

Present: The Mayor – Councillor Chauhan (in the Chair)

Councillors Adams, Akhtar, Al-Hamdani, Ali, Arnott, Ball, M. Bashforth, S. Bashforth, Bishop, Brownridge, Byrne, Charters, Cosgrove, Davis, Dean, Fryer, Ghafoor, H. Gloster, Goodwin, Hamblett, Harkness, H. Harrison, J. Harrison, Hince, Hindle, Hobin, Hurley, A Hussain, F Hussain, J. Hussain, S. Hussain, Iqbal, Irfan, Islam, Jabbar, Lancaster, Malik, Marland, McLaren, Moores, Murphy, Mushtaq, Nasheen, Quigg, Rea, Salamat, Shah, Sharp, Sheldon, Shuttleworth, Surjan, Sykes, Taylor, Wahid and Woodvine

1 **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Birch, Kenyon, Ibrahim and Williamson.

2 **TO ORDER THAT THE MINUTES OF THE MEETING OF THE COUNCIL HELD ON 6TH SEPTEMBER 2023 BE SIGNED AS A CORRECT RECORD**

RESOLVED:

That the Minutes of the meeting of Council held on 6th September 2023, be approved as a correct record.

3 **TO RECEIVE DECLARATIONS OF INTEREST IN ANY MATTER TO BE DETERMINED AT THE MEETING**

Councillor Ghafoor declared a pecuniary interest in agenda item 12 (Motion 3 – Article 4(1) Direction on Small HMOs) and he left the room during the consideration of this Motion.

Councillor Harkness declared a non-registerable interest in agenda item 12 (Motion 2 – A Fair Deal for Private Renters).

Councillor Hamblett declared a non-registerable interest in agenda item 12 (Motion 2 – A Fair Deal for Private Renters).

Councillor Gloster declared a pecuniary interest in agenda item 12 (Motion 2 – A Fair Deal for Private Renters).

Councillor Bishop declared a non-registerable interest in agenda item 12 (Motion 2 – A Fair Deal for Private Renters).

Councillor Akhtar declared a pecuniary interest in agenda item 12 (Motion 1 – Holding Housing Associations Accountable for Damp and Mould) as he was an employee of a Housing Association.

4 **TO DEAL WITH MATTERS WHICH THE MAYOR CONSIDERS TO BE URGENT BUSINESS**

The Mayor referred to the ongoing impact of the humanitarian crisis in Gaza and to the consequential loss of life. He referred

to incidents in Israel on 7th October 2023 and to the subsequent military activity in Gaza all of which had resulted in a dreadful loss of human life.

The Mayor advised that he was to write a letter to the Prime Minister, the Right Honourable Rishi Sunak MP, calling on him to use his influence to press for an immediate ceasefire in Gaza. From 8th October 2023, a copy of the letter would be available in the Mayor's Parlour, for all Members of the Council to countersign.

The Mayor asked members of the Council, officers and all other people present in the Chamber to join him in a minute's silence, in honour of the innocent civilian lives that had been lost in the conflict.

The Mayor permitted the Council's political group leaders to speak on this matter. Accordingly, Councillors Shah, Sheldon, Sykes, Hobin and Hince addressed the Council.

5 **TO RECEIVE COMMUNICATIONS RELATING TO THE BUSINESS OF THE COUNCIL**

The Mayor informed Council of the sad passing of Mr Dave McGrealy, who had been awarded the Civic Appreciation Award in 2015. The Mayor undertook to write to Mr McGrealy's family expressing the Council's condolences on his passing.

6 **TO RECEIVE AND NOTE PETITIONS RECEIVED RELATING TO THE BUSINESS OF THE COUNCIL**

There were no petitions for this meeting of the Council to consider.

7 **LEADER'S ANNUAL STATEMENT**

The Leader of the Council, Councillor Arooj Shah, delivered her Annual Statement.

The Leader reminded the Council of her priorities, as set out in May 2023, when she assumed office and highlighted work that had been done and was being done to improve Oldham, to retain a resident focused approach and to provide high quality services for local people.

- a. Don't Trash Oldham – the Leader explained the importance of maintaining clean and tidy streets, parks and open spaces across the borough, a view shared by the majority of residents. Robust enforcement action was being taken to prevent fly-tipping. There was an ambitious borough-wide tree planting programme being undertaken and there had been significant investment in the borough's parks including at Alexandra Park and Daisy Nook Country Park.
- b. The Local Improvement Fund (LIF) was being developed. This was to serve as an opportunity for local resident groups to bid for funding from the LIF to fund or part-fund local improvement schemes.
- c. Education opportunities were being enhanced and developed through the programme that was being



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Council

developed in conjunction with Eton College and the Star Academy. This would lead to the building of a new campus in Oldham town centre and students having online access to Eton College.

- d. Investment was being provided for the development of six Family Hubs across the Borough, the first of which, the Beaver Hub, had recently opened. The family hubs would provide additional resources and access to family services for the borough's residents.
- e. The Leader was anxious that the Council should, wherever possible, act to protect the interests of the borough's most vulnerable residents. In this regard she referred to the Council's recent acquisition of Chadderton Total Care, a privately run care home that provided a stable home for over 100 vulnerable residents, which had encountered serious financial difficulties. The Council had intervened to secure that this care home remained open for business and that no resident would have to be relocated.
- f. The Council continued to provide assistance to residents and businesses who were suffering the ongoing impact of the 'cost of living crisis'. A range of packages and schemes were available to help local people.
- g. The Council was aware of the ongoing impact of the 'housing crisis'. Nationwide there was a problem with a lack of housing, sub-standard housing and homelessness. The Leader announced that she was shortly to convene a 'Housing Summit', including representatives of housing providers, landlords and tenants with the long-term aim of reducing poor quality housing and homelessness in the Borough of Oldham.
- h. Regeneration work was ongoing, on a wide scale, across Oldham town centre. This included work to regenerate the Spindles shopping centre to incorporate office accommodation there in addition to enhanced retail and leisure facilities. Work was ongoing to develop the new market and to develop the Old Library Buildings at Union Street into office accommodation for members and officers.
- i. The Leader reported that she had recently attended the Oldham Half Marathon, the first such event that had been held for four years. The event was well attended and provided spectators with an enjoyable event, which showcased the best of Oldham.
- j. The Council was, wherever possible committed to providing new and affordable homes for the Borough's residents.
- k. The leader reported upon new plans to develop a new theatre in Oldham town centre, thereby providing an important cultural and artistic facility for the residents of the Borough to enjoy. The consultation on proposals for a new theatre had demonstrated the public's affection for the old Coliseum Theatre and their desire to see a suitable replacement being built and opened as soon as possible.

