

CABINET Agenda

Date Monday 18th November 2024

Time 6.00 pm

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

- Notes
1. DECLARATIONS OF INTEREST- If a Member requires 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 Alex Bougatef or Constitutional Services at least 24 hours in advance of the meeting.
 2. CONTACT OFFICER for this agenda is Constitutional Services, email - constitutional.services@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 12.00 noon on Wednesday, 13th November 2024.
 4. FILMING - The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held.

MEMBERSHIP OF THE CABINET

Councillors M Ali, Brownridge, Dean, Goodwin, F Hussain, Jabbar, Mushtaq, Shah (Chair) and Taylor

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 (Pages 5 - 20)

The Minutes of the meeting of the Cabinet held on 14th October 2024 are attached for approval.

6 Shareholder Committee - Minutes (Pages 21 - 22)

Minutes of the meeting of the Shareholder Committee meeting, held 3rd October 2024, are attached, for information.

7 Revenue Monitor and Capital Investment Programme 2024/25 (Pages 23 - 62)

Report monitoring progress at the end of September 2024 (Month 6: 2024/25).

8 Oldham Town Centre Development Framework (Pages 63 - 344)

A report seeking approval of the amended Oldham Town Centre Development Framework, following public engagement.

9 Inclusion of Oldham Mumps, Princes Gate into the Town Centre Development Partnership (Pages 345 - 352)

A report seeking approval to include Oldham Mumps, Princes Gate into the Town Centre Development Partnership with MUSE to deliver new homes

10 Right Start and School Nursing Staff Consultation Outcome (Pages 353 - 358)

A report seeking Cabinet's approval to commence the implementation of the service redesign of the Right Start and School Nursing service to create a new Integrated Children and Families Service.

11 Catering Review Implementation (Pages 359 - 366)

To consider a report that informs the Cabinet of the current financial and operating position of Oldham Education Catering Service (OECS) which provides catering for 46 schools in Oldham and which highlights a number of options, for future service delivery.

12 Public Health Investment Review (Pages 367 - 378)

A report providing the Cabinet with an update on the Public Health Investment Review and presenting the resulting proposals for consideration.

13 Exclusion of the Press and Public

To consider that the press and public be excluded from the meeting for the following four items of business, pursuant to Section 100A(4) of the Local Government Act 1972 on the grounds that discussions may involve the likely disclosure of exempt information, under paragraph 3 as defined in the provisions of Part 1 of Schedule 12A of the Act, to the Local Government Act 1972 and public interest would not be served in publishing the information.

- 14 Inclusion of Oldham Mumps, Princes Gate into the Town Centre Development Partnership (Pages 379 - 414)

To consider confidential recommendations

- 15 Right Start and School Nursing Staff Consultation Outcome (Pages 415 - 424)

To consider confidential recommendations

- 16 Catering Review Implementation (Pages 425 - 484)

To consider confidential recommendations

- 17 Public Health Investment Review (Pages 485 - 508)

To consider confidential recommendations

This page is intentionally left blank

Present: Councillor Shah (in the Chair)
Councillors M Ali, Brownridge, Dean, Goodwin, F Hussain,
Jabbar, Mushtaq and Taylor

1 **APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

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 for this Cabinet meeting to consider.

5 **MINUTES**

Resolved:

That the minutes of the meeting of the Cabinet held on 16th September 2024 be approved as a correct record.

6 **COUNCIL TAX REDUCTION SCHEME 2025/26**

The Cabinet considered a report of the Director of Finance the purpose of which was to present to Council the proposed Council Tax Reduction Scheme for 2025/26, prior to consideration by Council on 6th November 2024.

The Cabinet was advised that there was a legal requirement to have a local Council Tax Reduction (CTR) scheme to support residents of working age on a low income who qualify for assistance in paying Council Tax. The Local Government Finance Act 2012 requires that each year a billing authority must consider whether to revise its Council Tax Reduction scheme or to replace it with another scheme. Any change to the 2025/26 scheme must be agreed by full Council in line with budget setting arrangements and no later than 10 March 2025. Any proposed change must be subject to prior consultation with major preceptors (for Oldham this is the Greater Manchester Combined Authority on behalf of the Mayor of Greater Manchester and the Greater Manchester Police and Crime Commissioner) and with the public. The scheme for those of pensionable age is set by the Government and cannot be changed.

Options/Alternatives:

The options that Cabinet considered in relation to the submitted report were:

Option 1: Maintaining the present level of support i.e., limiting the level of support at 85% of Council Tax for a Band A property as the maximum amount available.

Option 2: Introduce income banded scheme.

The recommended Option was Option 1.

Resolved:

1. That the Cabinet recommends that the Council approves the report at its meeting on 6th November 2024.
2. That the Cabinet commends to Council the proposal to keep the Council Tax Reduction Scheme unchanged in 2025/26.

7

UTILITIES PROCUREMENT 2024 - 2028

The Cabinet considered a report of the Assistant Chief Executive that sought approval to enter into Supply Contracts with the suppliers appointed under the Crown Commercial Service Framework Agreement for Supply of Energy 2 (RM6251) for the supply of electricity and associated services (Lot 1) and the supply of natural gas and associated services (Lot 2) with effect from 1 April 2024.

The recommendation in the report were presented as Oldham Council currently procures its energy through Crown Commercial Service ("CCS") framework arrangements.

The CCS Framework for the Supply of Energy and Ancillary Services (RM6011) commenced on 14 August 2019 and expired on 1 October 2023. Electricity and ancillary services were supplied by EDF Energy Customers Limited under Lot 1 and natural gas and ancillary services were supplied by TotalEnergies Gas & Power Limited under Lot 3. The Council was a party to a Supply Contract with each of the suppliers. Electricity and Gas were supplied to the Council under the RM6011 framework arrangements until 31 March 2024.

The CCS Framework Agreement for Supply of Energy 2 (RM6251) commenced on 21 February 2023 and will expire on 20 February 2027. There are two lots under the RM6251 Framework Agreement; Lot 1 - Supply of Energy - Electricity and Additional Services and Lot 2 - Supply of Energy – Natural Gas and Additional Services. The sole supplier under Lot 1 is EDF Energy Customers Limited ("EDF") and the sole supplier under Lot 2 is TotalEnergies Gas & Power Limited (TotalEnergies").

The Council should have entered into a Supply Contract with each of the appointed suppliers under the replacement RM6251 Framework Agreement prior to 1 April 2024, but the transition from RM6011 to RM6251 did not run as planned.

Therefore, retrospective approval is needed to enter into a replacement Supply Contract with each of the appointed suppliers for a term commencing on 1 April 2024. The template Supply Agreement shared by EDF states that the term runs from the Earliest Supply Start Date, which will be 1 April 2024 for the

Council until the expiry or earlier termination of the final associated delivery period.

The Council generally opts for Locked 6 (L6), which offers a 12-month fixed price. The trading begins 6 months (1 October to the 31 March) annually. The delivery period starts on the 1 April for 12 months. The Council is automatically entered into the subsequent 12-month contract period without needing to provide confirmation. However, if the Council wishes to opt out of the next 12-month period, it must notify CCS accordingly prior to the 15th September deadline before delivery period.

Options/Alternatives considered:

The options that Cabinet considered in relation to the submitted report were:

Cabinet Members were advised that there was not currently a viable alternative option for the 2024/25 financial year, particularly because the Council confirmed its requirements to CCS for the provision of electricity and natural gas over the 1st April 2024 – 31st March 2025 delivery period back in September 2023. However, other options can be considered for the future. It is anticipated that preparing to change the contractual arrangements for the provision of electricity and gas would need a minimum of eighteen months to two years preparation. This would ensure the procurement process is not rushed and that the transition to alternative suppliers (if required) is managed to minimise the impact of the transition on officers and other suppliers, to avoid transfer objections and out of contract periods, and to incorporate bridging contract periods.

Resolved:

That the Cabinet:

1. Authorises a Supply Contract for electricity and ancillary services to be finalised and entered into between the Council and EDF Energy Customers Limited under Lot 1 of the CCS Framework Agreement for Energy Suppliers 2 and for a Supply Contract for natural gas and ancillary services to be entered into between the Council and TotalEnergies Gas & Power Limited under Lot 2 of the CCS Framework Agreement for Energy Suppliers 2, each for a 4-year term from 1 April 2024
2. Delegates authority to the Director of Economy, the Head of Procurement and Legal Services to formalise the contractual arrangements in relation to the required Supply Contracts.
3. Delegates authority to the Borough Solicitor, or his nominated representative, to carry out all necessary associated formalities.

The Cabinet considered a report of the Director of Education, Skills and Early Years that sought the Cabinet's approval for Oldham Council to lead the management of the WorkWell Partnership Vanguard programme and accept a grant with a

value of £542,771 to deliver the outcomes in the Oldham locality. The report is seeking approval for the Get Oldham Working service to project manage and deliver parts of the model, which requires job creation, recruitment, and a staff honorarium.

The recommendations were presented as Greater Manchester Combined Authority (GMCA) and NHS Greater Manchester put Greater Manchester (GM) forward as 1 of 15 national WorkWell Partnership Vanguard sites. This proposal had been accepted, and each Local Authority was now required to work with GMCA; NHS GM and Price Waterhouse Coopers (PWC), who have been appointed as consultants, to develop a local plan for the delivery of this offer which must 'go live' from 1 October 2024 and is funded until 31 March 2026.

Options/Alternatives Considered:

- a.** Option One: to approve acceptance of the grant and delivery within the boundaries of the proposed model with three key partners (Oldham Community Leisure, Action Together and Get Oldham Working) leading on the delivery. Oldham Council will provide the overarching governance with outcomes reported to the appropriate boards and portfolio briefings (Employment and Health leads).
- b.** Option Two: to request another locality organisation to lead. The alternative lead agency (as proposed by GMCA) is NHS Oldham to lead on financial management and delivery. The Cabinet could request that they formally take the lead, but this is not deemed a viable option due to a lack of capacity of other locality lead at this moment in time. There is a need to mobilise by the start of October 2024.
- c.** Option three: Withdraw from the project. This is not a preferred option. The proposal has worked with key stakeholders to develop the model at a fast pace and this has created a number of risks but it is believed that these can be managed. The primary risks are the timescales to recruit to the programme and the short-term nature of the project. If the Cabinet decides to withdraw it would reduce investment into Oldham reducing the chance to improve outcomes for our residents. It would also have a reputational issue as each area has had to work at pace and this demonstrates that devolution can be effective and quick in decision making.

Preferred Option: Option one is the preferred option. The Get Oldham Working service and partners are confident that they can deliver this programme within the limited timeframe but recognise that there are risks that will need to be managed.

Resolved:

- 1.** To accept Oldham's delivery model and Oldham Council to lead on management of the resources for delivery, up to a monetary value of £542,774, providing appropriate governance and oversight.

2. To accept the decision for the Get Oldham Working service to create and recruit a new post to deliver parts of the model.
3. To accept the decision for the Get Oldham Working service to move an existing staff member from delivering another contract and onto this project and backfill this post via recruitment.
4. To accept the decision for the Council's, Get Oldham Working service to offer an honorarium up to grade 8 from existing staff resources to project manage the operations within this model.
5. To accept accountability for Oldham Councils, get Oldham Working programme to deliver the GOW therapy element.

9

ADDITIONAL UKSPF SKILLS FUNDING ALLOCATIONS

The Cabinet considered a report of the Director of Education, Skills and Early Years, the purpose of which was to request for various additional funding provided by GMCA as part of the UKSPF skills funding allocation for NEET support, be accepted and that any variations to the original contract's agreement be agreed.

In August 2023, the Cabinet had approved a report to accept funding from the UKSPF Skills funding via GMCA to support NEET young people to re-engage and return to the EET pathway. This funding was a total of £720,000.

The report outlined the intention for the funding to be attached to the existing TIIAG contract as this would provide the most effective use of the additional resource. This became the "Empower Oldham" project currently being delivered by Positive Steps. This grant agreement, contract and funding was made available until 31 March 2025.

In December 2023, Oldham applied to receive some additional funding from the UKSPF fund. This request originated from GMCA and was known as "Growth Fund". Oldham was awarded an additional £19K (which increased our monitoring outputs by 10 young people reached). The agreed use of this additional funding was to support the rental costs for the new study programme provision Oldham College are developing at Positive Steps. The provision opened in September 2024.

In March 2024, a DDR was submitted and signed off for £49,158 for the delivery of Care Leaver Multiply (attached, Appendix 2). We have now received notification from GMCA that Oldham has been awarded an additional 10% (£4,915.80) to support staffing costs for input into GMIT.

In June 2024, GMCA requested confirmation LA's were able to receive and use an additional £100K for the purposes of NEET prevention. This fund must be spent by 31 March 2025. This funding is not linked to any outcomes identified in the wider UKSPF NEET grant allocations. Oldham has worked with Oldham College to develop a programme that supports young

people to sustain their placement at the College, with a view to reducing the drop out rate, which will support young people with the resilience to stay in College and therefore not drop out and become NEET. This should support the reduction of Oldham's NEET rate and should work towards reducing the number of Y13's who are NEET which is a significant issue for Oldham, GM and nationally. This is a departure from how the other 9 LA's are using this fund and could become a good practice evidence base for the future.

In July 2024, Oldham was notified of GMCA's intention to extend UKSPF funding and outcomes to September 2025. The extension will provide an additional £240K to cover the costs of the programme.

The total amount of the additional funding requested to be accepted is £363,915.80.

Options/Alternatives considered:

Option 1: To accept the additional funding to deliver the extension to schemes provided for our NEET young people. This option provides additional support to our young people in Oldham, including Care Leavers that would not normally be available.

Option 2: To decline the additional funding. This option effectively removes provision, resource and support for young people who are an identified vulnerable group.

Option 1 is the preferred option.

Resolved:

That the Cabinet approve the additional funding, in the sum of £363,915.80, to deliver the extension to schemes provided for the Borough's NEET young people. This option provides additional support to our young people in Oldham, including Care Leavers that would not normally be available.

10

GREATER MANCHESTER MUSIC HUB FUNDING AGREEMENT

The Cabinet considered a report of the Director of Education, Skills and Early Years that was seeking approval from the Cabinet, for Oldham Council Music Service to enter into a new agreement with other Greater Manchester (GM) Local Authorities (LA's) to receive funding to continue to operate as the Local Area Delivery Partner for the GM Music Hub.

The Recommendations were presented as the GM Music Hub (GMMH) partnership began in 2012 following the publication of the first National Plan for Music education (NPME) (DfE, 2011). There were existing good relationships between the music services serving the LAs in GM (AGMA template at the time). Except for City of Manchester, the other nine Directors of Education (taking advice from Heads of Music Service) voted to move forward with the partnership agreement and for Bolton Music Service to be the Hub Lead Organisation (HLO) for the

alliance. The partnership was in no way enforced. It was the will of the nine LA's and their Music Services to join forces in this way.



The partnership agreement between the nine LAs as established in 2012 is a legal document. Each LA legal dept. adds its 'seal' to the document. There have been numerous interim extensions to the agreement since it was proposed in 2011.

The GMMH is the largest Music Hub in the country. It has been a flagship for Arts Council England (ACE)/DfE and has proven the benefits of cross LA working. This situation was further enhanced when Bolton Music Service was approached by Blackburn with Darwen Council in 2015 and asked to take over the management of their local music service. Since that time, BwD Music Service has become an additional partner within GMMH and contributes financially in the same way as the other nine organisations. The existence of the GMMH has played a part in the development to establish far more multi-LA hubs across England, a process which commenced in 2023 and which led to organisations bidding to become the new HLOs for geographic locations assigned by ACE, operation of which will commence from Sept 2024.

The relationships between the LAs and the wider partnership (Halle, BBC, RNCM, University of Salford and many more) has grown and remains extremely collegiate. There are very many economies of scale, enhanced opportunities for children and teachers because of the Hub. The principle benefits experienced during the initial phase of the NPME have include, much closer working between the Music Services in each of the partner LAs, enhanced educational pathways for students, increased funding, both regionally and locally, economies of scale, increased efficiency in respect of the grant admin process, peer support. These benefits continue to evolve and we are continually adding value through the addition of new industry partners.

It was the unanimous recommendation of the nine Heads of Music Services that Bolton should continue to be the HLO for GM and that they would lead the application in the 2023 funding relating to the period from Sept 2024.

A significant advantage of the GMMH structure is that the HLO (Bolton) is empowered to deal with the admin heavy business of ACE liaison and reporting. This allows the other partners to focus on local provision. Bolton take a 3% 'top slice' to fund the work they carry out on behalf of all partners. This is remarkable value for money, because to manage the ACE burden locally would require the establishment of further management posts in each of the boroughs.

The value of the grant funding to Oldham in 2023-24 is £415,210 (after 3% top-slice). A similar figure is expected going forwards.

Options/Alternatives considered:

Option 1: To sign the Agreement as presented and to continue as the appointed local Delivery Partner for the GM Music Hub in the borough of Oldham. This option has the advantage of ensuring that the delivery of musical opportunities for young people and other groups in Oldham continues its unbroken tradition and will continue to develop and thrive.

Option 2: To reject the Agreement and not to remain as the Delivery Partner for the GM Music Hub in Oldham. This would pose an existential threat to the Oldham Council Music Service as the reduction of c. £415k of funding annually would result in mass redundancies, a massive contraction of the offer and the potential failure of extra-curricular delivery. Additionally, the new GM/BwD Music Hub would be compelled to appoint an alternative Local Delivery Partner for the borough and this would, most likely, lead to the establishment of an additional and well-funded, if inexperienced, local competitor, thereby placing additional pressure upon the Council Music Service.

Option 1 is the preferred option.

Resolved:

That the Cabinet approves the proposal, detailed in the report and enters into the agreement with other Greater Manchester (GM) Local Authorities (LA's) to receive funding to continue to operate as the Local Area Delivery Partner for the GM Music Hub.

11

APPROVAL OF DRAFT GM LOCAL NATURE RECOVERY STRATEGY

The Cabinet considered a report of the Director of Economy which was presented to confirm that Oldham Council provides its approval for the Greater Manchester Combined Authority (GMCA) (on behalf of the Mayor of Greater Manchester) to publicly consult on the Draft Greater Manchester Local Nature Recovery Strategy (LNRS).

The report's recommendations were presented as under the Environment Act 2021, the Mayor of Greater Manchester is required to prepare and adopt a Local Nature Recovery Strategy for the City Region and seek agreement from each of the ten districts.

The submitted report therefore is seeking the Cabinet's approval for the Mayor to consult publicly on the Draft Strategy in the autumn. This will mean that Oldham Council has given its support as a supporting authority, which will allow consultation on the draft LNRS once all ten Greater Manchester districts have confirmed support or no objections. There are no disadvantages associated with this option.

The Final Strategy will return to Members for agreement prior to adoption by the Mayor.

Options/Alternatives considered:

Option 1: to provide approval for the Greater Manchester Combined Authority (on behalf of the Mayor of Greater Manchester) to publicly consult on the Draft Greater Manchester Local Nature Recovery Strategy (LNRS). This will mean that Oldham Council has given its support as a supporting authority, which will allow consultation on the draft LNRS once all ten GM districts have confirmed support or no objections. There are no disadvantages to this option.

Option 2 – Not to provide approval for the Greater Manchester Combined Authority (on behalf of the Mayor of Greater Manchester) to publicly consult on the Draft Greater Manchester Local Nature Recovery Strategy (LNRS). This will mean that Oldham Council will need to give reasons in writing to GMCA for the objection. The advantage of this option is that Oldham Council will have any formal objections reviewed. The disadvantage of this option is potentially delaying consultation on LNRS for GM to either allow for amendments to be made or for the Secretary of State to intervene and approve consultation.

Option 1 is the preferred Option.

Resolved:

That the Cabinet agrees to provide approval for the Greater Manchester Combined Authority (on behalf of the Mayor of Greater Manchester) to publicly consult on the Draft Greater Manchester Local Nature Recovery Strategy (LNRS).

12

APPROVAL OF DRAFT SOUTH PENNINE MOORS SPECIAL AREA OF CONSERVATION (SAC)/SPECIAL PROTECTION AREAS (SPAS) SUPPLEMENTARY PLANNING DOCUMENT

The Cabinet considered a report of the Director of Economy that was seeking approval from the Cabinet of the draft South Pennine Moors Special Area of Conservation (SAC)/Special Protection Areas (SPAs) Supplementary Planning Document (SPD) (detailed at Appendix 1 to the report), and supporting documents (detailed at Appendices 2 and 3 to the report) as the basis for a six-week public consultation; and to delegate approval to Assistant Director for Planning, Transport and Housing Delivery to make minor, non-material modifications to the draft South Pennine Moors SPD before consultation commences, subject to consultation and agreement with the two other Places for Everyone authorities (Rochdale Council and Tameside Council). This will enable stakeholders to have the opportunity to provide comments on the South Pennine Moors SAC / SPA SPD before it is formally adopted.

The recommendations were presented as the Places for Everyone Plan (PfE Plan) is a joint development plan document of nine Greater Manchester authorities which was adopted on 21st March 2024. The PfE Plan sets out a clear spatial strategy for delivering new homes and businesses along with infrastructure to support development and to protect and enhance our towns, cities and landscapes. It covers a timeframe up to 2039.

The South Pennine Moors Special Area of Conservation (SAC) / Special Protection Areas (SPAs) Supplementary Planning Document (SPD) (hereafter referred to as the 'South Pennine Moors SPD') is applicable to three of the PfE Plan authorities - Oldham (not including the area covered by the Peak District National Park), Rochdale and Tameside and is being prepared jointly by these three authorities.

The importance of the South Pennine Moors is reflected in a range of international, national and local habitat designations. It supports important breeding bird populations and is classified as a SAC and two SPAs. The SPD relates to the:

- a. South Pennine Moors SAC.
- b. Peak District Moors SPA.
- c. South Pennine Moors Phase 2 SPA.

Through the Habitats Regulation Assessment (HRA) process in support of the PfE Plan new development within parts of these authorities was identified as having the potential to cause an adverse impact on the protected habitats and species on the South Pennine Moors areas listed above. To mitigate against this potential harm, PfE Plan Policy JP-G5: Uplands provides policy which will ensure that new development in these areas will not result in an adverse impact on the protected habitats and species.

Options/Alternatives Considered:

Option 1 – To approve the draft South Pennine Moors Special Area of Conservation (SAC)/Special Protection Areas (SPAs) Supplementary Planning (SPD), and supporting documents (detailed at Appendices 2 and 3 to the report) as the basis for a six-week public consultation commencing no earlier than 1st November 2024; and to delegate approval for Assistant Director Planning, Transport and Housing Delivery to make minor, non-material modifications to the draft South Pennine Moors SAC/SPA SPD and supporting documents before consultation commences, subject to consultation and agreement with the two other Places for Everyone authorities who are jointly preparing the SPD (Rochdale Council and Tameside Council). This will enable stakeholders to have the opportunity to provide comments on the South Pennine Moors SPD before it is formally adopted. There are no disadvantages to this option.

Option 2 - To not approve the South Pennine Moors Special Area of Conservation (SAC)/Special Protection Areas (SPAs) Supplementary Planning Document (SPD) and supporting documents (detailed at Appendices 2 and 3 to the report) as the basis for consultation. This would prevent stakeholders commenting on the SPD. This would result in the future adoption of the document being contrary to planning regulations and would significantly limit the ability of the PfE authorities to secure appropriate development in the South Pennine Moors area of the three authorities.

Option 1 is the preferred Option.

Resolved:

1. That Cabinet approves the draft South Pennine Moors Special Area of Conservation (SAC)/Special Protection Areas (SPAs) Supplementary Planning Document (SPD) (detailed at Appendix 1 to the report) and supporting documents (detailed at Appendices 2 and 3 to the report) as the basis for a six-week public consultation commencing no earlier than 1st November 2024.
2. That Cabinet delegates approval to the Assistant Director Planning, Transport and Housing Delivery to make minor, non-material modifications to the draft South Pennine Moors SAC/SPA SPD and supporting documents before consultation commences, subject to consultation and agreement with the two other Places for Everyone authorities who are jointly preparing the SPD (Rochdale Council and Tameside Council).

13

APPROVAL OF DRAFT HOLCROFT MOSS PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT

Purpose of the Report:

The Cabinet considered a report of the Director of Economy that was seeking approval of the draft Holcroft Moss Planning Obligations Supplementary Planning Document (SPD) (as detailed at Appendix 1 of the report) and supporting documents (as detailed at Appendices 2, 3 and 4 of the report) for a six-week public consultation commencing not earlier than 1 November 2024. This will enable stakeholders to have the opportunity to provide comments on the Holcroft Moss Planning Obligations SPD before it is formally adopted.

The report's recommendations were presented as the Places for Everyone Plan (PfE Plan) was a joint development plan document of nine Greater Manchester authorities which was adopted on 21st March 2024. The PfE Plan sets out a clear spatial strategy for delivering new homes and businesses along with infrastructure to support development and to protect and enhance our towns, cities and landscapes. It covers a timeframe up to 2039.

PfE Policy JP-C8 - Transport Requirements of New Development, seeks to ensure new development does not have an adverse impact on the protected habitats and species of Holcroft Moss, which is within the Manchester Mosses Special Area of Conservation (SAC). Where appropriate, housing and/or employment developments make a financial contribution to the provision of mitigation.

The need for, and amount of financial contribution to be secured, will be identified at the planning application stage. As set out in Policy JP-C8 of the PfE Plan, where planning applications are required to be accompanied by a Transport Assessment, they will need to consider air quality impacts on Holcroft Moss, within the Manchester Mosses Special Area of

Conservation (SAC). Any proposals that would result in increased traffic flows on the M62 past Holcroft Moss of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day must devise a scheme-specific range of measures to reduce reliance on cars, reduce trip generation, promote ultra-low emission vehicles, and provide a contribution towards restoration measures at Holcroft Moss.

Working with Natural England and Warrington Metropolitan Borough Council (WMBC), the nine PfE authorities have established the scope and estimated cost of the mitigation works. The cost of the mitigation works - including design and feasibility, land, capital costs, professional fees, monitoring, contingency and ongoing maintenance – has been estimated at approximately £880,000 (see statement of estimated project costs and required contributions, which is available alongside this SPD). Contributions will be sought on commencement of development to ensure the mitigation measures can be provided in a timely manner to offset the impacts. Individual legal agreements will specify timeframes for financial contribution(s) to be spent.

The exact scale of contributions for an individual site will depend upon the particular development proposed, and its impact upon Holcroft Moss, the proposed level of contributions is set out in the statement of estimated project costs and required contributions, which is available alongside the SPD. The nine PfE authorities and WMBC have agreed that the cost of the mitigation works will be apportioned between the two plans. The apportionment will be based on the potential impact on Holcroft Moss identified in the respective Plan's HRA. On this basis the PfE authorities will be responsible for 53% of the total costs and WMBC will be responsible for 47% of the total costs.

Options/Alternatives Considered:

Option 1 – To: a). approve the draft Holcroft Moss Supplementary Planning Document (SPD), and supporting documents, for a six-week public consultation commencing no earlier than 1st November 2024; b). agree the provision to WMBC (as the responsible authority for implementing a mitigation strategy for Holcroft Moss) as necessary and through an appropriate mechanism, with S106 funds collected in accordance with the Holcroft Moss SPD; and c). delegate approval to the Assistant Director Planning, Transport and Housing Delivery to make minor, non-material modifications to the draft Holcroft Moss SPD, and supporting documents, before consultation commences, subject to consultation and agreement with the eight other Places for Everyone authorities. This will enable stakeholders to have the opportunity to provide comments on the draft Holcroft Moss SPD before it is formally adopted. There were no foreseeable disadvantages to this option.

Option 2 - To not approve the draft Holcroft Moss SPD for consultation. This would prevent stakeholders commenting on the SPD. This would result in future adoption of the document

being contrary to planning regulations and would significantly limit the ability of the PfE authorities to collect S106 monies, necessary to mitigate harm to Holcroft Moss.

Option 1 was the preferred Option.

Resolved:

1. That Cabinet approves the draft Holcroft Moss Planning Obligations Supplementary Planning Document (SPD) (as detailed at Appendix 1 of the report) and supporting documents (as detailed at Appendices 2, 3 and 4 of the report), as the basis for a six-week public consultation commencing no earlier than 1st November 2024.
2. That Cabinet agrees the provision to Warrington Metropolitan Borough Council (as the responsible authority for implementing a mitigation strategy for Holcroft Moss) as necessary and through an appropriate mechanism, with S106 funds collected in accordance with the Holcroft Moss Planning Obligations SPD.
3. That Cabinet agrees to delegate approval to the Assistant Director Planning, Transport and Housing Delivery to make minor, non-material modifications to the draft Holcroft Moss Planning Obligations SPD and supporting documents before consultation commences, subject to consultation and agreement with the eight other Places for Everyone authorities.

14

LEISURE BUILDINGS CAPITAL REQUIREMENTS

The Cabinet considered a report that was requesting that steps be taken to ensure that the Borough's leisure estate was kept in good condition. Oldham Council had invested capital in the buildings to ensure they can be managed daily by Oldham Community Leisure Ltd. (OCLL). The lifecycle and backlog of maintenance falls under the Council to fund as per the OCLL contract.

The recommendations in the report were presented as the work that was needed and the total spend building by building covering the next three years and flagged up some urgent spending needed this year due to health and safety issues.

Options/Alternatives Considered:

The options were detailed in the confidential report.

Resolved:

That the Cabinet will consider the confidential recommendations in the report at agenda item 18.

15

LOCAL AUTHORITY HOUSING FUND

The Cabinet considered a report which advised that the Ministry for Housing, Communities and Local Government (MHCLG) had launched a third round of the Local Authority Housing fund to run over the financial years of 2024/25 and 2025/26.

The recommendations in the report were presented as the Cabinet was being requested to fund various projects as detailed in the confidential report.

Options/Alternatives Considered:

Three options were presented in the confidential Cabinet report.

Resolved:

That the Cabinet will consider the confidential recommendations in the report at agenda item 19.

16

SELECTION OF PREFERRED DEVELOPER FOR SOUTHLINK

The Cabinet considered a report of the Director of Economy that sought the appointment of a company to develop land at Southlink following the completion of a competitive land sale process, as detailed in the confidential Cabinet report.

The report's recommendations were presented as the land sale will secure significant conditional capital receipts that will be shared with Transport for Greater Manchester (TfGM) based on percentage of land ownership of the site – 54.2% (OMBC) and 45.8% (TfGM).

Options/Alternatives Considered:

Three options were presented in the confidential Cabinet report.

Resolved:

That the Cabinet will consider the confidential recommendations in the report at agenda item 20.

17

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 three items of business, on the grounds that they contain exempt information, as defined under paragraph 3 Part 1 of Schedule 12A of the Act, and it would not, on balance, be in the public interest to disclose the reports.

18

LEISURE BUILDINGS CAPITAL REQUIREMENTS

Cabinet considered the confidential recommendations in relation to agenda item 14 (Leisure Buildings Capital Requirements).

Cabinet resolved to:

1. Approve that the Council invest Capital funding into the Leisure Estate over the next three years to look at lifecycle events within the council buildings. This will ensure the buildings are kept in a good standard of repair as these buildings are public facing and represent standards within Oldham Council.
2. Approve that the condition surveys for the facilities are scheduled in the capital programme and a that further report brought back to the Cabinet in due course, highlighting the findings of the surveys.

LOCAL AUTHORITY HOUSING FUND

Cabinet considered the confidential recommendations in relation to agenda item 15 (Local Authority Housing Fund).



Cabinet resolved to:

1. Confirm acceptance of the grant from MCHLG.
2. Approve a capital investment of £934,000.
3. Delegate authority to the Director of Economy to agree and enter into a grant agreement with Cromwood Homes to deliver the homes, subject to the Subsidy Control regime.
4. Delegate authority to the Borough Solicitor, or his nominated representative, to formalise any necessary legal requirements including signing and/or sealing any documentation required to give effect to the recommendations and/or delegations in this report.
5. Delegate authority to the Director of Economy or his nominated representative to approve the appointment of external legal advisors required to protect the Council's interests and give effect to the recommendations in the confidential Cabinet report.

SELECTION OF PREFERRED DEVELOPER FOR SOUTHLINK

Consideration was given to the commercially sensitive information in relation to Item 16: Selection of Preferred Developer at Southlink.

Resolved:

That the Cabinet agrees to select Vistry Partnership to develop land at Southlink following the completion of a competitive land sale process, as detailed in the confidential Cabinet report.

The meeting started at 6.00pm and ended at 6.30pm

This page is intentionally left blank



SHAREHOLDER COMMITTEE
03/10/2024 at 5.00 pm

Present: Councillor
Councillors Shah (Chair) M Ali (Substitute), F Hussain
(Substitute) and Mushtaq (Substitute)

Also in Attendance:

Harry Catherall	Chief Executive
Emma Barton	Deputy Chief Executive (Place)
Shelley Kipling	Assistant Chief Executive
Steve Hughes	Oldham MBC
Andrew Mather	Constitutional Services

Representing Northern
Roots

Anna da Silva	Chief Executive Officer
Allan Tyrer	Trustee and Chair of Finance and Risk Management Committee
Councillor A. Jabbar	Chair of Trustees
Councillor B Brownridge	Trustee

1 ELECTION OF CHAIR

Resolved:

That Councillor Shah be appointed as Chair of the Shareholder
Committee.

2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Goodwin,
Jabbar and Taylor. (Councillor Jabbar attended the meeting in
another capacity)

3 URGENT BUSINESS

There were no items of urgent business received.

4 DECLARATIONS OF INTEREST

There were no declarations of interest received.

5 PUBLIC QUESTION TIME

There were no public questions.

6 NORTHERN ROOTS

The Chief Executive Officer of Northern Roots, supported by
Trustees gave a presentation and video outlining the work of the
Charity.

The presentation showed that Northern Roots was having a
positive impact on the local economy drawing in grant funding
and sponsorship from the region and nationally.

Several case studies highlighted the benefits to both users and
employees, in particular, in improved mental and physical health
and employment prospects.

The presentation also outlined proposals for future activities and
expansion including a proposed visitor centre.

Agreed:

That the Shareholder Committee would consider commercially sensitive information provided by Northern Roots, to be presented at Item 8.

7

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 item of business, on the grounds that it contains exempt information under paragraph 3 Part 1 of Schedule 12A of the Act, and it would not, on balance, be in the public interest to disclose the documents considered.

8

NORTHERN ROOTS

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

Shareholder Committee has a responsibility to safeguard the Council's investment in Companies wholly owned by the council and ensure that the Company complies with the Council's corporate objectives and maximise outcomes in line with Council Policy.

In respect of this the Shareholder Committee received a further presentation and considered the following documents provided by Northern Roots.

Accounts 2022/23
Draft Accounts 2023/24
Business Plan
Case For Support
End of Year Report 2023
Scheme of Delegation
HR Committee Minutes

Members asked questions and received information regarding a number of aspects of Northern Roots activities, achievements, future developments and plans.

Members enquired about what support Northern Roots was seeking from the Council. Suggestions raised by Northern Roots and the Council's position on those would be the subject of further discussions between offices, members and Northern Roots Trustees following this meeting.

Northern Roots were thanked for attending the meeting and their informative video and presentation.

The meeting started at 5.00pm and ended at 6.15pm



Report to Cabinet

Revenue Monitor and Capital Investment Programme 2024/25 Month 6 – September 2024

Portfolio Holder: Councillor Abdul Jabbar MBE, Deputy Leader of the Council and Cabinet Member for Value for Money and Sustainability

Officer Contact: Sarah Johnston, Director of Finance

Report Author: Lee Walsh, Assistant Director of Finance

18 November 2024

Reason for Decision

The report provides Cabinet with an update as at 30 September 2024 (Month 6) of the Council's 2024/25 forecast revenue budget position (at Annex 1) and the financial position of the capital programme together with the revised capital programme 2024/25 to 2028/29 (at Annex 2).

Executive Summary

Revenue Position

The forecast overspend position based on the Month 6 profiled budget is £9.956m which if not addressed would result in a year-end overspend of £19.912m (£21.065m at Month 4).

This financial monitoring report follows on from the position reported at Month 4 and should continue to be used as a warning of the potential year-end position if no further action is taken to reduce net expenditure. The management actions already implemented for 2024/25 have been factored into the Month 6 forecasts and this has resulted in a reduction in the position previously reported. Work continues across the organisation to address this position and it is anticipated that by the year end, the current outturn deficit position should reduce even further.

An update on the Month 6 2024/25 position is detailed within Annex 1.

Capital Position

The report outlines the most up to date capital spending position for 2024/25 to 2028/29 for approved schemes. The revised capital programme budget for 2024/25 is £99.505m at the

close of Quarter 2 (£103.935m at Month 4), a net reduction of £4.430m. Actual expenditure to 30 September 2024 was £31.222m (31.38% of the forecast outturn).

Recommendations

That Cabinet:

1. Notes the contents of the report.
2. Approves forecast profiled budget, being an adverse position of £9.956m at Quarter 2 and the forecast potential adverse position by year end of £19.912m, with mitigations in place to reduce expenditure.
3. Approves the revised reserves policy for 2024/25 as detailed at Appendix 2 of Annex 1.
4. Approves the revised capital programme for 2024/25 including the proposed virements and the forecast for the financial years to 2028/29 as at Quarter 2 as outlined in Annex 2.

Revenue Monitor and Capital Investment Programme 2024/25 Month 6 – September 2024**1 Background**

- 1.1 The Authority's 2024/25 revenue budget was approved by Council on 28 February 2024 at a sum of £299.818m to be met by government grants, Council Tax, Business Rates, and the use of General Earmarked Reserves. This report sets out the updated revenue financial position at Month 6.
- 1.2 As the year progresses the monthly and outturn projections will reflect the evolving position of the impact of management actions put in place to mitigate in-year pressures, new developments and changes in the profile of planned expenditure and any additional grants that are announced from the Government.

2 Current Position

- 2.1 As with the monitoring report previously presented, a cautious approach has generally been taken when preparing the current forecasts. However, the continued impact of management actions have been included.
- 2.2 This Quarter 2 revenue monitoring report can be used to give a general direction of travel and highlight any significant areas of concern which may not just impact on the current year, but also when preparing future budgets. A projected overspend based on the Month 6 profiled budget is £9.956m which if not addressed urgently has a year-end forecast of £19.912m (£21.065m at Month 4). This is an improved position of £1.153m from that reported at Month 4.
- 2.3 The main areas of concern identified in the Quarter 2 monitoring report (based on the Month 6 profiled budget) are the same as those reported at Month 4 and are:
- Adult Social Care an adverse position of £3.804m,
 - Children's Services estimated overspend of £6.589m; and
 - Strategic Housing, in particular Temporary Accommodation a forecast overspend of £2.652m.
- 2.4 The projected net adverse variance is of concern and as a result, management mitigations have been actioned and are contributing to the change in the forecast position reported along with the re-assessment on assumptions within the Capital, Treasury and Technical Accounting. Further detail on the mitigations implemented are detailed in Annex 1 and are essential to support the financial resilience of the Council.
- 2.5 One such management action was to complete a full reserves review looking at the council's policy, financial strategy and proposed use. The review has been completed and a revised reserves policy is included at Appendix 2 of Annex 1.
- 2.6 Every effort will be made to reduce the forecast variance by the year end to mitigate any potential impact on the 2025/26 budget, together with the projected budget gap for the following year.

2.7 The original capital programme for 2024/25 totalled £99.683m. The revised capital programme as at Quarter 2 taking into account any approved carry forwards, approved new funding, new schemes and variations and proposed variations/ re-phasing gives projected revised expenditure of £99.505m (£103.935m as at Month 4). Actual expenditure at Quarter 2 was £31.222m (31.38% of the forecast outturn). Further details of expenditure and schemes within the capital programme can be found in Annex 2.

2.8 The Annual Review of the capital programme has taken place with a reprofiling of planned expenditure and realignment of capital resources between schemes. Its findings and recommendations are included with Annex 2.

3 Options/Alternatives

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

- a) to consider the forecast revenue and capital positions presented in the report including proposed changes
- b) to propose alternative forecasts

4 Preferred Option

4.1 The preferred option is that the Committee considers the forecasts and changes within this report; option (a) at 3.1.

5 Consultation

5.1 Consultation 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 An equality impact assessment has been included at Annex 3.

18 Key Decision

- 18.1 Yes

19 Key Decision Reference

- 19.1 FCR-21-24

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 and 2
Officer Name: Lee Walsh
Contact: lee.walsh@oldham.gov.uk

File Ref: Capital Background Papers are contained in Annex 2 including Appendices 1 and 2A to 2I

Officer Name: James Postle
Contact No: james.postle@oldham.gov.uk

21 Appendices

Annex 1 Revenue Budget Monitoring Report 2024/25 Month 6 - September 2024

Appendix 1 Directorate Summary Financial Position
Appendix 2 Reserves Policy for 2024/25 to 2025/26

Annex 2 Capital Investment Programme Report 2024/25 Month 6 - September 2024

Appendix 1 Proposed Changes
Appendix 2A SUMMARY – Month 6 - Community Health and Adult Social Care
Appendix 2B SUMMARY – Month 6 - Children's Services
Appendix 2C SUMMARY – Month 6 – Communities
Appendix 2D SUMMARY – Month 6 – Heritage, Libraries & Arts
Appendix 2E SUMMARY – Month 6 - Place and Economic Growth
Appendix 2F SUMMARY – Month 6 - Housing Revenue Account (HRA)
Appendix 2G SUMMARY – Month 6 - Corporate/Information Technology
Appendix 2H- SUMMARY – Month 6 - Capital Treasury and Technical Accounting
Appendix 2I- SUMMARY – Month 6 - Funding for Emerging Priorities

Annex 3 Equality Impact Assessment- Financial Monitoring 24-25 (Month 6)

REVENUE BUDGET MONITORING REPORT 2024/25**Month 6 - September 2024****1 Background**

- 1.1 The Authority's 2024/25 revenue budget was approved by Council on 28 February 2024 at a sum of £299.818m to be met by government grants, Council Tax, Business Rates, and the use of General Earmarked Reserves. This report sets out the updated revenue financial position at Month 6.
- 1.2 Under established budget procedures all services are required to monitor and review their approved budgets during the financial year. As part of this process, a forecast of the year-end position has been prepared by all services. The forecast is reported based on a comparison of profiled budgets as at the end of Month 6 which in turn forecasts a potential year end position. The services forecasts include all known commitments, issues, and planned management actions.

2 Outlook and Budget Context

- 2.1 The budget for 2024/25 was set against a backdrop of challenging economic and fiscal conditions, with inflationary pressures, high interest rates and low levels of economic growth impacting on local and national finances. The lingering impact of the Covid 19 pandemic and the ensuing cost of living crisis has meant that locally demand for services and the cost of providing those services has been increasing over the last couple of years which has placed further strain on the Council's budgetary position. In addressing these pressures, the Council sought to deliver savings of £19m and apply £10.8m of usable reserves to help balance the need to provide services and to set a balanced budget. In setting the budget it was acknowledged that significant financial pressures remained on the Council over the medium term due to the longer-term impacts of high inflation and demand.
- 2.2 At the September Monetary Policy Committee (MPC) meeting, the Bank of England voted to keep the Base rate at 5%. The latest economic commentary forecast that the base rate will be cut by a quarter -point on at the meeting on 7 November to 4.75%. British inflation plunged to a three-year low of 1.7% in September from 2.2%, below the Bank of England 2% target. This is therefore seen by many economists as the necessary headroom for the MPC to cut rates at its next meeting, after pausing in September following the start of the easing at the meeting in August. Whilst this brings a slight relief to households and business within the borough, that have been struggling with higher mortgage costs and debt repayments, future interest rate cuts in the short term remain uncertain. Moreover, the impact of high inflation on the cost of utilities, fuel and food is such that these costs remain significantly higher than they were a couple of years ago which presents an ongoing challenge in boroughs like Oldham where high levels of deprivation are widespread. The pressures are unlikely to reduce, and the impact is such that these will continue to impact on budget setting for 2025/26 and beyond.

3 Current Position

- 3.1 The current net revenue budget of £302.677m remains unchanged from that reported at Month 4.
- 3.2 Following the Month 4 report, the details within this revenue monitoring report outline the general direction of travel for the financial year and highlight any significant areas of concern which may not just impact on the current year, but also when preparing future budgets. An overspend position based on the Month 6 profiled budget is £9.956m which if not addressed is projected to lead to a year-end deficit of £19.912m. This is an improved position of £1.153m from that reported at Month 4 which was a forecast adverse variance for the year of £21.065m.
- 3.3 The forecast position at Month 6 is detailed in the table below. The projected outturn position is clearly improved from Month 4 which demonstrates that Management actions are continuing to help reduce the deficit. Whilst the quantum of the gap is reducing and Officers continue to seek out and implement further actions to reduce this gap, there remains a significant projected budget overspend which will impact on the size of the budget gap in the Medium-Term Financial Strategy for 2025/26 and the level of Earmarked Reserves.

Table 1 – Summary of Quarter 2 Profiled Budget Position

Directorate	Profiled Budget at Qtr 2 £000	Profiled Forecast at Qtr 2 £000	Profiled Variance at Qtr 2 £000	Outturn based on Qtr 2 Variance* £000
Adult Social Care	37,910	41,714	3,804	7,608
Children's Services	36,399	42,988	6,589	13,179
Public Health	11,781	11,739	(42)	(84)
Place and Economic Growth	33,628	37,422	3,794	7,589
Corporate Services	16,696	15,305	(1,391)	(2,782)
NET DIRECTORATE EXPENDITURE	136,413	149,168	12,755	25,510
Capital, Treasury and Technical Accounting	14,925	12,126	(2,799)	(5,598)
NET COUNCIL EXPENDITURE	151,338	161,294	9,956	19,912

Notes: * Forecast Outturn figures assume reserves movements shown in Table 3.

- 3.4 The forecast outturn based on the Quarter 2 position is an adverse variance of £19.912m based on the profiled budget forecast as at Month 6.

Significant revenue variances by Directorate

- 3.5 There are significant variances contained within the projected net overspend position.

3.6 As reported at Month 4, there are currently three areas which are forecasting significant pressures;

- Adult Social Care is reporting a pressure of £3.804m at Quarter 2 with an estimated adverse year end position of £7.608m (£5.605m at Month 4).
- Children's Services is reporting a pressure of £6.589m and is forecast to be overspent by £13.179m at the year-end (£13.200m at Month 4), this continues to be the most significant contributing factor to the Council's adverse variance.
- Within Place and Economic Growth, Strategic Housing and in particular Temporary Accommodation is reporting a pressure of £2.652m for Quarter 2 and an outturn forecast of £5.304m (£5.301m at Month 4).

Adult Social Care adverse variance at Quarter 2 of £3.804m, estimated Year End adverse position of £7.608m (£5.605m at Month 4)

3.7 The Community Health and Adult Social Care service continues to report significant pressures forecast to be £5.968m (£4.648m at Month 4). There has been a net increase in the number of short stay packages since Month 4 which has contributed to the increased adverse variance, alongside increased costs for home care transitions and individuals with a physical support need.

3.8 The Mental Health service is reporting an adverse position of £0.928m (£1.048m at Month 4). This is a £0.120m favourable movement in the forecast position between the two reporting periods and is due to a reduction in homecare package costs and staff vacancies.

