on this funding Allocate 50% of the remainder of the discretionary element to care homes to top up the prescribed amount. The rationale for this is that a number of care homes notified us that they had over-spent on their prescribed amount in previous rounds, whilst other providers were unable to fully utilise their allocation Make an allocation to day service providers based on a weekly amount Make an allocation to supported housing providers including Keyring based on service user numbers

Page 535				Continue to promote the PPE hub for providers, PA's, carers and direct payment recipients not in receipt of grant funding, but not allocate funding (based on PPE hub stock levels) Do not retain an element of funding for a discretionary panel, but instead distribute the entirety of the fund as above. This will reduce the administrative burden on providers and the local authority and ensure funds are readily available to meet all eligible expenditure. <u>Testing Fund discretionary element (£183,071)</u> Allocate 50% of the discretionary element to care homes to top up to the prescribed amount. The rationale for this is that a number of care homes notified us that they had over-spent on their prescribed amount in previous rounds, whilst other providers were unable to fully utilise their allocation. Make an allocation to day service providers based on a weekly amount for those already undertaking LFD's or willing to do so to enable face to face provision Make an allocation to extra care housing provider based on service user numbers Make an allocation to supported living providers based on service user numbers Do not retain an element of funding for a discretionary panel, but instead distribute the entirety of the fund as above. This will reduce the administrative burden on providers and the local

				authority and ensure funds are readily available to meet all eligible expenditure.
Infection Control and Testing Fund (Round 3)	ICF: £1,019,076 RFT: £553,861 Vaccine: £118,170	1st October 2021 – 31st March 2022	Infection Control: reduce the rate of COVID-19 transmission within and between care settings through effective infection prevention and control practices and increase COVID-19 and flu vaccine uptake among staff Rapid Testing: conduct testing of staff and visitors in care settings to identify and isolate positive cases, and in order to enable close contact visiting where possible Vaccine: to support the following measures: • ensuring that staff who need to attend work or another location for the purposes of being vaccinated for COVID-19 or flu are paid their usual wages to do so • any costs associated with reaching a vaccination facility • any reasonable administrative costs associated with organising COVID-19 or flu vaccinations where these were not being supported by other government funding streams	Infection control discretionary element (£305,723) Claim 1% towards administrative costs associated with distributing and reporting on this funding Make a flat rate allocation to day service providers based on a weekly amount, excluding Age UK based on their feedback Make an allocation to supported housing providers including Keyring based on service user numbers Continue to promote the PPE hub for providers, PA's, carers and direct payment recipients not in receipt of grant funding, but not allocate funding (based on PPE hub stock levels and reflecting previous reasons for contact) Do not retain an element of funding for a discretionary panel, but instead distribute the entirety of the fund as above. This will reduce the administrative burden on providers and the local authority and ensure funds are readily available to meet all eligible expenditure. Allocate the balance of the discretionary element of the Infection Control Fund to care homes, to top up the prescribed amount. The rationale for this is that a number of care homes notified us that they had over-spent on their prescribed amount in previous rounds, whilst other providers were unable to fully utilise their allocation.

				<u>Testing Fund discretionary element (£211,452)</u> Make a flat rate allocation to day service providers based on a weekly amount, excluding Age UK based on their feedback Make an allocation to supported living and extra care housing providers based on service user numbers Do not retain an element of funding for a discretionary panel, but instead distribute the entirety of the fund as above. This will reduce the administrative burden on providers and the local authority and ensure funds are readily available to meet all eligible expenditure. Allocate the balance of the discretionary element of the Testing Fund to care homes, to top up the prescribed amount. The rationale for this is that a number of care homes notified us that they had over-spent on their prescribed amount in previous rounds, whilst other providers were unable to fully utilise their allocation. <u>Vaccine Fund discretionary element (£35,451)</u> Make a flat rate allocation to day service providers based on a weekly amount, excluding Age UK based on their feedback Make an allocation to supported living and extra care housing providers based on service user numbers Reallocate any unspent vaccination funding against costs being incurred by the local authority