The Leader pledged to continue to support the Borough's most vulnerable residents and to act to remove inequality and unfairness wherever it existed. The scale of the challenges that Oldham and its people faced and the role of elected members in addressing those challenges was acknowledged.



Resolved:

That the Leader's Annual Statement be noted.

8

YOUTH COUNCIL

There was no Youth Council business for this meeting of the Council to consider.

9

PUBLIC QUESTIONS

1. Question from Nick Harwood

What can be done to stop idiots vandalising play areas in Oldham's parks?

Councillor Goodwin, Cabinet Member for Neighbourhoods replied, thank you Mr Mayor and thank you to Mr Harwood for his question. It is disappointing when we see incidents of vandalism and anti-social behaviour marring our fantastic parks and green spaces.

We would always encourage residents witnessing such incidents to report them to Greater Manchester Police through the non-emergency 101 number, or through the Greater Manchester Police web reporting portal. This will hopefully allow Greater Manchester Police to identify and arrest the individuals responsible.

Once those responsible have been identified the council can seek to use civil powers, alongside any criminal prosecution, to act against the individuals, such as Anti-Social Behaviour Injunctions, or Criminal Behaviour Orders. Such Injunctions/Orders can prevent Offenders from entering specific areas and we would seek to prevent further such behaviour by prohibiting offenders from entering the Boroughs Parks where appropriate.

When we have identified issues previously in parks, the Local Authority have also asked the First Response Security Service to patrol or monitor the location to deter such incidents. In some cases, where young people are found to have been involved our youth service can work in local parks and neighbourhoods to engage with the young people and divert them into more positive activities if possible.

2. Question from Connor Green

What's the council doing to improve SEND provision after the recent ofsted and CQC inspection?

Councillor Ali, Cabinet Member for Education and Skills replied, thank you Mr Mayor and thank you to Mr Green for his question. A joint Ofsted/CQC area SEND inspection of the Oldham partnership took place in June 2023. Following the inspection, Oldham Council and the Chief Executive of Greater Manchester Integrated Care Board received the inspection report, which highlighted some positive practice but also two priority areas

that required addressing urgently and some areas for development.

To respond to this, the local area partnership, including the council, the integrated care partnership, parents/carers and wider partners, came together to coproduce a Priority Action Plan, which details the actions that the local area will take to address the two priority actions identified by the inspection. The areas for development have been included in the existing SEND & Inclusion Improvement Programme. The Priority Action Plan forms part of this and will be published shortly, so the actions we are taking as a local area partnership are open and accessible to everyone.

3. Question from Meg Birchill

What services are on offer at Beever Family Hub and when will Family hubs open across the rest of the borough?

Councillor Mushtaq, Deputy Leader of the Council and Cabinet Member for Children's Services replied, Beever Family Hub was the first of six planned Family Hubs across the borough that will offer a wide range of support for families with young children. At each family hub local families will be able to access a range of help and support to make sure their child is developing well, is healthy, safe and looked after. Services at Beever currently include:

- Weekly Baby Play and Stay & Play sessions
- Weekly FAB activity sessions for children aged 5-11 years old
- Midwifery clinics for before and after the baby is born.
- Health visitor contacts and development clinics such as baby weigh sessions
- Breastfeeding and weaning support groups
- Families can also purchase Healthy Start vitamins, children's toothbrushes and toothpaste and feeder cups

We continue to develop new sessions and services so would urge families to check our website or visit a family hub or children's centre for the most up to date information about the services and support available.

Improvement and redecoration work is due to commence on the new Family Hub sites in the new year. The formal transition and launch of these sites as Family Hubs will be in late Spring/early Summer 2024.

Work is also underway to develop Family Hub services at Oldham Library.

4. Question from Denise Leach

Would the Leader of Oldham Council please confirm the number of knife crime incidents that have taken place in Oldham since January 2023, and detail what her Councils strategy is to discourage our young people from being influenced by criminals who carry knives?

Councillor Goodwin, Cabinet Member for Neighbourhoods replied, thank you Mr Mayor and thank you to Ms Leach for this question which I think she has mistakenly attributed to the council leader, despite community safety sitting in my portfolio.

The council recognises the significant impact and harm that knife and weapon enabled crime has on Communities and has implemented a number of measures to attempt to reduce such types of behaviour, using a mixture of education, intervention and enforcement.

This includes using research from the Greater Manchester Violence Reduction Unit, adapting recognised good practise from other areas, and listening to residents to establish why they feel the need to carry a knife, or other weapon. The responses have included sessions in schools, including presentations to young people and the commissioning of a play regarding knife crime and its effects.

The council have also funded commissioned, targeted works, with individuals at risk of engaging in knife crime and focusing on messaging around how we are keeping residents safe, so they do not feel the need to carry a knife, or other weapon. We are also working closely with Greater Manchester Police to identify individuals involved in knife crime, supporting their criminal prosecutions, where appropriate, by using Civil powers such as Criminal Behaviour Orders.

The Local Authority have also in the past funded knife arches at the request of GMP, which were deployed in hotspot location. With regards knife crime incidents that have occurred in the Borough this information would be held by GMP. I would suggest that the resident request this information from GMP directly.

5. Question from Gary Tarbuck

Can the relevant Cabinet member please confirm what the total net debt for Oldham Council is forecast for the year 2023-24 year and what the total amount anticipated in interest payments to service this debt will be over this current financial year?

Councillor Jabbar Cabinet member for Finance and Corporate Resources replied, thank your Mr Mayor and to Mr Tarbuck for his latest question to Full Council. The Council's debt is forecast to be £160.996m at the end of the financial year. For 2023/24, the interest payments to service this debt are forecast to be just over £6.5 million.

6. Question from David Nestor

Can the relevant cabinet member please confirm how many racially motivated crimes were recorded in schools in Oldham and provide a breakdown of these crimes? As part of this, can they provide a breakdown of victims and perpetrators by ethnicity?

Councillor Ali, Cabinet member for Education and Skills replied, thank you Mr Mayor and can I thank Mr Nestor for his question. While the council encourages schools to report any hate incidents there is no legal requirement for schools to report incidents to the Council, nor to report the breakdown of information you have specifically requested in your question. The total number of incidents that have been reported to Oldham Council for the academic year 2022/23, so the school year ending in July this year, is 195.