3.9 The Learning Disability service is reporting an overspend position of £0.867m (£0.269m at Month 4) which is an increase to the adverse variance of £0.598m. This increase is due to an increase in new packages of care for direct payments, homecare and supported living. Changes in existing packages of care are being offset by additional income.

Children's Services adverse variance at Quarter 2 of £6.589m, estimated Year End adverse position of £13.179m (£13.200m at Month 4)

3.10 As highlighted within previous budget monitoring reports, Children's Services demand and cost pressures have continued from previous financial years into this year. Increases in the number of Children Looked After have resulted in increased pressures for differing placements particularly residential, where costs for this provision are significant. Alongside Children Looked After placement costs, the continued reliance on agency staff and an increase in demand for Special Educational Needs and Disabilities (SEND) provision is having an impact on the services' financial position.

3.11 The pressures relating to Children Looked After, children in residential placements and Children's Social Care, has had an adverse impact on the forecast of £12.492m (£12.261m at Month 4). There has been a reduction in placements between placements alongside vacancies across the service. This however is being offset by additional agency costs.

3.12 The Education Skills and Early Years service is projecting a year end adverse variance of £0.797m (£0.956m at Month 4). The largest contributing pressure within this service

remains Home to School Transport at £0.878m (previously £0.910m) due to the continued increase in Education Health Care Plans (EHCP's) issued and the ongoing increase in SEND demand. The reduction in the projected position between reporting periods is mainly as a result of vacant posts across the service area.

Public Health favourable variance of £0.042m as at Quarter 2, estimated favourable variance at year end of £0.084m (£0.310m at Month 4)

- 3.13 Public Health is showing an adverse movement in the year-end position of £0.226m from that which was reported at Month 4. This change in forecast is due to the recent agreement to extend the Social Prescribing contract.

Place and Economic Growth adverse variance at Quarter 2 of £3.794m, estimated Year End position at an adverse variance of £7.589m (£8.160m at Month 4)

Communities

- 3.14 The Communities service area is projecting an adverse position of £5.005m (£5.022m at Month 4) of which Strategic Housing and in particular Temporary Accommodation are the main driver for this overspend at £5.304m (£5.301m at Month 4). The forecasted year end pressure reported for this service area has reduced by £0.017m due to the number of vacancies held.
- 3.15 As part of the Housing Recovery programme the Council is reviewing its income maximisation opportunities. As part of those opportunities, the Council will implement a policy whereby residents will be asked to contribute towards the cost of their temporary accommodation following an affordability assessment. More cost-effective delivery models of temporary accommodation are also being looked at which will also better meet our resident's needs.

Economy

- 3.16 Within Economy Directorate, the Estates service area is the main reason for the reported adverse position. This is due to unachieved budget reductions, pressures within repairs and maintenance contracts and the impact of delays in the disposal of assets. Projections for Estates at Month 6 indicate that there will be an adverse variance by the end of the financial year of £1.571m (£2.474m at Month 4), with Economy overall reporting a £0.986m projected adverse variance by the financial year end. Mitigations to reduce the projected overspend continue to be developed and implemented and are expected to continue to reduce the adverse position further over the coming months.

Environment

- 3.17 The Environment service is forecast to be in an adverse position of £1.598m (£1.278m at Month 4) by year end. The reasons, for this adverse variance continues to be due to agency costs, underachievement of income and other related costs. The increase in the projected position between reporting periods is due to increased agency costs across.

Corporate Services – favourable variance at Quarter 2 of £1.391m and estimated favourable position at year end of £2.782m (£2.915m at Month 4)

- 3.18 Corporate Services is projecting a favourable variance at Quarter 2 which has reduced by £0.133m from that reported previously. This change in forecast position is as a result of additional agency costs within the Legal service, to cover vacant posts associated with looked after children. Within ICT there have been a number of new starters onboarding earlier than previously expected which has impacted on the favourable variance.

Capital, Treasury and Technical Accounting – favourable variance at Quarter 2 of £2.799m and estimated favourable position at year end of £5.598m (£2.675m at Month 4)

- 3.19 Following a review of the Capital, Treasury and Technical Accounting, and the assumptions for the remainder of the financial year, it is anticipated that there will be a favourable variance totalling £5.598m by year end which is an increase of £2.923m from the previous reporting period. The main reasons, for the change to the favourable variance are a further increase in the income the council will receive from its Treasury Management activities and a continued review of inflationary costs.
- 3.20 A detailed revenue table is attached at Appendix 1.

4 Mitigation of Current forecast Budget Position

- 4.1 The Local Government Act 1988 specifies that a Local Authority must set and maintain a balanced budget. Failure to do so results in the Council's Section 151 officer having to issue a Section 114 notice to indicate that a Council's forecast income is insufficient to meet its forecast expenditure for that year.
- 4.2 As detailed in the Month 4 report, in response to the phased overspend and projected outturn position, a series of management actions were implemented to identify options for reducing the projected overspend. The Council's Senior Leadership has been working within their service areas to reduce the in-year pressure through the introduction of a recruitment freeze, and through additional controls on discretionary expenditure. Alongside this, services have been reviewing their ways of working, structures and costs to reduce spend based on a thematic approach:
- Centralising, restructuring and reducing corporate and support services;
 - Reviewing and reducing management and administration;
 - Reviewing service operations and processes;
 - Income maximisation; and

- Reviewing placements, contracts and commissioned services.

The changes identified to date will drive both in year savings and contribute to reducing the budget gap in future years.

- 4.3 The effectiveness of management action and corporate procedures will continue to be closely monitored by Management Teams throughout the financial year. Management action should ease the overall financial pressures and the impact of these actions will be reported to Members through the regular financial monitoring reports submitted to Cabinet during the remainder of this financial year.

5 Progress on the delivery of the 2024/25 Approved Budget Savings

- 5.1 Table 2 below presents the progress on the delivery of the 2024/25 approved Budget savings which has been updated to reflect the position at Quarter 2. For savings rated as Amber, work is ongoing to achieve the saving or alternative delivery and in year mitigations are being identified to cover any potential shortfalls which may occur. The Red savings are included in the adverse forecast revenue Quarter 2 outturn position for 2024/25. If these Red rated budget savings are mitigated downwards, it would have a favourable impact on the forecast position for 2024/25. In addition, savings rated as Red are also impacting the work on the Budget setting process for 2025/26 and work is ongoing to try to mitigate the impact in the current and future years.
- 5.2 In terms of savings, £17.561m of the £20.408m (£16.542m in Month 4) approved budget reduction targets are either delivered or on track to be delivered (Green & Amber), representing 86% of the total savings target with a further 14% or £2.847m with a high risk of not being achieved within this financial year. The table below summarises the progress by Directorate:

Table 2 – Summary on progress on delivery of 2024/25 Approved Budget Reductions

2024/25 Impact of Approved Budget Reductions	Green £000	Amber £000	Red £000	Total £000
Adult Social Care	(5,700)	(1,750)	0	(7,450)
Children's Services	(1,877)	(207)	(2,137)	(4,221)
Public Health	(175)	0	0	(175)
Place & Economic Growth	(3,991)	(200)	(710)	(4,901)
Corporate	(3,661)	0	0	(3,661)
TOTAL	(15,404)	(2,157)	(2,847)	(20,408)

Significant Budget reduction variances by Directorate

- 5.3 As can be seen in the table above, £2.137m of Children's Services budget reductions are rated Red which is a decrease of £0.082m from the figure reported at Month 4. This change relates to a budget reduction for local independent accommodation for Care Leavers aged over 18, with four young people moving into a in borough property in September to achieve the saving.

- 5.4 At Quarter 2, the Place & Economic Growth Directorate budget reductions rated Red are reported at £0.710m which is a favourable change of £0.908m from the figure reported at Month 4 following the allocation of joint venture income received during month 6 to reduce the adverse variance on the Creating a Better Place approved budget reduction.
- 5.5 Mitigations for the Red budget reductions continue to be explored with updates to be provided within future reports.
- 5.6 There has been a £3.704m increase in those budget reductions now rated as Green between reporting periods and it is expected that as the year unfolds, those budget reductions currently rated as Amber will continue to move to Green. Delivery Board will continue its work on the unachieved budget reductions to mitigate the impact on 2024/25 and future years.

6 Reserves and Balances

- 6.1 On 1 April 2024, Reserves totalled £72.540m, split between Earmarked Reserves of £49.646m and other reserves such as Revenue Grant Reserve, Schools Reserve and DSG Surplus reserves totalling £22.894m. The General Fund Balance stood at £18.865m. Of the total Earmarked Reserves, approximately 28% are forecast to be spent in 2024/25.

Table 3 – Summary on Reserves Position

Directorate	Opening Balance £000	Use of Reserves £000	Contribution to Reserves £000	Anticipated Year End Position £000
Adult Social Care	(3,766)	2,366	-	(1,400)
Children's Services	(814)	-	-	(814)
Public Health	(1,114)	242	(385)	(1,257)
Place & Economic Growth	(3,057)	565	(50)	(2,542)
Corporate	(4,530)	487	-	(4,044)
Capital, Treasury and Technical Accounting	(19,712)	597	(2,115)	(21,230)
Balancing Budget 2024/25	(10,753)	10,753	-	-
Health & Social Care Integration Pooled Fund	(5,900)	1,491	-	(4,409)
Total Earmarked Reserves	(49,646)	16,501	(2,550)	(35,696)
Revenue Grant Reserves	(7,799)	2,209	(350)	(5,941)
Total Reserves	(57,446)	18,710	(2,900)	(41,636)

- 6.2 Since the last reporting period, there has been a slight movement in the use of reserves bringing the current forecast to £35.696m (£35.359m at Month 4) of Earmarked Reserves and £5.941m (£6.327m at Month 4) of Revenue Grant Reserves by the end of the financial year 2024/25.
- 6.3 There are significant management actions being implemented to address the projected in year deficit which should help reduce the overall gap by the year end, however to the extent that mitigations do not cover the deficit, there would need to be a further call on reserves.

Any additional call on reserves to offset any unmitigated forecast deficit in year will adversely impact the financial resilience of the Council.

- 6.4 One of the management actions undertaken since the last reporting period has been a full review of reserves looking at the council's policy and financial strategy, including the proposed use. This review has now been completed with reserves realigned focusing on the council's financial resilience and a revised reserves policy following this completed review is included at Appendix 2.

7 Summary

- 7.1 The current projected position at Quarter 2 has improved since the last reporting period by £1.153m however, it still shows a potentially significant overspend position by the end of the financial year. The re-assessment on assumptions with the Capital, Treasury and Technical Accounting directorate is the largest contributing factor to the change between periods and is offsetting the unfavourable change within Adult Social Care. The implementation of management actions particularly around staffing and essential spend can be seen and will continue to be monitored and implemented throughout the year. Whilst this improved position is a positive sign, the projected position is still of great concern for the Council and work must continue to reduce this further by the end of the financial year. Due to the significant overspend in 2023/24 coupled with the revised budget gap for the 2025/26, the Council's ability to mitigate the in-year position through short term use of reserves is depleted.
- 7.2 Whilst 86% of savings are on track to be delivered or are delivered, given the overall financial pressures facing the Council, the uncertainty around the deliverability of the remaining 14% of savings is still of concern as this adds to the pressure on the budget. However, plans and mitigations are being developed and there is time for the reductions to be delivered and/ or mitigations to be put in place, and these will be closely monitored through the monthly Delivery Board meetings to ensure these targets are met.
- 7.3 Any use of reserves impacts on the financial resilience of the Council, and detailed within this report is the proposed net use of £13.951m of Earmarked Reserves and £1.859m of Revenue Grant Reserves. It is crucial that the use of reserves is kept to an absolute minimum.
- 7.4 In view of the adverse variance reported it is important that mitigations are continued to be found and implemented to address the in-year position but also to reduce the impacts in 2025/26. A further update on the financial position will be reported at Quarter 3.

APPENDIX 1 - Directorate Summary Financial Positions

DIRECTORATE	SERVICE AREA	2024 Mth 6 Profiled Budget £000	Month 6 Profiled Forecast £000	M6 Profiled Variance £000	Annual Forecast Variance £000
Adult Social Care	Commissioning	7,865	7,953	88	177
	Community Business Services	637	504	(133)	(266)
	Clusters	1,506	1,492	(13)	(27)
	Community Health & Social Care	13,843	16,826	2,984	5,968
	Director Adult Social Care	827	811	(16)	(31)
	Learning Disability	7,740	8,173	433	867
	Mental Health	4,986	5,450	464	928
	Safeguarding	506	503	(4)	(7)
Adult Social Care Total		37,910	41,714	3,804	7,608
Children's Services	Children in Care	20,648	26,483	5,835	11,670
	Childrens Safeguarding	1,467	1,376	(91)	(182)
	Fieldwork & Family Support	5,801	6,604	804	1,607
	Children's Services Intergration	1,713	1,412	(302)	(603)
	Central Education Services	393	393	0	0
	Community / Adult Learning	150	150	(0)	(0)
	Inclusion Service	(53)	(75)	(21)	(43)
	Learning Services	125	110	(15)	(30)
	Learning Services - Early Years	572	570	(2)	(3)
	Post 16 Service	19	19	0	0
	School Support Services	12	10	(3)	(6)
	SEND Services	3,690	4,129	439	878
	Skills and Employment	131	131	0	0
	Early Help	1,726	1,671	(55)	(110)
	Troubled Families	4	4	(0)	(0)
	Schools	0	0	0	0
Children's Services Total		36,399	42,988	6,589	13,179
Public Health	Public Health (Client and Delivery)	9,834	9,826	(7)	(15)
	Leisure Services	1,947	1,913	(34)	(69)
Public Health Total		11,781	11,739	(42)	(84)
Place & Economic Growth	Business Growth	105	93	(12)	(24)
	Creating a Better Place	(115)	(115)	0	0
	Estates	(200)	586	785	1,571
	Facilities Management	(331)	(573)	(241)	(483)
	Planning	144	180	36	72
	Property Management	(1,095)	(1,104)	(10)	(20)
	Strategic Housing	159	109	(50)	(100)
	Town Centre and Markets	624	609	(15)	(30)
	Building Control	16	116	100	200
	Environmental Management	3,693	3,958	266	531
	Fleet Management	(162)	(162)	0	0
	Highways	2,035	2,122	86	172
	Public Protection	558	823	264	528
	Strategic Transport	8,636	8,636	0	0
	Street Lighting	2,139	2,116	(23)	(47)
	Waste Disposal Authority	8,945	8,945	0	0
	Waste Management Service	2,229	2,335	106	213
	Heritage, Libraries and Arts	3,053	3,052	(0)	(1)
	Community Safety	240	215	(25)	(50)
	District Partnerships	777	631	(146)	(291)
	Strategic Housing	1,700	4,351	2,652	5,304
	Stronger Communities	97	87	(10)	(20)
	Youth Services Client	383	415	32	64
Place & Economic Growth Total		33,628	37,422	3,794	7,589

DIRECTORATE	SERVICE AREA	2024 Mth 6 Profiled Budget £000	Month 6 Profiled Forecast £000	M6 Profiled Variance £000	Annual Forecast Variance £000
Corporate Services	Partnership Support (Borough and GM)	1,022	982	(40)	(81)
	Strategic Customer Service	185	85	(100)	(200)
	Chief Executive Management	1,000	882	(118)	(236)
	Communications and Research	440	456	16	32
	Customer Services	1,041	830	(211)	(422)
	ICT	2,365	2,357	(8)	(16)
	Executive Support	272	272	(0)	(0)
	Audit	1,813	1,448	(364)	(729)
	Commissioning and Procurement	283	146	(137)	(274)
	External Funding	29	12	(16)	(33)
	Finance	1,331	1,169	(162)	(323)
	Housing Benefit Payments	197	197	0	0
	Revenues and Benefits	2,147	2,288	141	283
	Transformation and Reform	310	4	(306)	(613)
	HR Strategy	1,513	1,296	(217)	(434)
	Organisational Development	333	248	(84)	(169)
	Democratic and Civic Services	851	904	54	107
	Elections	212	240	28	55
	Legal	852	1,067	215	430
	Registrars	10	(55)	(65)	(130)
	Strategy and Performance	491	476	(15)	(30)
Corporate Services Total		16,696	15,305	(1,391)	(2,782)
Capital Treasury and Technical Accounting	Corporate Expenses	10,840	7,976	(2,865)	(5,730)
	Interest and Investment Expenditure and Income	3,402	3,468	66	132
	Corporate and Democratic Core	502	502	0	0
	Parish Precepts	180	180	0	0
Capital Treasury and Technical Accounting Total		14,925	12,126	(2,799)	(5,598)
Grand Total		151,338	161,294	9,956	19,912



Appendix 2

RESERVES POLICY FOR 2024/25 to 2025/26

RESERVES POLICY

1 Background

- 1.1 It is important to have a strategic approach to the creation and maintenance of reserves. Having established a reserves policy for the first time for the closure of the accounts for 2014/15 and the financial year 2015/16, this updated policy addresses key issues for the period 2024/25 to 2025/26.

2 Policy

- 2.1 It is essential to ensure that any funds set aside in reserves are considered appropriately so that they have maximum effect. Following established practice, the process of identifying reserves continues to have regard to the addressing of corporate priorities and the need to maintain the Council's financial resilience.
- 2.2 This Policy sets out agreed priority areas and enables any identified additional resources to be directed to these priority areas, however, it does allow for some flexibility as and when required.
- 2.4 The reduction in reserves over a number of financial years and the continued pressures on the Council's revenue budget means that there is a need to revise the Council's reserves policy to adapt to the current financial landscape. This policy reflects the reserves position after a full review has been completed.

3 Establishing the Priorities

- 3.1 The closure of the 2023/24 accounts has enabled a detailed review of the Council's reserves for 2024/25 and categorisation of these reserves revised into four major areas reduced from the previous twelve. There are in most instances, a number of reserves within these major areas including the priority reserves.

For clarity, the **four major reserves** and the reserves created to support **corporate priorities** within them are set out and explained in this policy as follows.

a) Corporate Budget Strategy Reserve – £31.146m 2024/25 opening balance

This reserve represents resources that have been set aside to support the corporate budget strategy of the council.

The priority reserves within this category are:

a) Fiscal Mitigation

This reserve is to support the financial resilience of the Council over the medium term and has been enhanced as part of the wholesale reserves review for 2024/25 by the decommissioning of some reserves (after management review) as they were no longer considered a priority in light of the Council's projected financial position in current and future financial years.

b) Balancing Budget Reserve

The use of reserves over the Medium Term Financial Strategy period was approved by Budget Council on 28 February 2024. Resources of £1.432m agreed to support the 2025/26 revenue budget are held within this reserve. Any further use of reserve to support revenue budgets in future years, will be held here once agreed by Budget Council.

c) Redundancy/Efficiency Reserve

As part of the agreed budget strategy for 2015/16, the corporate redundancy base budget was reduced by £2.000m. As a consequence, it was agreed that funding of any redundancy costs will be provided by using a reserve. The reserve balance at the start of the 2024/25 financial year was £3.000m. If the reserve is used then it will be replenished the following year.

b) Corporate Other Reserve - £9.528m 2024/25 opening balance

This reserve holds resources set aside to provide for any costs of other corporate areas that are required to be held for a specific purpose or support the delivery of corporate priorities.

The priority reserves within this category are:

a) ASC Reserves

This reserve was established to support the Adult Social Care service with the delivery of strengths based working and the implementation of sector reforms. This reserve also holds resources to support the service with preparing for future inspection.

b) Adult Social Care – Thriving Communities

This reserve was established to fund Oldham’s Thriving Communities Programme which was initiated as part of the GM Transformation Programme in 2017/18. At the centre of the programme are three funded elements which are the:

- Social Prescribing Innovation Partnership;
- Social Action Fund VCFSE investments; and
- Fast Grants micro grant funding.

These initiatives have continued into 2024/25 and this reserve holds the resources to support this.

c) Local Welfare Provision

As a result of Central Government withdrawing direct funding for Local Welfare Provision several years ago, the Council has continued to provide support for those in need, primarily through the provision of white goods, essential furniture, bedding, carpets and household set up packs and this support is funded via resources held within this reserve.

d) Place Marketing

This reserve was created to help the Council deliver the corporate priorities to support the delivery of economic and business priorities expected within the refreshed Oldham Plan/ Corporate Plan. The reserve is to be used to enable the Council to attract new investors and

visitors to the borough, as well as promoting those businesses who are already located here to new audiences.

e) Treasury Management Income

This reserve was established at the end of the 2021/22 financial year, in effect a risk reserve to offset any shortfall in Treasury Management income given the volatility that has been experienced in this area over recent years.

f) Reserve for PFI Schemes

The Council has a number of Private Finance Initiatives (PFI) and other schemes that operate in a similar manner to PFIs. The resource held within this reserve is to support the cost of surveys prior to the handover of the buildings back to the Council.

g) Insurance Reserve

It is essential that reserves are held to ensure that there are adequate resources available to support insurance claims against the Council. The requirement for this reserve is closely linked to the claims profile of the Council and was assessed by the Council's actuary as part of the 2023/24 year-end closedown process.

c) General Directorate Reserves - £3.072m 2024/25 opening balance

There are a range of Directorate initiatives which span more than one financial year or for which funds have been budgeted but not yet utilised. The General Directorate Reserve will ensure that such initiatives can be completed.

The priority reserves within this category are:

a) Creating a Better Place Reserve

A report was presented to Cabinet on 28 March 2018 approving revenue resources to support the Creating a Better Place Programme. The balance held within this reserve supports the delivery of this programme.

b) 0-19 Rightstart Reserve

0-19 Services are managed within a Section 75 Framework Agreement. The reserve was established to fund the affordability gap upon cessation of the prior contractual arrangements and the transition to the Section 75 agreement and to provide resources whilst services are re-designed to be sustainable within the recurrent funding available.

d) Joint Fund Reserve - £5.900m 2024/25 opening balance

This reserve is hosted by the Council and is held to provide resources to support further integration between health and social care providers in line with Government policy and the local direction of travel. Any use of the fund must evidence clear value for money and demonstrate a return against any investment to maximise the value that can be realised from the fund. Recommendations on the use of the reserve will be made by the Deputy Place Lead for Oldham ICB / Deputy Chief Executive and Director of Health & Care Integration for Oldham Council with approval made by the Chief Executive for Oldham Council / Place Lead for Oldham ICB alongside the Council's Director of Finance.

It is important to note that the use of the funds must align to the legislative and local financial frameworks applicable to Oldham Council given that the reserve is held in the accounts of the Council.

Management of Reserves

Creation/ Decommissioning of Reserves

- 4.1 A list of areas/initiatives for which an additional reserve might be created or where an existing reserve might be increased in value will be presented to the Chief Executive for Oldham Council / Place Lead for Oldham ICB and the Director of Finance for consideration before the year end. The approval or otherwise of the reserve requests will be considered on a case by case basis and in the context of the overall projected financial position of the Council. The recommended creation of reserves will be considered by the Director of Finance at the year-end and action taken as appropriate.
- 4.2 The financial resilience of the Council is a major factor in budget setting and in the general consideration of the financial position of the Council. The level of reserves available to support the budget or specific initiatives plays an important part in determining the financial resilience of the Council. As such, the Director of Finance is able to decommission any reserves where it is deemed necessary to do so to support the Council in delivering a balanced budget.

Flexibility at the Year End

- 4.3 In addition, given the accelerated timeline for the closure of the accounts, decisions will need to be taken about the use and creation of reserves without the opportunity to formally report these to Management Board/Members in advance. Key issues arising in relation to reserves in such instances will be determined at the discretion of the Director of Finance and will be reported after the Council's accounts have closed.

5 Approval of the Use of the Reserves

- 5.1 To request the release of resources held within reserve, a Business Case must be completed detailing the reason for the use and benefits to the Council from using this source of funding. Each Business Case will be reviewed by the Chief Executive for Oldham Council / Place Lead for Oldham ICB and Director of Finance with a decision communicated to the requestor.
- 5.2 The use and creation of reserves in year will be incorporated into the revenue budget monitoring report which is discussed with the Deputy Leader and Cabinet Member for Value for Money and Sustainability and presented to Cabinet for approval. At the end of the financial year, as advised at 4.3, there will be a requirement to allow the Director of Finance discretion to address reserve issues as deemed appropriate in the context of the overall financial position of the Council.

6 Other Key Reserves Matters

- 6.1 There is an accounting requirement to identify three separate reserves outside the scope of this policy:
 - a) **Schools Reserve** – this includes the balances held by mainstream Schools under the scheme of delegation. The use of these reserves is at the discretion of schools and as at 1 April 2024 £8.578m was held in reserves.

-
- b) **Revenue Grants Reserve** – this represents income from grants received which have no conditions attached or where the conditions have been met but no expenditure has yet been incurred. Following the same process as Earmarked Reserves, the use of these reserves will be determined by the Chief Executive for Oldham Council / Place Lead for Oldham ICB and the Director of Finance by way of Business Case. The balance held in this reserve at the start of the financial year was £7.799m.
- c) **Dedicated Schools Grant (DSG) Surplus Reserve** – this reserve has been created following the issue of a Statutory Instrument with regard to the presentation of DSG resources arising from the increase in DSG deficits. It represents the underspend of DSG resources in 2022/23 and 2023/24. The reserve offsets the cumulative DSG deficit which is held in unusable reserves. The balance held in this reserve at the end of the financial year was £6.475m.

CAPITAL INVESTMENT PROGRAMME

2024/25 MONITORING REPORT

Month 6 – September 2024

1 Background

- 1.1 The original capital programme for 2024/25 reflected the priorities outlined in the capital strategy as approved at Cabinet on 12 February 2024 and confirmed at the Council meeting on 28 February 2024.
- 1.2 The position at the end of Month 6 (September 2024) is highlighted in this report.
- 1.3 For the remainder of the financial year, 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 Table 1 below shows the capital programme for 2024/25 and a further four years to 2028/29, and reflects the priorities outlined in the capital strategy as approved at Cabinet on 12 February 2024 and confirmed at the Council meeting on the 28 February 2024.

Table 1 – 2024/29 Capital Strategy

Directorate Budget	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	Total £000
Community Health and Adult Social Care	4,443	1,000	-	-	-	5,443
Children's Services	4,724	5,058	3,188	2,000	-	14,970
Communities	100	173	-	-	-	273
Place and Economic Growth	83,226	68,621	26,601	17,859	1,000	197,307
Housing Revenue Account (HRA)	628	95	-	-	-	723
Corporate/Information Technology (IT)	2,919	2,809	2,039	3,661	1,000	12,428
Capital, Treasury & Technical Accounting	2,600	-	125	10,120	-	12,845
Funding for Emerging Priorities	1,043	3,318	2,885	2,000	-	9,246
Total Expenditure	99,683	81,076	34,838	35,640	2,000	253,237

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

Funding	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	Total £000
Grant & Other Contributions	(43,834)	(28,633)	(6,494)	(4,054)	-	(83,015)
Prudential Borrowing	(49,638)	(51,646)	(27,851)	(31,494)	(2,000)	(162,629)
Revenue Contributions	(630)	(95)	-	-	-	(725)
Capital Receipts	(5,581)	(702)	(493)	(92)	-	(6,868)
Grand Total	(99,683)	(81,076)	(34,838)	(35,640)	(2,000)	(253,237)

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

The estimated additional costs (annualised) associated the prudential borrowing are outlined below:

Estimated annual additional revenue costs associated with prudential Borrowing	2,234	2, 582	1,393	1,575	100	7,883
--	-------	--------	-------	-------	-----	-------

3. 2024/25 – 2028/29 Capital Programme

- 3.1 Following the approval of the Month 4 capital programme, a number of new funding and contributions and realignments/rephasing approvals have taken place as follows:

Table 2 - New Grants /Contributions	2024/25	2025/26
DFG- Boroughwide Contributions	70	
SEND - Special Provision Capital Fund (SPCF)	599	2,982
DFC Realignment	78	
UKSPF - Spindles Redevelopment	1,000	
United Utilities Grant	1,991	
Grant in Aid Golburn Clough, Greenfield	115	
TOTAL	3,853	2,982

Table 3 - Re-phasing / Re-alignment	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000
IT Realignment	132	(5)	(127)	
Education Basic Need General Provision	(1,256)	(1,713)	(40)	
Bluecoat School - Safeguarding School Places	3,009			
Transport investment allocated to schemes	(1,130)	(1,132)	(236)	(2,054)
Transport schemes *	4,552			
TOTAL	5,306	(2,849)	(403)	(2,054)

* further detail is included within Appendix 1

- 3.2 Following the approved changes since M04 and assuming grant offers are approved, the revised Capital Programme 2024/5 to 2028/9 is a net increase of £6.812m since the last reporting period (M04).

3.3 Annual Review

The Annual Review has been carried out over the Summer months and after consultation with services and CIPB, rephasing across all years has resulted in a revised budget for the current year of £99.505m (a reduction of £13.590m). The review reduced the programme by £0.022m in total across all years. This is summarised in the table below with a high level narrative for each directorate. Further detail is shown in Appendix 1.

Table 4

Directorate Budget	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	TOTAL £000
Community Health and Adult Social Care	700	300	-	-	-	1,000
Children's Services	(151)	145	2	-	-	(3)
Communities	-	-	-	-	-	-
Place and Economic Growth						
- Corporate Property	(5,507)	(1,175)	2,284	3,343	1,055	-
- Environment	98	77	-	-	-	175
- Housing	-	-	-	-	-	-
- Regeneration	(3,799)	(2,151)	250	5,700	-	-
- Transport	(3,778)	3,685	72	-	-	(21)
Housing Revenue Account (HRA)	(636)	636	-	-	-	-
Corporate/Information Technology (IT)	1,020	231	(492)	(868)	109	-
Capital, Treasury & Technical Accounting	2,400	-	3	(2,400)	-	3
Funding for Emerging Priorities	(3,937)	2,759	-	-	-	(1,177)
Grand Total	(13,590)	4,509	2,120	5,775	1,164	(22)

Community Health and Adult Services

An additional £1m top up towards Disabled Facilities Grant has been allocated from Funding from Emerging Priorities for the current year, alongside the rephasing of £0.300m from 2024/25 to 2025/26 for Oldham Total Care works.

Children's Services

Unallocated schools provision of £0.145m has been rephased into 2025/26.

Place & Economic Growth

Corporate Property

A detailed review in Asset Management has resulted in a number of schemes rephased from 2024/25 £2.382m and 2026/27 of £0.718m into future years along with the same exercise across Education Premises resulting a rephase from 2024/25 of £3.066 and 2026/27 of £0.516m, along with other smaller movements.

Environment

Countryside and Parks have each had schemes rephased from 2024/25 to 2025/26 as well as an increase of £0.175m from Funding from Emerging priorities for the community pitches at Failsworth.

Regeneration

- Boroughwide Developments - There has been an acceleration of £2.00m from 2027/28 to 2024/25 for Flexible Housing Fund offset by a rephase of circa £1.3m from schemes in 2024/25 to 2025/26 namely Disposal Programme, Foxdenton Hall and Diggle Clock Tower.

- DP - Boroughwide – There has been rephasing of high street grants from 2024/25.
- Regeneration- There has been a rephasing of Strategic Acquisitions from 2024/25 to 2025/26 of £1.147m and rephasing from 2024/25 £3.3m and 2025/26 £4.4m in relation to Oldham Green New deal projects.

Transport

A review of the Transport programme resulted in rephasing schemes from 2024/25 across all areas of the programme the largest being Bridges and Structures of £1.337m and Highway Major Works/Drainage Schemes of £1.817m.

Housing Revenue Account

Rephasing of the HRA budget of £0.636k has been carried out to match align with the 2024/25 HRA.

Corporate/ Information Technology (IT)

There has been rephasing and alignment of several IT budgets, within the exiting provision, along with the acceleration of laptop refresh programmes of £0.424m and pipeline schemes of £1m. In addition, the rephasing of CRM project has been considered as next stages are developed.

Capital Treasury & Technical Accounting

Use of Flexible Receipt receipts is increased by £2.4m to £5m to finance pending redundancy payments and has been accelerated from future years.

Funding for Emerging Prioritised

A one-off allocation of £1.0m has been made from the Corporate budget to top up Disabled Facilities grant to meet increased demand along with a contribution towards sports pitches.

3.4 2024/25 Capital Programme

The table below shows the movements in the 2024/25 Capital programme since the Capital Strategy was set and all approved virements to date, together with those proposed since the last reporting period.

Table 5 – 2024/25 Capital Programme

Directorate Budget	Capital Strategy 2024-29 £000	Approved Virements to M04 £000	Approved Virements M05-M06 £000	Proposed Virements M06 £000	Proposed Budget M06 £000	Spend to M06 £000
Community Health and Adult Social Care	4,443	(1,342)	71	700	3,872	1,551
Children's Services	4,724	1,776	2,430	(151)	8,779	528
Communities	100	116	-	-	216	37
Heritage Libraries and Arts	-	-	460	-	460	-
Place and Economic Growth						
- Corporate Property	8,574	1,818	-	(5,507)	4,885	1,693
- Environment	343	1,005	(95)	80	1,333	818
- Housing	150	377	-	-	527	298
- Regeneration	57,781	(8,714)	540	(3,782)	45,825	21,179
- Transport	16,378	3,883	5,624	(3,778)	22,107	4,595
Housing Revenue Account (HRA)	628	700	-	(636)	692	-
Corporate/Information Technology (IT)	2,919	1,739	132	1,020	5,810	524
Capital, Treasury & Technical Accounting	2,600	-	-	2,400	5,000	-
Funding for Emerging Priorities	1,043	2,894		(3,937)	-	-
Grand Total	99,683	4,252	9,160	(13,590)	99,505	31,222

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

- 3.5 Given that this is the position as at Month 6 and in view of the current challenges being faced including the pressure caused by the economic position, there must remain an element of uncertainty about the forecast position. Proposed virements are detailed at Appendix 1 and a further breakdown of Table 5 on a service-by-service area basis is shown at Appendix 2 (A to I).
- 3.6 Actual expenditure to 30 September 2024 was £31.222m (31.38% of the proposed forecast outturn). This is lower than spending profile last year's (44%). As would be expected the majority of this spend is within the Place & Economic directorate which amounts for 75% of the total 2024/25 Capital Programme. The position will be kept under review and budgets will be managed in accordance with forecasts.
- 3.7 The revised capital programme for 2024/25 to 2028/29, considering all the above amendments in arriving at the revised forecast position, is shown in Table 6 together with the projected financing profile.

Table 6 – 2024/25 to 2028/29 Current Capital Programme

Directorate Budget	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	TOTAL £000
Community Health and Adult Social Care	3,872	1,300				5,172
Children's Services	8,779	6,473	3,150	2,000		20,402
Communities	216	173				389
Heritage Libraries and Arts	460					460
Place and Economic Growth						
- Corporate Property	4,885	2,029	3,385	3,343	2,055	15,697
- Environment	1,322	177	1,070	100	-	2,669
- Housing	528	5,677	-	-	-	6,205
- Regeneration	45,835	48,744	1,192	12,059	-	107,830
- Transport	22,107	9,388	6,903	-	-	38,398
Housing Revenue Account (HRA)	692	731				1,423
Corporate/Information Technology (IT)	5,810	2,926	1,420	2,793	1,109	14,058
Capital, Treasury & Technical Accounting	5,000	-	128	7,720	-	12,848
Funding for Emerging Priorities	-	11,077	2,885	2,000		15,962
Grand Total	99,505	88,696	20,133	30,014	3,164	241,512

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

Funding	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	TOTAL £000
Grant & Other Contributions	(45,325)	(47,807)	(7,236)	(9,794)	(780)	(110,942)
Prudential Borrowing	(44,802)	(39,075)	(12,376)	(20,204)	(2,376)	(118,833)
Revenue Contributions	(721)	(731)	-	-	-	(1,452)
Capital Receipts	(8,657)	(1,083)	(521)	(16)	(8)	(10,285)
Grand Total	(99,505)	(88,696)	(20,133)	(30,014)	(3,164)	(241,512)

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

Estimated annual additional revenue costs associated with prudential Borrowing (cumulative)	2,240	4,193	4,812	5,822	5,941	
---	-------	-------	-------	-------	-------	--

Capital Receipts

- 3.10 The capital programme assumes the availability of £8.6579m of capital receipts in 2024/25 for financing purposes. This includes £5.000m to support transformational activity in the General Fund using the flexibility allowed by Government.

The total net usable capital receipts currently received in year is £0.477m, the first call being against the £5.000m outlined above in respect of use of Flexible Receipts.

- 3.11 The capital receipts position as at 30 September 2024 is as follows:

Table 7 – Capital Receipts 2024/25

	£000	£000
Capital Receipts Financing Requirement		8,657
Usable Capital Receipt b/fwd.	-	
Actual capital receipts received to date	(477)	
Identified in year capital receipts remaining	(4,725)	
Further Required in 2024/25		3,455

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

- 3.12 Given the significant amount of capital 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 throughout the year. It is of course recognised that the ongoing economic instability with higher interest rates and the impact on borrowing costs, coupled with the increase cost of living will continue to impact on business/economic activities making capital disposals more challenging.
- 3.13 The Capital Strategy and Capital Programme 2024/29 incorporates an expectation of 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. As can be seen below, the most recent review has produced a forecast which is below the financing projections included in Table 3. Should the currently estimated position prevail then the position would be as illustrated in the table below:

Table 8 – Capital Receipts 2024/25 to 2028/29

Capital Receipts	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000
Capital Receipts Carried Forward	-	3,455	(4,352)	(5,271)	(7,832)
Identified Capital Receipts	(4,725)	(8,890)	(1,440)	(2,577)	
Received in year	(477)				
Total Receipts	(5,202)	(5,435)	(5,792)	(7,848)	(7,832)
Capital Receipts Financing Requirement	8,657	1,083	521	16	8
Over/(Under) programming	3,455	(4,352)	(5,271)	(7,832)	(7,824)

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

- 3.14 Although the capital receipts forecast is currently lower than the required amount, given that this is the month 6 position and there is the opportunity for the forecast to improve, at this stage it is considered appropriate to retain the original forecast and review this during the course of the current year. The consequence should the level of capital receipts fall is either, a corresponding increase in the level of prudential borrowing and hence an impact on the revenue budget, or a reduction in the overall capital programme.

4 Conclusion

- 4.1 A detailed review of the capital programme (the Annual Review) has been undertaken and realigned and reprofiled across the programme. The outcome of the Annual review forms part of this report for approval. As we continue to review schemes for the Capital Strategy and Annual Budget Setting process, we will continue to reflect developments relating to individual projects/schemes, across all

years and re-profile accordingly. This will be consulted with service areas and presented in draft to CIPB in November 2024.

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

5 Appendices

- 5.1 Appendix 1 - Proposed Changes
Appendix 2A - Summary - Month 6 - Community Health and Adult Social Care
Appendix 2B - Summary - Month 6 - Children's Service
Appendix 2C - Summary - Month 6 - Communities
Appendix 2D - Summary - Month 6 - Heritage Libraries and Arts
Appendix 2E - Summary - Month 6 - Place and Economic Growth
Appendix 2F - Summary - Month 6 - Housing Revenue Account (HRA)
Appendix 2G - Summary - Month 6 - Corporate/Information Technology
Appendix 2H - Summary - Month 6 - Capital Treasury & Technical Accounting
Appendix 2I - Summary - Month 6 - Funding for Emerging Priorities

SUMMARY – Month 6 (September 2024) Proposed Changes

APPENDIX 1:

EXPENDITURE BUDGETS TO BE REPROFILED AS AT 30 September 2024		2024/25	2025/26	2026/27	2027/28	2028/29
Directorate / Scheme		£000	£000	£000	£000	£000
Community Health and Adult Social Care						
DFG- Boroughwide		1,000				
Oldham Total Care		(300)	300			
Community Health and Adult Social Care – TOTAL		700	300			
Children's Services						
Various Movements less than £0.250m individually (5 Projects)		(151)	146	2		
Children's Services – TOTAL		(151)	146	2		
Place and Economic Growth						
Corporate Property						
Boroughwide - Flood Damaged Walkways/Footpaths, Bridges and Retaining Structures		(250)	(100)	150	100	100
Moorhey Street Electrical Upgrade		(694)	(500)	694	500	
Chadderton Town Hall Electrical Rewire		(329)	(350)	79	600	
Corporate Property - Major Repair Works		-	-	-	260	
Bare Trees Primary Electrical Rewire		(250)	-	-	-	250
Beever Street Heating Replacement		(390)	-	-	390	
Christ Church Denshaw Heating Replacement		(350)	-	350		
Delph Primary Electrical Rewire		-	(325)	-	-	325
Essential Condition Works - General Provision		(267)	(17)	284	764	
Friezland Primary Electrical Rewire		-	(250)			
Glodwick Primary Heating Replacement / Windows		(374)	-	-	374	
Horton Mill - Heat Distribution		(250)	100	150		
Limehurst Primary - Underfloor heating		-	(325)	-	325	
Various Movements less than £0.250m individually (29 projects)		(2,353)	592	577	30	380
Corporate Property TOTAL		(5,507)	(1,175)	2,284	3,343	1,055

EXPENDITURE BUDGETS TO BE REPROFILED AS AT 30 September 2024		2024/25	2025/26	2026/27	2027/28	2028/29
Directorate / Scheme		£000	£000	£000	£000	£000
	Environment					
	Various Movements less than £0.250m individually (6 projects)	98	77			
	Environment Total	98	77			
	Regeneration					
	Diggle Clock Tower - External repair	(916)	916			
	Disposal Programme - Pre Sales Expenditure (Strategic Regeneration)	(250)	-	250		
	Flexible Housing Fund	2,000	-	-	(2,000)	
	Foxdenton Hall – Essential health & safety works	(170)	170			
	Strategic Acquisitions- General Provision	(1,147)	1,147			
	Oldham Green New Deal Delivery Partnership	(3,300)	(4,400)	-	7,700	
	Various Movements less than £0.250m individually (2 projects)	(186)	186			
	Regeneration Total	(3,799)	(2,151)	250	5,700	
	Transport					
	Br063 Denshaw Bridge, Delph Road	(400)	400			
	DFT CF Waterloo & Wellington Bridges	(600)	600			
	Oldham Town Centre - Market Place	(850)	850			
	Oldham Town Centre - Rock Street / Lord Street	(700)	700			
	Oldham Town Centre- Cheapside/West Street	(267)	195	72		
	Various Movements less than £0.250m individually (13 Projects)	(961)	940			
	Transport TOTAL	(3,778)	3,685	72		
	Place and Economic Growth TOTAL	(12,986)	437	2,607	9,043	1,055
	Housing Revenue Account					
	HRA Capital Strategy	(636)	636			
	Housing Revenue Account – TOTAL	(636)	636			

EXPENDITURE BUDGETS TO BE REPROFILED AS AT 30 September 2024		2024/25	2025/26	2026/27	2027/28	2028/29
Directorate / Scheme		£000	£000	£000	£000	£000
Corporate/Information Technology (IT)						
CRM and Customer Support Centre (CSC)		(503)	3	-	(227)	727
Council Migration to SharePoint		(250)	50	100	100	
Laptop Refresh		424	400	100		
MioCare Digital Devices		393	80			
IT General Provisions		1,000	-	(1,139)	(1,116)	(618)
Various Movements less than £0.250m individually (15 Projects)		(44)	(302)	447	375	
Corporate/Information Technology (IT) – TOTAL		1,020	231	(492)	(868)	109
Capital Treasury and Technical Accounting						
Provision for CPOs		2,400	-	3		
Provision for Inflation Pressures		-	-	-	(2,400)	
Capital Treasury and Technical Accounting– TOTAL		2,400	-	3	(2,400)	
Funding for Emerging Priorities						
Funding for Emerging Priorities		(3,937)	2,759			
Funding for Emerging Priorities– TOTAL		(3,937)	2,759			
TOTAL		(13,590)	4,509	2,120	5,775	1,164

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

FINANCING BUDGETS TO BE REPROFILED AS AT 30 September 2024		2024/25	2025/26	2026/27	2027/28	2028/29
Fund Source		£000	£000	£000	£000	£000
Grants and Contributions		13,204	(1,585)	(1,019)	(9,794)	(780)
Prudential Borrowing		1,829	(1,923)	(1,073)	3,944	(376)
Revenue Contribution		636	(636)	-	-	-
Capital Receipts		(2,079)	(364)	(28)	76	(8)
TOTAL		13,590	(4,509)	(2,120)	(5,775)	(1,164)

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

APPENDIX 2: SUMMARY OF CHANGES

SUMMARY – Month 6 (September 2024) - Community Health and Adult Social Care

APPENDIX 2A

Service area	Capital Strategy £000	Approved Changes /Virements to M04 £000	Approved Changes /Virements to M06 £000	Proposed Virements M06 £000	Revised Budget (M06) £000	Expend to M06 £000
Adult Services	4,443	(1,342)	71	700	3,872	1,551
Community Health and Adult Social Care Total	4,443	(1,342)	71	700	3,872	1,551

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

SUMMARY – Month 6 (September 2024) – Children’s Services

APPENDIX 2B

Service area	Capital Strategy £000	Approved Changes /Virements to M04 £000	Approved Changes /Virements to M06 £000	Proposed Virements M06 £000	Revised Budget (M06) £000	Expend to M06 £000
Children, Young People and Families (CYPF)	-	847	-	-	847	53
Schools - General Provision	3,545	(221)	(658)	(145)	2,521	323
Schools – Primary	1,084	506	14	(5)	1,599	38
Schools – Secondary	85	630	3,066	-	3,781	114
Schools – Special	10	15	6	-	31	-
Children’s Service Total	4,724	1,777	2,428	(150)	8,779	528

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

SUMMARY – Month 6 (September 2024) – Communities**APPENDIX 2C**

Service area	Capital Strategy £000	Approved Changes /Virements to M04 £000	Approved Changes /Virements to M06 £000	Proposed Virements M06 £000	Revised Budget (M06) £000	Expend to M06 £000
Local Investment Fund	100	116	-	-	216	37
Communities Total	100	116	-	-	216	37

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

SUMMARY – Month 6 (September 2024) – Heritage Libraries and Arts**APPENDIX 2D**

Service area	Capital Strategy £000	Approved Changes /Virements to M04 £000	Approved Changes /Virements to M06 £000	Proposed Virements M06 £000	Revised Budget (M06) £000	Expend to M06 £000
Heritage Libraries and Arts	-	-	460	-	460	-
Heritage Libraries and Arts Total	-	-	460	-	460	-