				in respect of administrative costs associated with organising COVID-19 vaccinations where these were not being supported by other government funding streams. This will only become apparent at the reporting points.
Workforce Recruitment and Retention Fund (Round 1)	£759,927	21st October 2021 - 31st March 2022	The main purpose of the Workforce Recruitment and Retention Fund is to support local authorities to address adult social care workforce capacity pressures in their geographical area through recruitment and retention activity this winter, in order to: • support providers to maintain the provision of safe care and bolstering capacity within providers to deliver more hours of care • support timely and safe discharge from hospital to where ongoing care and support is needed • support providers to prevent admission to hospital • enable timely new care provision in the community • support and boost retention of staff within social care.	<u>Discretionary element (£759,927)</u> Providers were approached to submit ideas regarding utilisation of the funding. Responses included: -enhancing pay -paying staff retention bonuses -enhancing recruitment -extending the period of enhanced payments over the festive period to take account of the public holidays and bank holidays -paying providers an allocation of the grant and enabling them to spend it in line with the grant conditions but in whatever way helped them to best address their workforce challenges in their individual organisations ie not being overly prescriptive. Consideration was also given to the challenges to care at home capacity both in terms of recruitment and retention of care staff, and in relation to social work capacity to undertake reviews of people already in receipt of care at home services, whose package of care may be able to be reduced, thus freeing up capacity to meet the needs of others. Funding was allocated as follows: Utilise £11,000 to pay for two sector wide recruitment events, organised by the Adult Social

				Care Commissioning and Quality Service, in partnership with the HR service Utilise £48,927 to develop a wellbeing and thank you offer to the care workforce in partnership with Oldham Community Leisure and previous Fit for Oldham providers, by way of vouchers for free leisure and wellbeing sessions Take account of feedback from providers in respect of workforce challenges over the Christmas and New Year period, by extending the bank holiday enhancements for care at home providers from three days (25th and 26th December, and 1st January) to six days (adding in 27th and 28th December and 3rd January), at an estimated cost of £129,000; and offering an incentive to care homes to accept admissions over the Christmas and New Year weekends, of £100 per admission, and make provision for a total of £21,000, which, if underutilised, could be repurposed in the new year into one of the other measures Allocate £550,000 to care homes and commissioned CQC regulated community providers based on staffing numbers, to support them to address workforce challenges, with an emphasis on increasing staff retention and recruitment in line with the grant conditions, and creating additional capacity to review, risk assess and make recommendations to Adult Social Care regarding those service users whose package of care could be reduced. Although not strategically commissioned, Home Instead were included in the distribution of funding, recognising them as a key provider in the borough, particularly in the

				Saddleworth area.
Workforce Recruitment and Retention Fund (Round 2)	£1,402,943	10th December 2021 - 31st March 2022	The main purpose of the Workforce Recruitment and Retention Fund Round 2 is to support local authorities to address adult social care workforce capacity pressures in their geographical area through recruitment and retention activity this winter, in order to: • support providers to maintain the provision of safe care and bolstering capacity within providers to deliver more hours of care • support timely and safe discharge from hospital to where ongoing care and support is needed • support providers to prevent admission to hospital • enable timely new care provision in the community • support and boost retention of staff within social care.	<u>Discretionary element (£1,402,943)</u> Reflecting on feedback regarding utilisation of funding from round 1, and known staffing pressures in the care sector, funding was allocated to care homes and commissioned CQC regulated community providers based on staffing numbers, to support them to address workforce challenges in ways that would best support their individual challenges, with an emphasis on increasing staff retention and recruitment in line with the grant conditions, and creating additional capacity to review, risk assess and make recommendations to Adult Social Care regarding those service users whose package of care could be reduced. Although not strategically commissioned, Home Instead were included in the distribution of funding, in recognition of them as a key provider in the borough, particularly in the Saddleworth area. In addition, given the pressures within Adult Social Care from a local authority perspective, with the ability to operate effectively reduced due to covid related absence, provision of £35,000 was made to pay staff for untaken annual leave to the end of March, only where it is considered that there will not be an adverse impact on staff wellbeing, and where this can be facilitated in line with the grant conditions. Should this allocation not be fully utilised, it will be redistributed along with the second payment of the grant in February. In relation to the unregulated sectors of the market, staffing pressures were not being reported from these areas to the same extent as

				the regulated sector. Where there are pressures, these relate to infection prevention and control, and funding has been allocated from the Infection Control Fund to these providers. For personal assistants and unpaid carers, the main pressure is in relation to the provision of PPE, and this is being met through the PPE Hub.
Omicron ASC Funding	£280,589	1st January - 31st March 2022	The purpose of this fund is to support the sector with measures already covered by the infection prevention and control (IPC) allocation of the Infection Control and Testing Fund (round 3) to reduce the rate of COVID-19 transmission within and between care settings through effective IPC practices. Additionally, this funding may also be used to increase ventilation in care homes, and to enhance local authorities' current direct payment offer particularly when the only way a person's care needs can be met is by a friend or family member, or to enhance support for carers. It may also be used to pay for temporary staffing to cover increased staff absence caused by COVID-19 and maintain staffing levels and workforce capacity.	Communication was issued to all providers to seek their views regarding the use of the Omicron Support Fund. The vast majority of respondents felt that regarding it as an extension of the Infection Control Fund, given its closeness in purpose made most sense. Consideration was given to the needs of carers and those in receipt of direct payments with regard to infection prevention. These primarily relate to the need for PPE and therefore continued signposting to the PPE Hub considered most appropriate. The grant was allocated on the same basis as the Infection Control Fund; the number of registered beds in care homes and the number of service users for CQC regulated community providers. Allocations were weighted 60/40 for care homes and CQC regulated community providers respectively based on Omicron impact.