I welcome your concern about any hate incidents happening in schools but would like to offer reassurance that, where these issues occur, they are taken incredibly seriously by schools who use their local policies to tackle perpetrators and support victims.

Alongside this schools throughout the borough do fantastic work in promoting respect and a culture of zero tolerance for racism and hate. During the last week before half-term I know many local schools were taking part in curated activities around hate crime awareness week.

7. Question from Lynne Kovacs

Can the relevant Cabinet member please confirm the total number of HMOs in Oldham and how many people are being accommodated in them in total?

Councillor Taylor, deputy Leader of the Council and the Cabinet member for Housing and Licensing replied, thank you, Mr Mayor and thank you to Ms Kovacs for her question.

There are currently 72 properties that have been licensed as HMOs by Oldham Council. To be licensed as an HMO a property must house 5 or more people of 2 or more households sharing facilities.

There are also several smaller HMOs that do not require licensing under the legislation and as of August 2022, the Council's monitoring of HMOs identified 331 such properties in the borough.

The above equates to just 0.34% of all residential dwellings in the Borough of Oldham. This data does not specify the number of people accommodated in each property.

8. Question from Julie Heywood

Can the relevant cabinet member please confirm how many secondary schools in Oldham have gender neutral toilets? Can they also confirm if risk assessment were conducted to ensure the safety of girls in schools with gender neutral toilets.

Councillor Ali, Cabinet Member for Education and Skills replied, that the provision of toilet facilities is a matter for individual schools and the council does not hold this information. If, as a parent, Ms Heywood has questions about provision at her children's school these can be taken up with the school in question directly.

9. Question from Anita Lowe

On viewing the council meeting on 6th September and previous live meetings

It's obvious to observe some council members and also those of the cabinet whilst sat in the council chamber using their mobile phones

They have their phone either on the desk in view or sit as though they appear to be asleep with their heads bowed and viewing their devices.

Their social media must be far more important to be looking at their phones

than being interested in what is being spoken about in the chamber by their comrades
Observing Councillors on their phones is happening far too often and it appears as though they are not interested in the meetings as all we see is heads bowed.

My question is this:

Can all Councillors and staff please refrain from using their social media devices whilst in the chamber.

Switch them off or out of sight

After all, they may learn something!!!!

Councillor Ali, Cabinet Member for Education and Skills replied, whilst I accept that it may seem to an outside observer that those using their phones aren't paying attention in reality the very opposite may be true.

Councillors and council staff use their phones, tablets and other devices to access information, to read agendas and reports and to gather information in response to queries raised during meetings. In fact, we are actively discouraging members from using printed copies of reports and agendas – to save us money and time in printing.

Far from being a distraction, mobile device of all sorts is now an essential tool in many settings.

10. Question from Kyle Phythian

I know Failsworth Town Hall is now offering a range of services to the community, when will other parts of Oldham benefit from these community hubs?

Councillor Dean, Cabinet Member for Communities and Culture replied, that recent changes at Failsworth Town Hall within our south district, represents the first stage in providing services in districts across Oldham, as part of the Council's on-going commitment to improving access to services and support as part of our 'Resident Focused' approach. Meaning people can get advice and appointments closer to home rather than having to travel further afield.

This will get stronger as we develop more integrated services working across the council, voluntary and other public sector partners.

We are working on providing similar improvements in the other four district areas (North, East, West and Central), to ensure the transition of local services within other key venues in the new year. The formal launch of the other community hubs across the remaining four districts will be late Winter/early Spring. Some local services, such as weekly Citizens Advice sessions are already available in several venues across the borough.

Several questions submitted by members of the public remained unanswered at the end of the allotted 30-minute period for this item. The Mayor advised that the unanswered questions would be published, with appropriate answers, on the Council's website in due course.

Question 1: Cyber Attacks on the Council

Councillor Sheldon expressed his alarm at the reported figure of 10,000 daily cyber attacks on the Council. He sought assurances from the Leader that the Council's ICT systems were robust and able to successfully resist any such attack. He referred to an incident involving Redcar and Cleveland Council, in February 2020 where a cyber-attack disabled their ICT systems for several weeks. Councillor Sheldon also referred to recent developments with Artificial Intelligence and if the Council knew where the various attacks were coming from and what actions were being taken to safeguard the Council's data?

Councillor Shah, Leader of the Council replied that she would provide Councillor Sheldon with a written answer to his question.

Question 2: School Attendances

Councillor Sheldon referred to recent statistical evidence that suggested school attendances in Oldham were below acceptable levels. He stated that the number of unauthorised absences from the Borough's schools in 2022 was approximately 570,000, which gave Oldham the highest levels of school absences, in percentage terms, in Greater Manchester. He asked if the Leader would join him in sending a message to parents and carers about the importance of children attending school?

Councillor Shah, Leader of the Council, advised that she shared Councillor Sheldon's concerns about this matter and was anxious that more be done to improve school attendances in the Borough and in this regard, she undertook to pursue this matter with Councillor Lai, the Cabinet Member for Education and Skills and with the Managing Director for Children and Young People's Services.

Councillor Sykes, Leader of the Liberal Democrat Group

Councillor Sykes asked the Leader if, after the next round of local elections, another local authority in Greater Manchester were to follow the lead of Stockport Borough Council and withdraw from the Places for Everyone initiative would the programme collapse?

Councillor Shah, Leader of the Council, stated that whilst she had some misgivings regarding some of the detail, it made no sense for the Places for Everyone programme not to proceed.

Councillor Hobin, Leader of the Failsworth Independent Party

Councillor Hobin asked if there was more that could be done to tackle the issue of selfish and illegal parking in residential areas and around schools.

Councillor Shah, Leader of the Council, replied agreeing that, given the proliferation of motor vehicles in the Borough and beyond, more needed to be done to address this issue. The Council was doing what it could to promote walking, cycling and

public transport as alternative modes of travelling but acknowledged that more was still required.

Councillor Hince, Leader of the Independent Group

Councillor Hince advised Council that Houses of Multiple Occupation (HMO) with six bedrooms or less are not subject to a local authority planning process. Therefore, any negative impacts are not subject to any consultative process. The Council could address this issue by introducing an 'Article 4' directive, removing permitted development rights so that an HMO with less than six bedrooms will be subject to the local authority's planning process.