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

Service area	Capital Strategy £000	Approved Changes /Virements to M04 £000	Approved Changes /Virements to M06 £000	Proposed Virements M06 £000	Revised Budget (M06) £000	Expend to M06 £000
Asset Management – Corporate Premises	5,705	954	-	(2,441)	4,218	1,658
Asset Management - Education Premises	2,869	864	-	(3,066)	667	35
Corporate Property Total	8,574	1,818	-	(5,507)	4,885	1,693
Boroughwide District Projects	17	10	-	(17)	10	-
Cemeteries and Crematorium	-	46	-	-	46	-
Countryside	91	38	-	(50)	79	148
Parks	235	491	(95)	(17)	614	195
Playing Fields & Facilities	-	409		175	584	474
Parks & Playing Fields	-	11		(11)	-	-
Environment Total	343	1,005	(95)	80	1,333	817
Private Housing	150	377	-	-	527	298
Housing Total	150	377	-	-	527	298
Boroughwide Developments	18,868	4,073	(460)	665	23,146	7,340
Strategic Acquisitions	4,669	(2,522)	-	(1,147)	1,000	229
Town Centre Developments	34,244	(10,265)	1,000	(3,300)	21,679	13,610
Regeneration Total	57,781	(8,714)	540	(3,782)	45,825	21,179
Accident Reduction	516	549	435	(443)	1,057	138
Bridges & Structures	3,926	1,488	1,322	(1,337)	5,399	946
Fleet Management	370	298	1,817	(1,817)	668	981
Highway Major Works/Drainage schemes	11,188	627	1,674	(60)	13,429	2,041
Minor Works	227	503	287	(121)	896	33
Miscellaneous	151	418	89		658	456
Transport Total	16,378	3,883	5,624	(3,778)	22,107	4,595
Place and Economic Growth Total	83,226	(1,631)	6,069	(12,987)	74,677	28,582

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

SUMMARY – Month 6 (September 2024) - Housing Revenue Account (HRA)

APPENDIX 2F

Service area	Capital Strategy £000	Approved Changes /Virements to M04 £000	Approved Changes /Virements to M06 £000	Proposed Virements M06 £000	Revised Budget (M06) £000	Expend to M06 £000
Housing Revenue Account	628	700	-	(636)	692	-
HRA Total	628	700	-	(636)	692	-

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

SUMMARY Month 6 (September 2024) – Corporate/Information Technology (IT)

APPENDIX 2G

Service area	Capital Strategy £000	Approved Changes /Virements to M04 £000	Approved Changes /Virements to M06 £000	Proposed Virements M06 £000	Revised Budget (M06) £000	Expend to M06 £000
Information Technology	2,919	1,739	132	1,020	5,810	524
Information Technology Total	2,919	1,739	132	1,020	5,810	524

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

SUMMARY – Month 6 (September 2024) – Capital Treasury and Technical Accounting

APPENDIX 2H

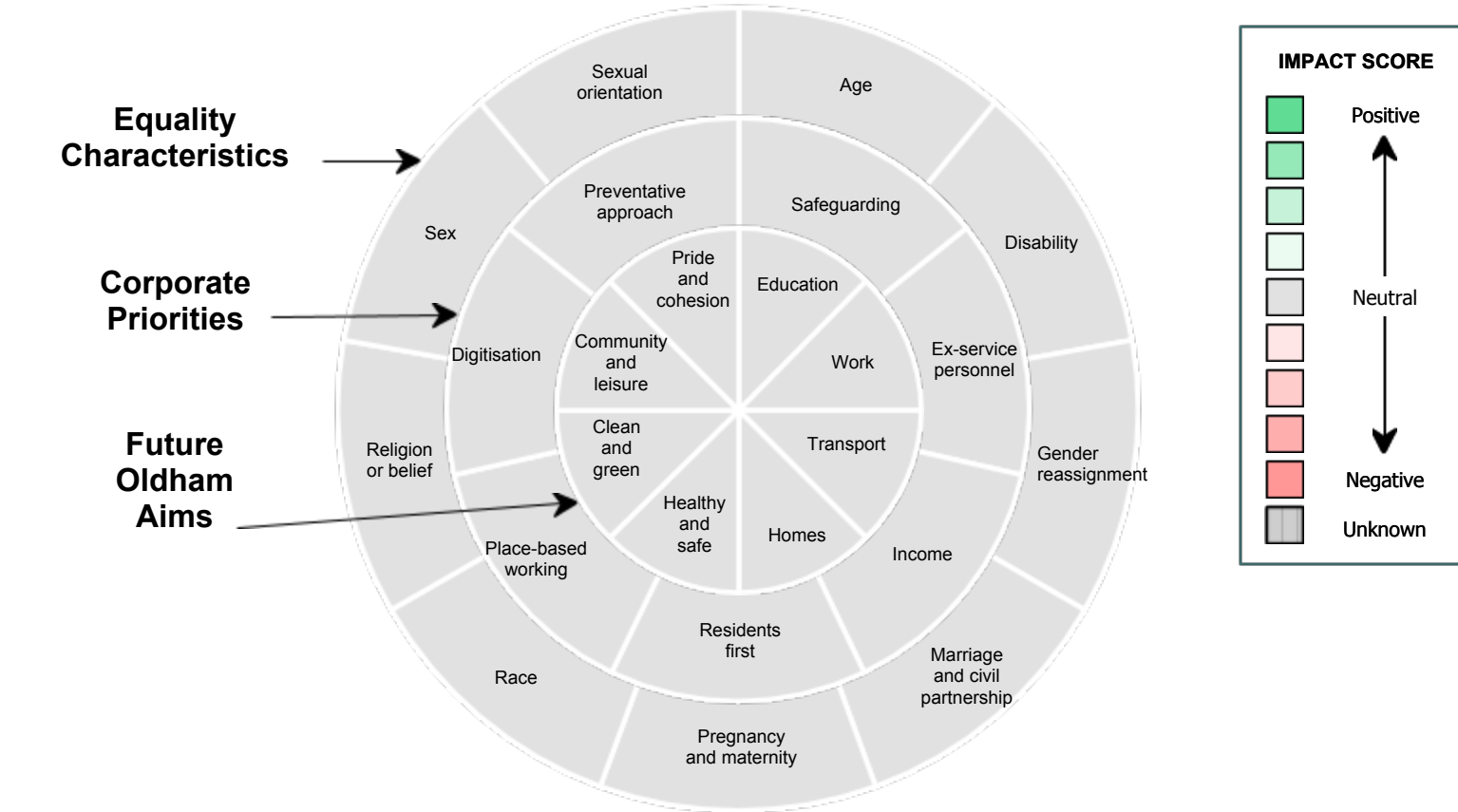
Service area	Capital Strategy £000	Approved Changes /Virements to M04 £000	Approved Changes /Virements to M06 £000	Proposed Virements M06 £000	Revised Budget (M06) £000	Expend to M06 £000
Cross Cutting /Corporate	2,600	-	-	2,400	5,000	-
Capital Treasury and Technical Accounting Total	2,600	-	-	2,400	5,000	-

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

SUMMARY – Month 6 (September 2024) - Funding for Emerging Priorities**APPENDIX 2I**

Service area	Capital Strategy £000	Approved Changes /Virements to M04 £000	Approved Changes /Virements to M06 £000	Proposed Virements M06 £000	Revised Budget (M06) £000	Expend to M06 £000
Funding for Emerging Priorities	1,043	2,894	-	(3,937)	-	-
Funding for Emerging Priorities Total	1,043	2,894	-	(3,937)	-	-

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



Annex 3- EIA: Financial Monitoring 24/25 (Mth 4)				
	Impact	Likelihood	Duration	Comment
Equality Characteristics				
Age	Neutral	Possible	Short Term	The report considers the 2024/25 financial position of the Council at Month 6 (30 September 2024) and as such, in isolation has no direct impact on Equality
Disability	Neutral	Possible	Short Term	As Above
Gender reassignment	Neutral	Possible	Short Term	As Above
Marriage and civil partnership	Neutral	Possible	Short Term	As Above
Pregnancy and maternity	Neutral	Possible	Short Term	As Above
Race	Neutral	Possible	Short Term	As Above
Religion or belief	Neutral	Possible	Short Term	As Above
Sex	Neutral	Possible	Short Term	As Above
Sexual orientation	Neutral	Possible	Short Term	As Above
Corporate Priorities				
Safeguarding	Neutral	Possible	Short Term	The report considers the 2024/25 financial position of the Council at Month 6 (30 September 2024) and as such, in isolation has no direct impact on Equality
Ex-service personnel	Neutral	Possible	Short Term	As Above
Income	Neutral	Possible	Short Term	As Above
Residents first	Neutral	Possible	Short Term	As Above
Place-based working	Neutral	Possible	Short Term	As Above
Digitisation	Neutral	Possible	Short Term	As Above
Preventative approach	Neutral	Possible	Short Term	As Above
Future Oldham Aims				
Education	Neutral	Possible	Short Term	The report considers the 2024/25 financial position of the Council at Month 6 (30 September 2024) and as such, in isolation has no direct impact on Equality
Work	Neutral	Possible	Short Term	As Above
Transport	Neutral	Possible	Short Term	As Above
Homes	Neutral	Possible	Short Term	As Above
Healthy and safe	Neutral	Possible	Short Term	As Above
Clean and green	Neutral	Possible	Short Term	As Above
Community and leisure	Neutral	Possible	Short Term	As Above
Pride and cohesion	Neutral	Possible	Short Term	As Above

This page is intentionally left blank



Report to CABINET

Oldham Town Centre Development Framework

Portfolio Holder:

Cllr Arooj Shah, Cabinet Member for Building a Better Oldham

Officer Contact: Emma Barton, Deputy Chief Executive for Place

Report Author: Peter Richards, Assistant Director for Planning, Transport & Housing Delivery

Ext. 1917

18 November 2024

Reason for Decision

To consider endorsing the amended Oldham Town Centre Development Framework, following public engagement.

Recommendations

That Cabinet endorse the Oldham Town Centre Development Framework

Oldham Town Centre Development Framework

1 Background

- 1.1 As part of the Council's Creating a Better Place programme to transform Oldham Town Centre, including the delivery of 2,000 new homes, Cabinet approved the appointment of Muse Place Ltd as our long-term Strategic Delivery Partner in June 2023, following an extensive OJEU compliant competitive procurement exercise.
- 1.2 Since this time, a Master Development Agreement (MDA) between the Council and Muse has been entered into in September 2023 and a Detailed Business Plan for the partnership was approved by the Council in March 2024.
- 1.3 A key element of the Detailed Business Plan covers how the core Town Centre housing sites, including the Civic Centre, Former Leisure Centre and Former Magistrates Court will be taken forward. The first stage of this is the production of a draft Town Centre Development Framework, which will help to guide future planning and development proposals in the Town Centre.
- 1.4 A draft Town Centre Development Framework was consulted upon from 24th July until 11th September (seven weeks in total). The draft Development Framework itself and the full range of consultation material can be viewed at <https://oldhamtownliving.co.uk>.
- 1.5 The Town Centre Development Framework document has now been refined, taking onboard the feedback received through the consultation, and this report is seeking the endorsement of that final Development Framework by Cabinet.

2 Current Position

- 2.1 The Consultation Feedback Report at Appendix III summarises the feedback received during the public engagement over the Summer. This feedback has been really helpful and has been taken into consideration, and the Town Centre Development Framework has been refined where possible and appropriate. A schedule of the amendments made to the draft Framework as a result of this feedback is included at Appendix IV for reference.
- 2.2 As a result, as a partner in the Oldham Town Living partnership with Muse, the council is being asked to endorse the final Development Framework (see appendices I and II) to form a basis on which all future detailed plans for each development site in the partnership will need to have regard. In particular, the Framework will be a material consideration in any planning decisions on future planning applications on the development sites in the partnership.

3 Options/Alternatives

- 3.1 Option 1 – to endorse the finalised Oldham Town Centre Development Framework.
Option 2 – to not endorse the finalised Oldham Town Centre Development Framework
- 3.2 The Development Framework provides a clear overview of what the council and partners have been doing, and continue to do, in and around the town centre, and how the proposed developments in the Oldham Town Living partnership with Muse will fit in this context and enhance the town centre. Having gone through a public consultation, in which there was significant engagement, and taken onboard the feedback from this engagement, the finalised Development Framework is now suitable for endorsement and use by the council and

partners going forward. Therefore, option 1 is recommended, and there are no disadvantages to this option.

- 3.3 Not endorsing the Development Framework brings no advantages, as it leaves the Development Framework with no true status and proposals for the Town Centre with no overarching framework to work to (or for the council to hold partners to). As such, option 2 is not recommended.

4 Preferred Option

- 4.1 As referred to above, it is recommended that Cabinet endorse the Oldham Town Centre Development Framework (option 1 in the previous section).

5 Consultation

- 5.1 The consultation feedback report at Appendix III provides a summary on the engagement undertaken and the feedback from it.

6 Financial Implications

- 6.1 There are no direct financial implications in relation to the endorsement of the Town Centre Development Framework. Any financial implications in relation to the development of the town centre will be reported separately as the Oldham Town Living Partnership with Muse progresses. (James Postle)

7 Legal Implications

- 7.1 The Oldham Town Centre Development Framework does not supersede adopted planning policy and any planning application for detailed proposals would need to be considered in the context of all adopted and emerging local planning policies and national guidance. However, it will be a material consideration in the determination of planning applications and will assist in guiding future development in the town centre, but as it will not form part of the Council's adopted local plan it will have less weight than adopted plans. (A Evans)

8 Equality Impact, including implications for Children and Young People

- 8.1 Yes – see Impact Assessment Tool at Appendix V

9 Key Decision

- 9.1 Yes

10 Key Decision Reference

- 10.1 ESR-22-24

11 Background Papers

- 11.1 None

12 Appendices

- I. The final Development Framework document
- II. The final Development Framework appendices
- III. a) A Summary of the Consultation Feedback Report

-
- b) the full Consultation Feedback Report
 - IV. A Schedule of Amendments made to the Development Framework as a result of the feedback received
 - V. Impact Assessment of the final Development Framework

Oldham Town Centre

Development
Framework
2024

MUSE



MUSE



Contents

Foreword	6
<hr/>	
Part 1. Contextual Background	10
<hr/>	
01 Introduction and overview	12
<hr/>	
02 Oldham Town Centre - Creating a better place	32
<hr/>	
03 Context for change	54
<hr/>	
Part 2. Vision, Objectives & Development Principles	76
<hr/>	
04 Town Centre Vision, Priorities & Objectives	78
<hr/>	
05 Strategic Development Principles	90
<hr/>	
06 Character Areas & Opportunities	120
<hr/>	
07 Illustrative masterplan	196
<hr/>	
08 Implementation & delivery	202

Appendices

The full appendices are not included in this printed document. A digital version is available at www.OldhamTownLiving.co.uk

or alternatively you can contact us to request more information or a printed copy: contact@OldhamTownLiving.co.uk

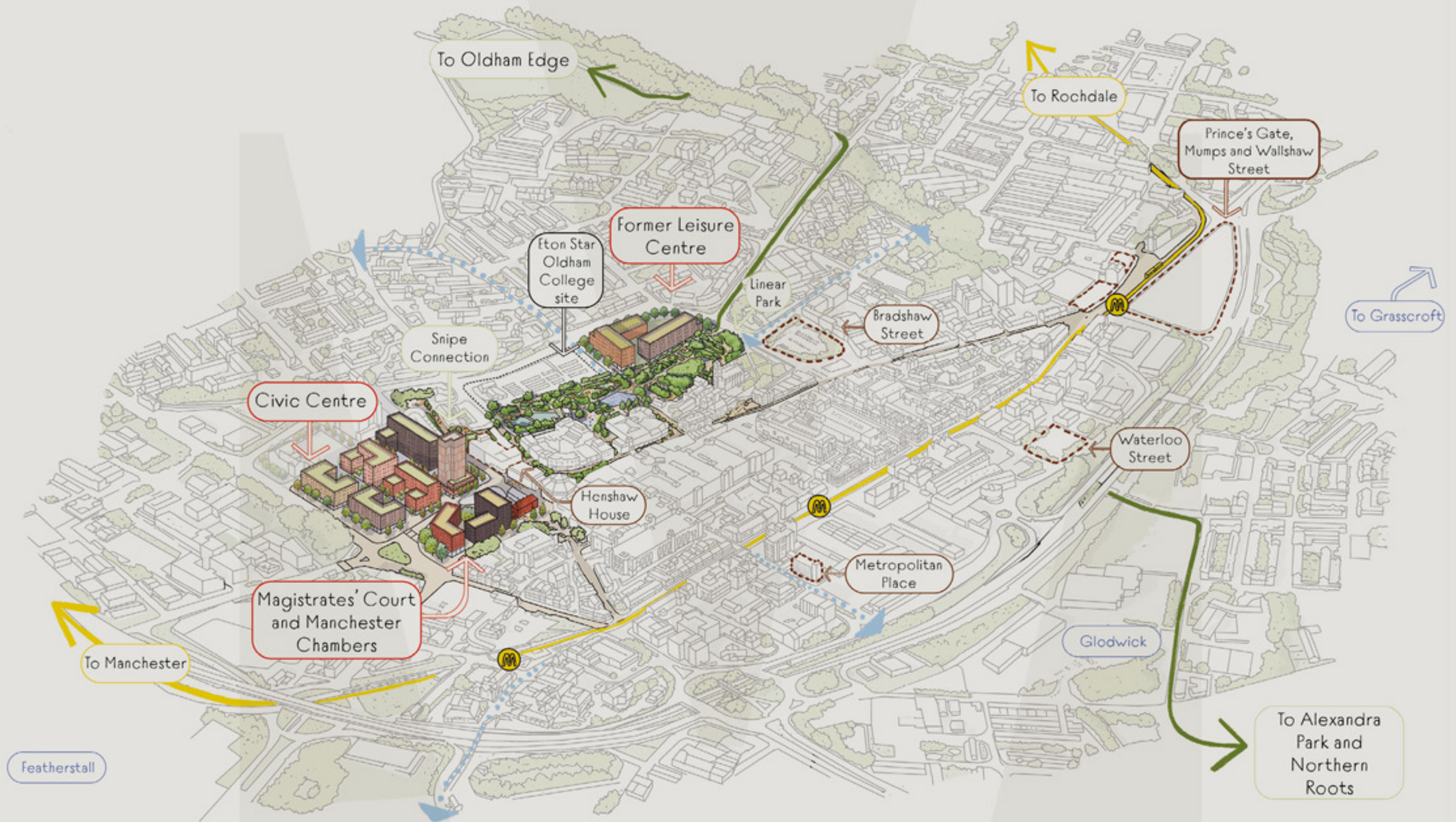


FIGURE 1.1 ILLUSTRATIVE SKETCH. © ADRIETTE MYBURGH AND © HAWKINS\BROWN

Foreword

→ FIGURE 1.2 ILLUSTRATIVE SKETCH LINEAR PARK. © ADRIETTE MYBURGH AND © HAWKINS\BROWN

Page 70



Oldham Council and Muse, the placemaker, have formed a partnership to deliver **positive, transformative change for the town.**

This Development Framework sets out a vision for that change alongside a delivery strategy to bring the project to life. The project will deliver around 2,000 new homes in the town centre across a number of sites, set within a safe, inclusive and attractive network of streets and spaces for everyone's use and enjoyment. Together, this will make Oldham a great place to live for generations to come.



This document is the first stage in a journey together. The opportunity ahead is for the local community, businesses, groups and stakeholders to take part in a conversation about our plans. We invite and welcome your input.

Cllr Arooj
Shah
Oldham
Council



Both Oldham Council and Muse have a shared vision to build a better Oldham where more people want to live, work and raise their families. The transformation of our town centre is progressing at pace, with the redevelopment of Spindles at its heart.

Our new offices in Spindles have opened to staff, bringing around 1,000 people every day into the centre, cementing our role as an anchor institution and making a real impact for the local economy and traders.

This will be further boosted by a new Tommyfield Market, events and culture venues alongside other town centre regeneration projects including the Egyptian Room, the Old Library and a new park.

We're creating a town centre that is fit for the future – and that includes thousands of much needed-new homes. We're building a brand-new neighbourhood for the people who live here now and for generations to come.

These are game-changing plans – and I'm excited that we've secured a partner from Oldham, who knows our borough so well, and who shares our ambition to make our Oldham a better place for all of us who call it home.

Phil
Mayall
Muse



We're passionate about the incredible opportunity in front of us to reinvigorate Oldham's town centre and we're excited to be in partnership with Oldham Council to develop a plan that will deliver the best possible outcomes for the town and its residents. As a born-and-bred Oldhamer it is an honour for me to be a part of this journey to deliver transformative change for the town centre.

We want Oldham to be a hub for successful local businesses, a destination for quality homes, leisure and outdoor spaces, and a family-friendly place that reflects its heritage as a thriving northern town. Moreover, we want it to have the resources it needs to be a sustainable and affordable place to live.

Working together with residents, businesses, local community groups and educational institutions, regional partners and charitable organisations – will be key to unlocking a framework that captures the essence of the town and its local community to deliver new homes.

Part 1.

Contextual Background

Page 72



Chapter 1.

Introduction and overview

The Development Framework provides an aspirational vision for the Town Centre building on Oldham's legacy of innovation whilst respecting its unique heritage. It represents an opportunity to secure the continued renaissance of the area, delivering real transformation for Oldhamers.

Page 74

-

MUSE

→ FIGURE 1.4 AERIAL OF OLDHAM TOWN CENTRE SHOWING CHARACTER AREAS



The Partners



Oldham Council has overseen the transformation of the town centre over recent years, working in collaboration with key stakeholders. Major transformation projects have included the redevelopment of the Old Town Hall and Spindles Shopping Centre together with the transformation of the public realm, development of a new bus station and arrival of the Metrolink to the town.

The Council's vision for the next phase of regeneration is to create a high-quality town centre, focusing on redefining Oldham's residential and retail offer to create lasting benefits for residents, visitors and investors. In July 2023, Oldham Council selected Muse as its development partner to bring forward a different type of residential offer for Oldham in the town centre, providing 2,000 new mixed-tenure homes across the town centre and a new neighbourhood in the north of the centre.

The 15 year partnership between the Council and Muse will see the redevelopment of a series of Council-owned previously developed sites, known as 'brownfield' sites, in the town centre which will deliver much needed new high-quality homes and improved public realm. The partnership will facilitate the creation of a vibrant centre which reflects Oldham's distinctive character.

MUSE

Muse is one of the UK's leading mixed use and urban regeneration specialists who create beautiful, diverse and sustainable places that are people-centred, high quality and built to last. Muse is hugely excited by the opportunity to work in partnership with Oldham Council to deliver transformative change in the town centre, creating a better place to live, work and visit.

Muse has a proven track record of delivering significant regeneration schemes across the UK, including projects in Salford, Manchester, Warrington, Chester and Stockport.

→ FIGURE 1.5 ILLUSTRATIVE SKETCH LINEAR PARK. © ADRIETTE MYBURGH AND © HAWKINS\BROWN



The Team

In developing this Development Framework Muse has assembled a highly experienced professional team who are committed to delivering the ongoing regeneration of the town centre and engaging meaningfully with the local community and key stakeholders.



Why Create a Development Framework?

Extensive progress has been made by the Council in regenerating Oldham Town Centre over recent years. This Development Framework seeks to consolidate various projects, plans and strategies, to guide the next phases of regeneration.

The Development Framework encompasses a holistic view of the town centre and consolidates the following into a unified vision:

→ FIGURE 1.6 PROPOSED SNIPE GARDENS. CGI CREDIT: PLANIT



01

Regeneration ambitions contained in the **Oldham Corporate Plan, 'Creating a Better Place' strategic framework; Oldham Town Investment Plan, Our Future Oldham – A Shared Vision for 2030** and the **Oldham Green New Deal Strategy**.



02

Recent investment, developments and infrastructure interventions which have catalysed the transformation of the town centre including various **Accessible Oldham** projects, the new **Linear Park** and the redevelopment of the **Spindles Town Square Shopping Centre**.



03

Adopted and emerging policy guidance and evidence base documents contained in the Joint Core Strategy, Places for Everyone and the Draft Oldham Local Plan.



04

Collated evidence and technical studies that have identified key challenges and opportunities within the town centre including heritage, design, transport, green infrastructure and public realm, biodiversity, and the **Council's net zero ambitions**.



05

Responses received through stakeholder engagement and public consultation building on the ongoing **'Big Oldham Conversation'**.

This vision has informed the identification of specific town centre development principles and illustrative proposals to guide the future development of key Council owned brownfield sites, located in the town centre, which will form the basis of the PSP Agreement with Muse Places.

The illustrative masterplan presented at Chapter 7 is indicative and shows how development could come forward. Exact details would need to be provided through future planning applications.

Purpose

The purpose of this document is to deliver transformational change across Oldham Town Centre over the next 15 years and beyond, redefining the retail, residential and public realm offer as part of its wider renaissance. It has been prepared to positively respond to the vision established in the 'Creating a Better Place' strategic framework which seeks to create 'a place that thrives' by:

→ 01

Building quality homes



→ 03

Having a diverse cultural, leisure and night-time economy



→ 04

Attracting, retaining and growing businesses



→ 05

Ensuring a safer, healthier, and friendly environment



→ 06

Ensuring it is green, clean and sustainable



Informed by Oldham Council's wider regeneration initiatives and planning policy context (both adopted and emerging), this Framework sets out a series of town centre wide development principles together with site specific design principles and illustrative proposals for defined Council owned assets across the town centre.



Status

Taking into account comments received as part of the proposed public consultation and following endorsement by Oldham Council, the Oldham Town Centre Development Framework will become a 'material consideration' in the determination of planning applications which will assist in guiding future development.

The document will also help support bids for future funding opportunities and will guide strategic development and infrastructure projects, beyond those established in the PSP Agreement with Muse.

Whilst the Development Framework will not form part of the Council's adopted Development Plan, it has been prepared having had full regard to:

- Relevant national planning policy contained in the National Planning Policy Framework (NPPF) (2023) and Planning Practice Guidance (PPG) (2023); and
- Local planning policy contained in:
 - the 'saved' Oldham Unitary Development Plan (UDP) (2006);
 - Joint Core Strategy and Development Management Policies Development Plan Documents (2011); and
 - Places for Everyone Joint Development Plan Document (PfE) (2024).

To ensure this document is fit for the future, consideration has also been given to relevant emerging policies in the Draft Oldham Local Plan (2023).

The Development Framework, including the accompanying Illustrative Masterplan, is intended to act as a guide to future development across the town centre, consolidating various regeneration initiatives, infrastructure interventions and technical studies. It does not supersede adopted planning policy and any planning application for detailed proposals would need to be considered in the context of all adopted and emerging local planning policy and national guidance.

Implementation & Delivery

This Development Framework is of a significant scale and includes a number of ambitious proposals. In order to facilitate the Vision contained in this document a phased approach will be taken to its delivery.

The Council and Muse are committed to bringing forward significant stages of early development, including innovative placemaking strategies, to deliver on the ambitions in this Framework and to secure tangible benefits for residents, businesses and visitors.

→ FIGURE 1.7 OLDHAM METROLINK, UNION STREET. IMAGE CREDIT: PLANIT (FIONA FINCHETT)

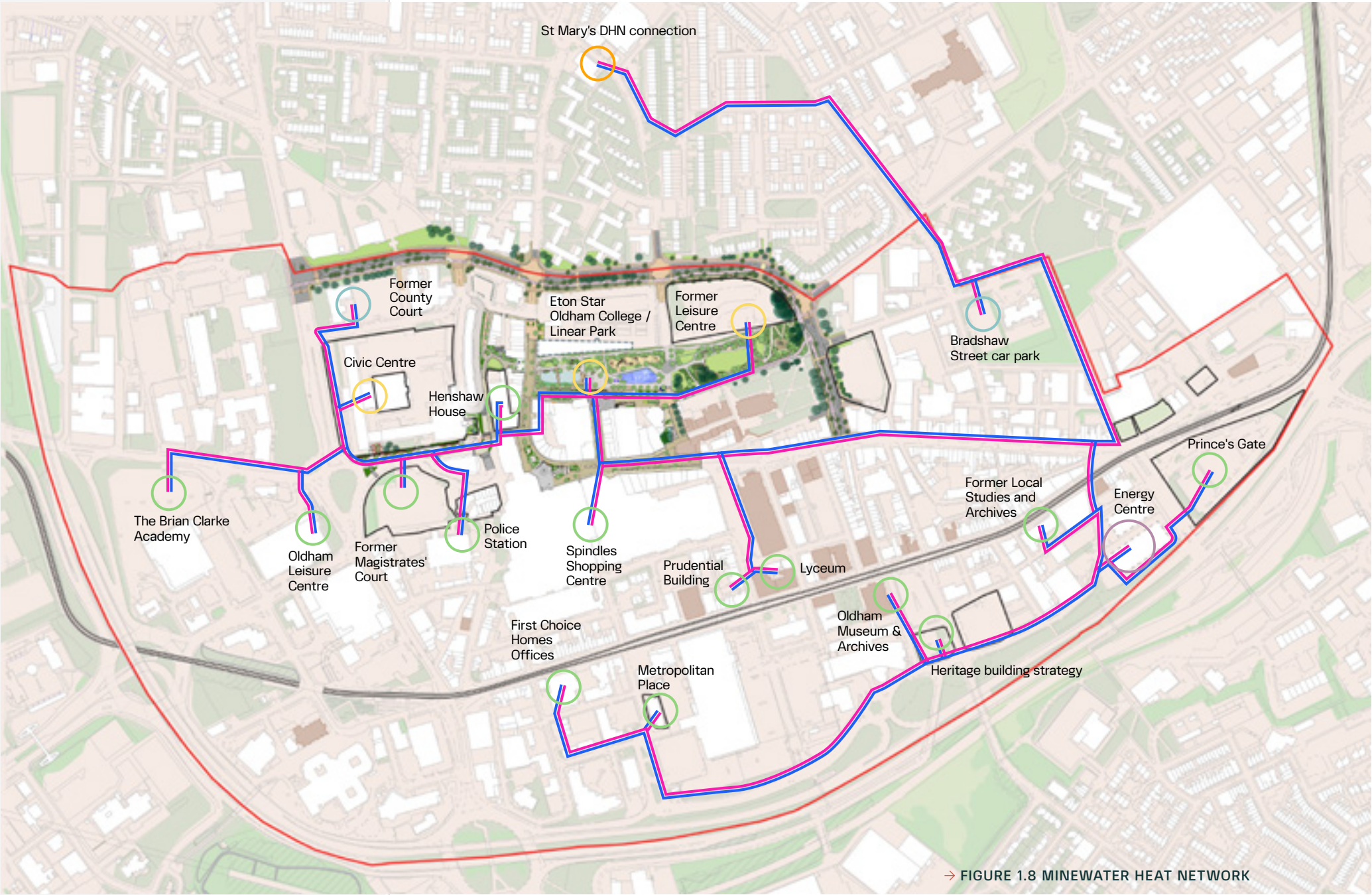


Embedding Sustainability

The Council and Muse are wholly committed to delivering Sustainable Places that maximise social benefits and enhance the environment for future generations.

This Development Framework seeks to embed sustainability into the full lifecycle of developments, from initial design feasibility through to construction, maintenance and operation. This approach fully aligns with the Council's Green New Deal Strategy and aspirations to be the greenest borough in Greater Manchester, achieving carbon neutrality by 2030.

A key element of the Council's Green New Deal is the delivery of a low carbon Town Centre Minewater Heat Network, as shown adjacent. The heat extracted from disused flooded mines beneath the town centre will deliver around 4MW of low carbon energy once operational. The Development Framework has taken into consideration the scheme in order to ensure opportunities to interface with new residential-led developments on Council owned land are maximised.



→ FIGURE 1.8 MINEWATER HEAT NETWORK



Working in collaboration with Greengage, a holistic approach will be taken to developing bespoke sustainability targets for the town centre within the Development Framework focussing on:



Climate Change
Mitigation &
Resilience



Heath, Wellbeing &
Community



Biodiversity
& Ecology

Delivering Social Value

Uplifting Every Resident

Oldham Partnership's ambition for 'Our Future Oldham' is to uplift every resident and to ensure that new major development coming forward has regard to social value through the completion and implementation of a Social Value Framework.

The Partners will be preparing a Social Value Framework to accompany the final Development Framework informed by comprehensive engagement with a range of stakeholders (including those identified adjacent) and the provisions of Draft Local Plan policy IN3 'Delivering Social Value and Inclusion'.

The Social Value Framework will include measurable / trackable targets covering a range of thematic areas and will be supplemented by phase-specific social value plans aligned to local needs analysis.

Page 81

→ FIGURE 1.9 UNION STREET AND GREAVES STREET. IMAGE CREDIT: PLANIT (FIONA FINCHETT)



Chapter 2.

Oldham Town Centre Creating a better place

Today, Oldham town centre serves as the principal retail, administrative and service centre for a wide catchment throughout Oldham Borough and beyond. The town centre acts as a focal point for Oldham's residents and workers and is surrounded by a diverse range of residential neighbourhoods and employment areas.

Over the last decade, Oldham town centre has witnessed several major transformational projects, in particular the redevelopment of the Old Town Hall and Spindles Town Square Shopping Centre, improvements to the public realm (such as Parliament Square) and investment in public transport infrastructure.

The expansion of the Metrolink through the town centre in 2014 marked a major milestone in this transformation. The focus is now on redefining Oldham Town Centre’s retail, commercial and residential offer as the next stage of its transformation.



→ FIGURE 2.1 OLDHAM MUMPS METROLINK. IMAGE CREDIT: PLANIT (FIONA FINCHETT)

→ FIGURE 2.2 PARLIAMENT SQUARE. IMAGE CREDIT: PLANIT (FIONA FINCHETT)

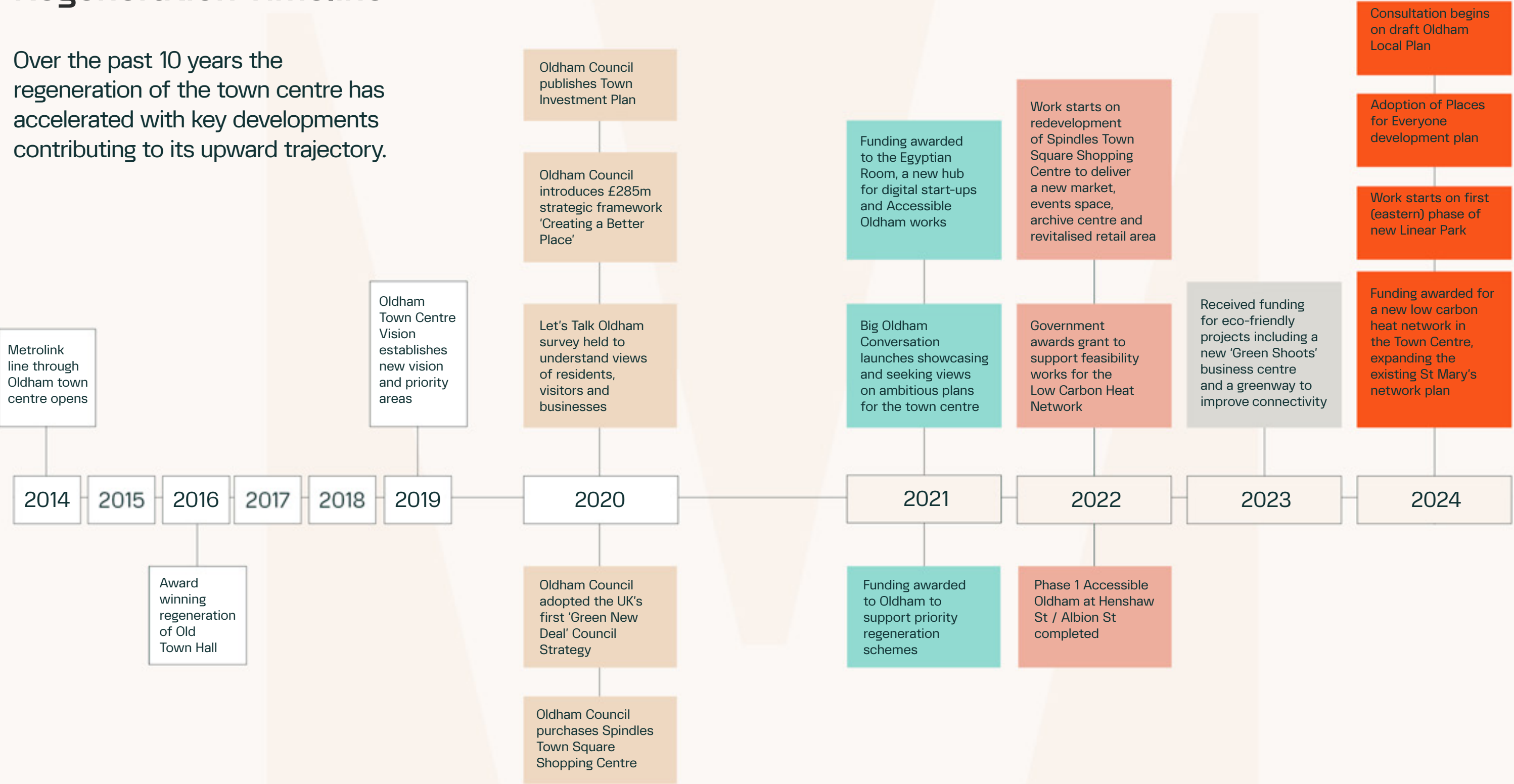


→ FIGURE 2.3 HILTON ARCADE. IMAGE CREDIT: PLANIT (FIONA FINCHETT)

Success So Far Town Centre Regeneration Timeline

Over the past 10 years the regeneration of the town centre has accelerated with key developments contributing to its upward trajectory.

Page 84



Creating a Better Place Projects



→ FIGURE 2.4 PROPOSED SPINDLES REDEVELOPMENT

→ Spindles Town Square Shopping Centre

The Spindles Town Square was purchased by the Council in October 2020 as the site was central to its 'Creating a Better Place' regeneration strategy which aims to increase town centre footfall and access to jobs, while championing local culture and heritage.

A planning application for the comprehensive redevelopment of the Spindles Town Square Shopping Centre was approved in June 2022 (application reference FUL/348415/22) to include over 7,000 sq. m of high-quality flexible office and co-working space, heritage archive space for the public display of museum

and library collections, and event and conference space. It will also feature a new split-level market hall and food court with a rooftop terrace.

Once complete the scheme will contribute to redefining the retail area of Oldham Town Centre by connecting the high street, malls and market in a retail loop. The first phase of new offices has been completed and occupied by the Council who have relocated its Civic Centre offices. Works on remaining phases are ongoing.

→ Green Shoots Business & Innovation Centre Low Carbon District Heat Network

The Green Shoots Centre will be a business centre at Rhodes Bank for environment technology focused start-ups in Oldham, providing affordable incubator space for these businesses to cluster. It will support economic recovery through attracting private investment and creating local jobs.

It will be supplied entirely by renewable energy from the solar photovoltaic system on the roof of the building, as well as renewable heating from the Minewater District Heat Network Energy Centre which will also be situated on the same site at Rhodes Bank.

The heat network will use heat reclaimed from the floodwater in disused coal mines underneath the town centre to power the

Green Shoots Centre as well as a range of other town centre buildings including the Old Library and new Performance Space. The Council is working with First Choice Homes to explore the potential of linking the new heat network with the existing heat network at St Mary's.

Both the projects will drive forward the Council's Greener Oldham commitment to being a carbon neutral borough by 2030 as part of the Oldham Green New Deal.

It forms part of the wider Green Innovation programme, which also includes the Linear Park, Oldham Greenway and the Northern Roots Education Centre.

→ FIGURE 2.5 PROPOSED GREENSHOOTS AND INNOVATION CENTRE



Creating a Better Place Projects



→ FIGURE 2.6 PROPOSED PRUDENTIAL BUILDING SCHEME

→ Prudential Building

The Prudential Building lies within the south-western corner of the Cultural and Creative Quarter. It is a key building occupying a prominent location opposite Oldham Central Metrolink stop.

The Prudential Building was one of the 27 branches for the Prudential Assurance Company in the 1900s. The building is Grade II listed with key features including its recessed polygonal towers, polished granite plinth, arched windows, red brick, decorative terracotta details and ornate plaster pannelled ceiling, tiled walls and internal main hall.

The building has been vacant since 2011 and is recognised by the Victorian Society as being one of the most endangered buildings in the UK. The Council has identified the building within its 'Creating a Better Place' investment programme, which was introduced in 2020 to deliver economic growth and major regeneration within the context of real financial challenges.

In July 2023 the Council obtained planning permission and listed building consent for the repair and redevelopment of the building (ref. FUL/351029/23 and LBC/351030/23) to facilitate new co-working space, a café, meeting space and office space, across the building's five floors.

The Council recently completed the Compulsory Purchase Order for the building and is now turning its short-term focus to safeguarding and weatherproofing the building after years of neglect by the previous owners before exploring wider options for the future of the building. The restoration and redevelopment of this prominent heritage asset will contribute to the regeneration of the Cultural and Creative Quarter.

Old Library & Gallery

The Old Library is located to the south of Union Street and is a Grade II listed building (reference 1282573) dating to 1883. The Old Library will house spaces for public meetings, facilities for Oldham Theatre Workshop, a gallery and flexible spaces linked to Gallery Oldham.

As part of this the Old Library is being refurbished, ensuring that key historical features are retained, including stained glass windows, relief sculptures and a series of carved stone heads.

Phase 1 of the works (application reference VAR/350029/22 & LBC/347139/21) has now been complete and Phase 2 (application reference FUL/350535/23 & LBC/350536/23) was approved in May 2023.

Lyceum Building

The Lyceum and Art School is a Grade II listed building (reference 1201650) located off Union Street. As part of the wider town centre regeneration plans, the Lyceum Building and the old library and gallery are now externally lit every night, in order to celebrate the historic buildings of the town centre and promote civic pride. The works form part of the wider public realm improvements around King Street Metrolink Stop and aim to improve the attractiveness of the town centre at night time.

Oldham Council is seeking to refurbish the Lyceum Theatre and Masonic Hall to create flexible workspace for creative industries.

→ FIGURE 2.7 PROPOSED EGYPTIAN ROOM



Creating a Better Place Projects

→ Egyptian Room

The Egyptian Room is located within the Town Hall, a Grade II listed building located off Parliament Square (listing reference 1201655).

Under Listed Building Consent reference LB/345082/20 (approved 26th February 2021) the Council has led the transformation of the Egyptian Room into a contemporary food hall, catering for approximately 150 people. The redevelopment seeks to preserve the historic character of the building, including a decorative glazed wall, column tiling, parquet and terrazzo flooring, plastered ceilings and original arched windows and doors. In addition, a mezzanine and indoor and outdoor seating have been proposed.

→ Heritage Building Strategy

As well as the projects for the Prudential Building, Old Library, the Lyceum Building and the Egyptian Rooms, Oldham Council is progressing with plans for a heritage buildings strategy in the town centre, focusing on bringing the collection of historic buildings at the corner of Union Street and Greaves Street – the Grade II listed former Post Office building, the former Museum and the former Friends Meeting House – back into use.

→ Public Realm Works

Alongside applications relating to the civic buildings off Union Street, a separate planning application has been submitted to redevelop the public realm located between the Former Oldham Library and Art Gallery and the Oldham Theatre Workshop. Application reference FUL/351500/23 was submitted in August 2023 and is currently pending determination.

The proposals comprise introduction of permeable paving and street furniture; redesigning of access to ensure DDA compliance; additional tree planting; the creation of an open and level flexible events space; pedestrianisation of the northern end of Southgate Street; creation of building canopies; and provision of cycle parking facilities. The proposals also seek to enhance the existing open space and complement the heritage buildings strategy.

→ FIGURE 2.8 PUBLIC REALM IMPROVEMENTS



→ FIGURE 2.9 OLDHAM COLISEUM THEATRE

→ Fairbottom Street Coliseum Theatre

In July 2024, Oldham Council announced that it will re-open the Oldham Coliseum theatre on Fairbottom Street in time for Panto 2025. The £10m project is being supported by £6.1m from the Towns Fund and the remainder from Oldham Council's regeneration budget. This plan replaces previous proposals for a new performance space on Union Street and is a vital part of retaining the cultural offer in the town centre.



→ FIGURE 2.10 METROLINK

Accessible Oldham

The Accessible Oldham programme will provide a comprehensive package of capital infrastructure improvements offering tangible benefits for pedestrians, cyclists and general traffic accessing the town centre. The scheme will integrate with Oldham Council's wider town centre regeneration aspirations and provide a significant catalyst to attract new private sector investment and employment generation.

The key Accessible Oldham scheme objectives are to:

		
Facilitate development and the regeneration of Oldham Town Centre.	Improve the attractiveness of the town centre for pedestrians and cyclists.	Maintain the integrity of the highway network within and around the town centre.

Projects within the Accessible Oldham scheme include:

- 1 Civic Hub and High Street Public Realm Improvements;
- 2 Town Centre Linear Park (in development)
- 3 St Mary's Way Streets for All scheme (in development)
- 4 Cultural Quarter - access and public realm improvements
- 5 Southlink New Access and Signal Improvements
- 6 Southlink internal access infrastructure
- 7 George Street - Manchester Chambers connectivity
- 8 Retiro Street connectivity improvements (delivered)
- 9 Hunters Lane connectivity improvements (delivered)
- 10 Waterloo Street junction signalisation (delivered)
- 11 Henshaw Street/Albion Street (Market Hall)
- 12 Lord Street / Rock Street (in delivery)
- 13 Lord Street / High Street (in development)
- 14 Market Place and Curzon Street (in development)
- 15 The Snipe Inn (in development)
- 16 Quality Bus Transit (in development)



→ FIGURE 2.11 ACCESSIBLE OLDHAM PROGRAMME. FIGURE CREDIT: PLANIT

Enhancing Oldham's Green Infrastructure

Enhancing the town centre's green infrastructure and strengthening its connections with surrounding areas is a key priority for Partners. The following ongoing schemes within and adjoining the town centre will fundamentally transform the public realm and how people experience the area, creating the structure around which the proposals in this Development Framework will be delivered. Oldham's Green Infrastructure Strategy provides an up-to-date assessment of current Green Infrastructure provision and future opportunities, using spatial data. There is specific reference to opportunities within the town centre including the new Linear Park, and linking new and existing open spaces as 'stepping stones' within and surrounding the town centre. This aligns with Draft Local Plan Policy OTC4 and Places for Everyone Policy N3.

Page 90

Snipe Gardens

Located to the east of Oldham Central Bus Station and Cheapside, and west of Henshaw Street and Tommyfield, the redevelopment of the area will see the introduction of new soft and hard landscaping. The scheme will dramatically enhance east-west pedestrian connections between the civic centre and the retail core, creating new improved views through to Oldham Parish Church and linking into the new Linear Park.



→ FIGURE 2.13 PROPOSED SNIPE GARDENS PUBLIC REALM WORKS. CGI CREDIT: PLANIT



→ FIGURE 2.12 PROPOSED TOWN CENTRE LINEAR PARK. CGI CREDIT: PLANIT



Town Centre Linear Park

The creation of a new 2.3ha linear park will transform the town centre by introducing high quality greenspace on the site of the existing Tommyfield Market (which will be relocated into the Spindles site as part of its redevelopment) and of the former Oldham Leisure Centre on Lord Street. The linear park will feature play space, cycle paths, formal and informal planting, maximising east-west connections and improving the wellbeing of people.

Enhancing Oldham's Green Infrastructure



→ FIGURE 2.14 NORTHERN ROOTS PROPOSALS

Northern Roots

Whilst not located in the town centre, the Northern Roots project forms an integral part of Oldham's Green New Deal. Northern Roots involves the creation of the UK's largest urban farm and eco-park on 160 acres of green space land near Alexandra Park to the south of the town centre. A hybrid planning application was approved in November 2022 (reference FUL/348898/22) for a visitor centre, education centre, forestry depot, events building, solar photovoltaic array and ancillary infrastructure/landscaping.