2.2 All organisations in receipt of funding were issued with detailed grant conditions and links to the government guidance, including confirming the requirement to return any unspent funds, and acknowledgement that any funding found to be used not in accordance with the grant conditions would be required to be repaid.

2.3 Funding recipients have also been required to complete detailed expenditure reports to the Commissioning and Quality Service at intervals consistent with the returns required to DHSC, and to retain evidence of expenditure should this be required for audit purposes. There has been a minimal need identified to seek evidence of expenditure, but where this has been required and funding identified as not being used in line with the grant conditions, or unutilized, it has been recovered and redistributed.

3 Options/Alternatives

3.1 The range of options and alternatives for the utilization of each grant were minimal given the prescriptive nature of the grant conditions, as summarized in the table above. Even where there was discretion as to how some elements of the grants were distributed, there remained prescription as to their use.

3.2 Where there were discretionary elements to the grants, consideration was given to the level of Covid-19 transmission amongst vulnerable adults and staff in adult social care services, vaccination and testing levels, infection prevention measures required in accordance with government and public health guidance, the workforce challenges being faced, and in consultation with the sector, the relative benefits of different options for utilization of the funding. Learning from previous funding rounds also informed decisions for the discretionary elements of grant allocations.

3.3 Further details related to each grant and the considerations given for utilization of the funding can be found in the delegated reports. This included providing funding to non-CQC regulated services, such as day services, personal assistants and housing related support providers, as well as unpaid carers. Summaries have been included in the table at paragraph 2.1.

4 Preferred Option

4.1 As the range of options and alternatives for the utilization of each grant were minimal given the prescriptive nature of the grant conditions, the only options considered were in relation to any discretionary elements of the grants, which are detailed in each delegated report.

5 Consultation

5.1 All eligible providers were consulted regarding the grants through provider forums, weekly newsletters and individual discussions. Finance, Procurement, Legal and HR colleagues have also been consulted throughout the year in relation to each of the funding streams. Where grants related to the social care workforce, union colleagues have also been consulted through the usual consultative group meetings.

6 Financial Implications

6.1 The Finance Service have provided financial support to the Commissioning Service for the distribution of the grants including the production of financial modelling, the payments to providers, overview of the reporting requirements & restrictions of each grant.

6.2 Finance is maintaining a regular monitor in terms of the quantum and types of financial assistance that is being afforded to care providers to ensure compliance with state subsidy regulations as referenced in the legal implications of previous DDR reports.

6.3 The grant awards require the accounting arrangements to distinguish between the mandatory and discretionary elements of the grant. For mandatory elements, the Council will act as an agent of Central Government and the income and expenditure will be reflected in the Councils Balance Sheet whilst for the discretionary elements the Council will act as the Principal with income and expenditure reflected within the revenue accounts.

6.4 Given the compliance and monitoring measures that are in place it is envisaged that the Authority will be able to demonstrate compliance with all the grant conditions.

(Liz Taylor, Senior Accountant)

7 Legal Services Comments

7.1 Legal Services has taken on board the lead procurement officer's comments and supports the decision on the distributions of grants to support the Adult Social Care market considering the ongoing COVID pandemic. The client department should ensure that they familiarise themselves with the grant conditions and any allocations are made in accordance with these. Appropriate documentation should also be put in place in a swift manner. Sukie Kaur - Solicitor

8. Co-operative Agenda

8.1 The following co-operative values relate:

- Fairness - We will champion fairness and equality of opportunity, and ensure working together brings mutual benefits and the greatest possible added value. We will enable everyone to be involved.
- Openness - We will be open and honest in our actions and communications. We will take decisions in a transparent way and at the most local level possible.
- Responsibility - We take responsibility for, and answer to our actions. We will encourage people to take responsibility for themselves and their actions. Mutual benefits go hand-in-hand with mutual obligations.
- Working together - We will work together and support each other in achieving common goals, making sure the environment is in place for self-help.
- Accountability - We recognise and act upon the impact of our actions on others, and hold ourselves accountable to our stakeholders.

9 Human Resources Comments

9.1 The Service are experiencing unprecedented challenges in relation to demand management and the recruitment and retention of the workforce. Staff have worked

tirelessly throughout the pandemic and maintaining work/life balance has proven difficult at times.