Councillor Shah, Leader of the Council, replied that the Council had in the past lobbied the Borough's Members of Parliament on this issue and was currently reviewing the matter of Article 4. Councillor Shah undertook to keep Councillor Hince updated on developments.

The Mayor invited the Leader of the Council and Cabinet Members to present their reports and invited non-executive members to ask questions thereon, as follows:

- a. Leader and Reform and Regeneration Portfolio – including minutes of Cabinet held on 21st August 2023, 18th September 2023, 2nd October 2023, the Greater Manchester Combined Authority held on 28th July 2023 and the minutes of the AGMA Executive Board 30th June 2023.
- b. Deputy Leader and Housing and Licensing Portfolio
- c. Deputy Leader and Children and Young People's Portfolio
- d. Education and Skills Portfolio
- e. Business, Employment and Enterprise Portfolio
- f. Neighbourhoods Portfolio
- g. Health and Social Care Portfolio
- h. Communities and Culture Portfolio
- i. Finance and Corporate Resources Portfolio

Resolved:

1. That the Minutes of the Cabinet meetings held 21st August 2023, 18th September 2023 and 2nd October 2023, be noted.
2. That the Minutes of the meeting of the Greater Manchester Combined Authority, held 28th July 2023, be noted.
3. That the Minutes of the meeting of the AGMA Executive Board, held 30th June 2023, be noted.
4. That the reports of the Leader of the Council and the Cabinet Members, be noted.

NOTICE OF ADMINISTRATION BUSINESS

Motion 1: Battling Oldham's Housing Crisis

Councillor Taylor MOVED and Councillor Goodwin SECONDED the following Motion:

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

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

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

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

This Council notes:

- That Oldham is in a Housing Crisis.
- Oldham Council has an ambitious Housing Strategy, but we are struggling to cope with the sheer volume of demand.
- That poor quality, insecure and expensive housing can often lead to families in Oldham falling into avoidable crises.
- The Conservative Government's failure on housing over the last 13 years, with homelessness continuing to rise and home-ownership falling.
- Comparatively, under the last Labour Government, 2 million homes were built, 1 million more households became homeowners and there was the largest social housing investment in a generation.

This Council further notes

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

This Council resolves:

- To instruct the Deputy Chief Executive (Place) & the Assistant Chief Executive to bring together key partners

in Oldham's housing sector – social housing, private rented and owner-occupiers, stakeholders from the Voluntary, Community, Faith & Social Enterprise sector, and relevant Council Officers and Cabinet Members at Oldham's Housing Summit at the earliest opportunity.

- To recommit to our Housing Strategy and affirm our ambition that every Oldhamer should live in decent and affordable homes.
- To write to the Secretary of State for Levelling Up, Housing and Communities seeking far-reaching action to tackle the housing crisis.

This Council further resolves to call on the Government to:

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

AMENDMENT

Councillor Arnott MOVED and Councillor Quigg SECONDED the following AMENDMENT

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

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

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

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

This Council notes:

- That Oldham is in a Housing Crisis.



- Oldham Council has an ambitious Housing Strategy, but we are struggling to cope with the sheer volume of demand.
- That poor quality, insecure and expensive housing can often lead to families in Oldham falling into avoidable crises.
- According to Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government statistics, from 1997/98 to 2009/10, so the last Labour government, just over 1.8 million homes were built. For the same period but financial year 2010/11 to 2022/23 over 1.8 million homes were built under the Coalition and the Conservatives.
- Only 2920 Council homes were built under Labour from 1997 to 2010 and 21,780 Council homes under the Conservatives from 2010 to 2023 (so far), so seven times more than under the last Labour government.
- Only 247,840 housing association homes were built under the last Labour government and over 351,520 housing association homes were built under the Coalition and the Conservatives since 2010 to 2023, that is 103,680 more homes built than under Labour.

This Council further notes

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

This Council resolves:

- To instruct the Deputy Chief Executive (Place) & the Assistant Chief Executive to bring together key partners in Oldham's housing sector – social housing, private rented and owner-occupiers, stakeholders from the Voluntary, Community, Faith & Social Enterprise sector, and relevant Council Officers and Cabinet Members at Oldham's Housing Summit at the earliest opportunity.
- To recommit to our Housing Strategy and affirm our ambition that every Oldhamer should live in decent and affordable homes.
- To write to the Secretary of State for Levelling Up, Housing and Communities seeking far-reaching action to tackle the housing crisis.

- To write to the Leader of HM Official Opposition, Sir Keir Starmer, condemning his recent comments on Radio 4 on (11.10.23) in which he was asked if he would bulldoze through local opposition to new housing, Sir Keir said: “Yes, that’s exactly what I’m saying.” And his further comments that he wants to take away powers and decision making away from local people and to centralise decisions saying, “We need to ensure the planning goes up a level so it is not so localised.” Making clear that these comments are anti-democratic and ignorant to the genuine concerns of local people in Oldham.
- That this Council will commit to building on brownfield sites first and build the homes the people of Oldham need and deserve.
- Protect our green belt for future generations and do all it can to involve local people in the planning process.
- Support Council and social tenants with the right to buy scheme to increase homeownership.
- Welcome the second phase of the Brownfield Land Release Fund, which saw £3,151,226 of funding from the Department of Levelling Up, Housing and Communities to build on brownfield sites coming to Oldham. Noting that Oldham Council got the third largest sum out of sixty other local authorities.
- To support Neighbourhood Plans in Oldham and respect the outcome of local people.
- Write to the Mayor of Greater Manchester to put his ‘Places for Everyone Plan’ to a Greater Manchester wide referendum.

This Council further resolves to call on the Government to:

- End rough sleeping within a Parliament and tackle the root causes of homelessness, including insufficient Local Housing Allowance Rates.
- Finally implement the promised ban on Section 21 ‘No Fault’ Evictions to give private rented tenants the security they need.
- Back first-time buyers on ordinary incomes with discounted homes and give priority to local people on new homes built in their area.
- Control the borders of the United Kingdom of Great Britain and Northern Ireland and reduce Immigration levels to reduce the pressures on housing supply and other public services.
- Support the government’s decision to remove mandatory housing targets.
- Write to the government asking them to make permanent the Stamp Duty Land Tax (Reduction) (SDLT), keeping it at £250,000 for homeowners and for first-time buyers on home purchases up to £425,000.