Northern Roots Learning Centre will be an education facility based at the Northern Roots project. The learning centre will provide training linked to green and sustainable skills.

It will also be used as an educational centre to help strengthen environmental skills through vocational courses by providing up to 150 volunteering opportunities and 28 traineeships and apprenticeships each year, creating opportunities for young people to learn and create local careers in sectors ranging from horticulture and arboriculture to construction, green technologies, visitor services and marketing.



→ FIGURE 2.15 NORTHERN ROOTS PROPOSALS

Oldham Greenway

The Oldham Greenway is a movement strategy that will link the town centre (notably the Green Shoots Centre and Linear Park) with Northern Roots, Beal Valley and Broadbent Moss.. It will create green branches of active travel routes across the town centre including to new venues. This green infrastructure network will address poor air quality, pollution and connectivity in the borough which are major drivers of local inequalities.

→ FIGURE 2.16 OLDHAM GREENWAY
FIGURE CREDIT: PLANIT



Town Centre Development Opportunity Sites

A key ambition of the Development Framework is to unlock high-quality sustainable development across nearly 10 hectares of Council owned land in the town centre. The following brownfield sites represent a generational opportunity to catalyse regeneration across Oldham Town Centre building on some of the projects described in this Chapter.

The following plan shows the sites overlaid on to the future baseline of committed projects within the Town Centre.



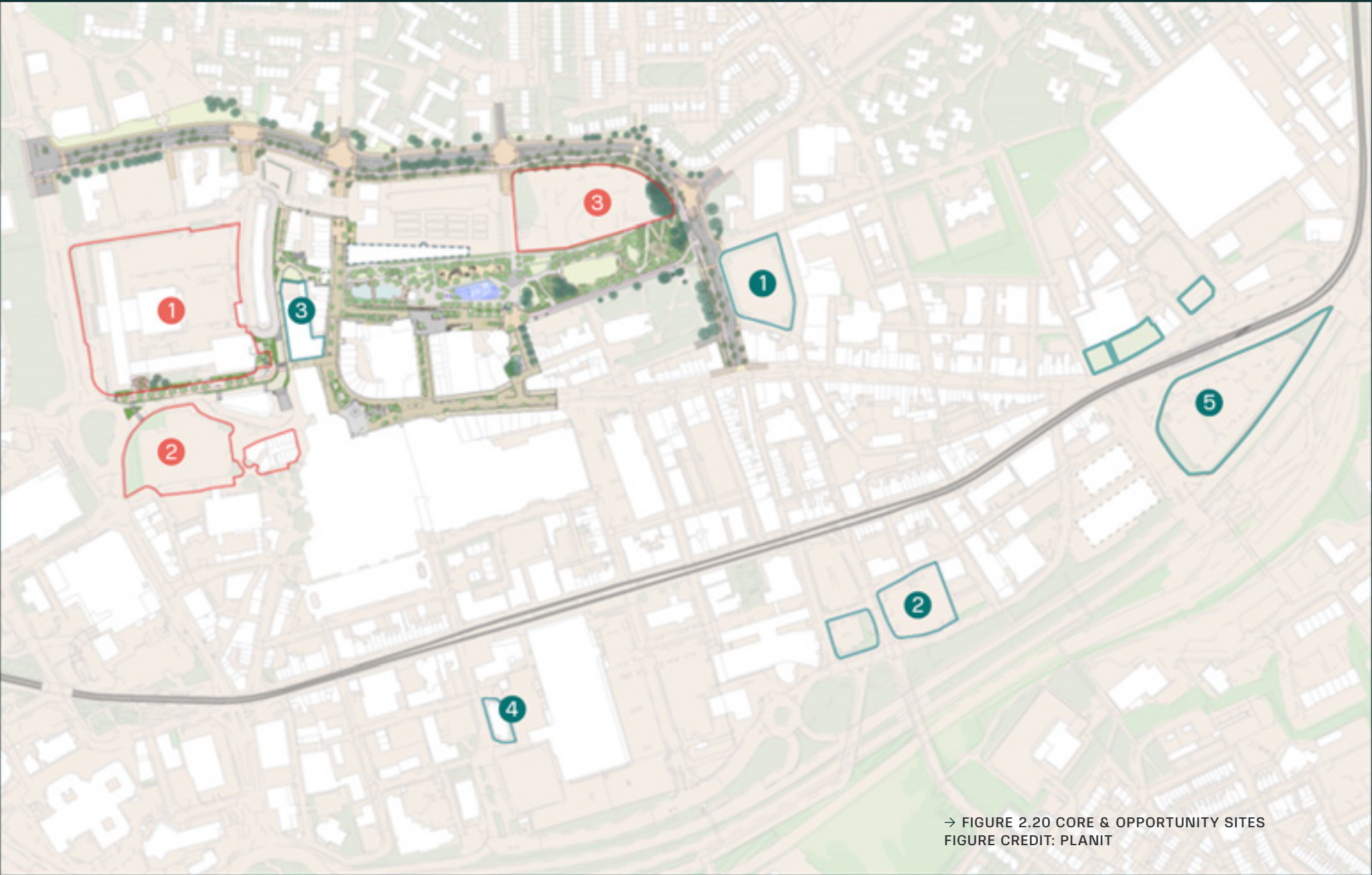
→ FIGURE 2.17 METROPOLITAN PLACE



→ FIGURE 2.18 SOUTHGATE STREET & WATERLOO STREET



→ FIGURE 2.19 FORMER LEISURE CENTRE



→ FIGURE 2.20 CORE & OPPORTUNITY SITES
FIGURE CREDIT: PLANIT

→ Core Sites

- 1 Civic Centre and Queen Elizabeth Hall
- 2 Former Magistrates' Court and Manchester Chambers
- 3 Former Leisure Centre

→ Opportunity Sites

- 1 Bradshaw Street
- 2 Southgate Street and Waterloo Street
- 3 Henshaw House
- 4 Metropolitan Place
- 5 Prince's Gate, Mumps and Wallshaw Street

Chapter 3.

Context for change

It is important to recognise and respond to the wider context in which the town centre is located, taking account of the borough-wide and sub-regional influences, which will shape the future of Oldham.

This Development Framework seeks to build upon the previous consultations and regeneration strategies.

This chapter summarises the regeneration strategy context; planning policy position; socio-economic background; historic context; and physical form of the town centre (including scale and massing, green infrastructure, transport & connectivity and urban form), which have shaped the key design principles for the town centre.

Strategic Analysis

Oldham Town Centre is located at the heart of the borough, in the north east of Greater Manchester.

Oldham Borough is home to 242,000 residents and is made up of the town of Oldham and the surrounding areas. The Borough has close ties to its neighbours in Greater Manchester and West Yorkshire. It has a real mix of rural and urban areas, reaching from within five miles of Manchester city centre to the moorlands of Saddleworth, with almost a quarter of the borough within the Peak District National Park.

Greater Manchester, which includes Oldham, is home to around 2.8 million people and has seen an increase of almost 200,000 residents in the last decade alone. The city-region is vibrant, dynamic and diverse, and continues to play an important role in the economic and social fabric of the country and beyond. Greater Manchester is one of the most economically diverse conurbations in the UK and its substantial growth is forecast to continue.

Oldham is positioned at the edge of the Pennines which provide a dramatic and beautiful backdrop to the east and dominates key views within the town centre. There is an opportunity to bring these wider landscapes into the heart of the town centre, to create clear physical and visual connections with the introduction of wildlife and movement corridors to the immediate surroundings, as well as the wider context.

Oldham's location and topography historically attracted textile mills and related industry which enabled its successful growth as an industrial centre in the 19th Century, earning its place as a globally renowned cotton spinning town. This industrial legacy remains an important part of Oldham's story and culture.



New Homes in the Town Centre

The Oldham Town Centre Development Framework seeks to establish a new residential neighbourhood in the town centre, creating a thriving living environment for existing and future residents of Oldham.

There is a significant opportunity to deliver housing within accessible locations in the heart of the town centre, contributing to the borough's housing land supply and addressing requirements in relation to house type and tenure.

The development of this new residential neighbourhood and the associated influx of residents will enliven the town centre, generating further demand for shops, services and leisure activities. The delivery of a significant number of new homes in a range of tenure (including BtR and Social Housing) can act as the catalyst for regeneration across the town centre and beyond.



→ FIGURE 3.4 PRECEDENT HOUSING TYPOLOGY FOR THE TOWN CENTRE



→ FIGURE 3.3 PRECEDENT HOUSING TYPOLOGY FOR THE TOWN CENTRE

Key Considerations

- **Population Growth**
The population of Oldham is anticipated to increase by 5.8% to 252,300, by 2037. This includes an increase in the number and proportion of older residents.
- **House Types**
Within Oldham town centre specifically, the Local Housing Needs Assessment (currently being updated) noted there is a growing shortage of quality private rented sector housing and a shortage of affordable housing.
- **Out-migration**
The Housing Topic Paper also notes that there is a trend of outward migration of young people in the borough and therefore there is a need to ensure an attractive housing offer is available to retain and attract young people.
- **The Need for Quality**
The Local Housing Needs Assessment has identified dissatisfaction amongst residents of the private rented sector in relation to housing quality. The Housing Topic Paper identifies a need for a range of high quality housing that meets local housing needs, creating mixed, balanced and sustainable communities.

Key Opportunities

- **Diversify housing mix**
The local housing market is currently dominated by owner occupied properties which are predominantly traditional terraced housing. There has been limited new residential development within the town centre itself. This has created an imbalance within the market and created a demand for a different type of housing product. The redevelopment of the town centre provides an opportunity to introduce a new product to the area, such as apartments and townhouses and properties which are for rent.
- **Diversify housing tenure**
A mix of residential development should be brought forwards in the town centre, comprising open market sale to attract first time buyers; build to rent as a new product to the market; affordable housing; and residential development which will appeal to the senior living sector (rather than age specific developments).

Regeneration Strategy

The Development Framework aligns with key regeneration aspirations for the borough and will help deliver the Council's priorities over the next 15 years. This section includes a summary of key Greater Manchester and Oldham strategy documents.

Page 96



Greater Manchester Strategies

Greater Manchester Strategy 2021-2031

- The Strategy aims for all of the communities, neighbourhoods, towns and cities which make up the city-region to work towards achieving a shared vision of: 'Good Lives for All: that Greater Manchester is a great place to grow up, get on and grow old; a great place to invest, do business, visit and study'.
- The strategy is framed around three overarching objectives:
 - A greener Greater Manchester: responding to the climate emergency;
 - A fairer Greater Manchester: addressing inequalities and improving wellbeing for all; and
 - A prosperous Greater Manchester: driving local and UK growth

Greater Manchester Transport Strategy 2040

- This document supports the commitments to a connected and accessible city region set out within the Greater Manchester Strategy.
- This Transport Strategy sets out a series of key interventions across the region with the intention of influencing the modal share of journeys in the city region towards sustainable modes.
- Central to the delivery of the Transport Strategy is an underlying movement towards higher density sustainable neighbourhoods which inherently lead to more sustainable journeys by co-locating homes, jobs and key services which are well integrated with public transport and active travel connections.



→ FIGURE 3.6 UNION STREET

Local Strategies

Our Future Oldham: A Shared Vision for 2030

- This is the overarching shared vision for the Borough which was produced through extensive consultation with communities.
- It sets out the aspirations for skills, education, work, neighbourhoods and communities to 2030, and identifies the levers available to realise those objectives.

Oldham Corporate Plan 2022-2027

- This document sets the Council's priorities between 2022 and 2027 around health, education, employment, housing, and the environment and green energy.
- It contains specific targets for the first three years including prioritising brownfield land for development and delivering high-quality homes across the Borough.
- The Plan works in parallel with the Our Future Oldham vision, a blueprint for the next decade.

Creating a Better Place 2020

- Creating a Better Place focuses on building more homes for Oldham's residents, creating new jobs through town centre regeneration, and ensuring that Oldham is a great place to visit with a focus on family friendly and accessible spaces.
- The strategy shows how Council owned property in the town centre can be a catalyst for building new homes, creating jobs, re-skilling residents through new apprenticeship opportunities, and re-engaging communities and partners through co-location and collaboration.
- This strategic work also supports the Council's ambitions for inclusive growth, thriving communities and co-operative services.

Oldham Green New Deal Strategy 2020-2025

- This Strategy builds on the Council's carbon reduction and renewable energy achievements and sets two clear carbon neutrality targets:

Carbon neutrality for the Council by 2025
Carbon neutrality for the Borough by 2030
- Notable measures include a new focus on building the green economic sector to generate inward investment, jobs and training opportunities for residents, and the development of key large-scale low carbon infrastructure, such as district heat networks as well as an approach to delivering Net Zero housing in the borough.

Oldham Town Centre Conservation Area Appraisal and Management SPD (2019)

- The SPD provides guidance on how to root regeneration in the conservation area, preserving and enhancing the character and appearance of the conservation area and introducing good quality, contemporary design alongside protecting and improving existing buildings and townscape features. The three objectives of the SPD are: Enhancement; Regeneration; and Community Engagement.

Oldham Transport Strategy and Delivery Plan 2023

- Building on the GM Transport Strategy 2040, the Council will look to provide a transport system which:

Supports long term economic growth and makes it easier and quicker for people and goods to get around;

Improves the quality of life for all by being integrated, affordable and reliable;

Improves our environment and our air quality because protecting the health of the borough's residents is a priority;

Uses the newest technology and innovation by supporting Greater Manchester's overall target to be net zero carbon by 2038.

Planning Policy Context

In preparing the Development Framework, regard has been given to national, regional, local planning policy and other material considerations. This includes the following adopted and emerging policies in order to establish a full picture of the planning context and future direction of travel:

→

Statutory Development Plan:

'Saved' Policies of the Oldham Unitary Development Plan (UDP) (2006)

Joint Core Strategy and Development Management Policies Development Plan (2011)

Places for Everyone Joint Development Plan (PfE) (2024)

→

Emerging Local Plan:

Oldham Draft Local Plan (2023)

→

National Guidance

National Planning Policy Framework (NPPF) (2023)

Planning Practice Guidance (PPG) (2016 and as amended)

National Design Guide (2019)

In preparation of this Development Framework a review has been undertaken of relevant supplementary planning guidance and evidence base documents. A full summary of relevant planning policy context is provided at **Appendix A**.

→ FIGURE 3.7 PLANNING POLICY CONTEXT



Key Considerations & Opportunities

In developing the key considerations and opportunities for Oldham Town Centre a significant amount of baseline research and analysis has been undertaken at the town centre level but also on a site specific level.

Key elements reviewed include:

- Socio-economics;
- Residential market and demand;
- Historic environment and heritage;
- Urban form and use;
- Scale and massing;
- Green infrastructure and public realm;
- Access, transport and movement; and
- Wayfinding and security.

The town centre wide baseline information is presented at **Appendix B**.

Site specific baseline analysis has also been undertaken focussing on the core and opportunity sites. This is presented at **Appendix C**.

The following pages provide a consolidated series of key considerations, or constraints, and opportunities for the Town Centre.

→ FIGURE 3.8 OLDHAM AERIAL IMAGE



Key Considerations

The following key considerations have been identified which detract from the function and perception of the Town Centre:



Market Town



The Tommyfield Market is both historically and culturally significant and is one of the largest indoor markets in the North West, however in recent decades it too has suffered from a decline in footfall and reduction in quality of the physical environment.



Nighttime Economy



Outside of core retail hours there is less activity in the Town Centre and a limited nighttime economy.



Public Realm



The public realm, whilst improving and of high quality in certain locations, is generally in poor condition with limited cohesion across the Town Centre.



Town Centre Health



The health of the Town Centre has generally deteriorated over the past 10-15 years with increasing numbers of vacant units and shutter properties. Currently there is too much poor-quality/ secondary retail space in the Town Centre especially as high street footfalls are declining.



Utilities



Within the Town Centre are a number of deep lying utilities such as sewers and gas mains which could potentially impact on the deliverability of development sites and wider public realm works. Future proposals will also need to factor in the capacity of existing provision and assess whether this would need reinforcing.



Green Infrastructure



Whilst there are ambitious plans to create a new Linear Park and Snipe Gardens which will deliver a step change in terms of quality green space, the existing green infrastructure in the Town Centre is generally of limited quality (typically mown grass and ornamental trees) and it does not provide wildlife corridors/ connections between Oldham Edge in the North and Alexandra Park/ Northern Roots in the south.

Future developments will need to effectively interface with ongoing Council regeneration projects (such as the new Linear Park) and other infrastructure works.



Biodiversity and Wildlife



Future development sites in the town centre will need to sensitively consider existing biodiversity, especially hedgerows and mature high-quality trees, and ensure that at least 10% biodiversity net gain.

Verges along Oldham Way and other arterial routes in the town are generally mown grass and not fully utilised for enhanced biodiversity or wildlife corridors.



Topography and Views



There are significant topographic level changes across the Town Centre which new development, especially taller buildings, will need to positively respond to.

The visual impact of development will need to be addressed through appropriate planting along contours.

The Town Centre benefits from long-range views to the surrounding landscape context which changing levels enhance. Future development will need to consider and where possible, enhance these views.



Heritage



Development needs to positively respond to nearby heritage assets including the Town Centre Conservation Area ('at risk'), Listed Buildings and Non-Designated Heritage Assets.

Proposals will also need to take into consideration potential impacts on key views.



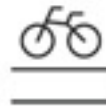
Play Space



Currently there is a lack of safe play space in the Town Centre to cater for children and younger people.



Access and Movement



The A62 Oldham Way is a significant barrier to movement to the south and east. Whilst it is beneficial for moving traffic out of the town centre core, it causes severance for pedestrian and cyclists wishing to cross the carriageway and access the town centre.

St Mary's Way and Yorkshire Street are vehicle dominated with pedestrians and cyclists faced with roadside parking and bus laybys, as well as limited public realm.

The town centre periphery area is effectively separated from the inner core by King Street, Rochdale Road and Union Street as there are few crossing facilities for pedestrians and cyclists and these streets are heavily dominated by vehicle traffic.

The south and west of the town centre is a maze of narrow streets with one-way traffic movements aimed at providing connectivity for vehicles, but also resulting in circulating traffic. The built up form can be difficult to navigate for new visitors to the town, particularly pedestrians and cyclists.

There are a limited number of gateways into the town centre, especially to the south.



Safety and Security



Safety and security is a principal concern for those who use the Town Centre, especially women and girls, with the built form contributing to the perceived risk of crime.



Wayfinding and Legibility



Currently there is a lack of clear and coherent wayfinding with limited signposting for visitors.

Key Considerations

→ FIGURE 3.9 KEY CONSIDERATIONS. FIGURE CREDIT: PLANIT

Page 101

- Key
- Oldham Town Centre Boundary
 - Development Sites
 - Oldham Town Centre Conservation Area
 - Listed Buildings
 - Topography changes across the town centre
 - Proposed active travel corridor (St Mary's Way) and cycle route
 - Oldham Way acts as a barrier to movement
 - Low-quality gateways and linkages
 - Long-range landscape views



Key Opportunities

The following key opportunities have been identified which positively influence the regeneration of the Town Centre over the next 15 years.

Page 102

→
Tall Buildings

Opportunities to develop high quality and sustainable tall buildings in the right places within the town centre that enhance the townscape and frame key views whilst sensitively responding to levels and surrounding context.



→
Re-use and Re-purposing of Existing Buildings

Explore sustainable re-use and re-purposing of existing buildings as part of new development, where feasible and viable.



→
Green Infrastructure

Create cohesive 'stepping stones' through the Town Centre, including green spines and wildlife corridors, to connect with wider green infrastructure stretching from Oldham Edge in the North to Alexandra Park in the South.



→
Integration with ongoing regeneration programmes and initiatives

New development and public realm works to positively interface with existing and ongoing Town Centre enhancements (including the Linear Park, Snipe Gardens, St Mary's works and Spindles redevelopment) which set the 'future baseline' presented in the illustrative masterplan.

→
Biodiversity and Wildlife

Make the area a more attractive place for nature through a package of town centre wide and site-specific measures including maximising new planting and management regimes on verges next to arterial routes around the centre.



→
Public Realm

Develop a high-quality and distinctive public realm which has a more cohesive sense of place with a diverse range of street typologies and character of spaces.

Create attractive gateways into the Town Centre, improve the experience around key public transport arrival points and maximise the public realm impact of key intersections with the use of high-quality materials and other design features.

Ensure spaces are welcoming for all ages and cultures.



Design for all to feel welcome, comfortable and safe

Embed measures into the design of public spaces and buildings, including principles established in Safer Parks for Women and Girls Guidance document, which ensure that the Town Centre feels welcoming and safe.

→
Heritage

Celebrate and where possible enhance heritage assets in the Town Centre maximising their contribution to the distinctiveness of Oldham.



→
Play Space and Active Landscapes

Opportunity to incorporate a varied play offer and active landscapes, to encourage the health and wellbeing of the community, within new greenspaces and public realm.



→
Social Value and Engagement

Continued engagement with local business, key stakeholders and the community, including hard to reach groups, who utilise the Town Centre will be crucial to the success of its regeneration.

Opportunities exist to generate social value through the design, construction and operational phases of the Town Centre's transformation.



→
Wayfinding and Legibility

Provision of new coherent, well-signed and walkable routes to and from key landmarks, leisure and cultural designations.



→
Enhanced Pedestrian and Cycle Permeability

Potential to reduce severance caused by key barriers, including Oldham Way, and opportunity to enhance east/ west and north/ south pedestrian and cycle permeability through the public realm but also by breaking down barriers created by opportunity sites such as the Civic Centre.



→
Increase Active Travel

Maximising public transport accessibility in the Town Centre to increase active travel and reduce car dominance.

Provision of improved safe cycle storage close to cycle networks and public transport interchanges.



→
Car Parking

Review and centralise the overarching car parking strategy for the Town Centre and develop a car parking action plan.

Efficiently use surplus surface car parking to develop high density residential-led developments on accessible brownfield sites.

Explore low-car developments which maximise connections to public transport.



→
Sustainability

Embed sustainability into all aspects of development including climate change mitigation and resilience; health, wellbeing and community; and biodiversity and ecology.

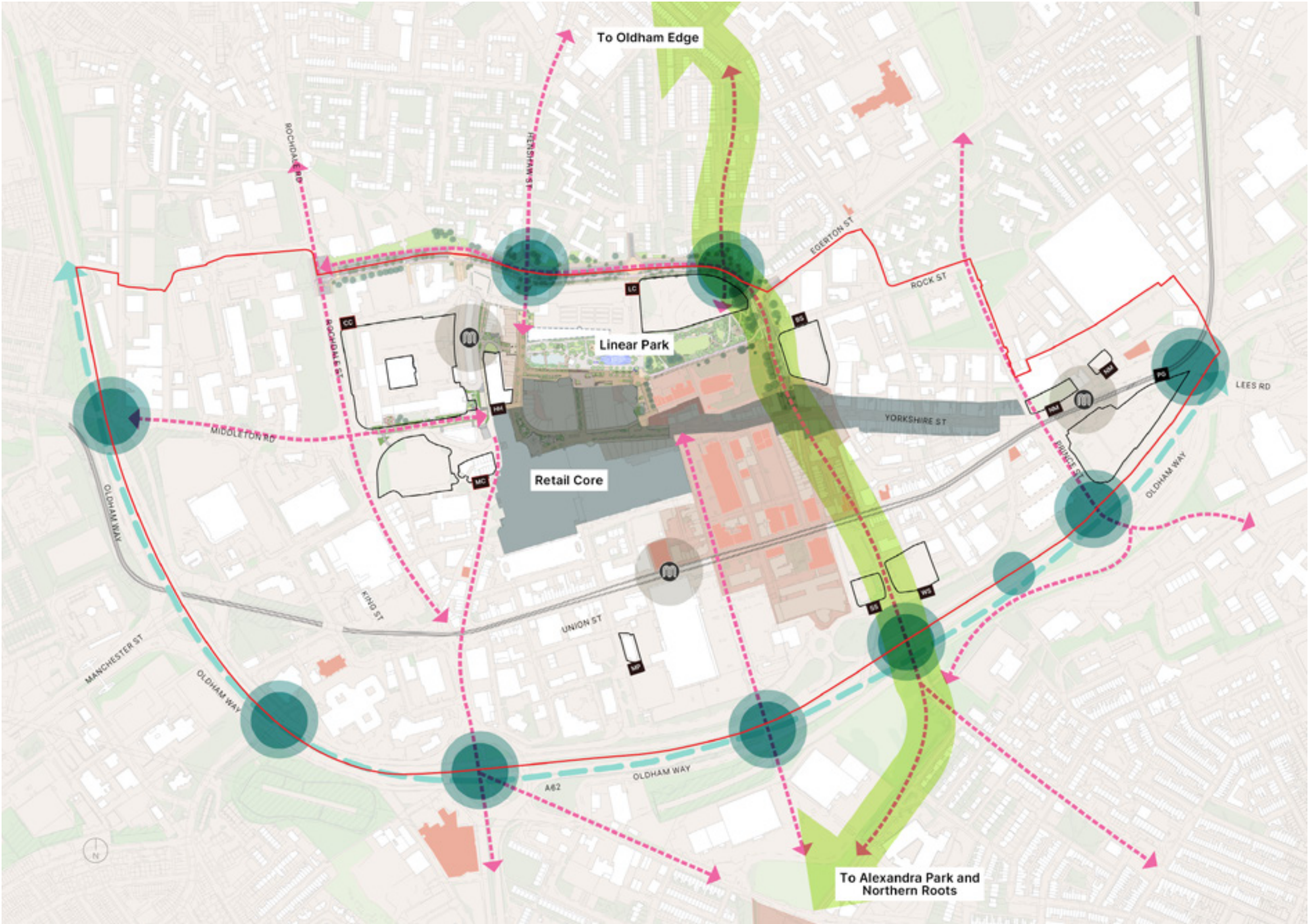
Opportunity to incorporate Minewater Heat Network into new development from the outset.



→ FIGURE 3.10 KEY OPPORTUNITIES. FIGURE CREDIT: PLANIT

Key Opportunities

- Key
- Oldham Town Centre Boundary
 - Development Sites
 - Oldham Town Centre Conservation Area
 - Listed Buildings
 - Oldham retail core
 - Potential for active travel connectivity
 - Potential to connect Oldham Edge with Alexandra Park and Northern Roots
 - Potential to improve gateways and crossings
 - Potential to permeate Oldham Way
 - Potential to enhance public transport arrivals





Part 2.

Vision, Objectives & Development Principles

Chapter 4.

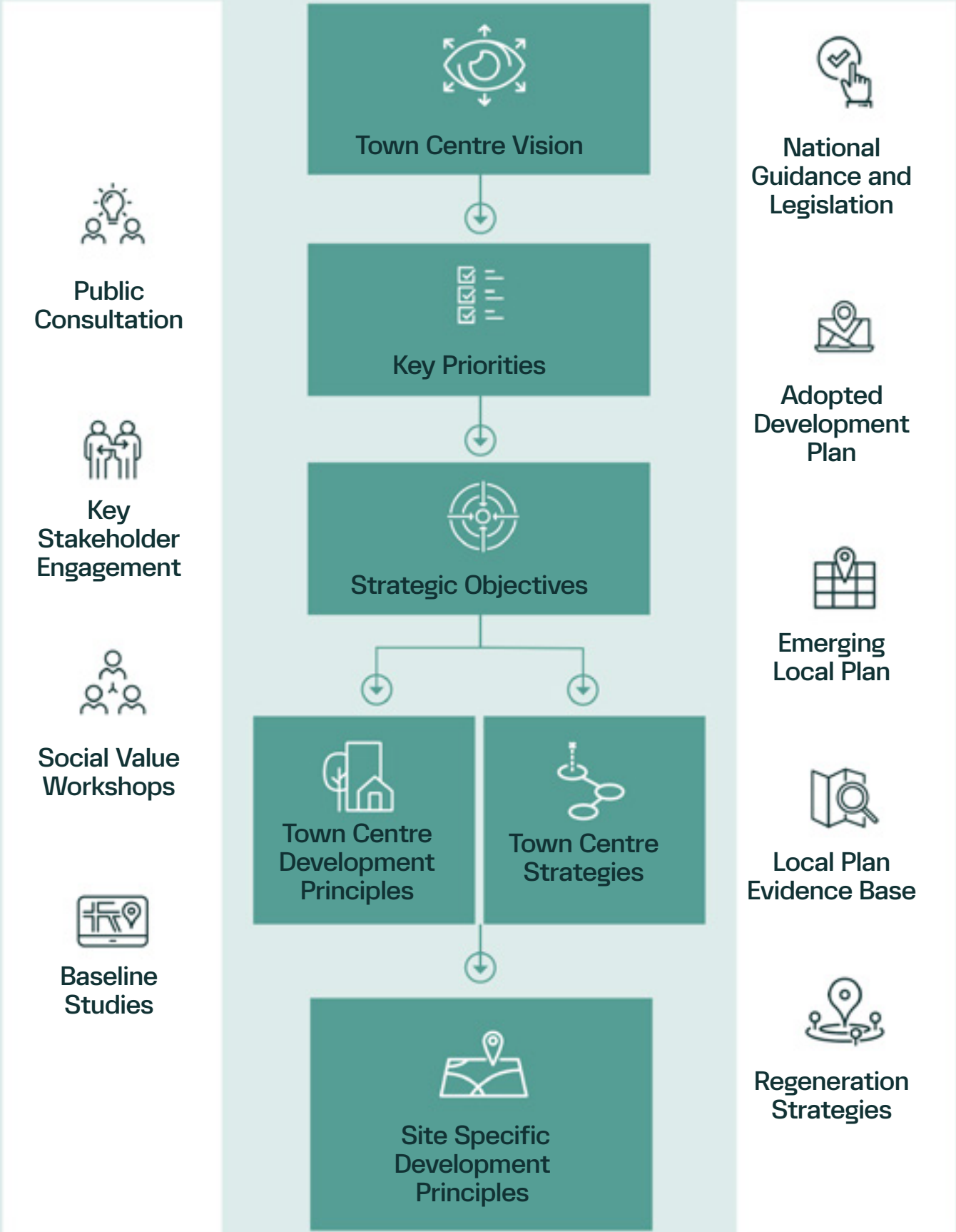
Town Centre Vision, Priorities & Objectives

This Chapter focuses on the overall vision for the town centre over the next 15 years which is then distilled into a series of key priorities (linked to the 'Creating a Better Place' regeneration strategy) and associated strategic objectives which align with those in the Draft Oldham Local Plan.

The Council's ambitions for Oldham Town Centre aim to create a more vibrant, revitalised centre that plays a greater role in Greater Manchester. The Oldham Plan explains towns that succeed will do so because of the experience they create for people, attracting footfall with a mix of shops, leisure, employment and housing. The Development Framework seeks to deliver on this ambition.

Oldham Town Centre will continue to meet the majority of residents' everyday needs including retail, leisure and cultural uses. However, to better deliver on the vision and key priorities for the Town Centre, the Draft Local Plan proposes that the boundary be amended to consolidate the key areas.

→ FIGURE 4.1 OLDHAM WEST STREET BUS STATION. IMAGE CREDIT: PLANIT (FIONA FINCHETT)



"Our vision is to create a Town Centre with character, with thousands of new homes and an emphasis on sustainability, community and quality. We want to acknowledge Oldham's industrial heritage while looking towards a bright, modern future. We will develop a safer and healthier environment, prioritising local jobs and learning opportunities for Oldhamers. We will create a desirable place to live and spend time in, which reflects the culturally diverse communities of the borough."

Key Priorities

Underpinning the Vision for the Town Centre are a series of key priorities informed by the Council's **'Creating a Better Place'** regeneration strategy.

Oldham Town Centre will be a place that thrives by:

→ 01

Building quality homes, with a range of housing types and tenure



→ 03

Having a diverse cultural, leisure and night-time economy



→ 04

Attracting, retaining and growing businesses

→ 05

Ensuring a safer, healthier, and friendly environment



→ 02

Providing opportunities to learn, develop new skills and gain employment



→ 06

Ensuring it is green, clean and sustainable

Strategic Town Centre Objectives

The following strategic Town Centre objectives have been adapted from those presented in the Draft Local Plan for consistency and set what will be achieved to deliver on the vision for the Town Centre.



Building quality homes to meet local needs and diversify the housing offer by:

- Promoting High Quality Town Centre Living, through the delivery of around 2,000 new homes, and increasing the population living in the town centre.
- Contributing to addressing the housing crisis by providing a choice of residential options.
- Making efficient use of brownfield land in the Town Centre through the delivery of high-density development in accessible locations.
- Increasing the proportion of young people staying in the town/borough and attracting new residents to Oldham through the delivery of high-quality residential-led developments in the heart of the town.



Providing opportunities to learn and gain new skills by:

- Implementing an effective social value strategy and embedding employment and skills opportunities within the design and construction phase.
- Providing strong links between education and businesses, improving access to work experience and jobs.



Protecting and Enhancing Oldham's Landscapes by:

- Ensuring high quality new development makes a positive contribution to Oldham's townscape features and characteristics taking into account key heritage views.



→ FIGURE 4.2 YORKSHIRE STREET. IMAGE CREDIT: PLANIT (FIONA FINCHETT)



Boosting northern competitiveness by providing access to employment opportunities and growing local businesses by:

- Redefining the retail core and creating a wider choice of activity in the Town Centre including through meanwhile uses.
- Upgrading the night-time and creative economy, making the Town Centre a destination of choice.
- Expanding digital infrastructure to assist economic growth.
- Encouraging clean growth and green innovation to drive employment.
- Increasing opportunities for SME's and independent businesses as part of new development projects.



Supporting the Regeneration of the Town Centre by:

- Preparing this Development Framework to clearly define the vision, priorities, strategic objectives and development principles for the Town Centre, building on regeneration programmes and initiatives undertaken to date.
- Promoting the vitality and viability of the town centre by securing investment and delivering a wider mix of uses coupled with enhanced public realm.



→ FIGURE 4.3 GREEN SPACE AND PUBLIC REALM, OLDHAM PARISH CHURCH. IMAGE CREDIT: PLANIT (FIONA FINCHETT)



→ FIGURE 4.4 OLDHAM MUMPS METROLINK
IMAGE CREDIT: PLANIT (FIONA FINCHETT)



Improving and valuing a better built environment by:

- Delivering high-quality design and emphasising the importance of good placemaking.
- Ensuring that developments and public realm works respond positively to local character and distinctiveness and the existing residential neighbourhoods.
- Showcasing the town's heritage assets and aiming to remove the Conservation Area from the 'at risk' register.



Protecting, restoring and enhancing the natural environment by:

- Achieving biodiversity net gain across developments in the Town Centre (either on or off-site).
- Providing sustainable infrastructure connections, encouraging access to integrated public transport.
- Delivering an ambitious sustainability strategy which seeks to achieve net zero carbon development and promote Climate Change mitigation and resilience.
- Supporting bespoke Town Centre Green Infrastructure principles which align with Oldham's Green Infrastructure Strategy.
- Connecting Oldham Edge in the North with Northern Roots/ Alexandra Park in the South through a series of 'stepping stones.'



Promoting sustainable development that mitigates and adapts to climate change by:

- Delivering an ambitious sustainability strategy which seeks to achieve net zero carbon development and promote Climate Change mitigation and resilience.
- Promoting the efficient use of previously developed land in sustainable locations.
- Supporting the development of a Minewater Heat Network across the Town Centre and the use of appropriate renewable technologies within developments.
- Providing sustainable drainage solutions, including through multi-functional green infrastructure, as part of new development.



Uplifting the health and well-being of residents and local communities by:

- Creating new high quality green spaces and public realm which facilitates improved health and well-being as well as opportunities for exercise.
- Reducing crime and the fear of crime, especially for women and girls, through well designed built environment.
- Developing wider management strategies to ensure that public spaces maintain high levels of amenity value.
- Encouraging design-led approaches to new development taking into account local context and how people interact with buildings at street level.



Promoting accessible and sustainable transport choices by:

- Reducing the need to travel by ensuring that new development is located in sustainable and accessible locations close to public transport, local services, facilities and amenities.
- Encouraging walking, cycling and active travel by enhancing permeability and connectivity within the Town Centre in accordance with Oldham's Transport Strategy.
- Breaking down barriers created by traffic dominated infrastructure.

Chapter 5.

Strategic Development Principles

A/
Town Centre
Development Principles

B/
Town Centre Strategies

Chapter 5.

A/ Town Centre Development Principles

Page 112

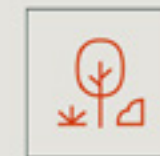
Draft Local Plan Policy OTC1 splits the town centre boundary into five distinct character areas.

To ensure consistency across the five character areas and to ensure development comes forward in an integrated way, this Chapter sets out the overarching development principles that are expected to inform any development proposals within the town centre boundary, high-level design aspirations and also a series of holistic strategies covering:



01

Access, Movement and Connectivity



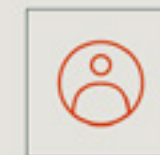
02

Landscape and Public Realm



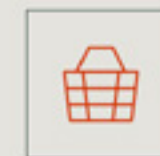
03

Sustainability



04

Social Value



05

Meanwhile Uses

Town Centre Design Principles

Principles that are expected to form part of any development proposals for Oldham Town Centre include the following in line with Draft Local Plan Policy OTC1:



01 Promoting High Quality Contextual Design

Promoting high-density, high-quality and sustainable development that reflects the distinctive role of the town centre, with exemplary design at strategically important or other prominent locations.



02 Increasing Digital Connection

Increasing high speed digital connections to key areas and schemes.



03 Achieving Net Zero Carbon

Ensuring that high-quality low carbon design that contributes to the borough becoming carbon neutral by 2030 is incorporated as standard.



04 Creating New and Enhanced Green Infrastructure

The creation of a green infrastructure network through the focal point that is the Linear Park and its integration into the built environment, landscaping and the creation of stepping-stones between key development proposals.



05 Enhancing Oldham's Historic Character

Ensuring the enhancement of Oldham Town Centre Conservation Area to contribute to its removal from Historic England's heritage at risk register.



07 Improving Inclusivity and Accessibility

Ensuring an inclusive and accessible Oldham Town Centre.



06 Encouraging Active Streetscenes

Ensuring an active streetscene with well-designed ground floor environments, particularly on strategic and well-used pedestrian routes and around key public transport hubs.



08 Improving Public Realm and Sustainable Connections

Ensuring that sustainable infrastructure connections and high-quality public realm is achieved to connect development opportunities to the wider town and help to define and enhance the local character and sense of place.



→ FIGURE 5.1 PROPOSED LINEAR PARK. CGI CREDIT: PLANIT

As proposals come forward in the Town Centre, consideration will also need to be given to the design principles established in Draft Local Plan Chapter 17 'Creating a better and beautiful Oldham', specifically emerging policies D1, D2, D3 and D4.

The Council will be preparing a borough-wide Design Code and Placemaking Guide, to be known as 'The Oldham Code' which will sit alongside the Local Plan and provide a local framework for design. This Development Framework has been prepared to establish key development principles and regard should be had to The Oldham Code, once prepared, in developing detailed schemes across the Town Centre.

Chapter 5.

B/ Town Centre Strategies

Page 114



Access & Movement Strategy

The Development Framework will improve the key pedestrian and cycle key desire lines into and within the town centre, building on the work already being realised as part of the Accessible Oldham programme. The new development plots will enhance access to public transport and enable new linkages by reconfiguring the built form to create open spaces between buildings and elements of green space and new public realm.

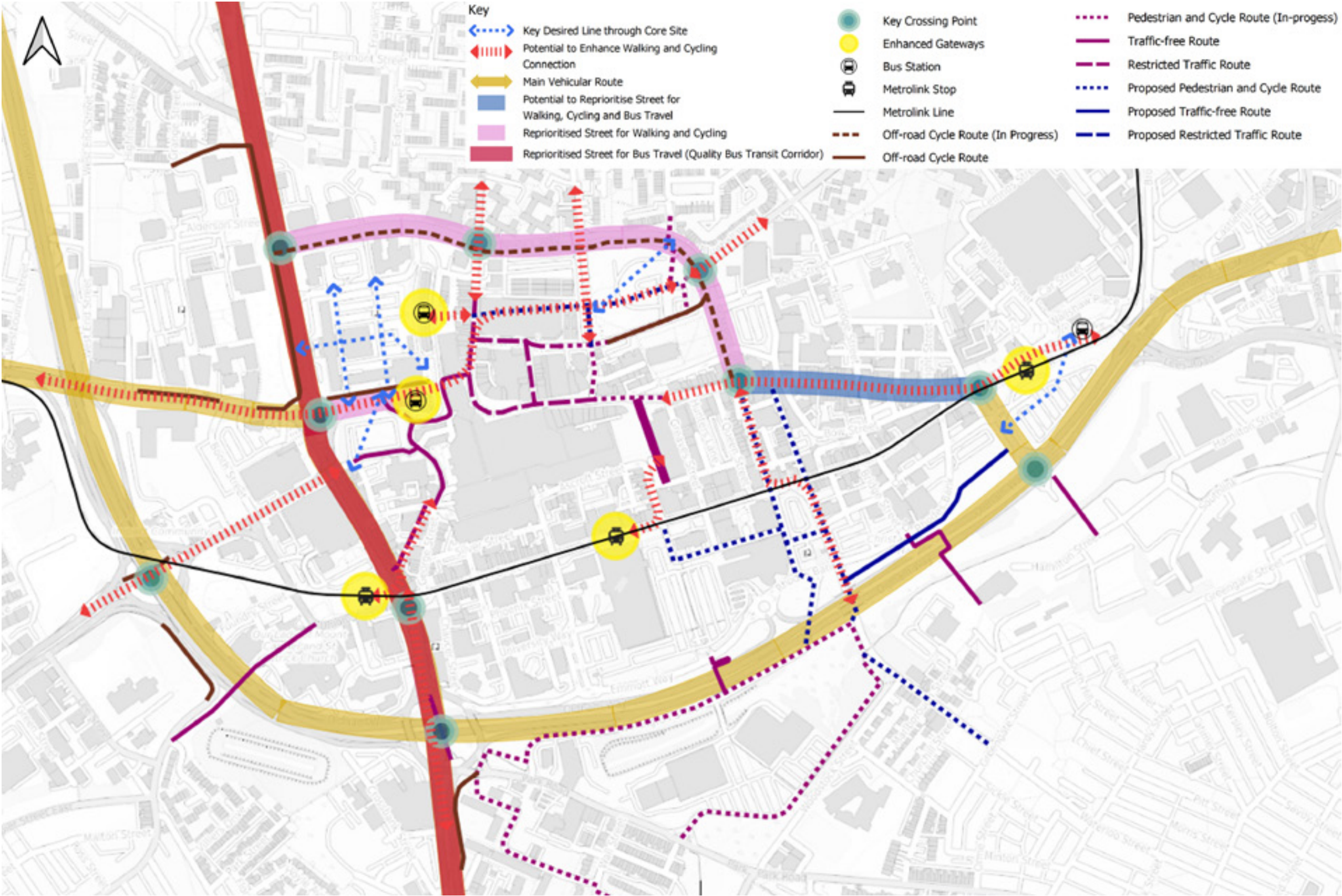
→ FIGURE 5.3 ACCESSIBILITY & MOVEMENT WITHIN OLDHAM. IMAGE CREDIT: PLANIT (FIONA FINCHETT)



By reprioritising the hierarchy of some of the streets, it will create a better environment for people to travel on foot and by bicycle and will assist in creating a liveable Oldham. There are also opportunities to create wider improvements across the town centre:

- Ensuring that development plots provided linkages to public transport that make it the preferred option for medium to long distance journeys.
- Reducing circulating traffic to the north of the town centre;
- Providing a reduced level of car parking on the new development sites to encourage sustainable travel by walking, cycling and public transport;
- Improving the retail core gateways on Henshaw Street, Lord Street and Albion Street;
- Improving security and signage for wayfinding for pedestrians and cyclists;
- Providing better pedestrian and cycling routes and crossing facilities on St Mary's Way at the junctions with Henshaw Street, Lord Street and Egerton Street;
- Reducing dominance of vehicle traffic on Yorkshire Street and Prince Street and providing a pedestrian and cycle-friendly route between Oldham Mumps Metrolink Stop and the town centre;
- Improving the arrival gateway around Oldham Mumps Metrolink Stop and enhancing the pedestrian and cycle routes between the transport hub (Metrolink and bus stop), the town centre and the Southlink development site;
- Reducing on-street parking along Yorkshire Street and introducing cycle lanes and new cycle parking facilities;
- Improving safety of the pedestrian and cycle crossing facilities at key locations;
- Creating better public realm and wayfinding between transport hubs, the retail core and the new development plots;
- Improving pedestrian and cycle crossing facilities on the A62 Oldham Way/Manchester Street roundabout and providing signages to the town centre; and
- Providing continuous cycle lanes along the A669 Middleton Road and West Street.

Access & Movement Strategy



→ FIGURE 5.4 ACCESS & MOVEMENT STRATEGY

Car Parking Strategy

The Oldham Parking Strategy (produced by AECOM in 2022) concluded that the existing town centre car parks have significant spare capacity and some of the car parks can be redeveloped without impacting on the total demand for parking in the in the town centre.

→ FIGURE 5.5 CAR PARKING WITHIN OLDHAM. IMAGE CREDIT: PLANIT (FIONA FINCHETT)



A Parking Action Plan is now being prepared which aims to improve the quality of parking. It will ensure provision of an appropriate level of parking in the right locations for people to travel by car, particularly for those with impaired mobility to ensure the town centre is accessible for all. By reducing circulating traffic and encouraging people out of their cars at the right part of the town centre, this will also create a better environment for people walking, cycling and travelling by public transport.

There are numerous publicly and privately owned car parks across the town centre, some of which are located in the central core. The car parks closest to the retail area are generally more utilised than the ones further away, however the car park in the Spindles Town Square Shopping Centre is underutilised despite providing immediate access to shops.

Parking in the town centre will be addressed holistically through the Council's Parking Action Plan, which will consider opportunities to improve the quality of parking in the town centre by:

- Consolidating the existing parking stock and repurposing car parks to better serve the town.
- Implementing improvements to the Spindles Town Square Shopping Centre car park by improving pedestrian access and extending the opening hours to attract visitors and increase utilisation of parking spaces outside of traditional retail hours.
- Review the potential to introduce mezzanine decks to surface level car parks to provide targeted increases in capacity at locations that would benefit from it.
- Maintaining on-street parking levels, whilst reprioritising pedestrian and cycle movements, in particular, along Union Street and Yorkshire Street.
- Improving accessibility for Blue Badge holders by providing accessible parking spaces closer to the retail area, taking into account the impact of town centre topography on people with mobility and health issues.
- Improving signage on routes to the car parks to provide direct vehicle access and improve pedestrian wayfinding.
- Providing well-lit, safe and accessible walking routes to and from car parks for all users.
- Providing EV charging spaces in the car parks to fulfil the growing electric vehicle fleet.



Car Parking Context

There are around 3,760 publicly available car parking spaces within Oldham Town Centre car parks, with an average occupancy of 55%.