The grant funding awarded over the last 2 years has helped to support our Adults Social Care and wider Provider workforce in Oldham by providing temporary relief and well-deserved incentives to recognise staff commitment.

There will be continued effort to support the workforce through local recruitment and wellbeing initiatives and HR will work closely with Adults Social Care to monitor impact.

Current and future redesigns will need to consider any existing and fresh challenges and strive to address demand pressures by considering age profile, knowledge and skills and career pathways to support the ambition of growing our own alongside, any transformation of processes.

(Catherine Pearson, Strategic HR Lead)

10 **Risk Assessments**

10.1 The pandemic resulted in several decisions having to be took in an urgent manner and this has included the allocation of these grant funds. This report sets out how the discretionary element of the grant was allocated in detail allowing retrospective scrutiny of these urgent decisions. (Mark Stenson)

11 **IT Implications**

11.1 Not applicable

12 **Property Implications**

12.1 Not applicable.

13 **Procurement Implications**

13.1 The Commercial Team supports the decision and recommendation made in all previous recommendations on the distributions of grants to support the Adult Social Care market in light of the ongoing COVID pandemic. The Team supported the commissioners where required to distribute the grant in accordance with the recommendations.
(Raj Ahuja, 28.01.2022)

14 **Environmental and Health & Safety Implications**

14.1 The purpose of the various grants stems from the impact of the Covid-19 pandemic on the adult social care sector, predominantly in relation to infection prevention and control, Covid-19 testing and vaccinations across the workforce and vulnerable adults in receipt of care and support services, and workforce challenges arising as a consequence of Covid-19 outbreaks and temporary staff absence, exacerbating the pre-existing workforce challenges faced by the sector. The grants have therefore provided critical support to the sector to support the safety and wellbeing of vulnerable adults and the workforce.

15 **Equality, community cohesion and crime implications**

15.1 None

16 **Implications for Children and Young People**

16.1 None

17 **Equality Impact Assessment Completed?**

17.1 No. The grant funding was applicable to all eligible providers of adult social care services, and therefore did not unfairly advantage or disadvantage any protected group.

18 **Key Decision**

18.1 Yes

19 **Key Decision Reference**

19.1 HSC-03-22.

20 **Background Papers**

20.1 The table below lists all approved delegated decision reports related to the grants detailed at paragraph 2:

File Ref:	Name of File:	Records held in:	Officer Name:	Contact No:
ICF1	Delegated Decision Report Infection Control Fund and Care Home Support Package June 2020	Commissioning and Quality Service, Adult Social Care, Level 4, Civic Centre, West Street, Oldham	Helen Ramsden	07971 396833
ICF2	201116 Delegated Decision Report Infection Control Fund October 2020 FINAL			
RFTF	Delegated Decision Report Rapid Testing Fund 220121 final version			
WCF	Delegated Decision Report Workforce Capacity Fund Final version			
ICTF1	Delegated Decision Report Infection Control and Testing Fund final 160421			
ICTF2	Delegated Decision Report Infection Control and Testing Fund final 150721			
ICTF3	Delegated Decision Report Infection Control and Testing Fund Round 3 final 181121			
RTF	Delegated Decision Report Rapid Testing Fund 220121 final version			
WRRF1	Delegated Decision Report Workforce Recruitment and Retention Fund Final version 021221			
WRRF2	Delegated Decision Report Workforce Recruitment and			

	Retention Fund Round 2 final version 050122			
OSF	Delegated Decision Report Omicron Support Fund final version 250122			

21 Appendices

21.1 N/A

(In accordance with part 2 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012)

Oldham Borough Council intends to hold a private meeting (or part thereof) of Cabinet on the 21st March 2022.

Decision to be taken (Agenda Item)

Decisions to be taken in private at Cabinet on 21st March 2022:

- Oldham SEND Travel Assistance Service
- 2022 Contract Awards following tender process for Healthwatch Oldham and NHS Independent Complaints Advocacy Services
- Housing Delivery Strategy
- Disposal of land at Southlink
- Disposal of vacant land at Derker
- Covid Business Scheme

Decisions to be taken (Agenda Item)

Decisions to be taken in private at Commissioning Partnership Board on 31st March 2022:

- Section 75 Agreement

Reason
The meeting (or part of the meeting thereof) will be held in exempt session on the grounds that the reports and background papers will contain the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) – information relating to any particular individual and information relating to the financial or business affairs of any particular person (including the authority holding that information).

Representations
If you wish to make representations against the intention to hold a private meeting, please send these to Elizabeth Drogan, Constitutional Services, Level 4 Civic Centre, Oldham, OL1 1UL or email: Elizabeth.drogan@oldham.gov.uk

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