A vote was taken on the AMENDMENT which was LOST

On being put to the vote the MOTION was CARRIED



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RESOLVED:

1. Council instructs the Deputy Chief Executive (Place) and the Assistant Chief Executive to bring together key partners in Oldham's housing sector – social housing, private rented and owner-occupiers, stakeholders from the Voluntary, Community, Faith & Social Enterprise sector, and relevant Council Officers and Cabinet Members at Oldham's Housing Summit at the earliest opportunity.
2. Council recommit to its Housing Strategy and affirms its ambition that every Oldhamer should live in decent and affordable homes.
3. The Council requests that the Chief Executive writes to the Secretary of State for Levelling Up, Housing and Communities, seeking far-reaching action to tackle the housing crisis.
4. This Council further resolves to call on the Government to:
 - a. End rough sleeping within a Parliament and tackle the root causes of homelessness, including insufficient Local Housing Allowance Rates.
 - b. Finally implement the promised ban on Section 21 'No Fault' Evictions to give private rented tenants the security they need.
 - c. Back first-time buyers on ordinary incomes with discounted homes and give priority to local people on new homes built in their area.

Motion 2: Permitted Development

Councillor S. Bashforth MOVED and Councillor McLaren SECONDED the following Motion:

In 2015, the Coalition Government introduced a Statutory Instrument, **The Town and Country Planning (General Permitted Development) (England) Order 2015**, which removed the need for planning permission for certain developments, including but not limited to the erection of communications infrastructure, including masts and telegraph poles.

In doing this, the government removed the ability of Local Authorities to have any say over significant developments within their boundaries, restricting residents from having their concerns and voices heard.

We have seen the impact of this here in Oldham, with many residents angry that large wooden poles have been erected outside their homes with little warning, streets cluttered with large grey cabinets and masts appearing without residents' input.

This Council notes:

That elected members across the council support ambitions to make Gigabit broadband internet available nationwide.

- That elected members are concerned about the removal of local voices from the planning process across the country, due to changes introduced by the Coalition Government in 2015.
- These changes have led, in many cases, to residents feeling they have no control over their local neighbourhoods and town centres.
- The changes in planning controls have been used to cut costs for companies providing broadband infrastructure, utilising wooden telegraph poles and large masts to carry cables above ground rather than below ground.
- That these poles and masts are an undesirable addition to street clutter and in many cases cause inconvenience to householders and to visually impaired pedestrians, with some positioned in wholly inappropriate locations or erected in clusters near the same property.

This Council resolves to:

- Instruct the Chief Executive to write to the Secretary of State for Levelling Up, Housing and Communities and request that the 2015 Statutory Instrument (SI) be amended to ensure that operators who choose to erect telegraph poles and masts to deliver gigabit broadband would require planning permission and full consultation with local stakeholders.
- Ask that the Chief Executive also write to our borough's 3 Members of Parliament to support local residents in overturning the 2015 Statutory Instrument

On being put to the vote the MOTION was CARRIED.

RESOLVED:

1. That Council instructs the Chief Executive to write to the Secretary of State for Levelling Up, Housing and Communities to request that the 2015 Statutory Instrument (SI) be amended to ensure that operators who choose to erect telegraph poles and masts to deliver gigabit broadband would require planning permission and full consultation with local stakeholders.
2. That the Chief Executive be also asked to write to the borough's three Members of Parliament to support local residents in overturning the 2015 Statutory Instrument.

12

NOTICE OF OPPOSITION BUSINESS

Motion 1: Holding Housing Associations Accountable for Damp and Mould Issues

Councillor Wahid MOVED and Councillor Byrne SECONDED the following Motion

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

It is especially the case for socially rented properties. There are housing association properties in the borough that are sadly affected by damp

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

Housing associations must do more given that they have a duty of care

to the most vulnerable. It is time Oldham Council holds these corporate

landlords to account.

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

Temporary accommodation and management of displaced families is in

drastic need of restructure to ensure the most vulnerable in our society

are managed in accordance with Human Rights Act 1998.

It is also important that Oldham Council reiterate its commitment to HM

Armed Forces personnel and ensure that they are always given priority

and services that they need and deserve.

This Council acknowledges:

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

Therefore, this Council resolves to:

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

AMENDMENT

Councillor Taylor MOVED and Councillor Jabbar SECONDED the following AMENDMENT

Oldham Metropolitan Borough Council (Oldham Council) must lead from the front to ensure that our residents benefit from safe

and secure housing. As such, OMBC must ensure that housing stock is maintained to the highest quality.

It is especially the case for socially rented properties. There are housing association properties in the borough that are sadly affected by damp and mould. This is a silent killer as so tragically seen in the case of Awab Ishak in our neighbouring Rochdale Council. However, the prevalence of such houses suffering with damp and mould is feared to be in the thousands in Oldham. One can only draw their attention to the increasing interest from litigators from the legal industry to appreciate this is potentially a very big problem that requires immediate action. Housing Associations have an obligation to ensure their properties are safe and secure and have a duty of care to the most vulnerable. Oldham Council will continue to work closely with all registered providers in the borough to ensure that they take complaints about damp and mould seriously.

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

Oldham Council has been hampered by consistent government cuts to local authority budgets, constraining Oldham and other local authorities in managing displaced families in temporary accommodation, with statutory services being cut to the bone. Oldham Council have continued to affirm their commitment to Serving and former HM Armed Forces personnel, through ensuring that they are identified whenever accessing council services, including Housing Options

This Council acknowledges:

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

This council notes

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

Therefore, this Council resolves to:

- To ask that the Chief Executive writes to all housing associations operating in the borough stating this council's strongly held view that no one should have to live in a damp, cold or unsafe home, and remind them of their obligations to inspect properties at risk of mould and damp and to make timely repairs, otherwise the council will take the necessary action, through enforcement or legal proceedings, to ensure that tenants are not put at risk.
- Work with housing associations to provide alternative accommodation whilst works are being undertaken in cases that homes are deemed un-inhabitable
- Continue to follow best practice and ask all residents approaching Housing Options questions to identify vulnerability or membership of the Armed Forces Community.
- Continue to use discretion on a case-by-case basis to support members of the Armed Forces Community accessing housing support in Oldham.

On being put to the Vote the AMENDMENT was CARRIED.