- With the removal and consolidation of car parks, the town centre will still have around 2,650 spaces available. Whilst there will be enough spaces in the town centre for people to park, the Action Plan will consider whether these spaces are in the right places for current and future visitors to the town. This will ensure that the spaces meet the needs of the town.
- Spindles Town Square is the highest capacity car park with 1,288 spaces although is temporarily reduced to 950 spaces as part of the ongoing construction works in the shopping centre. Located in the heart of the town the car park should be a perfect location for access to the central core, however, it is one of the most underutilised car parks, likely because of its restricted opening hours and lack of pedestrian access and permeability, particularly from the south.
- One of the most underutilised car parks is the Prince's Gate car park, following the introduction in 2017 of TfGM's Oldham Mumps Park & Ride car park. The ongoing underutilisation of the car park likely reflects the post-COVID change in working patterns to hybrid working and people travelling less often.

- There is a general lack of accessible parking in the town centre with approximately 140 spaces across the varying car parks. Some of these spaces do not meet modern standards so are not fully accessible. The Action Plan will consider how to improve accessibility for Blue Badge holders.
- There are currently very few publicly available electric vehicle (EV) spaces within the town centre with just 11 spaces. The Parking Action Plan will consider the strategy for future-proofing car parks in the town centre including how EV charging infrastructure can be implemented to support sustainable travel.



Wider transport messages

Enhancing access for all modes but reprioritising the hierarchy to provide a better environment.

- Reducing barriers for people accessing the town centre by improving connectivity across main roads and junctions.
- Giving more space for walking and wheeling and cycling, reducing cars circulating to access car parks in the core and better management of on-street parking to reduce pavement parking..
- Improving walking and cycling connections across the town centre by providing routes through the core sites for existing users of the town centre and new residents.

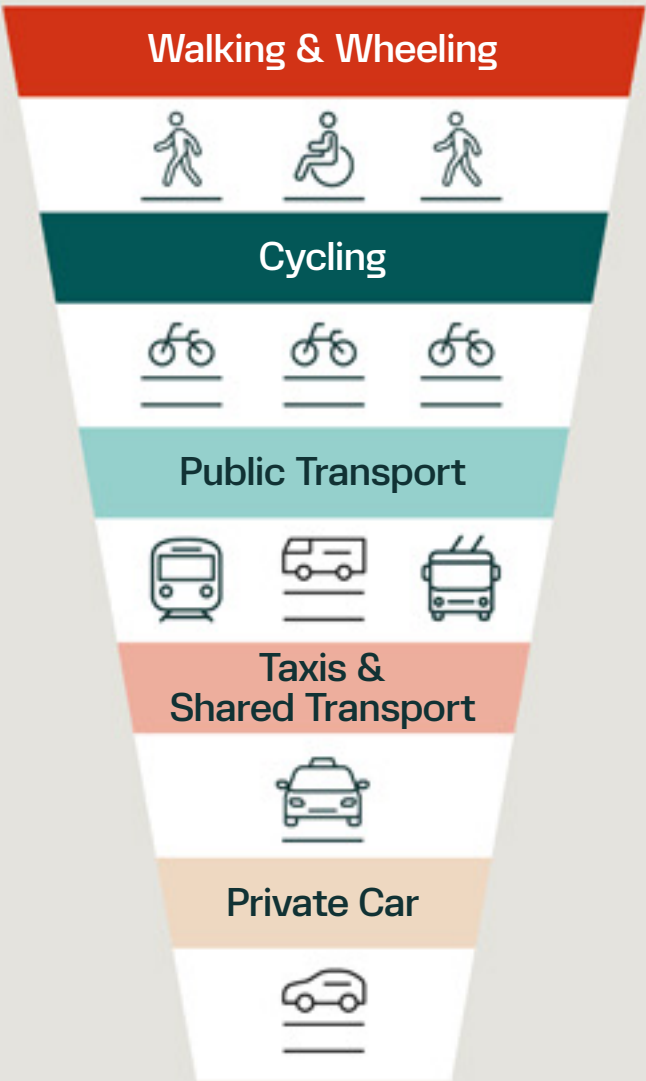


Parking for new development

Oldham is one of the most accessible places in Greater Manchester by public transport due to its direct tram links and bus network.

- The Council's parking standards reflect that developments in a central town centre location do not require the similar level of parking as new out of town developments.
- New development in the town centre will be located close to new and improved walking and cycling routes, as well as existing public transport.
- Parking associated with the new developments will be provided at a reduced level to reflect the sustainable town centre location and to encourage new residents to travel sustainably. Where car parking is provided, this will include provision for Electric Vehicle Charging Infrastructure. Secure cycle parking for the new developments will also be provided to support the shift to more sustainable journeys.
- Each development will also be supported by a Travel Plan which will promote sustainable travel and reflect the aims of the Council's Parking Action Plan.

→ FIGURE 5.6 TRANSPORT HIERARCHY



→ FIGURE 5.7 PRECEDENT CAR PARKING IN URBAN LOCATION



Landscape & Public Realm Strategy

The public realm and landscape strategy aims to strengthen Oldham Town Centre's character through existing, up-coming and future open spaces; creating a coherent network, which ties into the movement routes and enhances the pedestrian and cyclist experience.

→ FIGURE 5.9 PUBLIC REALM AND ANNIE KENNEY STATUE, PARLIAMENT SQUARE
IMAGE CREDIT: PLANIT (FIONA FINCHETT)



→ FIGURE 5.8 PUBLIC REALM AND WAR MEMORIAL, PARLIAMENT SQUARE
IMAGE CREDIT: PLANIT (FIONA FINCHETT)



This strategy also considers the opportunities for:

- Improved opportunities for play and active landscapes for all;
- Implementation of sustainable urban drainage (SUDs) solutions across the Town Centre;
- On-plot landscape enhancements within the core and opportunity sites;
- Wayfinding and signage improvements;
- Design for all to feel welcome, comfortable and safe, taking account of relevant guidance such as Secured by Design; and
- Character, heritage considerations and ensuring the Town Centre feels like Oldham.

This section has been produced in coordination with Draft Oldham Local Plan Policies D6, HE3, OTC3 and OTC4, and Places for Everyone Policy JP-G6.

A Landscape Management and Stewardship Strategy will be developed for the long term maintenance and management of the open spaces and public realm.

Landscape & Public Realm Strategy

Page 120

Key

 Strategic landscape corridors

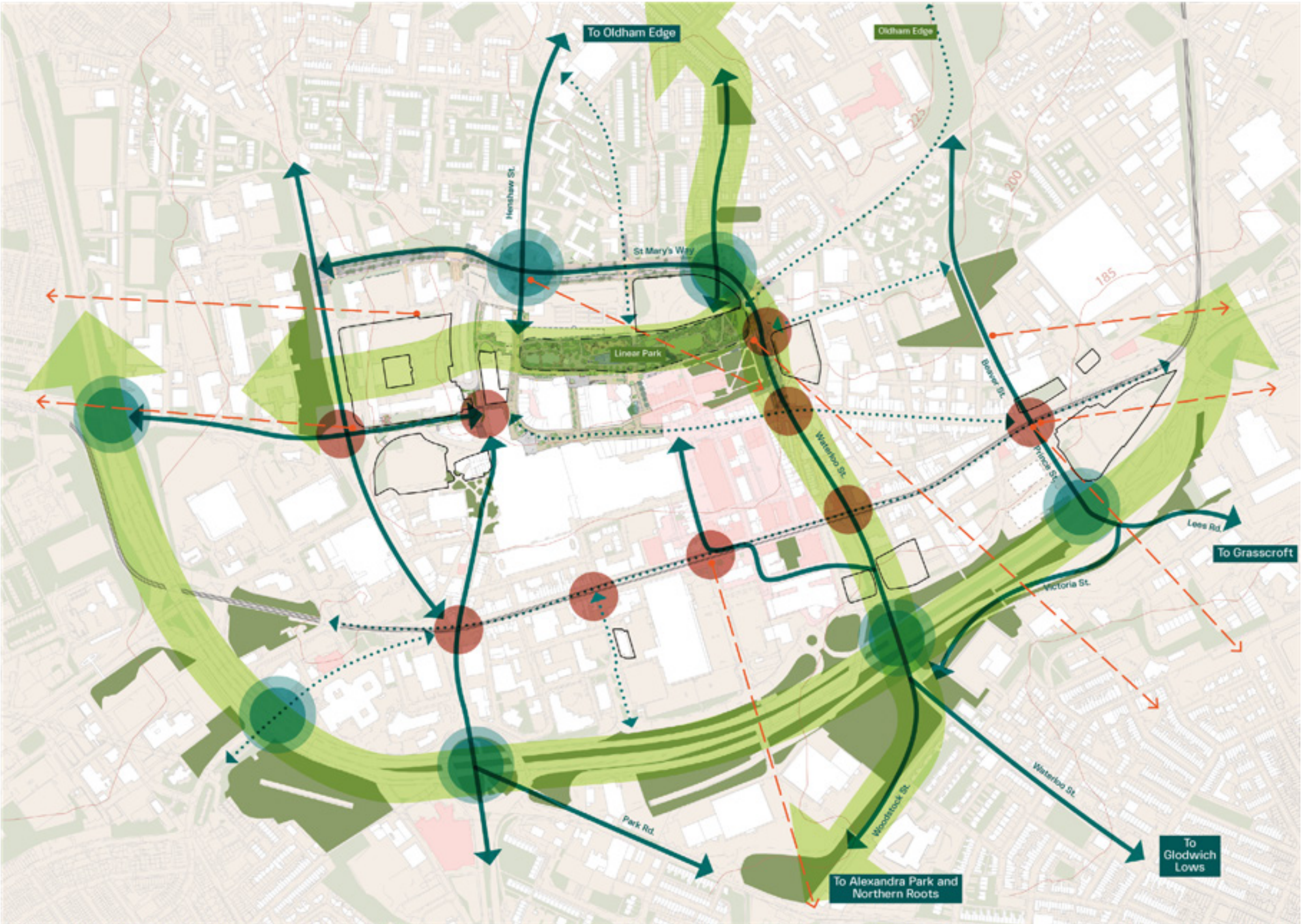
 Accessible and balanced landscaped streets

 Public realm enhancements, maximising the opportunities for softening of the streetscape

 Key junctions for public realm enhancement

 Improved gateways into Oldham Town Centre

 Long-range landscape outlooks towards Oldham's surroundings



→ CHAPTER 5
TOWN CENTRE VISION, PRIORITIES & OBJECTIVES

→ FIGURE 5.11 PROPOSED OLDHAM WAY
IMAGE CREDIT: PLANIT



Strategic landscape corridors to encourage wildlife and connections to nature

- Oldham Edge through the Linear Park to the west and down to Alexandra Park to the south: Create accessible and active landscapes between these destinations by enhancing the corridor with mature planting, wildlife habitats, SUDS, and biodiversity features. Implement measures to protect existing trees, while integrating wildflower planting and native vegetation for enhanced environmental sustainability.
- Oldham Way: Opportunity to encourage a strategic wildlife corridor through implementing an alternative management strategy. Planting of wildflowers, reducing areas of closely mown grass and creating pockets of native, wildlife friendly planting.

→ FIGURE 5.12 LANDSCAPED STREETS
IMAGE CREDIT: PLANIT



Accessible and balanced landscaped streets

- Create an interconnected network of softer streets throughout the Town Centre, where active travel will be prioritised.
- Ensure these streets provide high quality pedestrian and cycle connections through the Town Centre and onto the surrounding strategic green spaces (particularly Alexandra Park, Oldham Edge and Glodwick Lows).
- Protect the existing mature trees along these routes and encourage new street tree planting.
- Explore the implementation of SUDs and areas of native planting to expand wildlife corridors through the Town Centre.
- Introduce changes in priority at key crossings to prioritise active travel routes across vehicular corridors.

→ FIGURE 5.13 PUBLIC REALM IMPROVEMENTS ON ALBION STREET. IMAGE CREDIT: PLANIT



Public realm enhancements, maximising the opportunities for softening of the streetscape

- Encouraging the introduction of street trees, soft planting areas and SUDs solutions wherever possible to create an attractive, more resilient and wildlife friendly Town Centre for all.
- Proposals for additional street trees and planting need to be carefully considered and not be positioned so as to obscure positive buildings or block views.

→ FIGURE 5.14 PROPOSED PUBLIC REALM ENHANCEMENTS
IMAGE CREDIT: PLANIT



Key junctions for public realm enhancement

- These are key moments in the Town Centre where landscape interfaces meet.
- These areas become moments within the public realm which provide an opportunity to stop and dwell, to enhance the pedestrian experience within the Town Centre.
- Retail uses should have the opportunity to spill out into these areas through generous areas provided to pedestrians, created through the reconsideration of the space given to vehicular movement.
- Pedestrian/ cycle crossings should be prioritised to ensure positive interfaces with active travel routes.
- Opportunity to integrate existing trees and provide new trees and soft areas of landscape to enhance the wider landscape corridors across the Town Centre to provide seasonal interest and shelter.
- Explore the integration of new public art features to mark these key nodal points within the Town Centre.

→ FIGURE 5.15 EXAMPLE OF PEDESTRIAN AND CYCLIST PRIORITISATION. IMAGE CREDIT: PLANIT



Improved gateways into Oldham Town Centre

- Opportunity to improve the pedestrian and cycle access into and from town centre along the strategic movement corridors.
- Careful consideration of existing junctions to improve the priority of pedestrians and cyclists, downgrading these key gateways from a vehicular perspective to provide wide, level, clear, safe and high-quality crossing points to encourage sustainable and active modes of travel into the Town Centre.

→ FIGURE 5.16 FORMER NATWEST BANK, OLDHAM MUMPS
IMAGE CREDIT: PLANIT (FIONA FINCHETT)



Long range landscape views looking towards Oldham's surrounding natural assets

- Wherever possible, public realm enhancements should celebrate Oldham's unique backdrop and work with long range 'borrowed' landscape views to enrich the public realm.
- Celebrate Oldham's visual assets and connect to its wider landscape, opportunity to include informative signage.

→ CHAPTER 5
TOWN CENTRE VISION, PRIORITIES & OBJECTIVES

→ FIGURE 5.17 PROPOSED LINEAR PARK PLAY SPACE
IMAGE CREDIT: PLANIT



Play and active landscapes within the public realm

- Town centres make great meeting locations for social interactions. They therefore provide perfect opportunities to provide play and leisure focussed landscapes that encourages children and adults alike to play and interact throughout streets and spaces.
- The Linear Park and Market Place provide opportunities for new focal points for play and active landscapes to be delivered.
- All new areas of public realm, whether spaces or streets should explore the opportunity to encourage playful activities, for all ages and abilities, throughout the Town Centre, whether permanent or temporary.

→ FIGURE 5.18 SUSTAINABLE URBAN DRAINAGE SYSTEM
IMAGE CREDIT: PLANIT



Implementation of sustainable urban drainage solutions

- All new areas of public realm should explore the delivery of sustainable drainage solutions.
- These can be delivered in many forms, and can be used to slow down run off, collect water temporarily to reduce unplanned surface water flooding or can simply use water as a feature within soft planting areas.
- Preference should be given to multi-functional sustainable drainage systems, and to solutions that offer Green Infrastructure benefits and allow surface water to be managed via infiltration wherever possible.
- A detailed surface water drainage strategy will be developed for each site as they come forward. The aim will be to restrict the rate of surface water run-off from new developments.

→ FIGURE 5.19 OPPORTUNITIES TO IMPROVE BIODIVERSITY
IMAGE CREDIT: PLANIT



On-plot landscape enhancements

- Landscape design should be considered within all development sites within the Town Centre.
- Opportunities to enhance biodiversity on-plot should be explored through planting and features which encourage wildlife.
- Mature trees should be retained and new tree planting provided.

→ FIGURE 5.20 USING SIGNAGE FOR IMPROVED WAYFINDING.
IMAGE CREDIT: PLANIT



Wayfinding and signage improvements

- Clear wayfinding and signage opportunities should be explored across the Town Centre to link key destinations and assets.
- Signage should be provided in a clear and legible form for all people and should not clutter the public realm.
- Different forms of signage should be considered, including signage which informs and educates such as nature based and heritage based signage.
- Specific trails and routes through the Town Centre should be considered, which can be playful within the streetscene. These could be temporary or permanent and should embrace the different characters of Oldham e.g. heritage trails, art routes and family trails.

→ FIGURE 5.21 IMPROVED TOWN CENTRE PUBLIC REALM
ALONG ALBION STREET. IMAGE CREDIT: PLANIT



Design for all to feel welcome, comfortable and safe

- All elements of Oldham Town Centre should feel comfortable, safe and welcoming to all and welcoming to all taking account of relevant standards and guidance.
- New areas of public realm must carefully consider the use of lighting, overlooking onto routes, clear signage and a choice of routes to ensure spaces are inclusive.
- The public realm must feel well loved and well managed to ensure all feel welcome to visit.
- The Safer Parks for Women and Girls Guidance document provides an invaluable resource for all public realm design, and should be referred to for all public realm design.
- New lighting must be planned carefully to ensure residential amenity is maintained and energy consumption minimised.

→ FIGURE 5.22 BRINGING PUBLIC ART AND CHARACTER INTO THE PUBLIC REALM. IMAGE CREDIT: PLANIT



Character, heritage considerations and ensuring the Town Centre feels like Oldham

- All new elements within the public realm should explore the opportunity to tell the story of Oldham, and enhance the character of the Town Centre.
- Art and sculptural opportunities should be considered, serving as elements for informal recreation and education through the streets and spaces.
- Planting also has the opportunity to provide a character. A combination of native and climate resilient species should be used, to respond to drier summers and warmer winters. Species will be selected based on biodiversity value in conjunction with Oldham's in-house Parks and Greenspaces team.

Sustainability Framework

The accompanying Sustainability Framework establishes key performance indicators (KPIs) to support the sustainable redevelopment of Oldham Town Centre. The framework sets out guidelines and targets for decarbonising heat, reducing embodied carbon, integrating circular economy principles, and improving energy efficiency.

It also includes wider environmental targets to deliver on healthy buildings and communities, responsible water use, ecology, and biodiversity. The Sustainability Framework can help to guide a scheme that is future proofed and resilient to changing climatic conditions.

Key themes of the Framework include:



Climate Change Mitigation & Resilience

This theme covers climate change mitigation and resilience via target setting for net zero whole life carbon emissions and through adoption of circular economy principles such as minimising waste in all life cycle phases (demolition, excavation, construction, and operations) and reusing material. In addition, it considers the prevention of overheating and management of flood risk and water efficiency to adapt to more extreme future weather events brought about by warmer summers and forecasted changes in precipitation.

- Operational Energy Use Intensity
- Whole Life Carbon
- Space Heating Demand
- Low and Zero Carbon Technologies
- Waste – Demolition, Excavation and Construction
- Waste – Operational
- Materials – Recycled Content
- Water Efficiency & Recycling
- Overheating

Health, Wellbeing & Community

This theme focuses on the delivery of spaces that enhance human health and wellbeing. It considers the ways in which the design of our physical environment can influence health and wellbeing. This includes setting daylight and artificial light levels, developing strategies for mitigation of pollutants that impact air quality, and improving acoustic quality. In addition, active travel will be promoted via enhancements to cycling infrastructure, and Oldham's character and identity will be celebrated through designs that reflect the local culture, heritage, and history of place.

- Indoor Air Quality
- Outdoor Air Quality
- Indoor Light Quality
- Indoor Acoustic Quality
- Connection to Place
- Cycling Infrastructure

Biodiversity & Ecology

This theme is centred around the enhancement of Oldham's ecology and biodiversity via the consideration of Green Infrastructure (GI) in design. This builds upon Oldham's established GI priorities.

- Biodiversity Net Gain
- Urban Greening Factor
- Green Infrastructure
- Flood Risk Management
- Ecological Management and Maintenance
- Connection to Nature

Social Value Strategy

Uplift Every Resident

Working in collaboration with Social Value Portal the accompanying strategy aligns with the ambitions of Draft Oldham Local Plan Policy IN3, providing specific measurable targets for future town centre development.

→ FIGURE 5.23 SOCIAL VALUE



In addition to the provision of the Draft Local Plan the following specific principles have been developed for the town centre in order to uplift every resident. The final Development Framework and Social Value Strategy, to be developed with the local community, will provide a series of locally specific principles and KPI's:

Develop a Social Value Strategy

This will follow a four-step process including assessing needs, engaging with the community, development of set of interventions and working with local partners to deliver these. Once completed, management and monitoring against objectives will be undertaken.

Deliver initiatives with the local community - not for them - and ensuring they are meaningful and inclusive, evolving as community needs change, such as:

- Provide and prioritise training, employment and business opportunities for Oldham residents;
- Raise people most in need out of poverty and reduce inequalities;
- Contribute to protecting and enhancing the natural, built and historic environments;
- **Encourage proposals to embed social value by** committing to unlock value across the lifecycle of the development in accordance with the Social Value Strategy which is being prepared for the area; and
- **Celebrate success of best-practice social value delivery by** sharing learning so others can refine their own delivery strategies. Always look to improve how social value can be unlocked further at every stage.

Meanwhile Use Strategy

It is recognised that the transformation of the town centre is a multi-phase project and during ongoing construction works the centre must remain a vibrant and attractive place for people to live, work and visit.

In order to ensure this, a Meanwhile Use Strategy is required to build up a specific programme of defined events and uses that deliver, promote and sustain the delivery of the Town Centre Vision. This framework should establish placemaking and meanwhile uses across available sites and buildings, as the town centre transforms.

→ FIGURE 5.24 MEANWHILE USES



The Meanwhile Use Strategy should build upon the existing opportunities and potential of the town centre, including vacant heritage buildings of architectural interest, recent public realm improvements and proximity of public transport to the retail core.

The placemaking and meanwhile uses should focus on the following key themes:

	Experience Summer festivals, live music, immersive art
	Art & Culture Studio space, art installations, maker's markets
	Wellness Gym space, health food pop-ups, active travel initiatives
	Community Networking events, community venue, meeting spaces
	Amenities Street food market, cycle repair, pop-up retail
	Commercial Car parking, advertising, storage

The proposed meanwhile uses should encompass the whole town centre rather than one specific location, ensuring the footfall is sustained as the core sites are developed. Events and activation should be planned throughout the year, ensuring that the town centre is consistently a destination of choice. Collaboration with local organisations is key and will assist in enhancing the social value associated with the redevelopment of the town centre.

Chapter 6.

Character Areas & Opportunities

The Development Framework divides the town centre into **five distinct character areas** each of which has a role to play in shaping its future transformation.

Town Centre Character Areas

CHARACTER AREA 1	
Civic & Residential Quarter	126
CHARACTER AREA 2	
Retail Core	156
CHARACTER AREA 3	
Cultural & Creative Quarter	166
CHARACTER AREA 4	
Eastern Edge & Oldham Mumps	168
CHARACTER AREA 5	
Western Edge & Educational Quarter	196

Within the character areas there are a series of opportunity sites that will contribute to achieving the vision, priorities and strategic objectives for the town centre.

As established in the draft Local Plan, the creation of opportunities for residential living across the town centre is a key part of the Creating a Better Place programme. By delivering around 2,000 new homes across the town centre, in line with Draft Local Plan allocations, the Development Framework will ensure that the following underutilised brownfield sites are efficiently and effectively utilised thereby reducing pressure on greenfield sites across the borough.

→ Civic Centre and Queen Elizabeth Hall	128
→ Former Magistrates' Court and Manchester Chambers	138
→ Former Leisure Centre	146
→ Henshaw House	158
→ Prince's Gate and Mumps (incl. Wallshaw Street)	170
→ Bradshaw Street	180
→ Waterloo St	188



→ FIGURE 6.1 CHARACTER AREAS

→ The following section sets out a high-level brief for each of the core and opportunity sites and establishes key development principles including preferred potential land use, layout and scale, access and movement and landscape and public realm.

CHARACTER AREA 1

Civic & Residential Quarter

The Civic and Residential Quarter covers key elements of the Town Centre including the Civic Centre and Queen Elizabeth Hall, former Magistrates' Court and Manchester Chambers, former Leisure Centre and Tommyfield Market, Oldham Leisure Centre, Oldham Integrated Care Centre and the Mecca Bingo site. It has excellent sustainable transport accessibility with Oldham Bus Station and the King Street Metrolink stop providing onward travel to destinations across Greater Manchester.

The redevelopment of the Spindles Town Square Shopping Centre represents a key element of the Council's wider regeneration ambitions for the Town Centre and will facilitate the creation of new flexible high quality office use including co-working space, rationalisation of retail space, creation of a new archive space and construction of a new market hall and event space. Once complete this will enable the Council to relocate all functions and staff from the Civic Centre to the upper floors of the Spindles and also create a new home for Tommyfield Market thereby freeing up these sites for redevelopment.

Eton Star Oldham

Eton Star Oldham is a proposed new sixth form college proposed at the site of the current Tommyfield Market, which will be funded by the Department for Education. The proposals for the site are currently at design development stage. Eton Star Oldham will

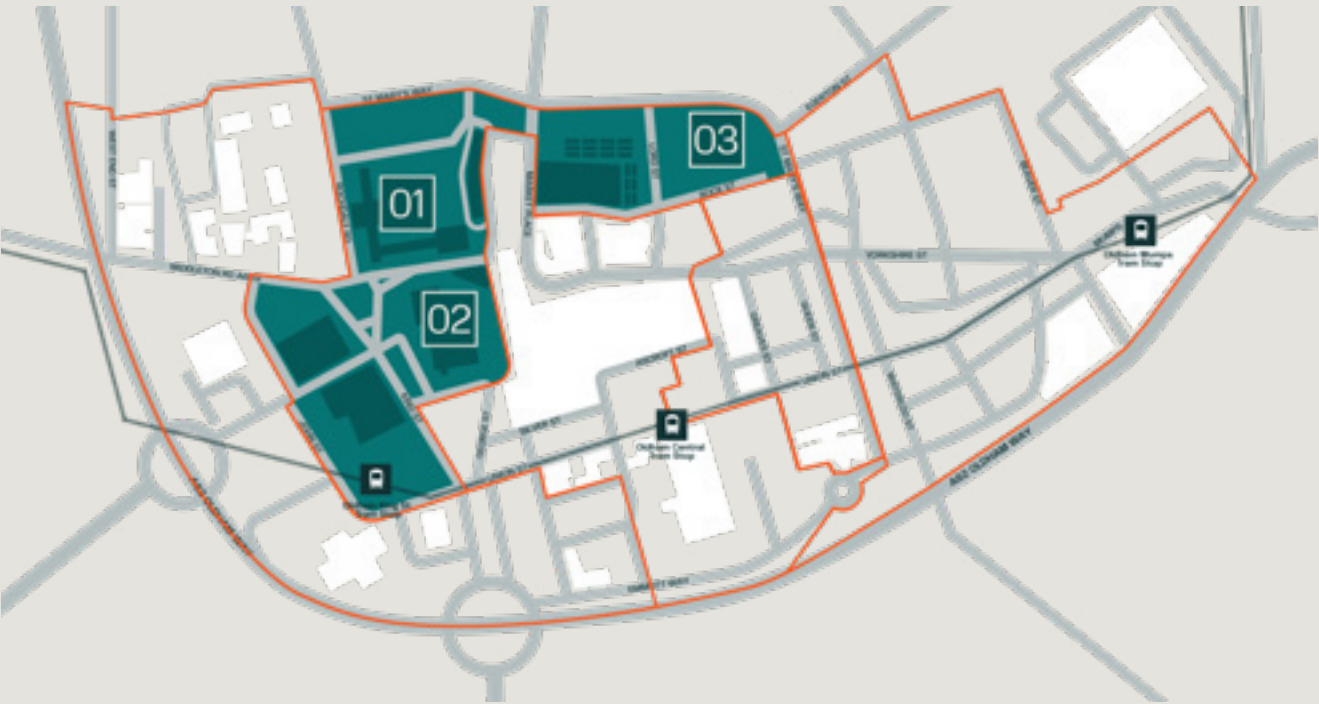
provide a high-quality, academically focussed teaching and learning environment, together with wrap around spaces and support to enable aspiring local pupils to benefit from a rigorous and rounded education which broadens the opportunities available to them both during and after their sixth form studies.

The building will accommodate approximately 480 pupils and have a range of engaging learning spaces supported by lecture halls, dining / cafes, library and associated study and social areas. It is likely to be three storey and take up a large proportion of the current car park and outdoor market site, as well as taking advantage of the existing and new public and sustainable transport options, plus public realm opportunities. It will benefit from the latest low carbon design and technologies and will be developed in full coordination with the Local Authority planning and highways teams and the phases of the wider regeneration.

The Civic and Residential Quarter will be the focus for the Council's ambitions to deliver a diverse new residential offer in the Town Centre, driving density on key brownfield sites. New homes will be supported by complementary active ground uses along key frontages alongside new public realm and landscaping. There is also an opportunity to refurbish certain existing landmark buildings within the area to create new high-quality hotel and commercial space that will complement future residential development.

The following pages provide development principles for:

- 01. Civic Centre & Queen Elizabeth Hall
- 02. Former Magistrates' Court & Manchester Chambers
- 03. Former Leisure Centre



→ FIGURE 6.2 CIVIC & RESIDENTIAL QUARTER CHARACTER AREA



→ FIGURE 6.3 CIVIC CENTRE & QUEEN ELIZABETH HALL



→ FIGURE 6.4 FORMER LEISURE CENTRE

→ Future development proposals and planning applications should come forward in accordance with the Development Framework and demonstrate compliance with wider aspirations for the Town Centre.

Civic Centre & Queen Elizabeth Hall

The Civic Centre is identified in the Draft Local Plan as a proposed allocation for housing capable of delivering circa. 600 new homes. It represents the largest of the Core sites within the Town Centre and its phased redevelopment following vacant possession is fundamental to success of the Development Framework.

The following development principles have been informed by site specific baseline analysis contained at **Appendix C**.

The proposals for this site have been developed alongside the proposals for the Former Magistrates' Court located immediately to the south. These sites are closely aligned, and the indicative designs reflect this through careful consideration of the interactions and interfaces between them. Once developed the area will be experienced as part of a unified neighbourhood which shares a common design language and promotes seamless movement between the sites.

The potential re-use and retention of all existing buildings has been appraised against a series of criteria by the design team as a starting point in developing the proposals. The findings of this exercise are presented at **Appendix D** and have guided the preferred illustrative designs.



→ FIGURE 6.5 CIVIC CENTRE

Civic Centre & Queen Elizabeth Hall



Layout & Scale

Layout

The illustrative proposals envisage a series of 'C-shaped' residential blocks, creating a resident's courtyard space between them. The entrance to the residents courtyard is aligned through the centre of the site, allowing residents to enter each of the blocks from a key street.

A 'L-shaped' block has been proposed along Cheapside to create a strong frontage to the bus interchange and to interface more effectively with the proposed new public realm square.

The existing Civic Tower will remain to the south east corner.

Scale

The existing 15 storey Civic Tower represents a landmark in the Town Centre at 53 metres high. Subject to detailed assessment of key heritage views and structural surveys, there is a potential for a sensitively designed vertical extension to the tower of up to 3 stories.

The indicative storey heights for the remainder of the site have been established based on retaining key views and working with the existing levels. On this basis, it is proposed that massing steps down from Cheapside to Rochdale Road with heights ranging from 10-6 storeys. Should future proposals seek to deviate from this then heritage and townscape justification should be provided.

In line with Draft Local Plan policy D4 taller buildings should be of exceptional design quality, adhere to sustainability standards and consider sunlight daylight and wind micro-climate impacts.



Key Considerations

- How existing buildings, such as the landmark Civic Tower, are addressed from a design perspective.
- Significant east-west level changes.
- Lack of pedestrian permeability and poor interaction at street level between the site and surrounding streets.



Land Use

In line with Draft Local Plan allocation H13 the site is considered suitable for high density residential led development. It is anticipated that this will largely be in the form of new build apartments (Use Class C3) although other housing types should also be explored, including ground floor duplexes where practicable, together with affordable housing.

To complement residential uses, active ground floor commercial uses (Use Class E) are encouraged, especially along Rochdale Road, West Street and Cheapside, thereby providing animated frontages which create a positive streetscape.

There is also an opportunity to re-use and refurbish the existing landmark Civic Tower to create a new hotel (Use Class C1) to meet identified needs.



Landscape & Public Realm

Proposals should explore a new public realm square between the Civic Tower and Cheapside which acts as a key point of interest and activates the landscape.

Enhanced pedestrian permeability and accessibility, though the site and buildings should be embedded within future proposals better linking Rochdale Road with Cheapside (east/ west) and also New Radcliffe Street with West Street.

Proposals should consider private residential outdoor space, which varies in feel from the publicly accessible public realm.



Access & Movement

Controlled servicing of the site should be prioritised from New Radcliffe Street with the existing West Street access converted to an emerging access only.

Proposals should explore the re-use of the existing underground car park or the podium level of residential blocks for parking provision. Given the sustainable location of the site and to avoid car dominance it is anticipated that a reduced car parking provision could be delivered on site.

Electric charging points to be provided in line with Draft Local Plan policy T4 with 20% active charging facilities and the remaining passive provision.



Utilities

An Existing Infrastructure Report has been prepared which indicates that there will be no requirement for major diversion works to be undertaken to facilitate redevelopment however, a new electrical sub-station may be required.

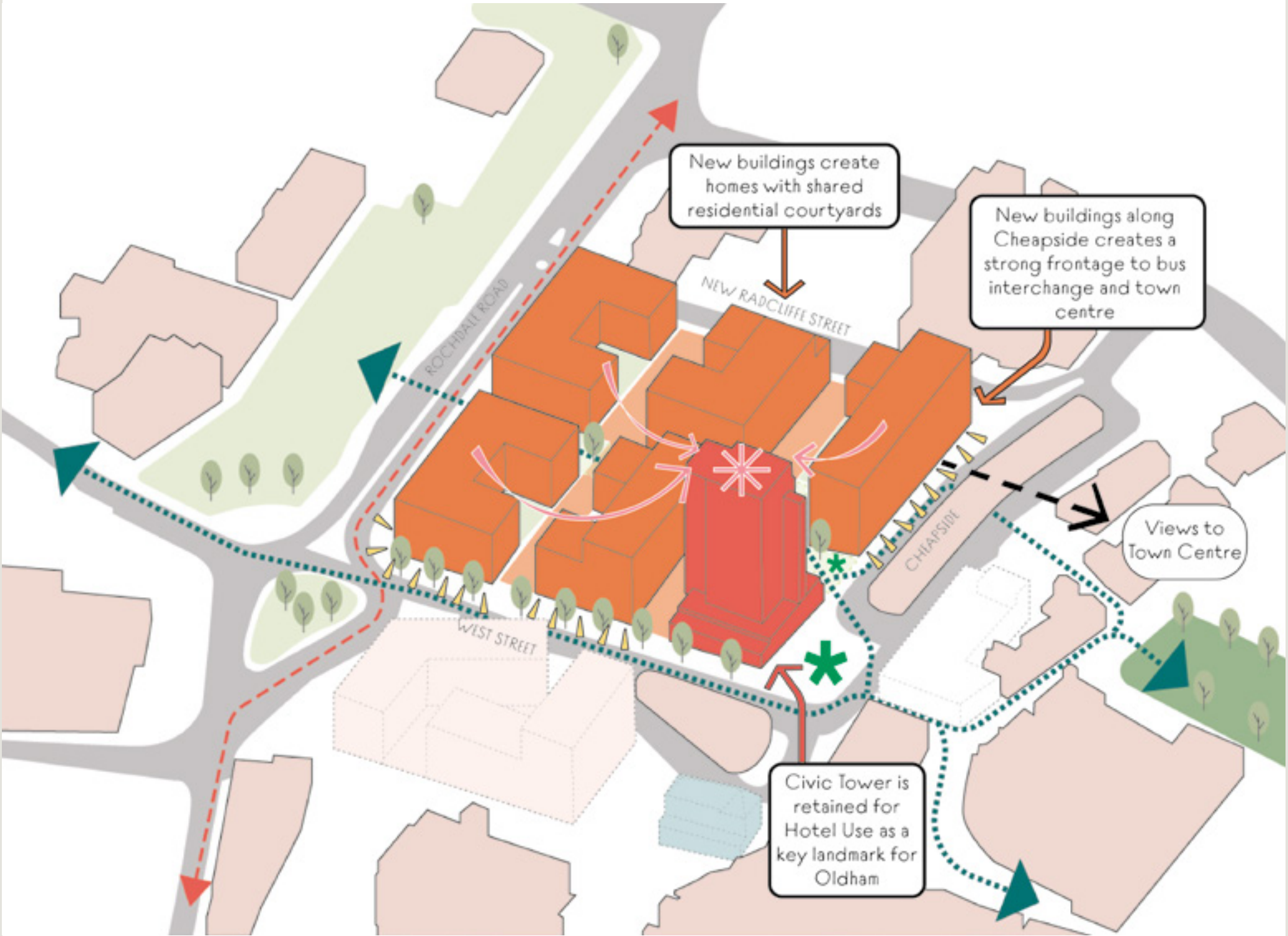
Consideration should be given to Minewater Heat Network connection points within the new development.

Fibre to the Premises (FTTP) broadband should be provided as part of new developments.

Civic Centre & Queen Elizabeth Hall

Page 131

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- Indicative service route
- > Residential entrance
- * Point of interest/activation in landscape
- > Key vehicular route
- > Key pedestrian route

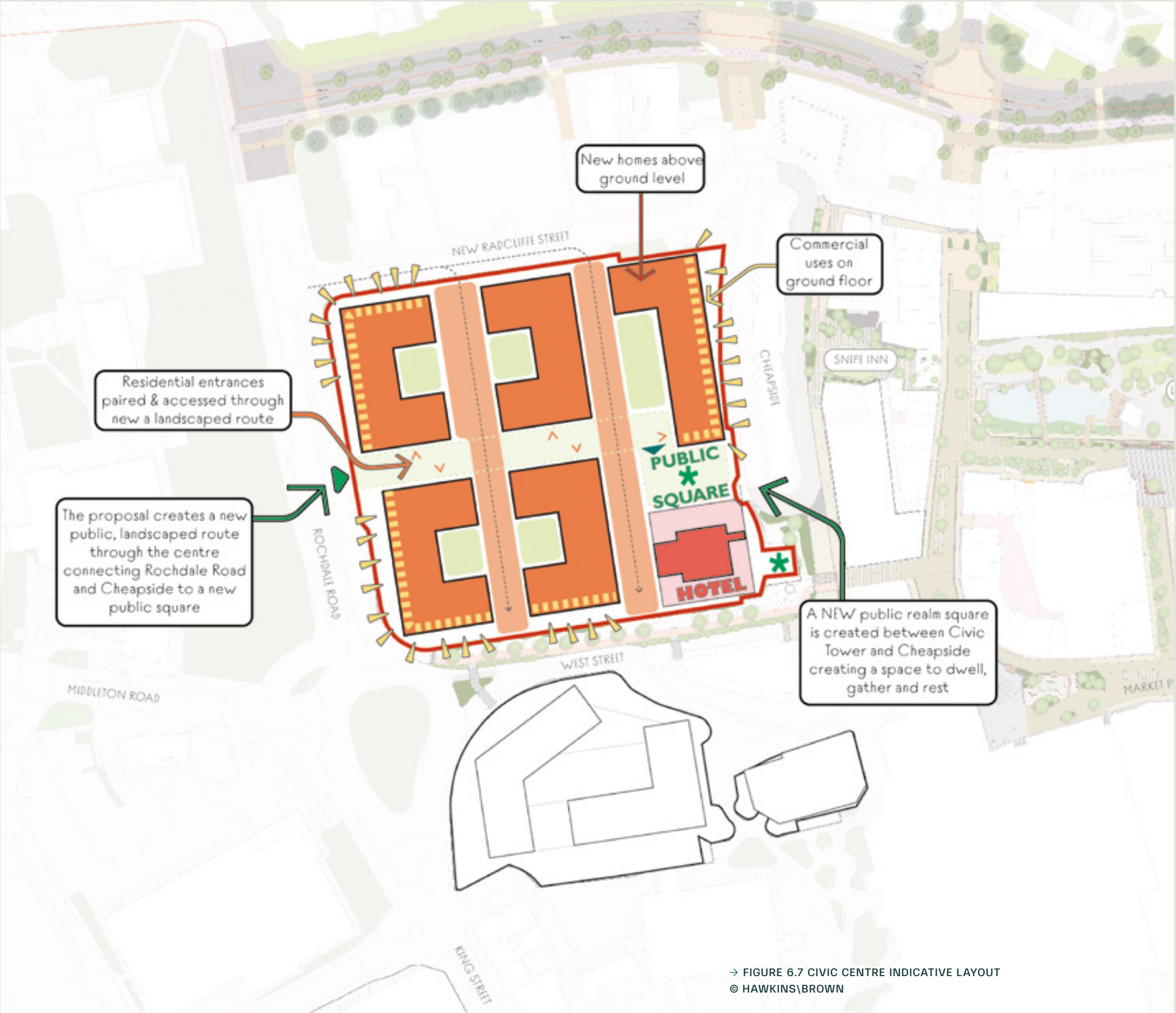


→ FIGURE 6.6 CIVIC CENTRE INDICATIVE SCALE AND MASSING
© HAWKINS\BROWN

Civic Centre & Queen Elizabeth Hall

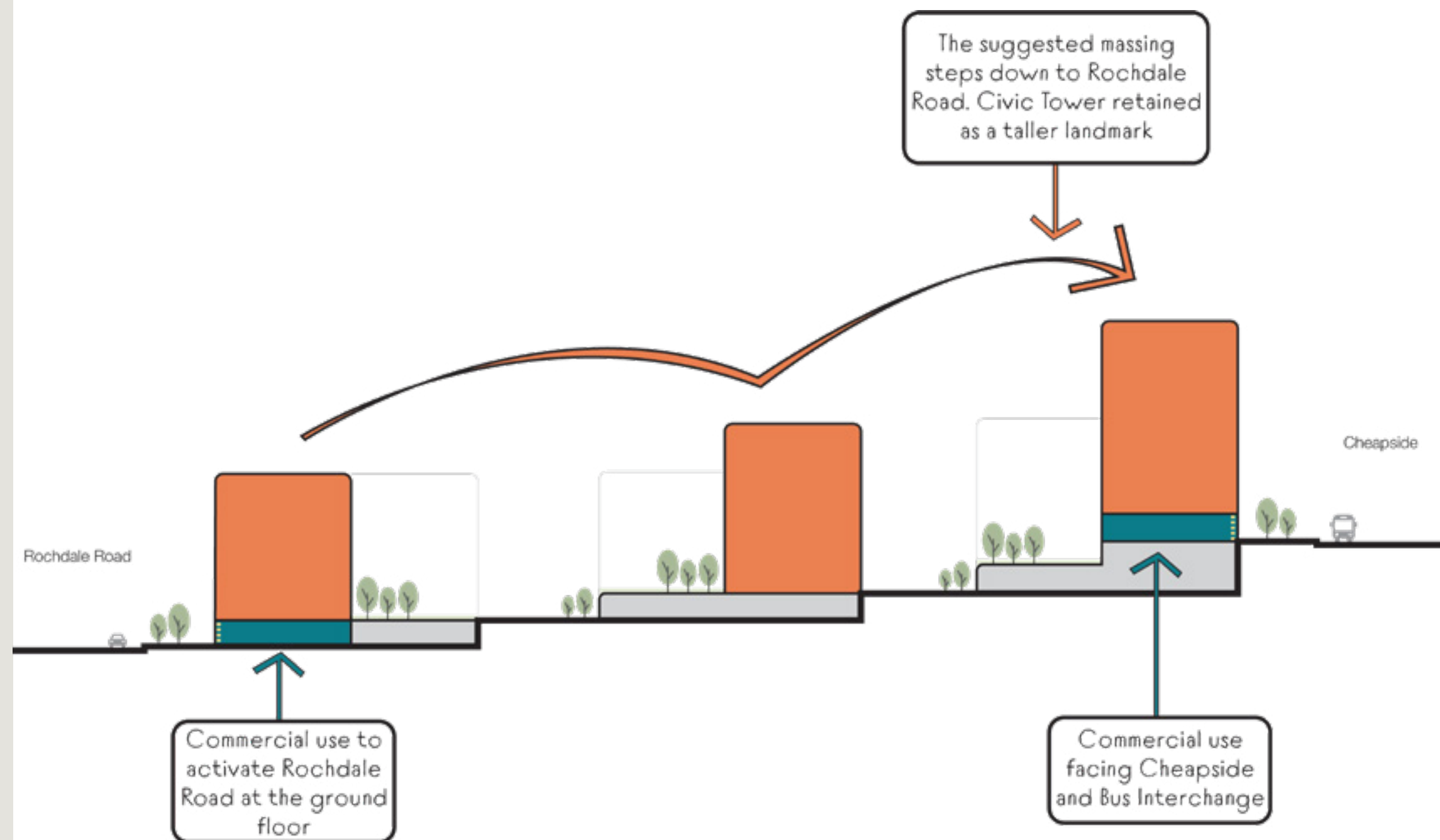
Page 132

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- Indicative service route
- > Residential entrance
- * Point of interest/activation in landscape
- > Key vehicular route
- > Key pedestrian route



→ FIGURE 6.7 CIVIC CENTRE INDICATIVE LAYOUT
© HAWKINS\BROWN

Civic Centre & Queen Elizabeth Hall



→ FIGURE 6.8 CIVIC CENTRE INDICATIVE LEVELS
© HAWKINS\BROWN

- Page 133
- Residential Use
 - Hotel Use
 - Retail Use
 - Resident's External amenity
 - Opportunity to retain existing vegetation
 - Service and surface car parking
 - Opportunity for commercial frontage
 - Indicative service route
 - > Residential entrance
 - * Point of interest/activation in landscape
 - > Key vehicular route
 - > Key pedestrian route

Former Magistrates' Court and Manchester Chambers

The Former Magistrates' Court is identified in the Draft Local Plan as a proposed allocation for housing capable of delivering circa. 225 new homes. The former Magistrates' Court is a cleared site following the demolition of all buildings in 2019. Manchester Chambers is currently in use as a commercial building.

The following development principles have been informed by site specific baseline analysis contained at **Appendix C**.

The proposals for this site have been developed alongside the proposals for the Civic Centre site located immediately to the north. These sites are closely aligned, and the indicative designs reflect this through careful consideration of the interactions and interfaces between them. Once developed the area will be experienced as part of a unified neighbourhood which shares a common design language and promotes seamless movement between the sites.



→ FIGURE 6.9 FORMER MAGISTRATES' COURT & MANCHESTER CHAMBERS

Former Magistrates' Court and Manchester Chambers

Page 135



Key Considerations

- Given the proximity of the site to the bus station, potential noise, vibration and air quality impacts should be assessed and where necessary mitigated.
- Addressing level changes.
- Interfaces with the bus station.
- Requirement to maintain servicing routes through Manchester Chambers.
- Existing trees and mature vegetation to the west of the site.



Layout & Scale

The illustrative proposals envisage two 'L shaped' blocks, creating private residents' courtyard space between. The entrance to the blocks would need to be aligned to levels on West Street as this would be the primary frontage facing on to the bus station.

Block 1

The proposed 'L-shaped' block facing onto the West Street and King Street will occupy a key gateway corner of the site. It is anticipated that it will extend to 7 storeys in height which will positively tie in with the lower elements of Block 2.

Block 2

The second proposed 'L-shaped' block located near Manchester Chambers has a split-height massing ranging from 10 storeys to the east and 7 storeys to the west. The storey heights are based on primary elevations facing towards the town centre, with height stepping down towards King Street.

Should future proposals seek to deviate from the proposed scale parameters then heritage and townscape justification should be provided.



Utilities

An Existing Infrastructure Report has been prepared which indicates that there will be no requirement for major diversion works to be undertaken to facilitate redevelopment.

Fibre to the Premises (FTTP) broadband should be provided as part of new developments.



Land Use

Former Magistrates' Court

In line with Draft Local Plan allocation H13 the site is considered suitable for high density residential led development. It is anticipated that this will largely be in the form of two new build apartment blocks (Use Class C3) although other housing types should also be explored, including ground floor duplexes where practicable, together with affordable housing.

To complement residential uses, active ground floor commercial uses (Use Class E) would be encouraged on the corner of King Street and West Street (Block 1) and facing on to the public realm adjacent to Manchester Chambers (Block 2). It is anticipated that retail and food and beverage uses may be most appropriate in this location.

Manchester Chambers

The retention and refurbishment of the existing building will be supported. It is anticipated that the Chambers will accommodate commercial uses on the ground floor, potentially including ground floor retail, café, gym (Use Class E) or food and beverage space (Sui Generis), with offices (Use Class E) envisaged for the upper floors. Sensitively designed works to the modern rear of the building in order to rationalise the built form could be supported subject to them not being of greater scale than the existing.



Landscape & Public Realm

Existing mature vegetation and trees to the west of the Magistrates' Court should be retained where feasible. If this is not practicable then tree replacement should be provided in accordance with Draft Local Plan Policy N4.

The illustrative proposals for the site suggest that an internal courtyard could be created in the heart of the development to provide private residential amenity.

The proposal should consider the relationship between former Manchester Chambers and Magistrates' Court tying into key public realm moment at West Street and Market Place.



Access & Movement

Primary vehicle access will be achieved via an existing access point off Manchester Street to the south-east. Pedestrian access will principally be from West Street/ public realm around the bus station to the north.

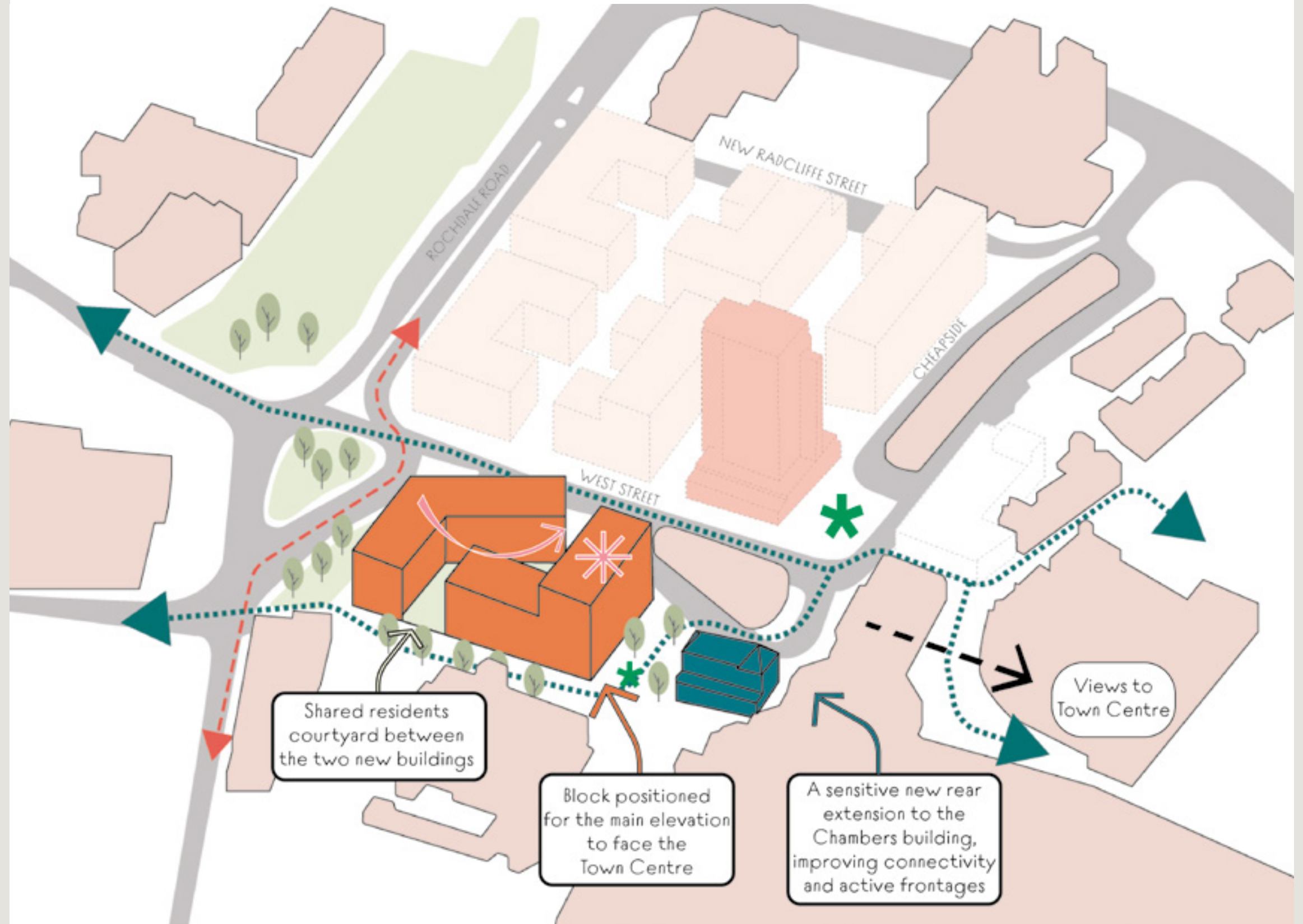
A new turning head may be required between the former Magistrates' Court and Manchester Chambers to facilitate vehicle movements/ servicing within the site.

Utilising the existing site levels, podium resident car parking should be explored. Given the sustainable location of the site and to avoid car dominance it is anticipated that a reduced car parking provision could be delivered on site.

Electric charging points to be provided in line with Draft Local Plan policy T4 with 20% active charging facilities and the remaining passive provision.

Former Magistrates' Court and Manchester Chambers

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- > Indicative service route
- > Residential entrance
- ✱ Point of interest/activation in landscape
- > Key vehicular route
- > Key pedestrian route

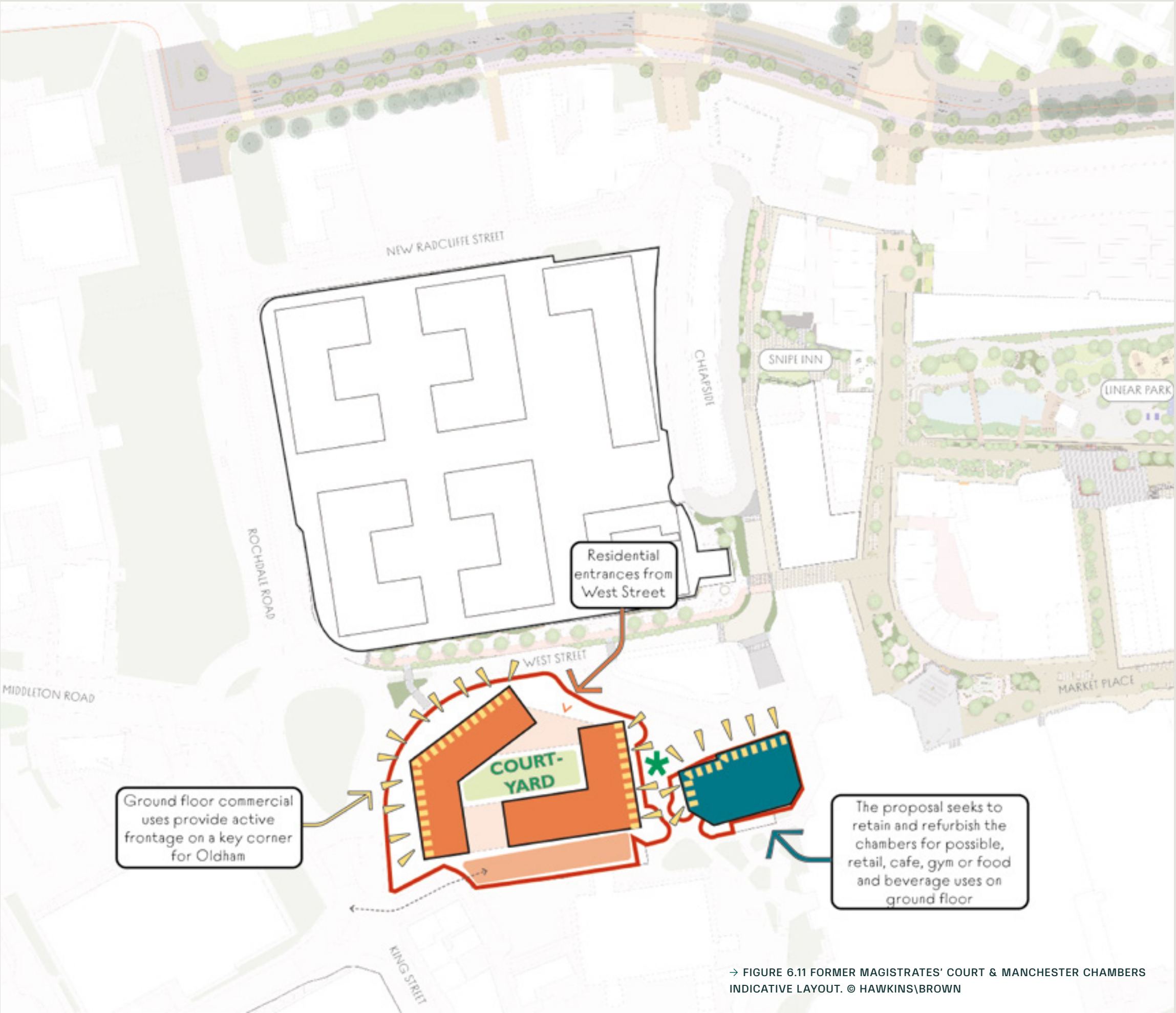


→ FIGURE 6.10 FORMER MAGISTRATES' COURT & MANCHESTER CHAMBERS
INDICATIVE SCALE AND MASSING. © HAWKINS\BROWN

Former Magistrates' Court and Manchester Chambers

Page 137

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- Indicative service route
- > Residential entrance
- * Point of interest/activation in landscape
- > Key vehicular route
- > Key pedestrian route



→ FIGURE 6.11 FORMER MAGISTRATES' COURT & MANCHESTER CHAMBERS INDICATIVE LAYOUT. © HAWKINS\BROWN

Former Leisure Centre

The Former Leisure Centre site is identified in the Draft Local Plan as part of a proposed allocation for housing, alongside Tommyfield Market and the Linear Park, capable of delivering circa. 250 new homes. The former Leisure Centre is a cleared site following the demolition of all buildings in 2016. It is currently in use as a public car park and immediately adjoins the future linear park to the south.

The following development principles have been informed by site specific baseline analysis contained at **Appendix C**.



→ FIGURE 6.12 FORMER LEISURE CENTRE

Former Leisure Centre



Layout & Scale

The illustrative proposals envisage two 'L shaped' blocks, creating private residents' courtyard space between. The entrance to the courtyard is aligned with the landscape strategy for the Linear Park for level access, allowing residents to enter each of the blocks from the more private courtyard space.

Each of the blocks has a split-height massing. The storey heights have been established based on retaining key views with a sympathetic approach taken to heritage and residential amenity in respect to dwellings located to the north.

Block 1

The proposed 'L-shaped' block facing onto Lord Street and St Mary's Way will be split level, ranging from 8 storeys to the west and dropping down to 5 storeys in the east.

Block 2

The second proposed 'L-shaped' block facing onto the Linear Park and St Mary's Way will also be split level, ranging from 8 storeys to the south and dropping down to 5 storeys in the east. This block will benefit from both significant frontage onto the Linear Park and a south-facing orientation for maximised daylight.

Should future proposals seek to deviate from the proposed scale parameters then heritage and townscape justification should be provided.



Key Considerations

- Proposals need to be sensitively designed given potential heritage impacts on Grade II* Listed Church of St Mary and St Peter and the Oldham Town Centre Conservation Area to the south.
- Articulation of the Linear Park frontage and breaking up the massing.
- Addressing level changes including with the future Linear Park.
- Interactions with St Mary's Way to the north.
- Existing trees and existing mature landscaping to the west and east.
- Potential impacts in terms of sunlight daylight and wind.



Land Use

In line with Draft Local Plan allocation H13 the site is considered suitable for high density residential-led development. It is anticipated that this will largely be in the form of two new build apartment blocks (Use Class C3) although other housing types should also be explored, including ground floor duplexes where practicable, together with affordable housing.

To complement residential uses, active ground floor uses could be appropriate facing on to Lord Street to the west (block 1) and facing on to the linear park to the south and St Mary's Way to the east (block 2). These ground floor uses should activate the key route between the site and the linear park. In terms of potential uses, research indicates that there is a requirement for an early years nursery in this location together with retail and café space (Use Class E).



Utilities

An Existing Infrastructure Report has been prepared which indicates that there will be no requirement for major diversion works to be undertaken to facilitate redevelopment however, a new electrical sub-station will be required.

Consideration should be given to Minewater Heat Network connection points within the new development.

Fibre to the Premises (FTTP) broadband should be provided as part of new developments.



Landscape & Public Realm

The key route along the southern edge of the site and Linear Park will be defined by the proposed level change of the north of the site. This should incorporate access points to commercial units within the ground floor of the southern block providing active frontages.

Existing mature and high-value trees, especially category A specimens, should be retained where feasible. If this is not practicable then tree replacement should be provided in accordance with Draft Local Plan Policy N4.



Access & Movement

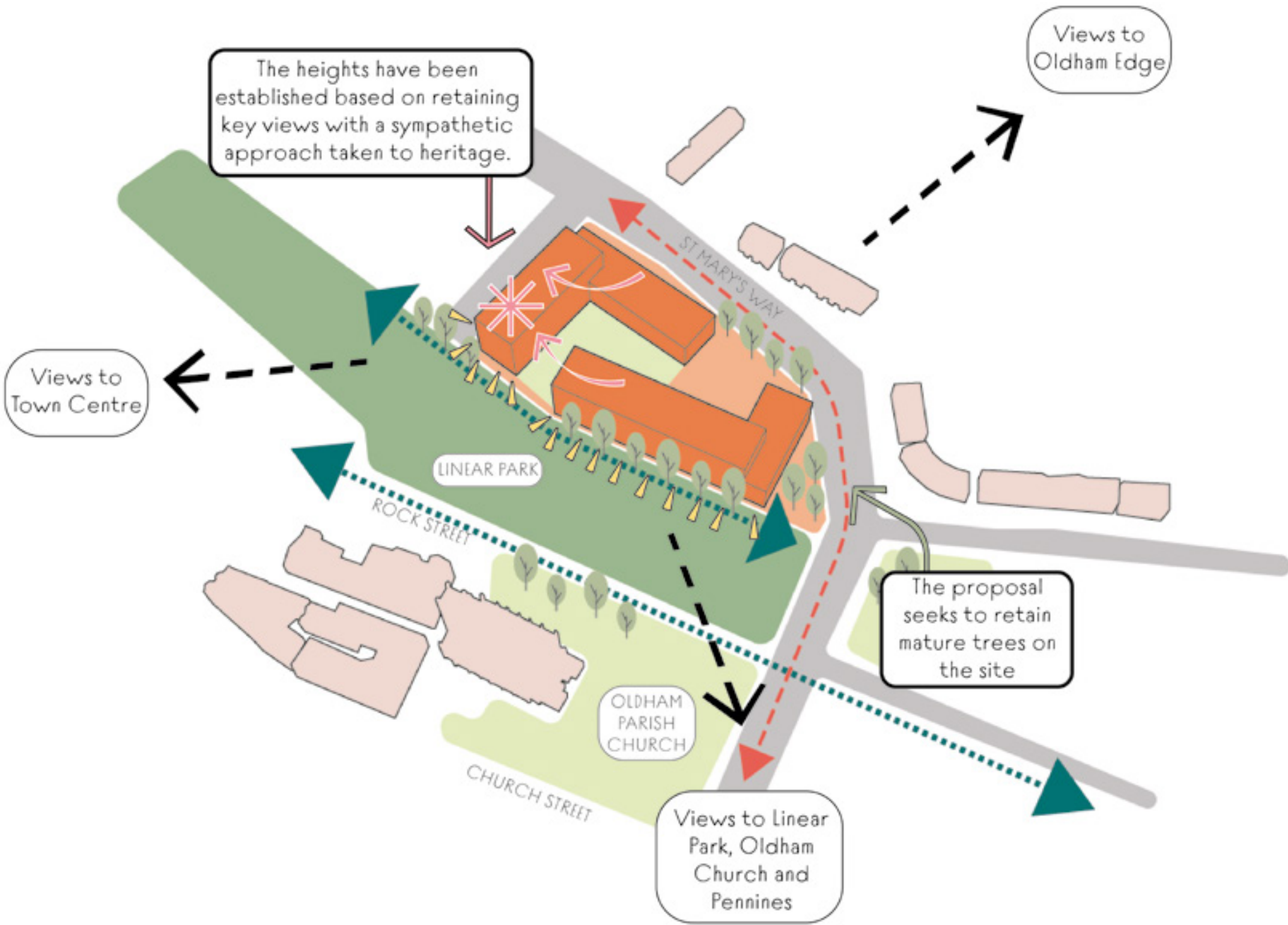
Primary vehicular access will be achieved into the site via Lord Street to the west. This will enable resident access to a limited number of car parking spaces and also servicing of the residential blocks. Vehicles will exit the site from a 'left only' egress onto St Mary's Way. This will need to be sensitively designed to interface with Accessible Oldham interventions, including new cycle routes, proposed for St Mary's Way.

Given the sustainable location of the site and to avoid car dominance it is anticipated that a reduced car parking provision could be delivered on site.

Electric charging points to be provided in line with Draft Local Plan policy T4 with 20% active charging facilities and the remaining passive provision.

Former Leisure Centre

- Page 140
- Residential Use
 - Hotel Use
 - Retail Use
 - Resident's External amenity
 - Opportunity to retain existing vegetation
 - Service and surface car parking
 - Opportunity for commercial frontage
 - Indicative service route
 - > Residential entrance
 - * Point of interest/activation in landscape
 - > Key vehicular route
 - > Key pedestrian route

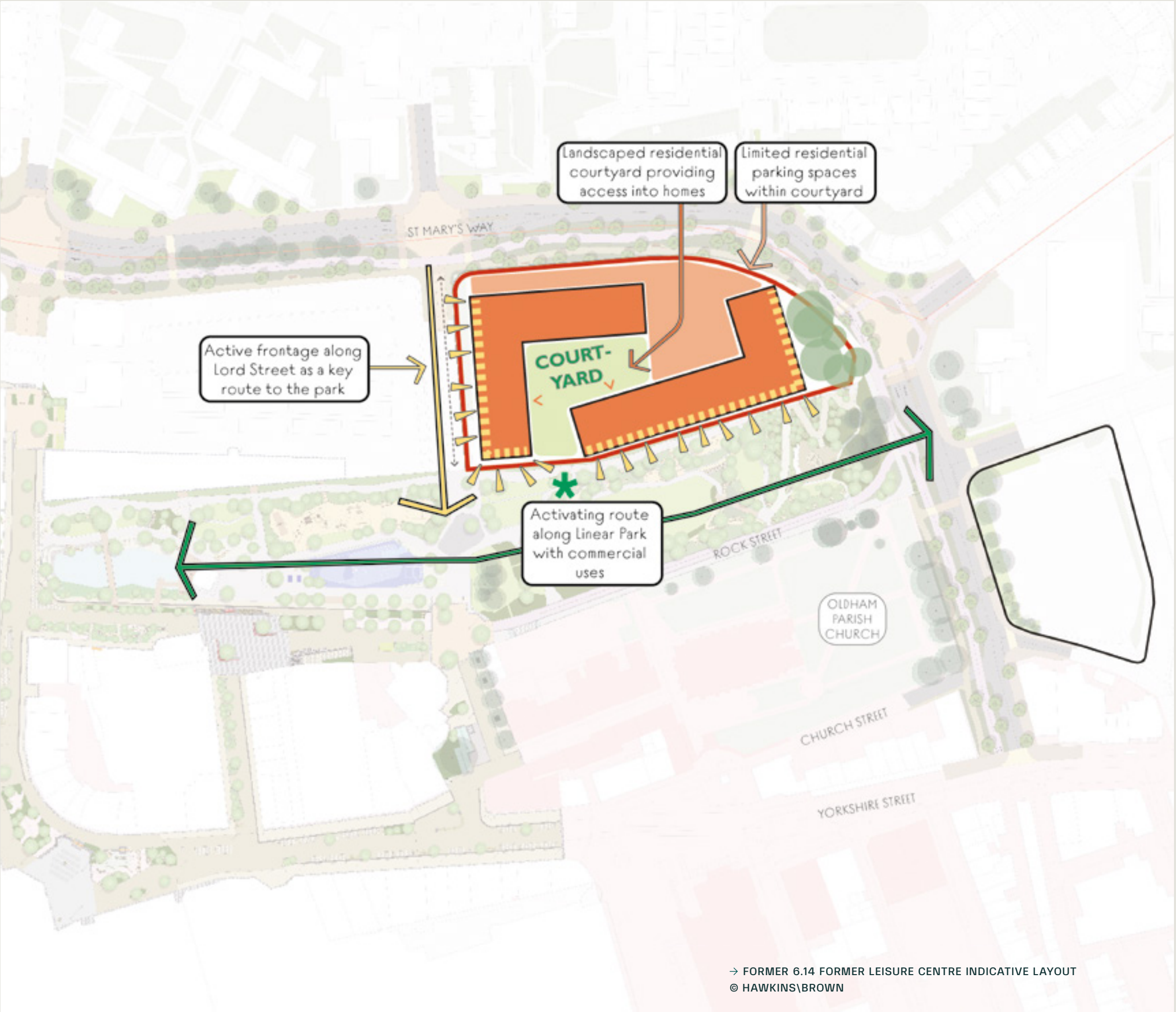


→ FIGURE 6.13 FORMER LEISURE CENTRE INDICATIVE SCALE AND MASSING
© HAWKINS\BROWN

Former Leisure Centre

Page 141

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- Indicative service route
- > Residential entrance
- * Point of interest/activation in landscape
- > Key vehicular route
- > Key pedestrian route



Former Leisure Centre

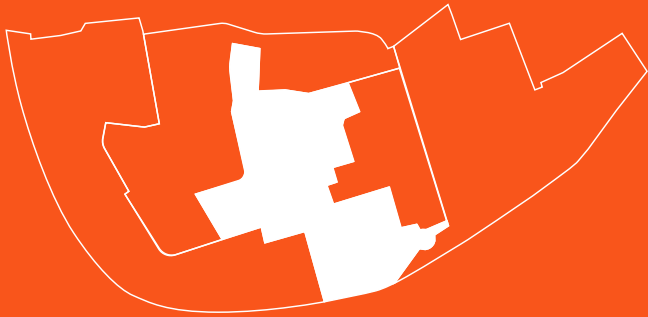
- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain exisitng vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- Indicative service route
- > Residential entrance
- * Point of interest/activation in landscape
- > Key vehicular route
- > Key pedestrian route



→ FIGURE 6.15 FORMER LEISURE CENTRE INDICATIVE LEVELS
© HAWKINS\BROWN

CHARACTER AREA 2

Retail Core



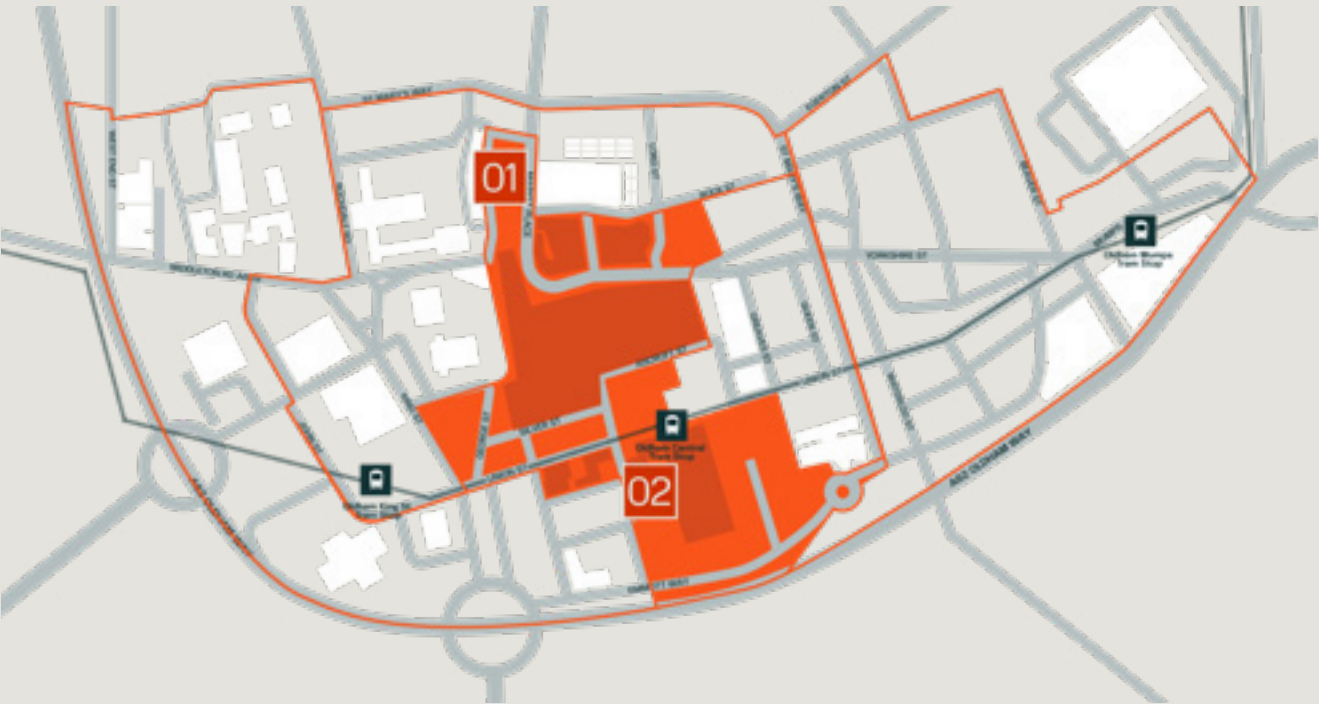
The Retail Core will be the focus for an enhanced, vibrant and sustainable retail offer, including the relocated Tommyfield Market in the Spindles Town Square Shopping Centre. Retail uses will be consolidated to the ground floor of the shopping centre, linking into the new market through a retail 'loop' that will provide shoppers with a better experience. This will be supported by quality office space for both private sector tenants and Oldham Council and event space linked to Parliament Square that will boost the cultural, leisure and entertainment offer within Oldham.

The boundary for the Retail Core is in line with the key diagram for the town centre that was presented as part of the draft Local Plan, as this is felt to more closely align with the spatial experience of the town centre by its current users. The Retail Core has excellent sustainable transport accessibility with bus stops and Oldham Central Metrolink stop providing onward travel to destinations across Greater Manchester.

Elements of the Oldham Town Centre Conservation Area fall within the Retail Core which should be protected and enhanced. There is an opportunity to enhance the public realm, tying into wider upgrades across the Town Centre. The Retail Core will remain the key focus for retail, food and drink, offices and leisure uses including the nighttime economy.

The following pages provide development principles for:

- 01. Henshaw House
- 02. Metropolitan Place



→ FIGURE 6.16 RETAIL CORE CHARACTER AREA



→ FIGURE 6.17 HENSHAW HOUSE



→ FIGURE 6.18 METROPOLITAN PLACE

→ Future development proposals and planning applications should come forward in accordance with the Development Framework and demonstrate compliance with wider aspirations for the Town Centre.

Henshaw House

The Henshaw House site is identified in the Draft Local Plan as a proposed allocation for housing capable of delivering circa. 45 new homes. The building is located on Cheapside adjacent to the recently approved Snipe Gardens opposite the bus station.



Key Considerations

- Location in the heart of the town centre.
- Challenges in relation to servicing of the site following changes to West Street.
- Limited public realm.



→ FIGURE 6.19 HENSHAW HOUSE

Henshaw House



→ FIGURE 6.20 HENSHAW HOUSE, AERIAL IMAGE



Land Use

In line with Draft Local Plan allocation H13 the site is considered suitable for residential development. It is anticipated that this would be in the form of a change of use from office to residential with associated internal works.

To complement the residential uses, active ground floor retail uses on the corner of Cheapside and Market Place would be retained with the potential to create new ground floor retail/ café (Use Class E) and F&B (Sui Generis) uses along Cheapside.

Should further design feasibility work indicate that the conversion of the building to residential apartments over commercial uses is not feasible (for technical or viability reasons) then the full or part demolition of the existing building to create new purpose built residential development should be explored.

If it can be demonstrated that the above residential options are not feasible or viable the Council may consider the refurbishment and re-use of the building for ongoing commercial office and retail uses.



Layout & Scale

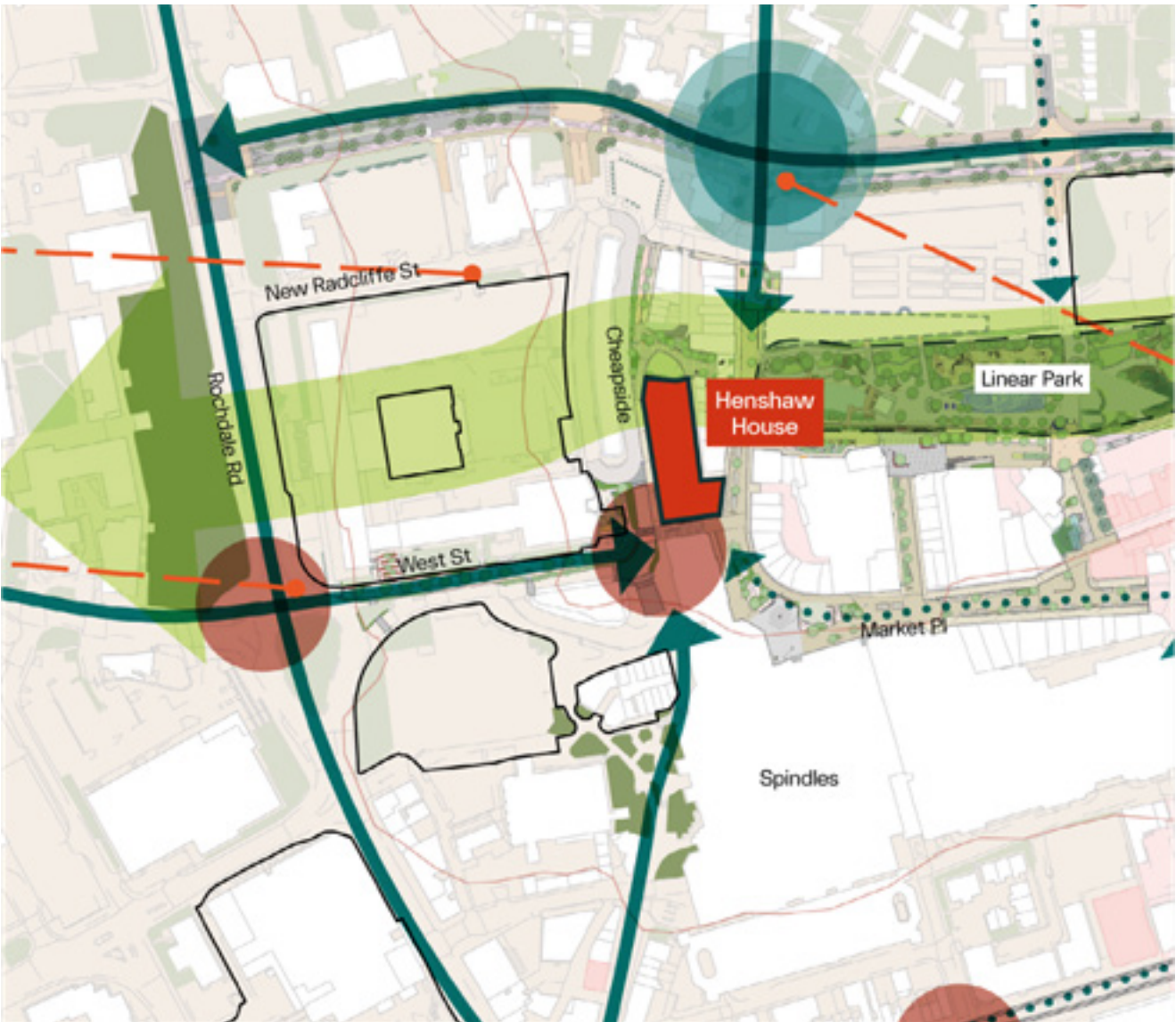
The building is expected to hold the primary frontage along Cheapside and Market Place. Improvements should be made to allow for better interaction and animation at street level particularly to the north adjoining snipe gardens (following demolition of the Snipe Inn).

The existing building is part 3 part 4 storeys. Should it be demolished as part of future redevelopment then the scale of any new building should be justified in townscape terms taking into consideration the surrounding context and character.



Utilities

Consideration should be given to Minewater Heat Network connection points within the new development.



→ FIGURE 6.21 HENSHAW HOUSE KEY OPPORTUNITIES. FIGURE CREDIT: PLANIT



Landscape & Public Realm

Opportunities for landscape and public realm improvements are limited however future proposals respond positively to Council led public realm upgrades in the local vicinity.

New developments should explore whether biodiversity enhancements, potentially including green roofs, could be incorporated within designs.



Access & Movement

The proposals would be 'car free' with no parking being provided due to the sites highly sustainable location and in response to the constrained nature of the plot. Servicing of the building will likely need to be from Market Place to avoid impacts on bus movements on Cheapside.

Metropolitan Place

Metropolitan Place is an existing office building situated on Hobson Street adjacent to the Sainsbury's supermarket in the Town Centre.



→ FIGURE 6.22 METROPOLITAN PLACE



Key Considerations

- Location in the heart of the town centre.
- Conversion challenges due to the depth of floorplates.
- Potential amenity issues relating to the adjacent supermarket service yard.

Metropolitan Place



→ FIGURE 6.23 METROPOLITAN PLACE, LOOKING SOUTH
IMAGE CREDIT: PLANIT



Land Use

The suitability of converting the existing building has been explored however, due to the narrow depth of the footprint and need to incorporate a new core it is considered to be too narrow for residential purposes.

Therefore, in land use terms the building is proposed to remain in commercial office use (Use Class E) with opportunities present to refurbish the internal space and façade to create an interesting co-working/ office space.

Currently the ground floor active frontage is limited and there is an opportunity to improve its integration with Hobson Street to create an attractive welcoming impression. The Council would support the incorporation of suitable commercial uses on the ground floor including café, food and beverage and gym/wellbeing space.

Should a comprehensive demolition and re-build scheme be proposed then a contextual approach to design and townscape should be taken together with detailed justification.



Landscape & Public Realm

Opportunities for landscape and public realm improvements are limited given the footprint of the building within the site however future proposals respond positively to the local context taking into account the wider landscape strategy presented in this Framework.

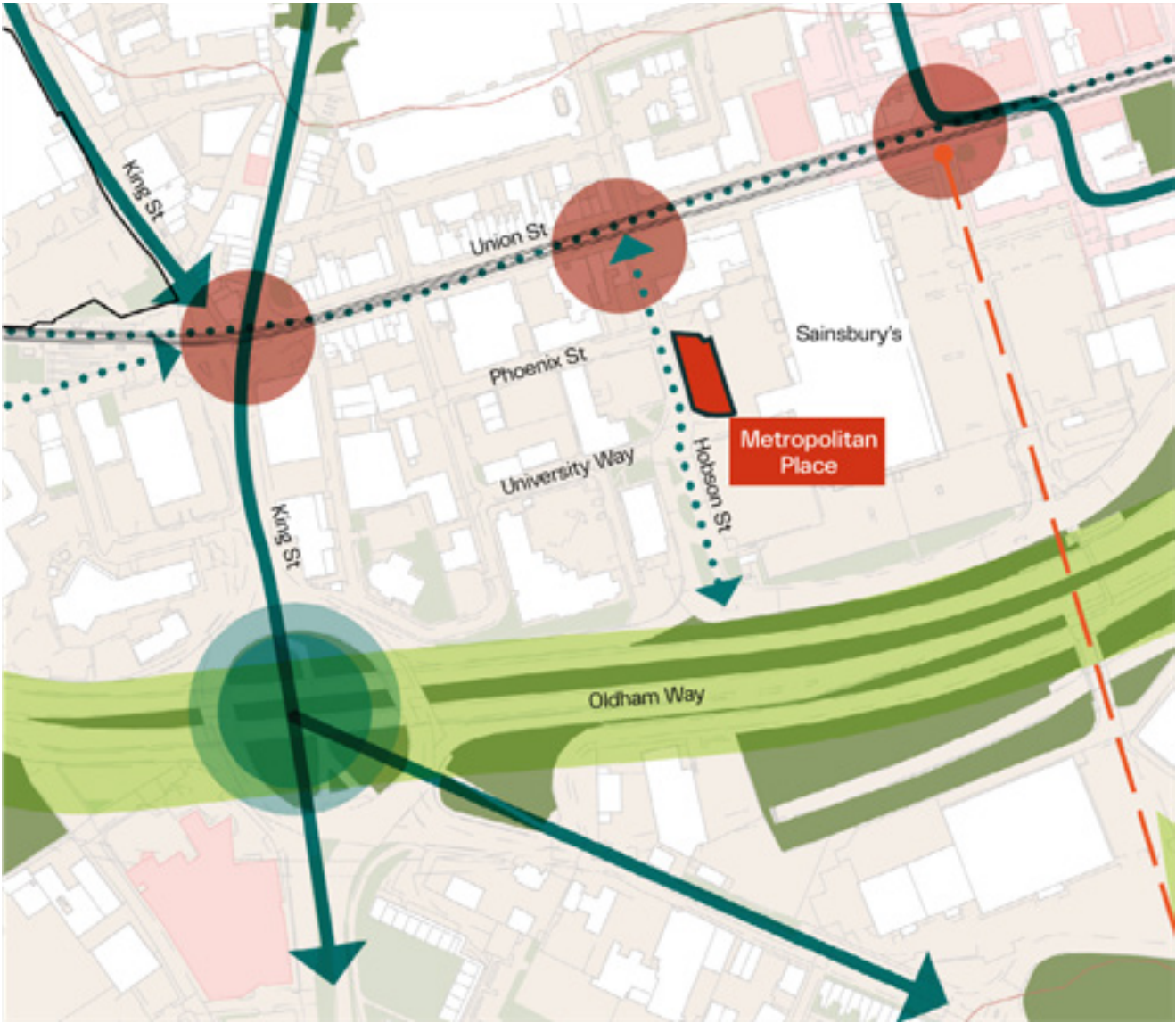
Existing trees should be retained and enhanced where practicable. Existing landscape threshold/ defensible space to the north and south to be maintained and enhanced with public realm and landscape improvements.

Opportunities to enhance biodiversity on and around the existing building should be explored.



Utilities

Consideration should be given to Minewater Heat Network connection points within the new development.



→ FIGURE 6.24 METROPOLITAN PLACE KEY OPPORTUNITIES. FIGURE CREDIT: PLANIT



Layout & Scale

The building is expected to hold the primary frontage along Hobson Street by opening up the façade and improving building access points. Improvements should be made to allow for better interaction and animation at street level.

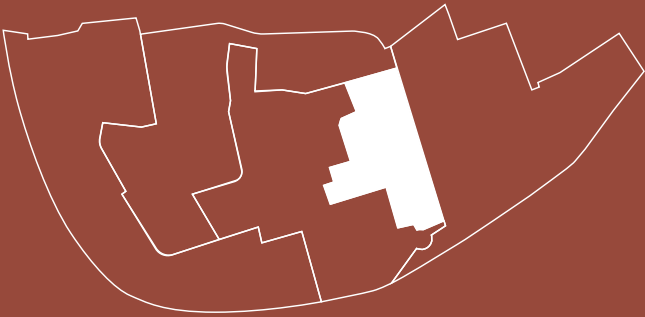


Access & Movement

The proposals would be 'car free' with no parking being provided due to the site's highly sustainable location and in response to the constrained nature of the plot. Servicing of the building will continue in line with current arrangements from Galway Street, via Hobson Street.

CHARACTER AREA 3

Cultural & Creative Quarter



The Cultural and Creative Quarter, centered around the historic core of the town centre and the Council's Creative Improvement District (CID), will be the focus for our nighttime and visitor economy, providing an improved food and drink offer, expanded entertainment and leisure sector and cultural attraction.

The re-use of existing listed buildings on Union Street and surrounding streets will make space for live performance, including a heritage buildings strategy and home for Oldham Coliseum, and the Prudential Building will be renovated to create innovative and flexible office space aimed at attracting creative and digital businesses to Oldham. The Egyptian Room in Oldham Town Hall will be transformed into a high-quality food and drink destination.

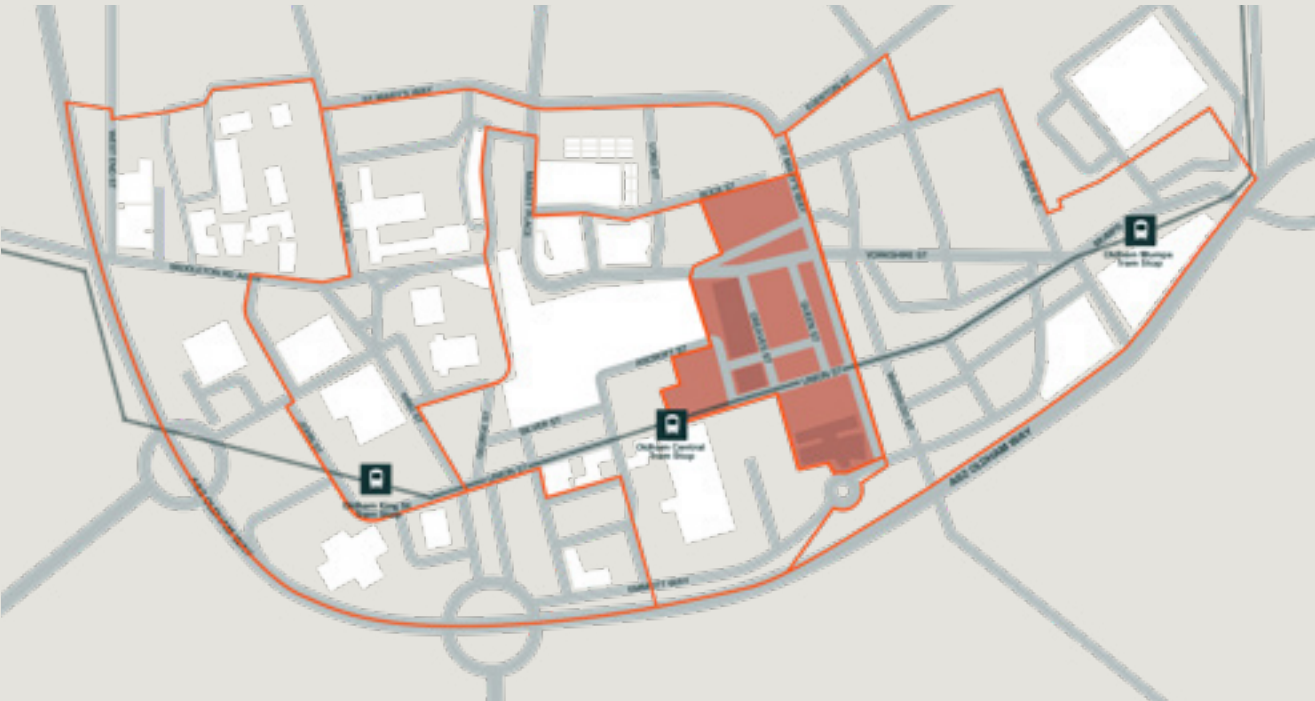
The Cultural and Creative Quarter is closely aligned with and will complement both the Civic and Residential Quarter and Retail Core. Development in this character area should be of high-quality and positively respond to surrounding heritage assets including the Oldham Town Centre Conservation Area together with Listed Buildings in the vicinity.

Opportunities for public realm improvements and enhanced wayfinding should be explored, in line with wider town centre strategies, given the areas' central location and distinctive architecture.

Whilst there are no core or opportunity sites within this character area the Council continues to progress with a number of regeneration projects which will transform this part of the Town Centre, dramatically enhancing cultural and creative provisions for the benefit of Oldhamers.



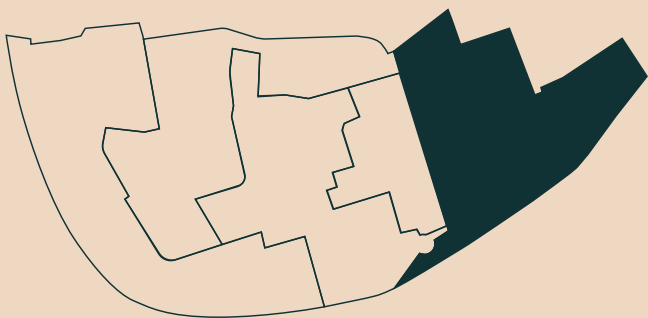
→ FIGURE 6.25 KEY BUILDINGS, CULTURAL & CREATIVE QUARTER. IMAGE CREDIT: PLANIT (FIONA FINCHETT)



→ FIGURE 6.26 CULTURAL & CREATIVE QUARTER CHARACTER AREA

CHARACTER AREA 4

Eastern Edge & Oldham Mumps



The Eastern Edge and Oldham Mumps character area is a key gateway into the town from the east. The area will be the home of the Minewater Heat Centre and incubator space (Green Shoots) from which a district heat network will be delivered that will extract heat from water in disused mines underneath Oldham Town Centre to create an environmentally friendly power source that will help deliver our ambitions for carbon neutrality.

The area will also be focussed on the re-use of underutilised existing surface car parking to deliver high-density residential development. Prince's Gate will be the focus of this residential hub, maximising the efficient use of brownfield land next to Oldham Mumps Metrolink stop and Oldham Way. The gateway location provides an opportunity to create a landmark building anchoring the eastern end of the town centre from the Civic Centre in the west. There is also an opportunity for a new supermarket food store.

The delivery of new active ground floor frontages and improvements to the public realm, especially on the corner of Yorkshire Street, Mumps and Prince Street, will animate this end of the town centre, creating a distinctive new neighbourhood. Whilst development of scale is encouraged in this location consideration should be given to local context including Listed Buildings within and adjoining the area.