On being put to the Vote the Motion as AMENDED was CARRIED

RESOLVED:

The Council resolves to:

- 1 Request that the Chief Executive write to all housing associations operating in the borough stating this council's strongly held view that no one should have to live in a damp, cold or unsafe home, and remind them of their obligations to inspect properties at risk of mould and damp and to make timely repairs, otherwise the council will take the necessary action, through enforcement or legal proceedings, to ensure that tenants are not put at risk.
- 2 Work with housing associations to provide alternative accommodation whilst works are being undertaken in cases that homes are deemed un-inhabitable
- 3 Continue to follow best practice and ask all residents approaching Housing Options questions to identify vulnerability or membership of the Armed Forces Community.
- 4 Continue to use discretion on a case-by-case basis to support members of the Armed Forces Community accessing housing support in Oldham.

Motion 2: A Fair Deal for Private Renters

Councillor Harkness MOVED and Councillor Sykes SECONDED the following Motion:

This Council notes:

- The number of private renters in Oldham has grown significantly over the last decade
- There are more than 4.4 million UK residents who live in a private rented home

- In England, 1 in 8 private rented homes have at least one severe hazard, and 4% of private rented homes have an energy efficiency rating of F or G, meaning they are also illegal to rent out.
- The end of a private sector tenancy is one of the leading causes of homelessness.
- Black and minority ethnic households are more likely to experience poor housing outcomes including homelessness.
- Oldham Council has a statutory obligation to ensure that no private rented tenant is living in substandard accommodation
This Council believes:
 - Private renters should not have to live in homes that are damp, in a poor state of repair, overcrowded or unaffordable
 - That data and communication resources at the Council's disposal can be better used to engage with private renters
 - More frequent events, such as the Landlord Forum held in November 2019, would offer an opportunity for all landlords operating in Oldham to meet and discuss the issues that affect them and their tenants
 - That too little is known about people who face homelessness, whether they are evicted or are forced to leave their family or friends' home, and this impedes efforts to prevent homelessness
 - The Government should bring forward the legislation it pledged in December 2019 immediately so that tenants can no longer be evicted without a reason

This Council resolves to protect private renters by:

1. Serving improvement notices on homes with severe hazards to invalidate Section 21 notices and enable Rent Repayment Orders if the landlord fails to comply
2. Serving improvement notices for excess cold in homes that fail Minimum Energy Efficiency Standards
3. Helping private renters claim back rent through rent repayment orders when they are eligible to do so
4. Enforcing the ban on letting agent fees by issuing fines to criminal letting agents
5. Taking action on overcrowded homes through licensing, increased inspections and a strategy for increasing the supply of homes for families and single adults
6. Committing not to use landlord licensing to enforce immigration law
7. Working more closely with the local police force to protect private renters from illegal evictions and appoint one person accountable for enforcing the Protection from Eviction Act
8. Publishing the breakdown of homelessness cases arising from the private rented sector by ethnicity
9. Recording and publish the tenure breakdown of homelessness cases, in particular those arising from family/friends being unable to house someone
10. Joining with Generation Rent, the national voice of private renters, in campaigning for the legislative change private renters need to live in safe, secure and affordable homes.
11. Supporting Generation Rent's campaign for a National Register of Landlords

12. Making sure the Council website has useful advice and information for private renters that is easy to find; makes it easier for private renters to understand how the council can help enforce their rights, sets reasonable expectations; and allows for checking if a privately rented home has a landlord licence
13. Using Landlord Licensing, Council Tax, Energy Performance Certificate & Tenancy Deposit data to identify private rented homes to communicate directly with private renters.

1st AMENDMENT

Councillor Quigg MOVED and Councillor Arnott SECONDED the following AMENDMENT

This Council notes:

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

This Council believes:

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

This Council resolves to protect private renters by:

- Serving improvement notices on homes with severe hazards to invalidate Section 21 notices and enable Rent Repayment Orders if the landlord fails to comply
- Serving improvement notices for excess cold in homes that fail Minimum Energy Efficiency Standards
- Helping private renters claim back rent through rent repayment orders when they are eligible to do so

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

On being put to the Vote the 1st AMENDMENT was LOST

2nd AMENDMENT

Councillor Taylor MOVED and Councillor Charters
SECONDED the following AMENDMENT

This Council notes:

- The number of private renters in Oldham has grown significantly over the last decade
- There are more than 4.4 million UK residents who live in a private rented home
- In England, 1 in 8 private rented homes have at least one severe hazard, and 4% of private rented homes have an energy efficiency rating of F or G, meaning they are also illegal to rent out.
- The end of a private sector tenancy is one of the leading causes of homelessness.
- The Conservative Government has once again delayed a long promised ban on Section 21 evictions, despite cross party support up and down the country.

- Black and minority ethnic households are more likely to experience poor housing outcomes including homelessness.
- Oldham Council has a statutory obligation to ensure that no private rented tenant is living in substandard accommodation
- Oldham Council are implementing a new IT system which will ensure that data is more readily available to officers for data analysis to inform policy making decisions.

This Council believes:

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

This Council resolves to protect private renters by:

- Serving improvement notices on homes with severe hazards to invalidate Section 21 notices and enable Rent Repayment Orders if the landlord fails to comply
- Serving improvement notices for excess cold in homes that fail Minimum Energy Efficiency Standards
- Helping private renters claim back rent through rent repayment orders when they are eligible to do so
- Enforcing the ban on letting agent fees by issuing fines to criminal letting agents
- Taking action on overcrowded homes through licensing, increased inspections and a strategy for increasing the supply of homes for families and single adults
- Committing not to use landlord licensing to enforce immigration law
- Working more closely with the local police force to protect private renters from illegal evictions and appoint one person accountable for enforcing the Protection from Eviction Act
- Utilise data available to the council to breakdown homelessness cases arising from the private rented sector, and publishing this alongside other relevant data including ethnicity, reasons for homelessness and areas, to help inform policy making in the future
- Joining with Generation Rent, the national voice of private renters, and the Labour Party, in campaigning for the legislative change private renters need to live in safe, secure and affordable homes.
- Supporting Generation Rent's campaign for a National Register of Landlords
- Support the plans of the next Labour Government to introduce a renters' charter that will abolish 'no fault' Section 21 evictions, introduce a legally binding Decent Homes Standard

for the private rented sector, ban landlords from refusing to rent to those in receipt of benefits or with children, provide for longer notice periods, introduce a national landlord register and introduce a right to have pets.