The following pages provide development principles for:

- 01. Mumps, Wallshaw Street and Prince's Gate
- 02. Bradshaw Street Car Park
- 03. Southgate and Waterloo Street



→ FIGURE 6.27 EASTERN EDGE & OLDHAM MUMPS CHARACTER AREA



→ FIGURE 6.28 MUMPS, WALLSHAW STREET AND PRINCE'S GATE



→ FIGURE 6.29 SOUTHGATE AND WATERLOO STREET

→ Future development proposals and planning applications should come forward in accordance with the Development Framework and demonstrate compliance with wider aspirations for the Town Centre.

Mumps, Wallshaw Street & Prince's Gate

The Mumps and Wallshaw Street and Prince's Gate sites are identified in the Draft Local Plan as proposed allocations for housing capable of delivering circa. 100 and 300 new homes respectively.

The Mumps and Wallshaw Street site has been cleared and is currently vacant whilst the Prince's Gate site is in use as public car park.

The following development principles have been informed by site specific baseline analysis contained at **Appendix C**.



→ FIGURE 6.30 MUMPS, WALLSHAW STREET AND PRINCE'S GATE, AERIAL IMAGE



Utilities

An Existing Infrastructure Report has been prepared which indicates that significant drainage infrastructure crosses the site including main branches and culverts. The principal challenge is the brick built large diameter sewer that is between 7-11 metres deep, being designated as critical A. While it may be possible to divert this type of drainage, it will be challenging and so consideration should be given to designing the buildings around the drainage. An easement of 12m will need to be maintained around the drain. Smaller drains around the site may be easier to divert and any that are less than 450 millimetres in diameter may be diverted by contractors other than United Utilities.

In addition to drainage it is considered that phased installation of three electrical substations may be required to facilitate the proposed development.

Mumps, Wallshaw Street & Prince's Gate



Layout & Scale

Mumps and Wallshaw Street
Block 1

The proposed residential development will be broadly 'L-shaped' with deck access to the rear. The homes will benefit from south facing orientation and maximised daylight. The apartment block should sympathetically respond to neighbouring properties including 17-21 Mumps and also take into account the existing footpath to the TfGM car park to the rear. In terms of scale it is suggested that up to 5 storeys could be appropriate in this location.

Block 2

The proposed smaller commercial/ community unit should positively address the corner it sits on and also the adjacent Grade II Listed National Westminster Bank Building. The height of building should positively relate to its context and be no more than 5 storeys in height.

Prince's Gate

Prince's Gate is a key gateway into the town from the East and as such any new residential development should respond positively to this in terms of quality of design and scale. The site has the ability to deliver a range of building heights up to approximately 13 storeys. The illustrative scheme is reflective of this which shows a building of 13 storeys on the corner of Oldham Way and Mumps stepping to 8 and 6 storeys moving west across the site.

The retail unit is proposed to be located adjacent to the existing Prince Street access and occupy the west parcel of the site. Opportunities to include residential use over the retail use to make more efficient use of the site could be explored taking into account structural and viability considerations.



Land Use

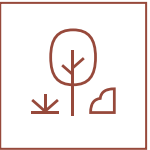
Mumps and Wallshaw Street

In line with Draft Local Plan allocation H13 the site is considered suitable for high density new build residential led development (Use Class C3) given its location adjacent to the Mumps Metrolink Stop. The main residential block (Block 1) is proposed on the corner of Beever Street and fronting Mumps. A smaller commercial/ community building (Block 2) with ground floor retail space (Use Class E(a)) on the corner of Mumps and Wallshaw Street, which will complement proposals on Prince's Gate, is also proposed.

The continuation of appropriate active ground floor commercial uses (Use Class E) from Yorkshire Street along Mumps is encouraged.

Prince's Gate

In line with Draft Local Plan allocation H13 the site is considered suitable for high density new build residential apartment development (Use Class C3) following removal/ relocation of the currently underutilised Council owned public car park.



Landscape & Public Realm

There are significant opportunities to improve the public realm around the north west corner of the site, at the junction of Princes Street, Mumps and Yorkshire Street, better interfacing with Oldham Mumps Metrolink stop. Pedestrian connectivity to the wider town centre should be enhanced.

Any ground floor active frontage should animate the public realm and areas around buildings.



Access & Movement

Mumps and Wallshaw Street

Pedestrian and service access is anticipated to be from Beever Street to the west in respect of Block 1 and off Wallshaw Street in relation to Block 2.

Prince's Gate

Primary vehicular and service access will be achieved via a modified existing access point off Prince Street to the south-west. Pedestrian access will principally be from Mumps to the north-west.

Due to existing constraints and sustainable location the Mumps and Wallshaw Street developments are proposed to be 'car free' developments.

Prince's Gate will incorporate surface level car parking. Given the proximity to the Metrolink stop the residential developments will have limited car parking provision although this will be offset with enhanced cycle storage.

Mumps, Wallshaw Street & Prince's Gate



Key Considerations

- Addressing the loss of car parking.
- Addressing level changes across the Prince's Gate site interfaces with surrounding streets and Mumps Metrolink stop public realm.
- Sensitivity of Grade II Listed National Westminster Bank building located adjacent.
- Relationship with TfGM's car park to the rear of the Mumps and Wallshaw Street sites.
- Access arrangements into the Prince's Gate sites off Prince Street/ Oldham Way.
- Improving pedestrian connections to Yorkshire Street.
- Maintain a 12m easement around the deep sewer to the north west of the site.
- High quality façade treatment to the supermarket commensurate with Prince's Gate key gateway location.
- Ensuring taller buildings meet the requirements of the Building Safety Act 2022 in terms of fire safety in residential buildings.
- Residential amenity – ensuring that any air quality or noise impacts associated with Oldham Way are mitigated through the design of the new buildings.

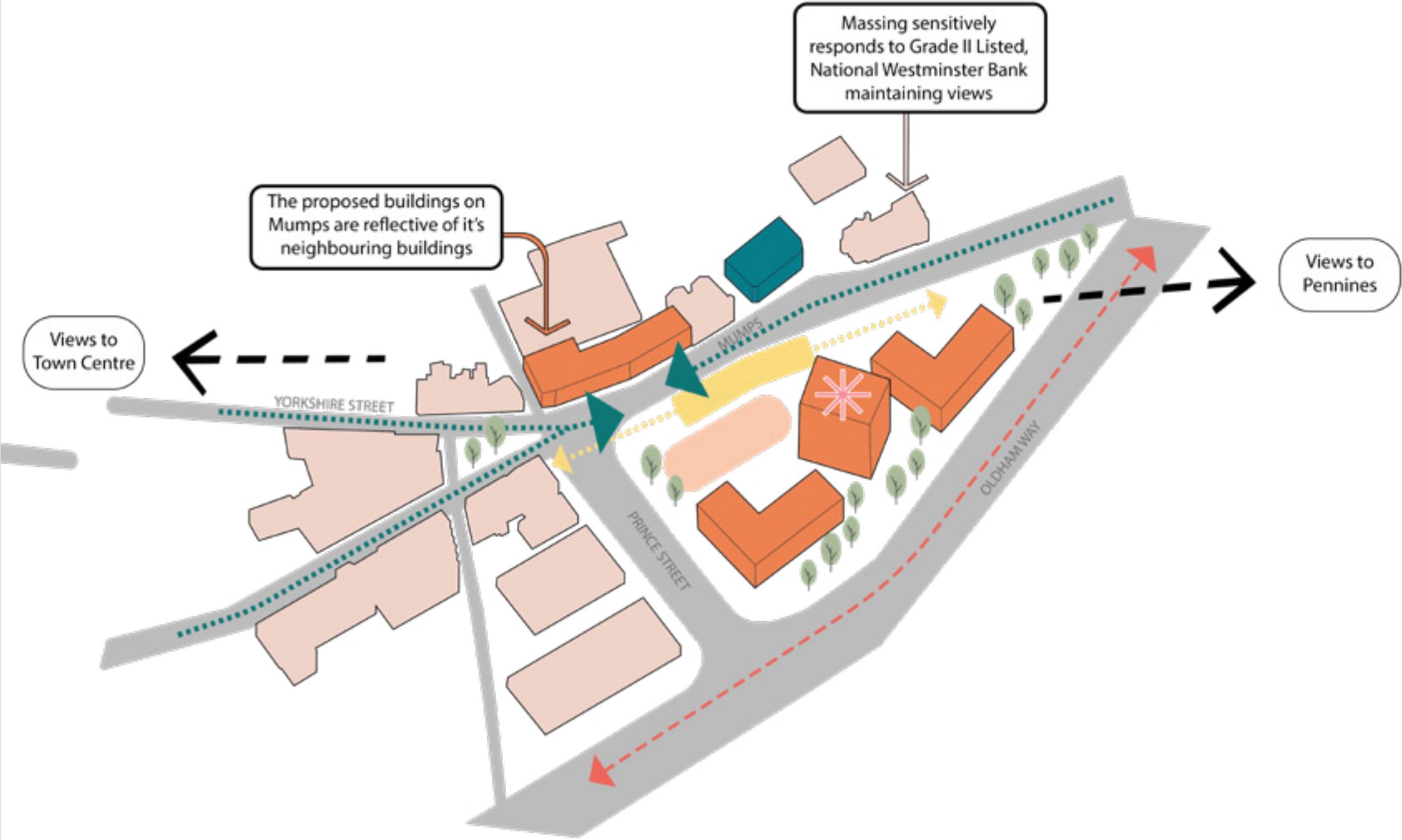


→ FIGURE 6.31 MUMPS, WALLSHAW STREET AND PRINCE'S GATE, AERIAL IMAGE

Mumps, Wallshaw Street & Prince's Gate

Page 153

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- Indicative service route
- > Residential entrance
- * Point of interest/activation in landscape
- > Key pedestrian route
- > Key vehicular route
- Listed building



→ FIGURE 6.32 PRINCE'S GATE AND MUMPS INDICATIVE SCALE AND MASSING. © HAWKINS\BROWN

Mumps, Wallshaw Street & Prince's Gate

Page 154

- Residential Use
- Hotel Use
- Retail Use
- Resident's External amenity
- Opportunity to retain existing vegetation
- Service and surface car parking
- Opportunity for commercial frontage
- Indicative service route
- Residential entrance
- Point of interest/activation in landscape
- Key pedestrian route
- Key vehicular route
- Listed building



→ FIGURE 6.33 PRINCE'S GATE AND MUMPS INDICATIVE LAYOUT. © HAWKINS\BROWN

Bradshaw Street Car Park

The Bradshaw Street Car Park site is identified in the Draft Local Plan as a proposed allocation for housing capable of delivering circa. 150 new homes. The site is currently in use as a public car park.



→ FIGURE 6.34 BRADSHAW STREET CAR PARK, AERIAL IMAGE

Bradshaw Street Car Park

Page 156



Key Considerations

- Proximity to the Grade II* Listed Church of St Mary and St Peter.
- Sensitively addressing any potential impacts on heritage assets, key views and townscape through further detailed assessment and quality of design.
- Addressing the loss of car parking.
- Significant level changes across the site.
- Existing planting around the edge of the site.



Layout & Scale

The proposed building is expected to hold the primary frontage along St Mary's Way and extend along Rock Street, positively addressing existing buildings, including Oldham Parish Church and the Leisure Centre.

The location of the primary entrance is subject to further consideration of the level changes and the proposed finished floor level. This is anticipated along St. Mary's Way or at the junction with St. Mary's Way and Rock Street.

A split-level building is expected, to respond positively to the changing topography along St. Mary's Way. Positive ground floor activity is expected along the length of this frontage.

Massing should consider the sensitive relationship with Oldham Parish Church and the long-range views across to the Moors from the Church. The illustrative design envisages building heights up to 7 storeys.



Utilities

An Existing Infrastructure Report has been prepared which indicates that the site isn't subject to any utility constraints which would preclude and limited the delivery of new residential development. An electrical feed point exists at the south west corner of the site which may need to be relocated as part of future development.



Landscape & Public Realm

Mature trees along the perimeter of the site, the majority of which are category B quality, should be retained where practicable. If this is not feasible then tree replacement should be provided in accordance with Draft Local Plan Policy N4.

Tree retention and additional tree planting is particularly important to achieve along St. Mary's Way and Rock Street, as set out in the Town Centre wide Landscape Strategy. This will result in the building line being set back to accommodate these trees, which in turn will assist in the challenging topography on site and potentially provide additional space for planting and sustainable drainage.

Opportunities for a communal landscaped courtyard at the centre of the site, accessed from the east, should be explored. This is also anticipated to provide a limited quantity of car parking.

The communal courtyard provides the opportunity for a landscaped level change to provide planting and some limited amenity space, to overcome likely level change between the courtyard to the likely finished floor level of the Rock Street frontage.



Access & Movement

A service vehicle loop is proposed from St Mary's Way, onto Old Church Street, Bradshaw Street and then Rock Street. Servicing should be away from the primary frontage of St Mary's Way and is anticipated along Old Church Street, Bradshaw Street and/or Rock Street.

Limited parking opportunities to be provided off Bradshaw Street within a landscaped courtyard or within a parking podium which is to be wrapped in an active frontage along the St. Mary's Way.



Land Use

In line with Draft Local Plan allocation H13 the site is considered suitable for high density new build residential led development (Use Class C3). Opportunities for the inclusion of active ground floor uses are encouraged, especially on the corner of Rock Street and St Mary's Way.

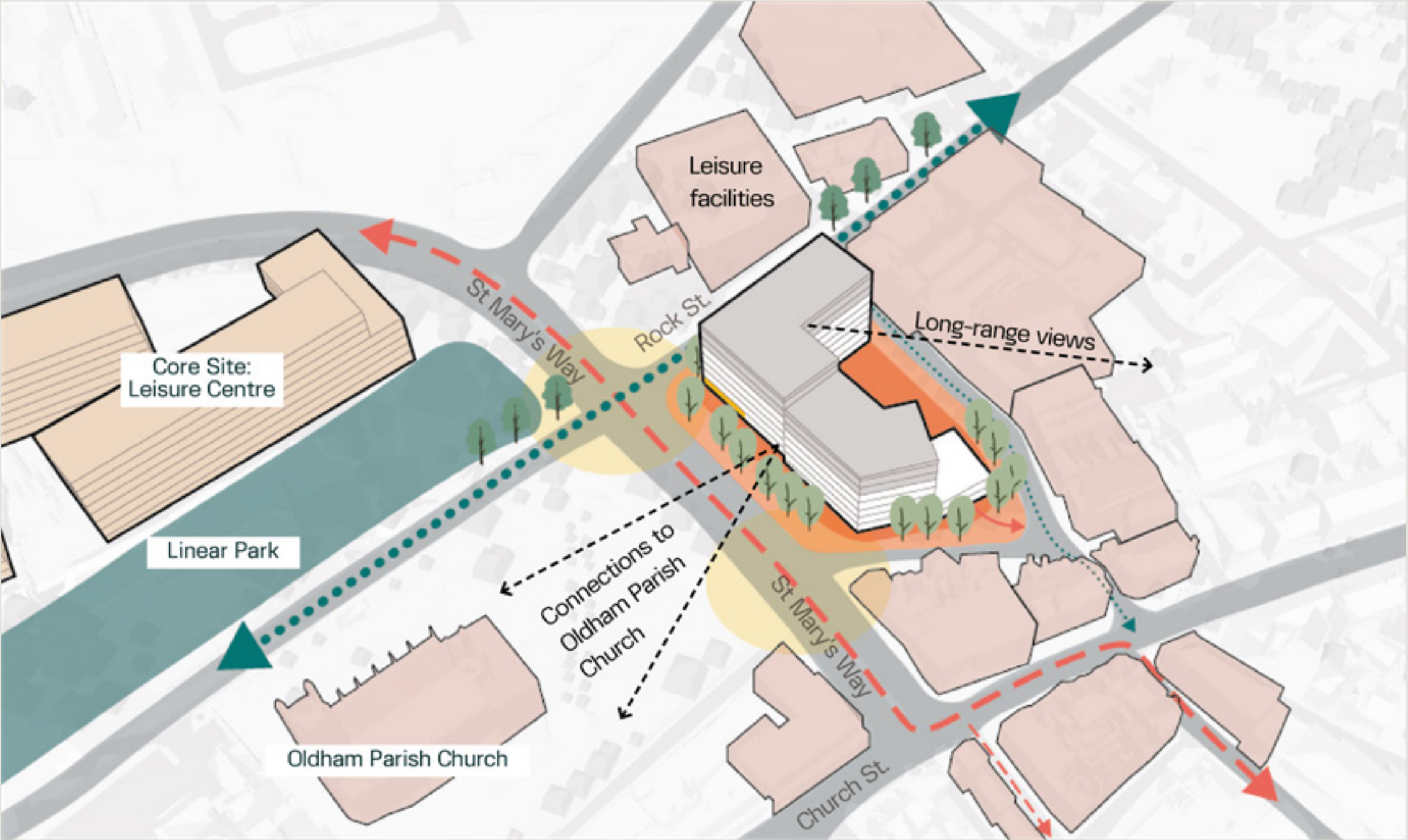


→ FIGURE 6.35 BRADSHAW STREET CAR PARK, AERIAL IMAGE

Bradshaw Street Car Park

Page 157

- Site boundary
- Indicative building footprint
- Proposed primary entrance location
- Opportunity for low-scale building footprint
- - - Split level across site (indicative location)
- Existing trees to be retained and enhanced within the street
- Proposed trees to enhance public realm (indicate location)
- Proposed green spaces (indicative location)
- Proposed surface car parking areas (indicative location)
- Proposed public realm improvements
- Key crossing points
- Movement routes
- Active travel routes



→ FIGURE 6.36 BRADSHAW STREET CAR PARK INDICATIVE SCALE AND MASSING. FIGURE CREDIT: PLANIT

Bradshaw Street Car Park

- Page 158
- Site boundary
 - ▭ Indicative building footprint
 - Proposed primary entrance location
 - ▭ Opportunity for low-scale building footprint
 - - - Split level across site (indicative location)
 - Existing trees to be retained and enhanced within the street
 - Proposed trees to enhance public realm (indicate location)
 - ▭ Proposed green spaces (indicative location)
 - ▭ Proposed surface car parking areas (indicative location)
 - ▭ Proposed public realm improvements
 - Key crossing points
 - Movement routes
 - Active travel routes



→ FIGURE 6.37 BRADSHAW STREET CAR PARK INDICATIVE LAYOUT. FIGURE CREDIT: PLANIT

Southgate & Waterloo Street

The Southgate and Waterloo site is identified in the Draft Local Plan as a proposed allocation for housing capable of delivering circa. 250 new homes. The site is currently in use as two separate public car parks.



Key Considerations

- Addressing the loss of car parking.
- Significant utility constraints (drainage and gas infrastructure).
- Mature planting around the periphery of the sites.



→ FIGURE 6.38 SOUTHGATE & WATERLOO STREET, AERIAL IMAGE

Southgate & Waterloo Street



Layout & Scale

The proposed buildings are expected to hold the primary frontage along Waterloo Street, returning onto Roscoe Street to create a positive street interface which ties into the surrounding street network and supports and animates the pedestrian and cycle corridors.

The location of the primary entrance is subject to further consideration of the level changes and the proposed finished floor level.

This is anticipated along Waterloo Street or at the junction with Waterloo Street and Roscoe Street.

Massing should consider the sensitive relationship with Oldham Library and Art Gallery and reduce heights to the east. Massing is not proposed to exceed 7 storeys on the Waterloo Street site. Positive ground floor activity is expected along the along Roscoe Street and Mowbray Street.

→ FIGURE 6.39 SOUTHGATE & WATERLOO STREET, AERIAL IMAGE



Land Use

Waterloo Street

In line with Draft Local Plan allocation H13 the Waterloo Street site is considered suitable for high density new build residential led development (Use Class C3). Opportunities for the inclusion of active ground floor uses are encouraged, especially around Waterloo Street and Roscoe Street.

Southgate Street

The Southgate Street site has significant utilities constraints which render this site undevelopable without significant costs to divert the existing deep sewer and replace the gas governor. The car parking could be retained to accommodate coach parking from the heritage buildings strategy and also potentially for meanwhile uses/ public events associated with the Cultural Quarter.



Landscape & Public Realm

Mature trees along Waterloo Street and mature landscape along Rhodes Street are anticipated to be retained, where practicable, with the building line adjusted along Waterloo Street to facilitate this retention. If this is not feasible then tree replacement should be provided in accordance with Draft Local Plan Policy N4.

There is an opportunity for a communal landscaped courtyard at the centre of the Waterloo Street site, accessed from the south. This is also anticipated to provide a limited quantity of car parking.



Access & Movement

Servicing and car parking access is expected from Rhodes Street for the Waterloo Street site and from Mowbray Street for the Southgate Street site.

Given the sustainable location of the site limited parking is to be provided within the Waterloo Street development. Southgate Street is to remain as car parking.



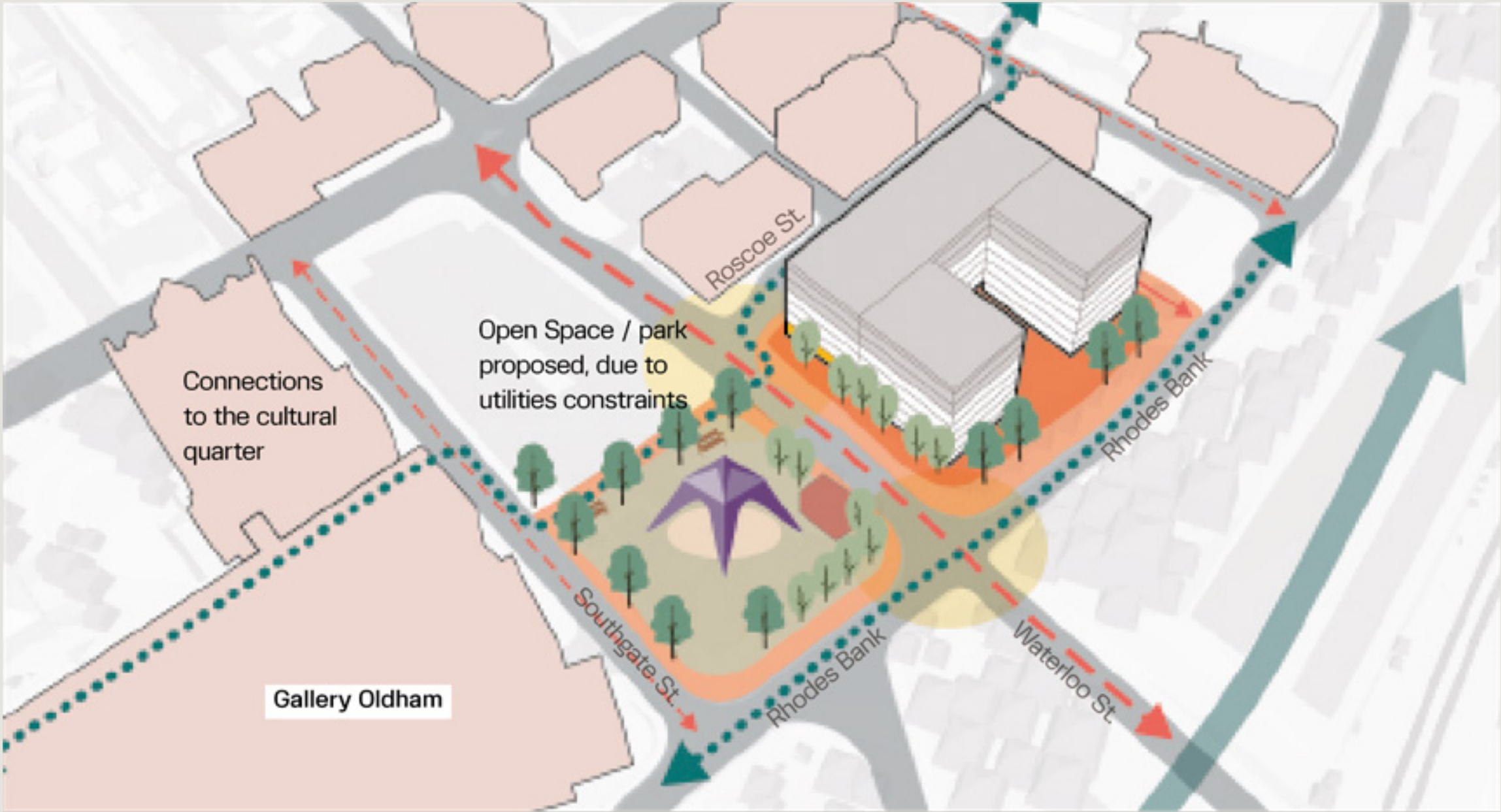
Utilities

An Existing Infrastructure Report has been prepared which indicates that significant drainage infrastructure is present in the local area. Whilst it is not considered feasible or viable at this stage to divert the deep sewer which runs across Southgate Street, there is the potential to divert the smaller diameter drainage infrastructure which crosses the Waterloo Street site, subject to further discussion with United Utilities.

Southgate & Waterloo Street

Page 161

- Site boundary
- Indicative building footprint
- Proposed primary entrance location
- - - Split level across site (indicative location)
- Existing trees to be retained and enhanced within the street
- Proposed trees to enhance public realm (indicative location)
- Proposed public realm (indicative location)
- Proposed surface car parking areas (indicative location)
- Key crossing points
- Movement routes
- Active travel routes
- Sewage constraints - assumed to be retained
- Sewage constraints - assumed to be diverted



→ FIGURE 6.40 SOUTHGATE & WATERLOO STREET INDICATIVE SCALE AND MASSING. FIGURE CREDIT: PLANIT

Southgate & Waterloo Street

Page 162

- Site boundary
- Indicative building footprint
- Proposed primary entrance location
- - - Split level across site (indicative location)
- Existing trees to be retained and enhanced within the street
- Proposed trees to enhance public realm (indicative location)
- Proposed public realm (indicative location)
- Proposed surface car parking areas (indicative location)
- Key crossing points
- Movement routes
- Active travel routes
- Sewage constraints - assumed to be retained
- Sewage constraints - assumed to be diverted



→ FIGURE 6.41 SOUTHGATE & WATERLOO STREET INDICATIVE LAYOUT. FIGURE CREDIT: PLANIT

CHARACTER AREA 5

Western Edge and Educational Quarter



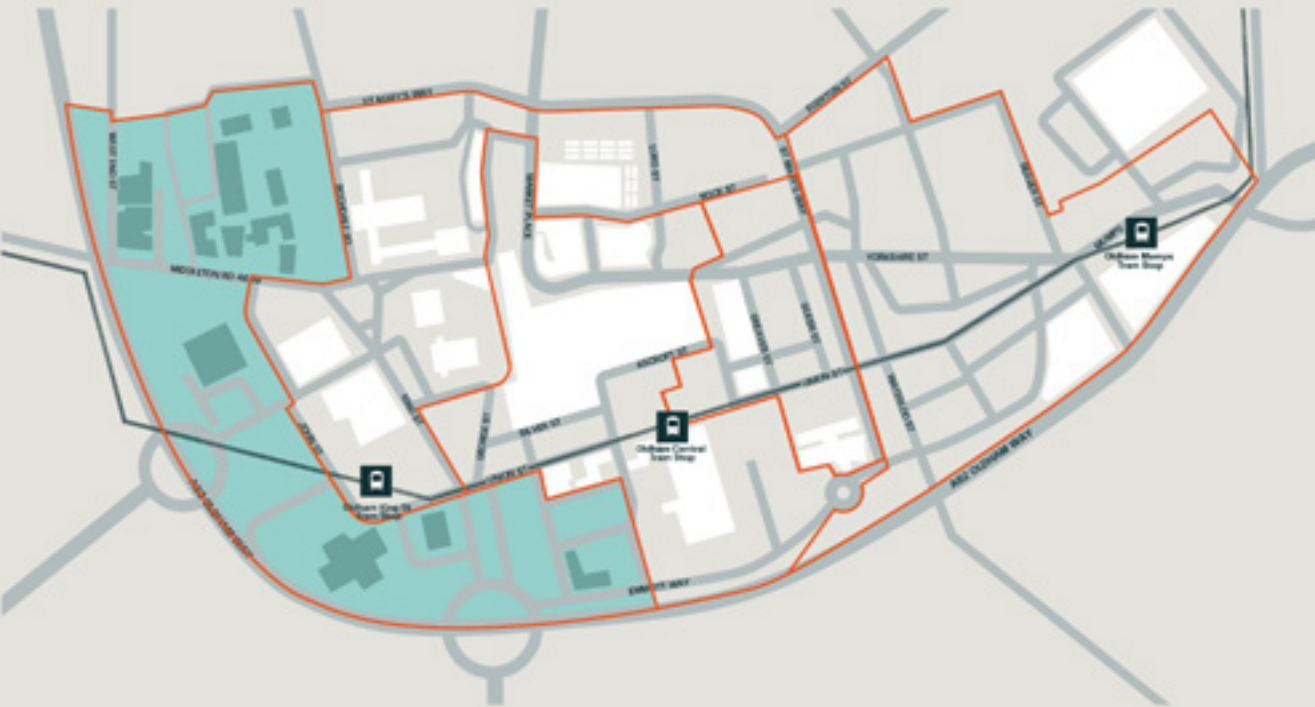
The Western Edge and Educational Quarter is a key gateway into the town centre from the west. The character area will remain home to high-quality further and higher education establishments, including Oldham Sixth Form College, Oldham College and University Campus Oldham.

The area is bound by and contains, key arterial routes including Oldham Way, Middleton Road and Rochdale Road, which currently act as a barrier to pedestrian and cycle movements.

Opportunities to reduce car dominance and enhance east-west pedestrian permeability should be explored alongside improvements to public realm and landscaping, especially through the Civic Centre site (character area 1). Public realm and landscape improvements should take into account the proposed Quality Bus Transit (QBT) corridor and ensure that proposals are aligned.



→ FIGURE 6.42 KEY BUILDINGS, WESTERN EDGE & EDUCATIONAL QUARTER



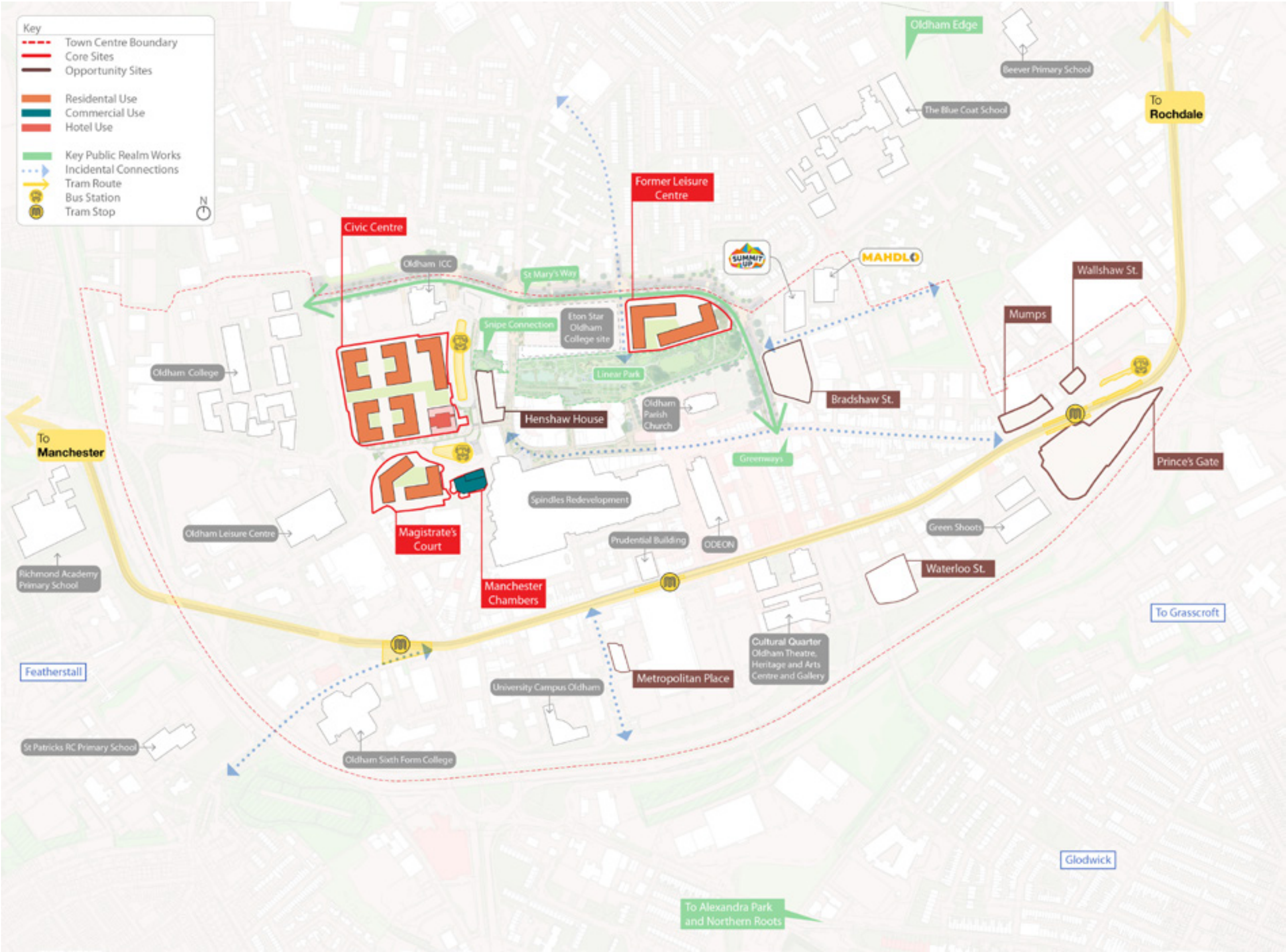
→ FIGURE 6.43 WESTERN EDGE & EDUCATIONAL QUARTER CHARACTER AREA

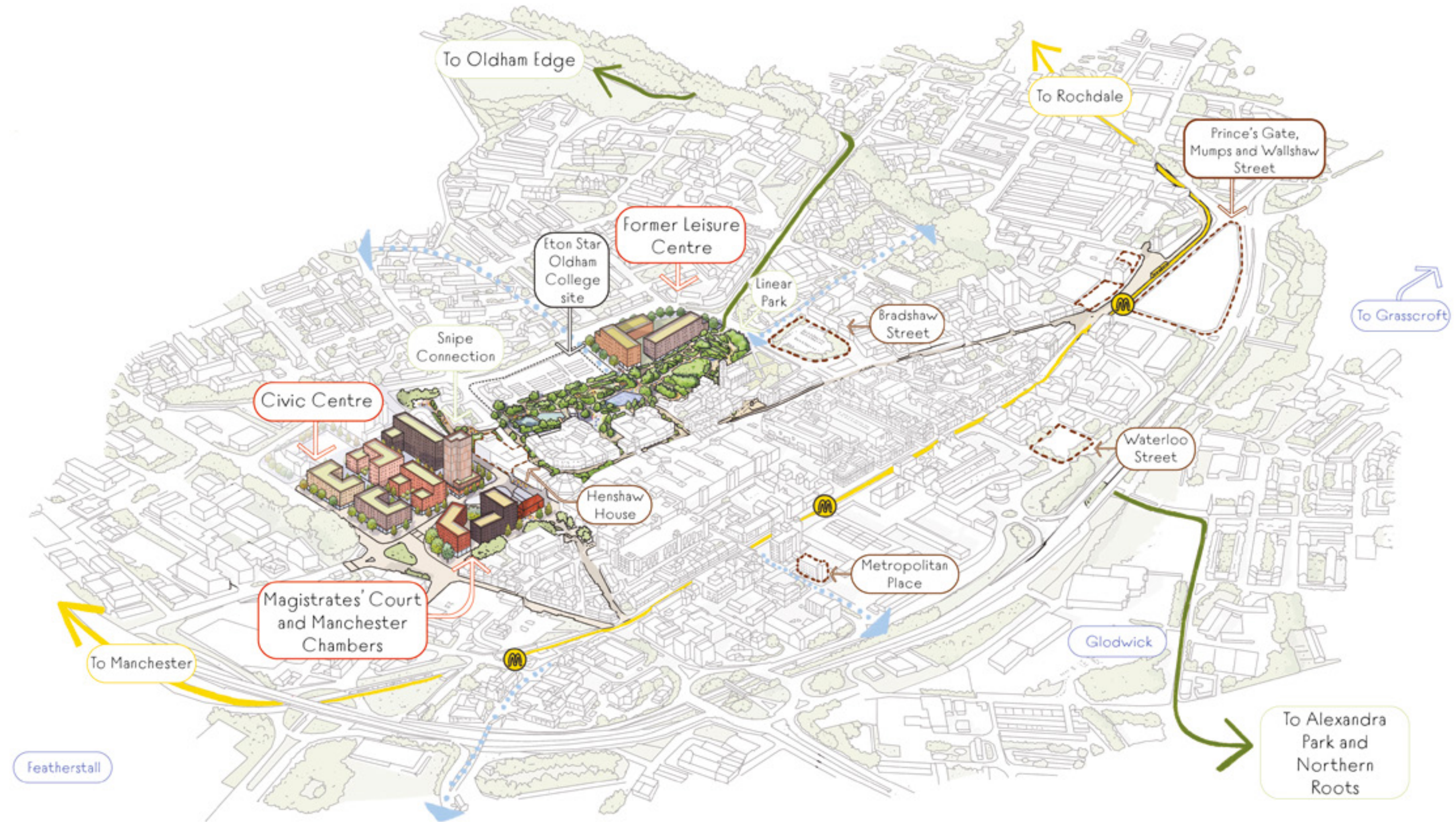
Chapter 7.

Illustrative masterplan

The Illustrative Masterplan shows how the proposed development principles set out in the Development Framework could be delivered over the next 15 years to create a vibrant Town Centre offer that is inclusive for Oldhamers. The proposals will create a thriving place that is desirable to live and spend time in and which reflects the culturally diverse communities of the Borough.

Whilst the Illustrative Masterplan demonstrates the partners' preferred proposals for the Town Centre it is not fixed and will be subject to change as the area evolves.





Chapter 8.

Implementation & delivery

The Oldham Town Centre Development Framework comprises five character areas covering 78.4ha and includes 8 no. Council owned development plots (3 no. core and 5 no. opportunity) which between then will deliver circa. 2,000 new homes.

Implementation & Delivery

The town centre wide strategies and development principles established in this Development Framework acknowledge that the existing baseline will change over the 15 year period of the Development Framework reflecting wider infrastructure works, shifting demands and behaviours and evolving planning policy (national and local). They therefore provide flexibility for the illustrative masterplan to change and adapt over time.

→ FIGURE 8.1 PUBLIC REALM IMPROVEMENTS ON ALBION STREET. IMAGE CREDIT: PLANIT



Phasing

Given the scale and ambition of the proposals and the level of investment required to realise the vision, a phased approach to delivery over the 15 year developer agreement is proposed.

The core sites of Civic Centre, Former Magistrates' Court and Manchester Chambers and Former Leisure Centre are envisaged to come forward first, delivering transformational regeneration which will catalyse wider improvements across the Town Centre. In delivering the Civic Centre site, the proposed development will need to be aligned with achieving vacant possession of all buildings following the relocation of Council staff and functions to the Spindles Shopping Centre. Once the core sites have come forward attention will turn to the opportunity sites toward the end of the 15 year period.

It is critical that the delivery of new development and phasing is undertaken in accordance with a holistic and co-ordinated strategy for new infrastructure (including foul drainage, surface water drainage and water supply) across the area covered by the development framework. This should consider how the infrastructure for each phase interacts with the infrastructure required for other phases.



Planning Obligations

In addition to the above, there may also be requirements to secure development agreements to support the delivery of mitigation measures and local services to support development under Section 106 of the Town and Country Planning Act 1990 and under Section 278 of the Highways Act 1990 (as amended), subject to the provisions of Regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 or any relevant subsequent legislation.

Future development proposals should have regard to:

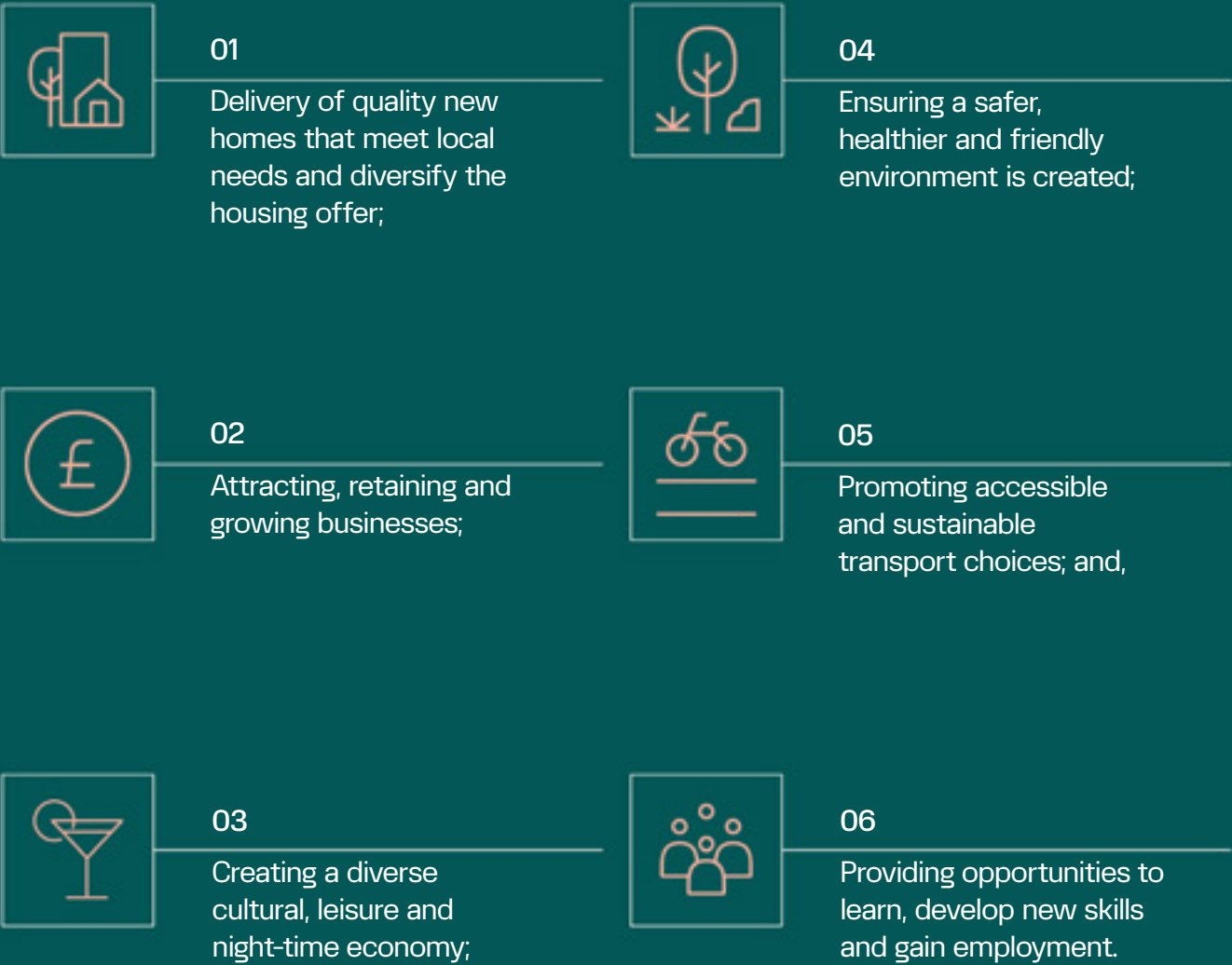
- Joint Core Strategy Policy 25 'Developer Contributions' (until such time as this is superseded by the emerging Local Plan)
- Greater Manchester's Places for Everyone Plan Policy JP-D 1 'Infrastructure Implementation' and Policy JP-D 2 'Developer Contributions'
- Draft Oldham Local Plan Policy IN2 'Planning Obligations'

Conclusion

The Development Framework, which has been jointly prepared by Oldham Council and Muse, provides a joined-up vision for future development and growth of Oldham town centre over the next 15 years.

The framework builds on recent projects and progress made by the Council and provides a consolidated vision for the future.

It defines Core and Opportunity sites to deliver transformational change for Oldhamers, of which some of the key outcomes and aims are:



The proposals and principles will have benefits to existing residential areas within and adjoining the town centre. The framework proposals will seek to enhance permeability with neighbouring communities in order to generate benefits for all that use the town centre.

Whilst the Development Framework is not a statutory document, it will be a material consideration in the determination of any future proposals and therefore will play a key role in ensuring a joined-up vision on deliverability. It has been developed in conjunction with the priorities and policies set out in the adopted and emerging Development Plan.

A successful town centre, where people want to live and spend time in, will act as a catalyst for wider regeneration across the Borough.

MUSE



A man with a beard, wearing a black jacket over a yellow shirt, black trousers, and a black helmet, is riding a black bicycle on a paved path. He is looking towards the camera. In the background is a modern building with a glass facade and vertical wooden slats. The text 'Oldham Town Centre' is overlaid in large white letters.

Oldham Town Centre

Development
Framework
2024

MUSE



Appendices	4
Appendix A. Planning Policy Context and Evidence Base	6
Appendix B. Town Centre Baseline Analysis	18
Appendix C. Core Sites Baseline Analysis	52
Appendix D. Existing Building Options Analysis	74

Appendices



Appendix A.

Planning Policy Context and Evidence Base

National Policy



National Planning Policy Framework (NPPF, 2023)

The NPPF sets out the Government’s planning policies for England and how these should be applied. The following summarises relevant policy to the Oldham Development Framework.

Chapter 2 Achieving sustainable development

Sustainable development is at the heart of the NPPF. There are 3 overarching objectives to sustainable development: economic, social and environmental (para. 8).

Chapter 5 Delivering a sufficient supply of homes

To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where needed (para. 60).

The type, size and tenure of housing needed for different groups within the community should be assessed and reflected in planning policies. These groups should include those who require affordable housing, older people, people with disabilities, those who rent their homes and students, for example (para. 63).

Chapter 7 Ensuring the vitality of town centres

Planning policies and decisions should support the role that town centres play at the heart of local communities. Planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites (para. 90).

Local Authorities are required to take a positive approach to the growth, management and adaptation of town centres, ensuring planning policies allow centres to grow and diversify in a way which can respond to rapid changes in retail and leisure industries and allow a suitable mix of uses, including housing (para. 90).

Chapter 8 Promoting healthy and safe communities

Planning policies should aim to achieve healthy, inclusive and safe places and beautiful buildings, which promote social interaction; are safe and accessible; and enable and support healthy lifestyles (para. 96).

Chapter 11 Making effective use of land

Planning policies should promote an effective use of land in meeting the need for homes and other uses (para. 123).

Local planning authorities are required to take a proactive role in identifying and bringing forward land that may be suitable for meeting development needs, including suitable sites held in public ownership (para. 125).

In line with paragraph 129, area-based character assessments and masterplans can be used to help ensure that land is used efficiently whilst also creating beautiful and sustainable places. This includes setting a minimum density standard for town centres, which will seek a significant uplift in the average density of residential development (para. 129).

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Other relevant sections of the NPPF include:

- Chapter 9: Promoting sustainable transport
- Chapter 12: Achieving well-designed & beautiful places
- Chapter 15: Conserving and enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment

Planning Practice Guidance (PPG, 2014 and as amended)

PPG provides additional, detailed guidance on the planning system and areas of national policy.