- Making sure the Council website has useful advice and information for private renters that is easy to find; makes it easier for private renters to understand how the council can help enforce their rights, sets reasonable expectations; and allows for checking if a privately rented home has a landlord licence

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

On being put to the Vote the SECOND AMENDMENT was CARRIED

On being put to the Vote the MOTION as AMENDED was CARRIED.

RESOLVED:

This Council resolves to protect private renters by:

1. Serving improvement notices on homes with severe hazards to invalidate Section 21 notices and enable Rent Repayment Orders if the landlord fails to comply
2. Serving improvement notices for excess cold in homes that fail Minimum Energy Efficiency Standards
3. Helping private renters claim back rent through rent repayment orders when they are eligible to do so
4. Enforcing the ban on letting agent fees by issuing fines to criminal letting agents
5. Taking action on overcrowded homes through licensing, increased inspections and a strategy for increasing the supply of homes for families and single adults
6. Committing not to use landlord licensing to enforce immigration law
7. Working more closely with the local police force to protect private renters from illegal evictions and appoint one person accountable for enforcing the Protection from Eviction Act.
8. Utilise data available to the council to breakdown homelessness cases arising from the private rented sector, and publishing this alongside other relevant data including ethnicity, reasons for homelessness and areas, to help inform policy making in the future.
9. Joining with Generation Rent, the national voice of private renters, and the Labour Party, in campaigning for the legislative change private renters need to live in safe, secure and affordable homes.
10. Supporting Generation Rent's campaign for a National Register of Landlords.
11. Support the plans of the next Labour Government to introduce a renters' charter that will abolish 'no fault' Section 21 evictions, introduce a legally binding Decent Homes Standard for the private rented sector, ban landlords from refusing to rent to those in receipt of

benefits or with children, provide for longer notice periods, introduce a national landlord register and introduce a right to have pets.

12. Making sure the Council website has useful advice and information for private renters that is easy to find; makes it easier for private renters to understand how the council can help enforce their rights, sets reasonable expectations; and allows for checking if a privately rented home has a landlord licence.
13. Use all the available tools at the council's disposal to engage with private renters, including the amazing work being done by the Doorstep Engagement Team.

Motion 3: Article 4 (1) direction on small HMOs
Councillor Hince MOVED and Councillor Sykes to SECONDED the following Motion:

Residents from across Shaw and Crompton have contacted both the Shaw & Crompton Independents and Liberal Democrats concerned with the expansion of HMOs. Whilst there is very little we can do to prevent full planning applications from being considered, we can act to close the loophole that allows for permitted development rights for Houses in Multiple Occupation (HMOs) where between three and six unrelated people share basic amenities, such as a kitchen or bathroom.

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

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

At this meeting the Parish Council recognised that:

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

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

This Council resolves to:

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

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

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

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

1st AMENDMENT

Councillor Quigg MOVED and Councillor Arnott SECONDED the following AMENDMENT

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

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

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

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

At this meeting the Parish Council recognised that:

- There is an increasing threat to the residents of Shaw & Crompton from speculator developers purchasing, and

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

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

This Council resolves to:

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

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

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

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

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

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

On being put to the Vote the 1st AMENDMENT was LOST.

2nd AMENDMENT

Councillor Sykes MOVED and Councillor Al-Hamdani
SECONDED the following AMENDMENT:



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

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

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

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

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

At this meeting the Parish Council recognised that:

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

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

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

This Council resolves to,

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

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

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

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

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

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

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

On being put to the Vote the 2nd AMENDMENT was LOST.

3rd AMENDMENT

Councillor Brownridge MOVED and Councillor Shah SECONDED the following AMENDMENT:

Residents from across Shaw and Crompton have contacted both the Shaw & Crompton Independents and Liberal Democrats concerned with the expansion of HMOs. Information from the Council's planning team shows that as of August 2022, there were 31 HMOs within the Shaw and Crompton Parish boundaries, 10 in Crompton and 21 in Shaw, representing 0.32% of households in these wards.

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

In 2015, the Coalition Government introduced a Statutory Instrument, The Town and Country Planning (General Permitted Development) (England) Order 2015, which removed the need for planning permission for certain developments, which

includes the conversion of homes into Houses of Multiple Occupation (HMO).

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

At this meeting the Parish Council recognised that:

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

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

This Council resolves to:

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

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

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

On being put to the Vote the THIRD AMENDMENT was CARRIED

On being put to the Vote the MOTION as AMENDED was CARRIED.

RESOLVED:

That Council instructs the Planning department to collect and collate evidence on the number of HMOs in each ward across the Borough, identifying clusters and report back to the relevant cabinet member if any case can be made for an Article 4 direction, noting the National Planning Policy Framework

requires that any such direction should apply to the smallest possible geographical area based on this evidence.

13

TREASURY MANAGEMENT QUARTER ONE REPORT 2023-24

Councillor Jabbar MOVED and Councillor Shah ECONDED a report of the Director of Finance which advised Council of the performance of the Treasury Management function of the Council for the first quarter of 2023/24 and provides a comparison of performance against the 2023/24 Treasury Management Strategy and Prudential Indicators.

The Council was required to consider the performance of the Treasury Management function in order to comply with the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management (revised 2021). The submitted quarterly report provided an additional update and includes the new requirement in the 2021 Code, mandatory from 1 April 2023, of quarterly reporting of the treasury management prudential indicators. The report therefore sets out the key Treasury Management issues for Members' information and approval and outlines, namely: an economic update for the first quarter of 2023/24; a review and updates of the Council's current Treasury Management position; information on Council Borrowing; an updated Treasury Investment Activity; the Treasury Performance for the first quarter period of 2023/24; and the Treasury Management Prudential Indicators.

The Audit Committee was the body charged with the scrutiny of Treasury Management activities for Oldham Council, and it therefore considered and approved the contents of the Quarter One report at its meeting on 5th September 2023. The Committee had been content to commend the report to Cabinet. As such, Cabinet, at its meeting on 18th September 2023 had approved the content of the report and was in turn content to commend it to Council. The Council is, therefore, requested to approve the Treasury Management Quarter One report 2023/24 to ensure full compliance with the Code.

Resolved:

That Council approves the Treasury Management Quarter One Report 2023/24.

14

ANNUAL REPORT OF THE AUDIT COMMITTEE

Councillor Jabbar MOVED and Councillor Shah seconded a report of the Director of Finance advising Council of the work of the Audit Committee in the last financial year and to note the observations of the Committee on the standard of corporate governance, internal control, the production of the Statement of Accounts, risk management, information governance and internal audit in 2022/23.

The Council's Audit Committee was a key component of the Council's governance framework. Its function was to provide an independent review and assurance role to support good

governance and sound public financial management. There was a requirement for the Audit Committee to report to Council each year to advise of the work it has undertaken and this report met that requirement. The Annual report had been prepared to advise members of the work undertaken by the Committee in the financial year 2022/23 and for Council to note the views of the Committee on internal control.

To discharge its role, the Audit Committee had met on eight separate occasions during the municipal year 2022/23 undertaking the work detailed in Appendix 1 of the submitted report. During 2022/23 it had been possible to recruit an Independent Chair for the Audit Committee, who commenced in the role on 1st March 2023. The Committee's work programme was built around its responsibilities for corporate governance, internal audit, external audit, risk management, fraud and corruption, Treasury Management, Information Governance and the review of the annual Statement of Accounts. This report summarises the work undertaken by key programme area for the financial year 2022/23.

Resolved:

That the Audit Committee's Annual report be approved.

15

AMENDMENT TO THE TERMS OF REFERENCE OF THE AUDIT COMMITTEE

Councillor Jabbar MOVED and Councillor Shah SECONDED a report of the Director of Finance that presented proposed changes to the Audit Committee's Terms of Reference, for approval.

Council was informed that a discussion had taken place at the Audit Committee's meeting on 20th July 2023 when Members had considered a report on how the Committee had discharged its duties in accordance with its Terms of Reference, as set out in the Constitution. During the scrutiny process, it was suggested that within the Terms of Reference, the wording at 4.4.2(d)(iv) be amended so the Audit Committee liaises with the Scrutiny Boards on any matter(s) relating to the effective operation of the Council. This proposal was endorsed following a report on the matter to the Audit Committee on 5th September 2023.

Resolved:

That the Council approves the proposed change in the Audit Committee's Terms of Reference as set out in the Director of Finance's report.

16

UPDATE ON ACTIONS FROM COUNCIL

Councillor Shah MOVED and Councillor Sheldon SECONDED a report of the Director of Legal Services, which informed members of actions taken following the meeting of the Council on 6th September 2023 to all Council members.

Resolved:

That the actions regarding motions and issues from the meeting of the Council on 6th September 2023 be noted.

17

APPOINTMENT OF CHIEF EXECUTIVE AND HEAD OF PAID SERVICE

Councillor Shah MOVED and Councillor Al-Hamdani SECONDED a report of the Assistant Director of Human Resources and Organisational Development, advising that the Appointments Committee had recommend to Council the appointment of Harry Catherall as Chief Executive and Head of Paid Service for Oldham Council, further to its meeting on 19th October 2023.

A recorded vote was requested and taken on the RECOMMENDATIONS contained in the report, as follows:

COUNCILLOR		COUNCILLOR	
Adams Christine	AGAINST	Hussain Junaid	FOR
Akhtar Shoab	FOR	Hussain Sajed	FOR
Al-Hamdani Sam	FOR	Ibrahim Nyla	APOLOGIES
Ali Mohon	FOR	Iqbal Nadeem	FOR
Arnott Dave	AGAINST	Irfan Muhammed	AGAINST
Ball Sandra	AGAINST	Islam Mohammed Nazrul	FOR
Bashforth Marie	FOR	Jabbar Abdul	FOR
Bashforth Steven	FOR	Kenyon Mark	APOLOGIES
Birch Ros	APOLOGIES	Lancaster Luke	FOR
Bishop Helen	FOR	Malik Abdul	FOR
Brownridge Barbara	FOR	Marland Alicia	FOR
Byrne Pam	FOR	McLaren Colin	FOR
Charters Josh	FOR	Moore's Eddie	FOR
Cosgrove Angela	FOR	Murphy Dave	FOR
Davis Peter	FOR	Mushtaq Shaid	FOR
Dean Peter	FOR	Nasheen Umar	FOR
Fryer Paul	FOR	Quigg Lewis	AGAINSDT
Ghafoor Kamran	AGAINST	Rea Lucia	AGAINST
Gloster Hazel	FOR	Salamat Ali Aqeel	FOR
Goodwin Chris	FOR	Shah Arooj	FOR
Hamblett Louie	FOR	Sharp Beth	AGAINST
Harkness Garth	FOR	Sheldon Graham	AGAINST
Harrison Holly	FOR	Shuttleworth Graham	FOR
Harrison	FOR	Surjan Ruji	FOR

Jennifer		Sapna	
Hince Marc	AGAINST	Sykes Howard	FOR
Hindle Neil	AGAINST	Taylor Elaine	FOR
Hobin Brian	AGAINST	Wahid Abdul	AGAINST
Hurley Maggie	AGAINST	Williamson Diane	APOLOGIES
Hussain Aftab	FOR	Woodvine Max	FOR
Hussain Fida	FOR	Chauhan Zahid (MAYOR)	FOR

On a recorded VOTE being taken 44 VOTES were cast in FAVOUR of the RECOMMENDATIONS with 12 VOTES cast AGAINST and there were 0 ABSTENTIONS. The RECOMMENDATIONS were therefore CARRIED.

Resolved:

That Council -

1. Approves and continues the appointment of Harry Catherall as Chief Executive and Head of Paid Service on a part-time (0.6FTE), two-year fixed term contract effective from 1st January 2024;
2. Approves a salary of £108,000 for Harry Catherall (0.6 pro-rata of the full salary and subject to any nationally agreed pay awards);
3. Appoint Harry Catherall as Electoral Registration Officer for any constituency or part of a constituency coterminous with or contained in Oldham Metropolitan Borough and Returning Officer for Local elections, Parish Council and Parliamentary elections and local returning officer for Greater Manchester Combined Authority mayoral election and other elections and referenda;
4. Note Appointments Committee have redesignated Executive Director Place and Economic Growth back to Deputy Chief Executive Place and Economic Growth at the salary banding of £136,542 (subject to any nationally agreed pay awards) and note that Appointments Committee approved the variation in contract for the existing postholder following appropriate internal HR process
5. Appointments Committee recommends that Emma Barton be offered the 0.4 FTE Chief Executive development role at a salary of £147,925 (inclusive of Deputy Chief Executive salary plus a supplement payment for the 0.4 pro rata development role and subject to any national pay awards).

The meeting started at 6.00pm and ended at 9.30pm