In relation to Town Centres, PPG states states that the local planning authorities can take a leading role in promoting a positive vision for centres, bringing stakeholders together and supporting sustainable economic growth. Residential development can play an important role in ensuring the vitality of town centres.

A town centre strategy should be based on evidence of the current state of the centre and opportunities that exist to accommodate a range of suitable development, thus supporting their vitality and viability.

PPG also supports a more effective use of land. When considering the prospect of development for a site, it will be important to consider the extent to which evidence suggests an alternative use would address an unmet need, as well as the implications for the wider planning strategy for the area and other development plan policies.

PPG also provides design guidance, including that planning policies should set out the design outcomes that development should pursue.

Sub-Regional Policy



Places For Everyone (PfE, 2024)

Nine authorities of Greater Manchester, including Oldham, have prepared Places for Everyone, a joint development plan for jobs, new homes and sustainable growth. The following summarises the key policies which are relevant to Oldham Town Centre.

Policy JP-Strat-6 Northern Areas

PfE seeks a significant increase in the competitiveness of the northern areas of Greater Manchester (GM). There is a strong focus on making as much use as possible of suitable brownfield land through urban regeneration, enhancing the role of town centres and diversifying the residential offer.

Policy JP-Strat-12 Main Town Centres

Main town centres are recognised as local economic drivers which will continue to be developed, providing the primary focus for a range of uses.

Opportunities will be taken to significantly increase the resident population of main town centres by providing a mix of type and size of dwellings. Development will be carefully managed to ensure that the local distinctiveness of each centre is retained and enhanced.

Policy JP-S1 Sustainable development

Development should maximise its economic, social and environmental benefits whilst minimising its adverse impacts, actively seeking opportunities to secure net gains. Preference will be given to using as much suitable brownfield land and vacant buildings as possible to meet development needs.

Policy JP-J1 Supporting long-term economic growth

This policy strives to develop a thriving, inclusive and productive economy across the boroughs. This includes an emphasis on providing high-quality, sustainable living environments to help attract and retain skilled workers.

Policy JP-H1 Scale, distribution and phasing of new housing development

A minimum of 175,185 net additional dwellings will be delivered over the period 2022-39, of which 11,560 will be delivered in Oldham.

Policy JP-H2 Affordability of new housing

Affordability will be improved through significantly increasing housing supply and maximising the delivery of affordable homes.

Policy JP-H4 Density of new housing

Developments within designated town centres should achieve a minimum net residential density of 120 dwellings per hectare.

Developments of this density will primarily be apartments, incorporating houses or ground floor duplexes where practicable.

Policy JP-G6 Urban green space

To ensure an appropriate scale, type, quality and distribution of accessible urban green space, the GM authorities will work with developers and other stakeholders to deliver new high quality urban green spaces.

Policy JP-G9 A net enhancement of biodiversity and geodiversity

A net enhancement of biodiversity resources will be sought. This includes through facilitating greater access to nature, particularly within urban areas.

Policy JP-P1 Sustainable places

Development should be distinctive with a clear identity; visually stimulating; inclusive and accessible; resilient, adaptable and durable; resource-efficient; safe; functional; legible; well-connected; and high quality.

Policy JP-P2 Heritage

The historic environment and heritage assets will be positively conserved, sustained and enhanced, improving understanding and interpretation and reinforcing GM's distinct sense of place.

Policy JP-P4 New retail and leisure uses in town centres

The city centre and main town centres (including Oldham) will be maintained and enhanced in their role for retail and leisure provision.

Policy JP-C1 An integrated network

This policy seeks to deliver an accessible, low carbon GM with world class connectivity. This includes delivering a pattern of development that minimises the need to travel and the distance travelled. New developments should deliver a significant increase in the proportion of trips that can be made via sustainable modes.

Policy JP-C4 Streets for all

Streets will be designed and managed to make a significant positive contribution to the quality of place and support sustainable transport, following the Streets for All approach.

Local Policy



Joint Core Strategy & Development Management Policies Development Plan (2011)

This document forms the statutory development plan in Oldham and covers the plan period 2011-2026. The relevant policies are summarised as follows:

Policy 1
Climate change and sustainable development

Development should adapt to and mitigate against climate change, address the low carbon agenda, contribute towards sustainable development, create a sense of place, improve quality of life and enhance the borough's image. Housing led development should contribute towards a balanced and sustainable housing market.

Policy 3
An address of choice

The Council will promote the borough as an address of choice. The housing market will be balanced and sustainable to meet the needs and demands of urban and rural communities. The use of previously developed land and vacant or underused buildings is the Council's first preference for residential development. Major residential development should have access to at least three key services, which could include Oldham town centre.

Policy 5
Promoting accessibility and sustainable transport choices

Development will be guided to the most accessible locations and the use of public transport and active travel modes will be promoted and encouraged. All major developments should achieve 'High' or 'Very High' accessibility, unless it is neither practicable or desirable or the development provides exceptional benefits to the surrounding environment and community.

Policy 9
Local environment

The Council will promote safe neighbourhoods and clean, green spaces for all to enjoy. The Council will protect and improve local environmental quality and amenity and promote community safety.

Policy 10
Affordable housing

The Council will work with partners and developers to ensure that affordable housing need is met. Residential development of 15 dwellings and above will be required to provide 7.5% of the total development sales value to go towards the delivery of affordable housing, unless this cannot be achieved for viability reasons.

The Council will have regard to the type and size of the affordable housing proposed and how this meets local housing need.

Policy 11
Housing

Residential development must deliver a mix of appropriate housing types, sizes and tenures that meet the needs and demands of the borough's urban and rural communities. A mix of housing should be provided within Oldham town centre to encourage people to live within these areas.

Key considerations include the location and characteristics of the site; public transport accessibility; access to key services; shape, topography, landscape, historic environment and biodiversity features; and surrounding uses and characteristics.

Policy 15
Centres

Oldham town centre is recognised as a focal point for its commercial, shopping, social, civic, community and cultural activities. The town centre should at least maintain and, if possible enhance, its existing role by improving the quality and quantity of its retail offer.

Policy 17
Gateways and Corridors

Developments at key gateways and along transport corridors should be high quality uses and contribute towards making the routes greener and more attractive.

Developments should respond to the importance of the gateway route in terms of its height, scale and quality.

Policy 20
Design

High quality design is recognised as having the potential to bring economic, social and environmental benefits, adding to the quality of life; attracting investment; and reinforcing civic pride. Designs should reinforce local identity.

Development should ensure safety and inclusion, diversity, ease of movement, adaptability, sustainability, good streets and spaces and well designed buildings.

Policy 21
Protecting natural environmental assets

The Council will value, protect, conserve and enhance the local natural environment and its functions and provide new and enhanced Green Infrastructure.

Policy 24
Historic Environment

The Council will protect, conserve and enhance heritage assets and their settings, which add to the borough's sense of place and identity. Development affecting the setting of a conservation area must serve to preserve or enhance the character or appearance of the area.

Local Policy



Supplementary Planning Documents

The following Supplementary Planning Documents (SPDs) are relevant to the Oldham town centre Development Framework:

Vibrant Centres SPD (2012)

A key aim for the borough is to promote and enhance the vitality and viability of all the borough's centres. The potential for Oldham town centre is recognised as being substantial. The objectives of the SPD include providing clear and consistent guidance for promoting and maintaining vitality and viability; managing the impact on the local environment and amenity; ensuring development contributes positively to the visual appearance of the area; managing traffic impacts; and contributing to community safety.

Oldham town centre conservation area appraisal and management plan SPD (2019)

The SPD provides guidance on how to root regeneration in the conservation area, preserving and enhancing the character and appearance of the conservation area and introducing good quality, contemporary design alongside protecting and improving existing buildings and townscape features. The three objectives of the SPD are: Enhancement; Regeneration; and Community Engagement.

Evidence Base



Strategic Housing Land Availability Assessment (2023)

The following elements of the Council's evidence base are of relevance to the Oldham town centre Development Framework.

Strategic Housing Land Availability Assessment (2023)

Several of the core sites and other opportunity sites are identified in the SHLAA as potential housing sites, with the majority of housing being deliverable in either 2028-2033, 2033-2039 or 2039+.

- Civic Centre (SHA2000): 682 units
- Former Leisure Centre (SHA1759): 215 units
- Former Magistrates' Court & Manchester Chambers (SHA2001): 240 units
- Bradshaw Street Car Park (SHA2002): 120 units
- North Mumps, Wallshaw Street (SHA2147): 48 units
- Southgate Street & Waterloo Street (SHA2148): 190 units
- Princes Gate (SHA0021): 300 units
- Henshaw House (SHA2155): 45 units

Local Housing Needs Assessment (2019)

This document is currently being updated to inform the emerging Local Plan.

Emerging Local Policy



Draft Local Plan (2023)

The Draft Local Plan will guide development in the borough up to 2039. Upon adoption it will replace the Joint Core Strategy & Development Management DPD and any saved policies of the Unitary Development Plan. It will be read alongside PfE.

Policy H1 Delivering a diverse housing offer

The Council will promote a diverse housing offer to meet differing needs of Oldham's residents. Brownfield sites will be considered favourably where they comply with national planning policy and guidance, PfE and Local Plan policies.

All residential development should be sustainably located, with public transport, local services and facilities accessible to the development by active travel.

Policy H2 Housing mix

Within Oldham town centre the housing mix shall predominantly be apartments, although in some circumstances an alternative mix may be suitable, including considerations relating to funding, the provision of specialist housing and the characteristics of the area.

This document will be used to support the future planning and housing policies of the borough. Key findings include:

- The population of Oldham is projected to increase by 5.8% to 252,300 by 2037.
- Over the next few decades there will be a marked increase in the number and proportion of older residents.
- The population of people aged 65+ years is expected to increase by 35.7% between 2016 and 2037.
- The overall annual dwelling need for Oldham is 715 units per year.
- In terms of affordable housing, it is recommended that affordable tenure is 50% social/affordable rented and 50% intermediate tenure.
- There is a need for a broader housing offer for older people across the borough.
- All new dwellings must be built to accessible and adaptable standard in accordance with Building Regulations, unless specific site conditions make this impracticable.

Emerging Local Policy



Draft Local Plan (2023) Continued

Policy H3 Density of new housing

For sites within the town centre the minimum density will be 120 dwellings per hectare.

In line with PfE, new residential units will be required to, as a minimum, meet the nationally described space standards.

Policy H13 Housing and Mixed Use Allocations

The Council will allocate sufficient land for housing to assist in meeting the borough's requirements. Oldham town centre is identified as a highly sustainable and accessible location and, as part of the Creating a Better Place regeneration programme, has an opportunity to support significant residential development.

Allocations within Oldham town centre include:

- Former Magistrates Court & Chambers: 225 units;
- Henshaw House: 45 units;
- Tommyfield Market & Former Leisure Centre: 250 units;
- Civic Centre: 600 units;
- Bradshaw Street car park: 150 units;
- Land at Mumps and Wallshaw Street: 100 units
- Land at Waterloo Street: 250 units; and
- Princes Gate: 300 units.

**Policy TM1
Tourism**

The Council will support new tourism related development and proposals should protect and enhance the functions of key tourism locations of Oldham. For Oldham town centre this includes diversifying the town centre offer, supporting development to drive footfall into the centre, making the most of the town's rich heritage and providing a new linear park to create new space to exercise, play or socialise.

**Policy C1
Our Centres**

The Local Plan seeks to promote and enhance the vitality and viability of the borough's centres, to ensure their long-term success. This policy recognises that there will be a range of town centre uses provided, including housing.

**Policy C4
Changes of use and redevelopment within the borough's centres**

Changes of use and redevelopments within centres will be managed to ensure that they support, rather than detract from the successful functioning of the centres.

**Policy OTC1
Oldham Town Centre**

Proposals for the continued enhancement, redevelopment and regeneration of the town centre will be supported where it aligns with the broad principles of the Creating a Better Place strategic framework.

The policy provides guidance for different areas of the town centre, including the Civic and Residential Quarter, which will be the focus for the centre's residential offer, centred around the redevelopment of the Civic Centre and Queen Elizabeth Hall, Manchester Chambers, former Magistrates' Court and former Leisure Centre site.

The policy also establishes key development principles for the town centre, including enhancing the conservation area, ensuring an active streetscene and ensuring an inclusive and accessible Oldham town centre. High density, high quality and sustainable development is to be promoted, including exemplary design at strategically important or other prominent locations.

**Policy OTC2
Protecting and enhancing Oldham town centre conservation area**

Proposals affecting the setting and character of the conservation area must take into consideration the conservation area SPD.

Developments will be supported where they meet a range of criteria, including securing the viable reuse of vacant assets, protecting established and valued views, improving active uses at ground floor level and improving wayfinding.

**Policy OTC3
Creating a better public realm for Oldham town centre**

Major new development will be required to make a positive contribution to the public realm of the town centre, by virtue of its siting, design and materials. Trees and landscaping should be introduced in appropriate locations to create a greener, cooler and biodiverse town centre.

**Policy OTC4
Green infrastructure within and around Oldham town centre**

Proposals will be supported that protect, create and enhance green infrastructure within and around the town centre.

**Policy D6
Creating a better public realm in Oldham**

All development proposals that create new public realm should ensure that this is well-designed, safe, accessible, inclusive, legible, well-connected and related to the local and historic context. There are several design criteria for new public realm, including that the area encourages active travel modes.

In addition, following on from the adoption of PfE, two SPDs are being prepared:

- South Pennine Moors to support implementation of PfE Policy JP-G5; and the
- Holcroft Moss Planning Obligations SPD, which sets out how the nine PfE Plan authorities will seek to secure contributions from developers to mitigate the impacts of development proposals on Holcroft Moss and supports PfE Policy JP-C8: Transport Requirements of New Development

Appendix B.

Town Centre Baseline Analysis

Baseline Analysis: A Context for Change

The development principle and illustrative proposals presented in this Development Framework have been informed by a comprehensive understanding of the Town Centre and how it currently functions. This Appendix presents the supporting baseline analysis undertaken including:

- 01

Socio-Economics
- 02

Residential Market and Demand
- 03

Historic Environment and Heritage
- 04

Urban Form and Use
- 05

Scale and Massing
- 06

Green Infrastructure and Public Realm
- 07

Access, Transport and Movement



Socio-Economics



This section provides an analysis of Oldham Town Centre, with comparisons to the local authority of Oldham, the North West and England as a whole.

Oldham Town Centre (defined by the Oldham Local Plan Proposals Maps) comprises a number of Lower Super Output Areas (LSOAs). The majority of data used within this baseline utilises Census 2021 data (which is the latest available), however, where data is not available via the Census alternative data sets have been sourced to build a full baseline.

This socio-economic baseline considers a range of themes including demographics; the labour force; education; health and the environment. Where possible, this baseline considers data at the local level, however for some variables it is not possible to include a local level analysis and therefore data is presented at the local authority level, with appropriate comparisons made at the regional and national level.



Local Area Demographics

At the time of Census 2021, the population of the local area stood at 19,238 people. At the scale of the borough of Oldham, the population totalled c.242,100. This follows a recent period of modest population growth across Oldham with the population rising from c. 224,900 in 2011; a growth of c.8%. This represents a lower growth rate in comparison to the 22% recorded at the scale of the local area, thus indicating that the population around the town centre has increased substantially over the decade between the census points (2011-2021).

The age of the population within the local area tends to be younger than across the Oldham Borough, the North West and England with 30% of the population within the local area aged 15 and under and only 7% of the population aged 65 and over. In total, 61% of the population are aged 34 and under.

The largest proportion of households in the local area are one person households. All other household sizes are relatively evenly split, with 16% of households composed of six or more people.

Approximately 47% of households are social rented which is substantially higher than the corresponding proportions within the wider geographies with a significantly smaller proportion of homes that are owned (only 28%).

Approximately 47% of housing in the local area is terraced, potentially a result of the Oldham 016A and 019A LSOA's which do capture some of houses outside the Town Centre area defined by the Council. The proportion of flats (32%) is substantially higher the proportion across the wider geographies.

Socio-economic Analysis

Deprivation

The Index of Multiple Deprivation revealed that Oldham is ranked as the 19th most deprived local authority out of 317 local authorities. All nine of the LSOA's identified within the local area ranked within top 10% of most deprived LSOAs within England, thus suggesting that overall, there is a very high level of deprivation within the surrounding area of Oldham Town Centre.

Oldham appears to have a high degree of deprivation relating to income, employment, education, health, crime and the living environment. All nine of the LSOAs identified within the local area ranked exhibited signs of deprivation relating to income, employment, education and health.

Labour Force

The economic activity rate and employment rate is lower within Oldham than across the North West and England. However, the unemployment rate is lower within Oldham than across the wider geographies.

Both the median resident and workplace wages are substantially lower within the borough of Oldham than within the North West and England, reflecting the high level of income deprivation across the borough.

The highest represented occupations in the local area are those working in elementary occupations (25%), process, plant and machine occupations (14%) and caring, leisure and other service occupations (12%), all of which are higher than the proportions across Oldham and the North West as a whole.

In terms of industries, public administration and defence accounts for 13% of jobs within the Local Area which is substantially higher than the corresponding proportions for the borough of Oldham and the North West as a whole. The retail sector occupies a higher proportion of total jobs in the Local Area in comparison to the wider geographies which is not surprising given the Town Centre location of the local area.

Socio-Economics

→ Socio-economic Analysis

Education

- A higher proportion of residents within the local area have no qualifications (37%) in comparison to Oldham and a substantially lower proportion of residents achieved Level 4 and above in comparison to Oldham as a whole. This suggests that residents within the local area are less educated than those within Oldham.
- A higher proportion of residents aged 16-17 are not in employment, education or training in Oldham in comparison to the North West and England as a whole.
- Attainment at both Key Stage 2 and 4 Level is lower within Oldham than the North West and England as a whole, supporting the conclusions from the IMD which suggests that across the local authority, education is an area of deprivation.
- Per 100,000 people, Oldham has a higher number of people participating in further education and skills, education and training and community learning in comparison to the North West and England. This suggests that the residents of Oldham are continuing to develop their skills, indicating a potentially higher skilled labour force in the future and the need to provide opportunities to retain skilled and economically active people in the borough.
- The proportion of primary and secondary school students receiving free school meals (FSM) is higher within Oldham than the North West and England.

Health

- A lower proportion of the local areas residents self-scored their general health as 'Very good health' or 'Good health' and a higher proportion self-scored as being in 'bad' or 'very bad' health.
- OHID data suggests that life expectancy is lower within Oldham than the North West and England. The prevalence of both adult and child obesity is higher within Oldham than these geographies and a lower percentage of adults are classified as physically active.

Climate Change

- Only 2.5% of households within Oldham have any renewable energy systems.
- The Green Space Index score revealed that there is less than the minimum required standard of green space within the Town Centre. Across Oldham, the area does not meet the minimum standards of green space provision which is anticipated to be exacerbated given the Town Centre location.



Residential Market and Demand

Research by Savills has informed the Development Framework and complements work undertaken to date by the Council, identifying the opportunity presented to create a new residential market in the town centre specifically and address requirements in relation to house type and tenure.



Key Considerations

- The population of Oldham is anticipated to increase by 5.8% to 252,300, by 2037. This includes an increase in the number and proportion of older residents.
- Within Oldham town centre specifically, the Local Housing Needs Assessment (currently being updated) noted there is a growing shortage of quality private rented sector housing and a shortage of affordable housing.
- The Housing Topic Paper also notes that there is a trend of outward migration of young people in the borough and therefore there is a need to ensure an attractive housing offer is available to retain and attract young people.
- The Local Housing Needs Assessment has identified dissatisfaction amongst residents of the private rented sector in relation to housing quality. The Housing Topic Paper identifies a need for a range of high quality housing that meets local housing needs, creating mixed, balanced and sustainable communities.



Key Opportunities

Research by Savills has shown that the local housing market is currently dominated by owner occupied properties which are predominantly traditional terraced housing. There has been limited new residential development within the town centre itself. This has created an imbalance within the market and created a demand for a different type of housing product. The redevelopment of the town centre provides an opportunity to introduce a new product to the area, such as apartments and townhouses and properties which are for rent.

In line with demographics and a local market overview, Savills have recommended that a mix of residential development is brought forwards in the town centre, comprising open market sale to attract first time buyers; built to rent as a new product to the market; affordable housing; and residential development which will appeal to the senior living sector (rather than age specific developments).

In terms of housing land supply, a significant proportion of the future supply falls within St Mary's and Coldhurst wards, which includes the town centre. The majority of this is due to the amount of residential development proposed in the town centre.

The provision of housing in Oldham town centre will be modest in the context of the wider Oldham Borough, but has the potential to be a catalyst for regeneration.



→ FIG. B1 - SUSTAINABLY DESIGNED HIGH DENSITY RESIDENTIAL DEVELOPMENTS

Overview of Heritage Significance

Oldham is a characteristic industrial town in this region, its early development largely overlaid by the physical manifestation of rapid industrialisation. The principal defining feature of Oldham, however, which sets it apart from other former mill-towns near Manchester, is the hilly topography of the town centre.

This affords striking views of the surrounding area and contributes both to Oldham's historic context (with a number of mills visible) and to its setting with the hills in the distance, capturing an entire cross-section of Oldham and its surroundings in a single frame.

The town centre is located near the summit of the hill. As the town's historic expansion generally followed a pattern of ribbon development, the conservation area's main arteries comprise High Street and Yorkshire Street to the north and Union Street to the south, which eventually intersect before continuing eastward on to Mumps.

While the shopfronts of High Street and Yorkshire Street maintain a sense of lively commerce, Union Street retains much of its original air of formality, a lasting result of its mid-late 19th century grand civic architecture. The smaller north-south streets connecting the two thoroughfares generally offer a more intimate, domestic scale, and comprise a good deal of quaint, 19th century terraced cottages now converted for office and retail use. When viewed collectively, such elements exude a rich and diverse historic character representative of a thriving Victorian industrial town. There is a high density of listed buildings and numerous non-listed buildings that also make a positive contribution to the character of the area.

Green space has been allocated by way of the broad expanse of the Church of St. Mary and St Peter's churchyard in the north of the town centre and (although currently closed) via the verdant library garden south of Union Street. Otherwise, the streetscape largely reflects its industrial history, and with the exception of small garden spaces and local efforts to provide container plantings, greenery is somewhat scarce. Instead, a diverse mix of mid-19th century to early-21st century building stock nestled within a 19th-century streetscape is what defines the immediate setting of the town centre and generates the most heritage interest.

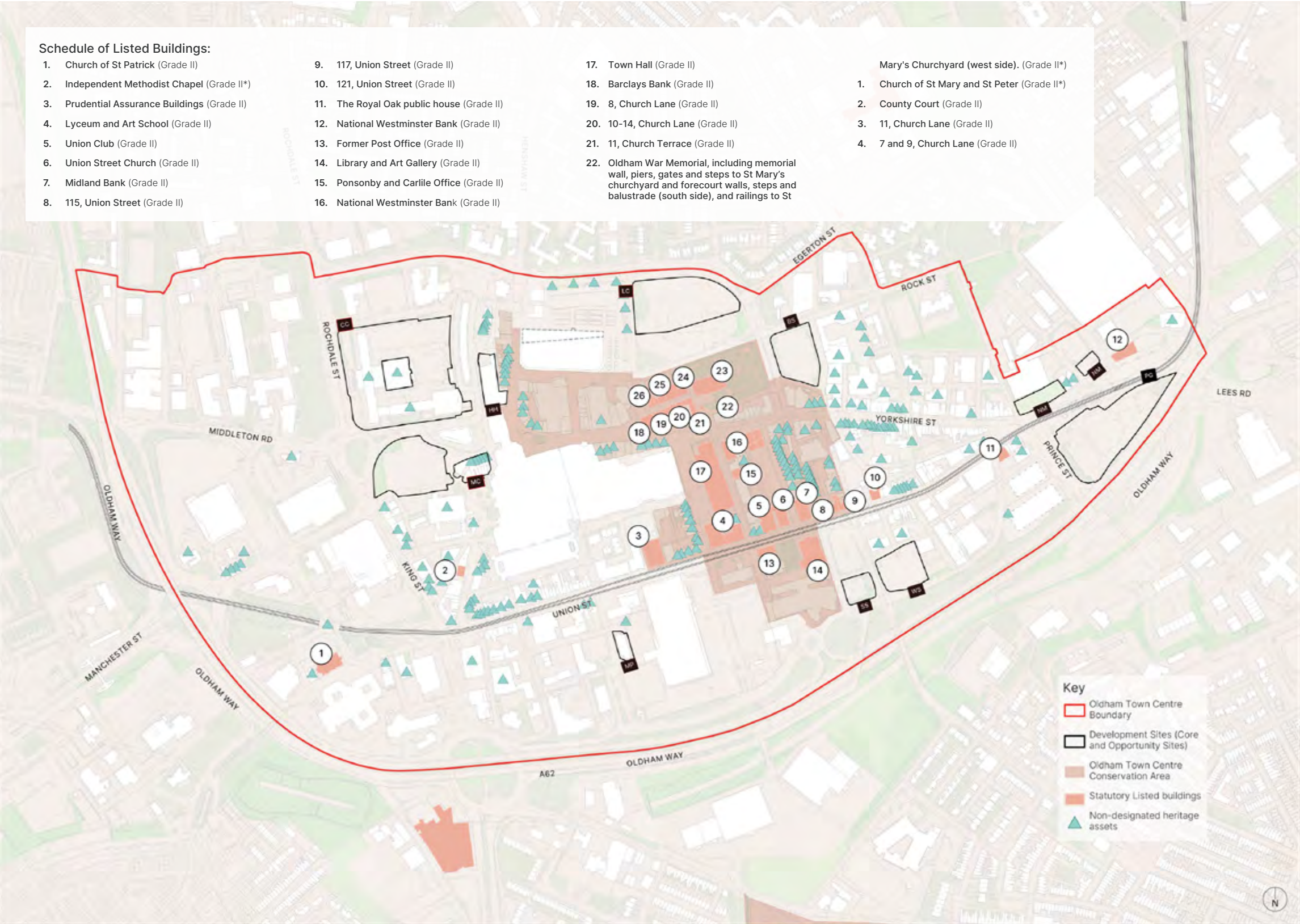
Combined, these different elements of the town centre cumulatively provide a sense of Oldham's dramatic history; a modest hill-top wool town (not unlike those of the Cotswolds) transformed in the space of half a century to become the world's greatest producer of cotton yarn and the global leader in the manufacturing of machinery. This character is focused in and immediately around the retail core, with the most extensive modern redevelopment concentrated (with some exceptions) around its perimeter, to the south of Union Street and the west of Middleton Road and at the former sites of the Royal Infirmary and the Mumps Railway Station and sidings.



→ FIG. B2 - OLDHAM FROM GLODWICK, 1831 BY J.H. CARSE (GALLERY OLDHAM)

Historic Environment and Heritage

→ FIG. B3 - HERITAGE ASSETS. FIGURE CREDIT: PLANIT



Oldham is a characteristic industrial town in this region, its early development largely overlaid by the physical manifestation of rapid industrialisation. The principal defining feature of Oldham, however, which sets it apart from other former mill-towns near Manchester, is the hilly topography of the town centre. This affords striking views of the surrounding area and contributes both to Oldham's historic context (with a number of mills visible) and to its setting with the hills in the distance, capturing an entire cross-section of Oldham and its surroundings in a single frame.

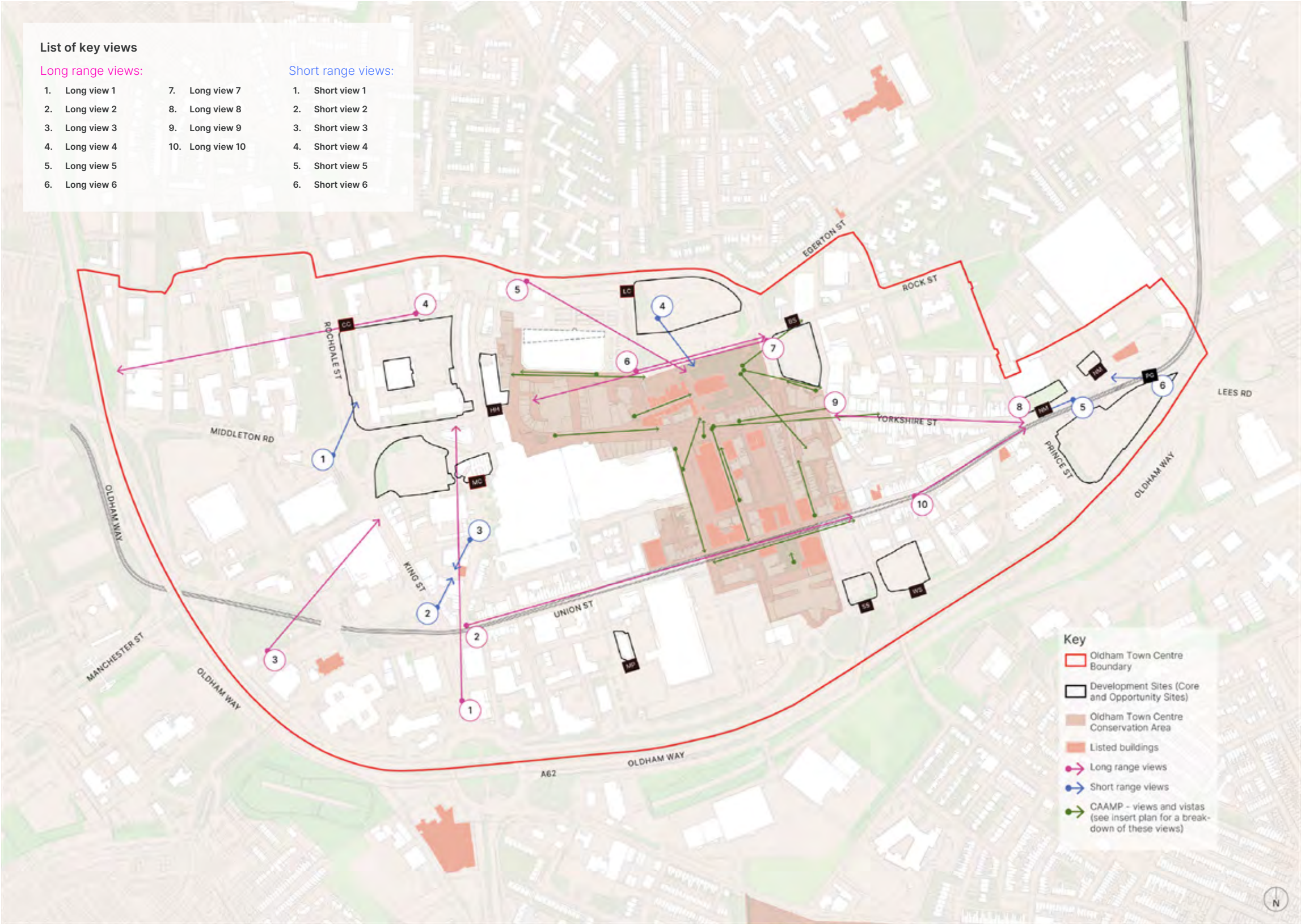
Designated Heritage Assets

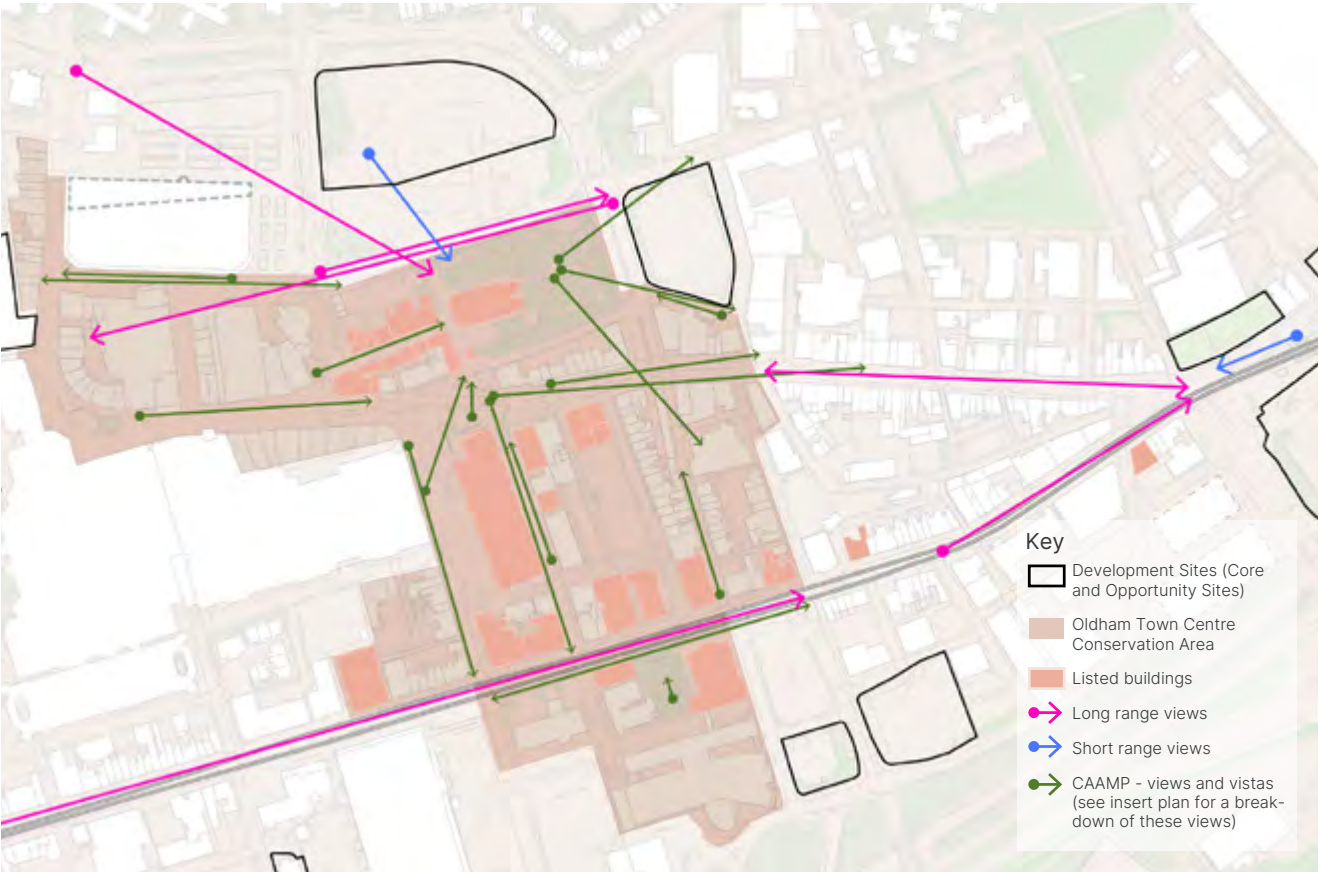
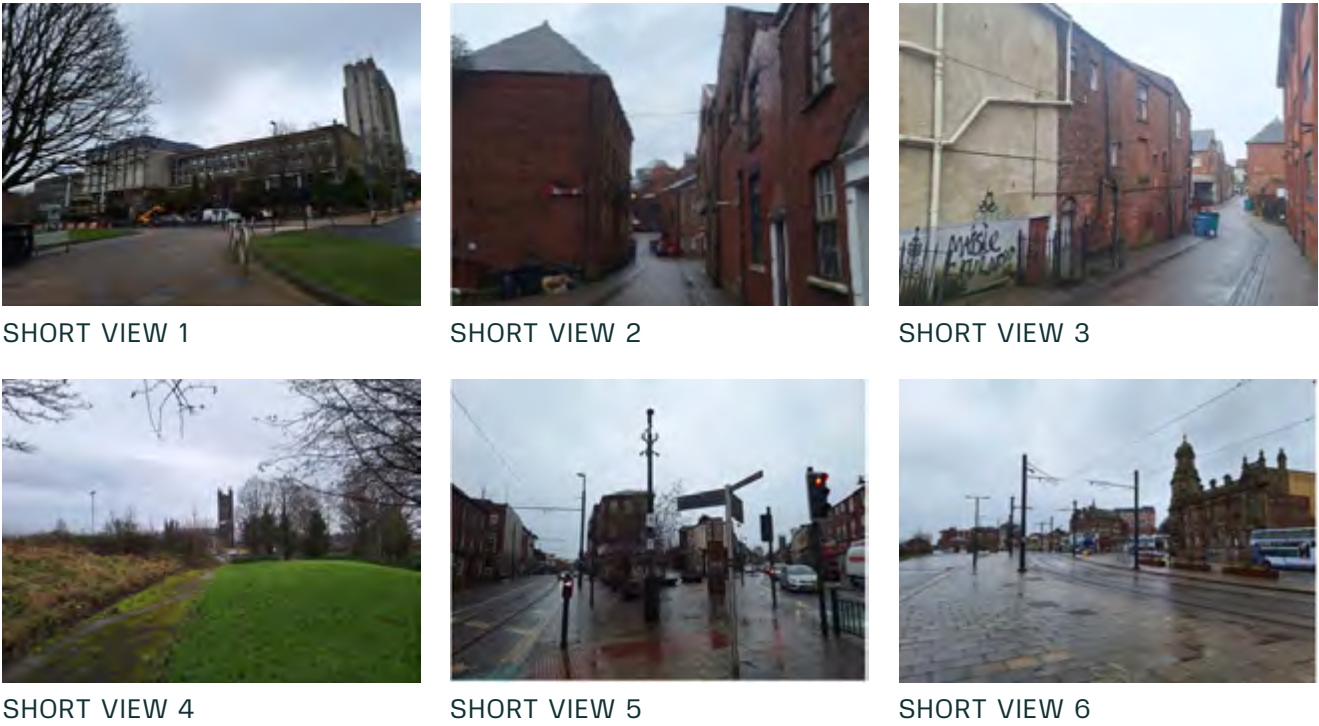
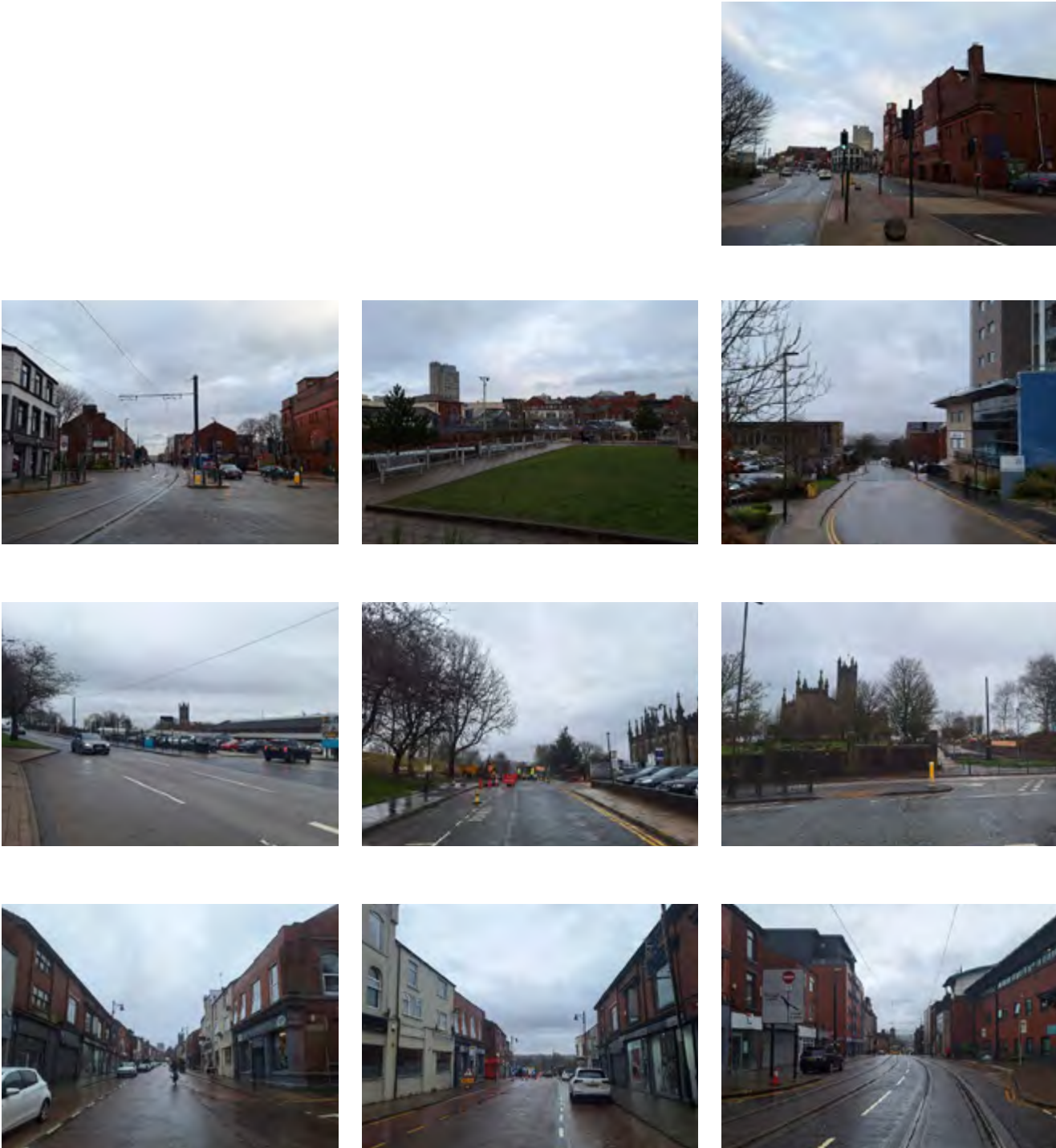
Oldham Town Centre Conservation Area

The Oldham Town Centre Conservation Area is located at the heart of the town, concentrated around Oldham's highest point crowned by the Church of St. Mary and St. Peter. From this apex a conglomeration of major thoroughfares and close-knit streets fall away to Mumps in the east and Union Street in the south, offering sloping, long-range views of the surrounding industrial and natural landscape.

Designated and Non-Designated Heritage Assets

The town centre contains a number of designated and non-designated heritage assets. Figure B3 adjacent shows the statutory and non-statutory, given the figure shows non-designated heritage assets heritage assets within the town.

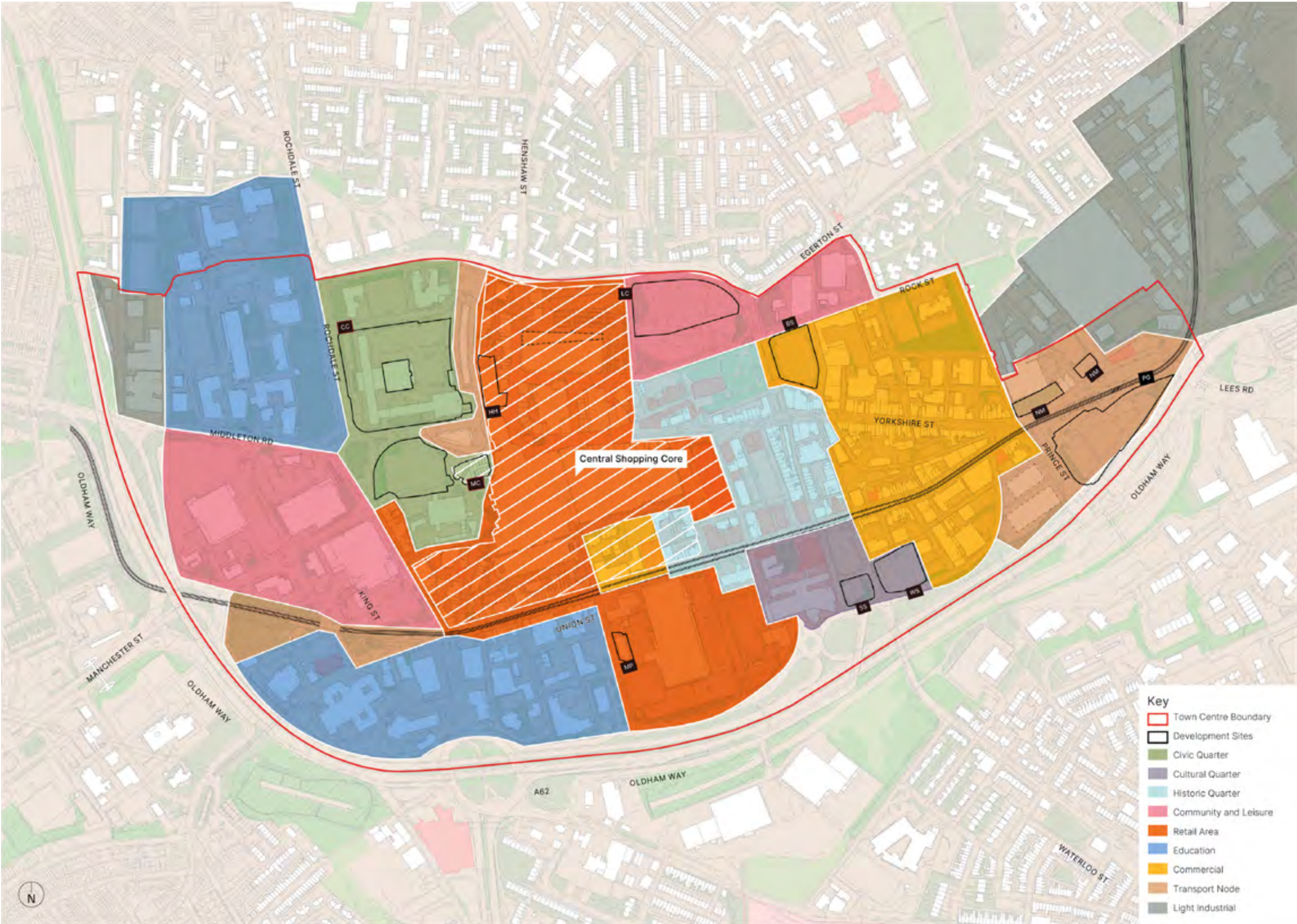




→ FIG. B5 - KEY HERITAGE VIEWS (EXCLUDING CONSERVATION AREA). FIGURE CREDIT: PLANIT

Urban Form and Use

→ FIG. B5 – URBAN FORM AND USE. FIGURE CREDIT: PLANIT



Oldham town centre offers a range of amenities which you would expect from a local town centre. Retail area constitutes a large area of the town centre, formed mainly of large footprint buildings accompanied by large surface car parking. Vacancy has increased since 2009 (Stantec report 2020) across the town centre due to changing consumer and visitor behaviours.

Key Considerations include:

- Move away from large retail units;
- Integration of development within traditional town centre character; and
- Improving active frontages on linking streets.

Opportunities include:

- Higher density mix-used led development contributing positively to the town centre offer;
- Residential and employment;
- Ground Floor uses to support night-time economy, convenience store to offer alternatives on day-to-day ; and
- Ensuring diversity; mix of independents shops, community facilities and key services, etc.

Scale and Massing

Oldham town centre remains overall fairly low rise between 1 to 4 storeys high. Market Place frontage varies from an average of 2 to 3 storeys. However, there are a number of prominent buildings over 8 storeys, including the Civic Centre Tower, which act as key landmarks within the townscape exaggerated by topography.

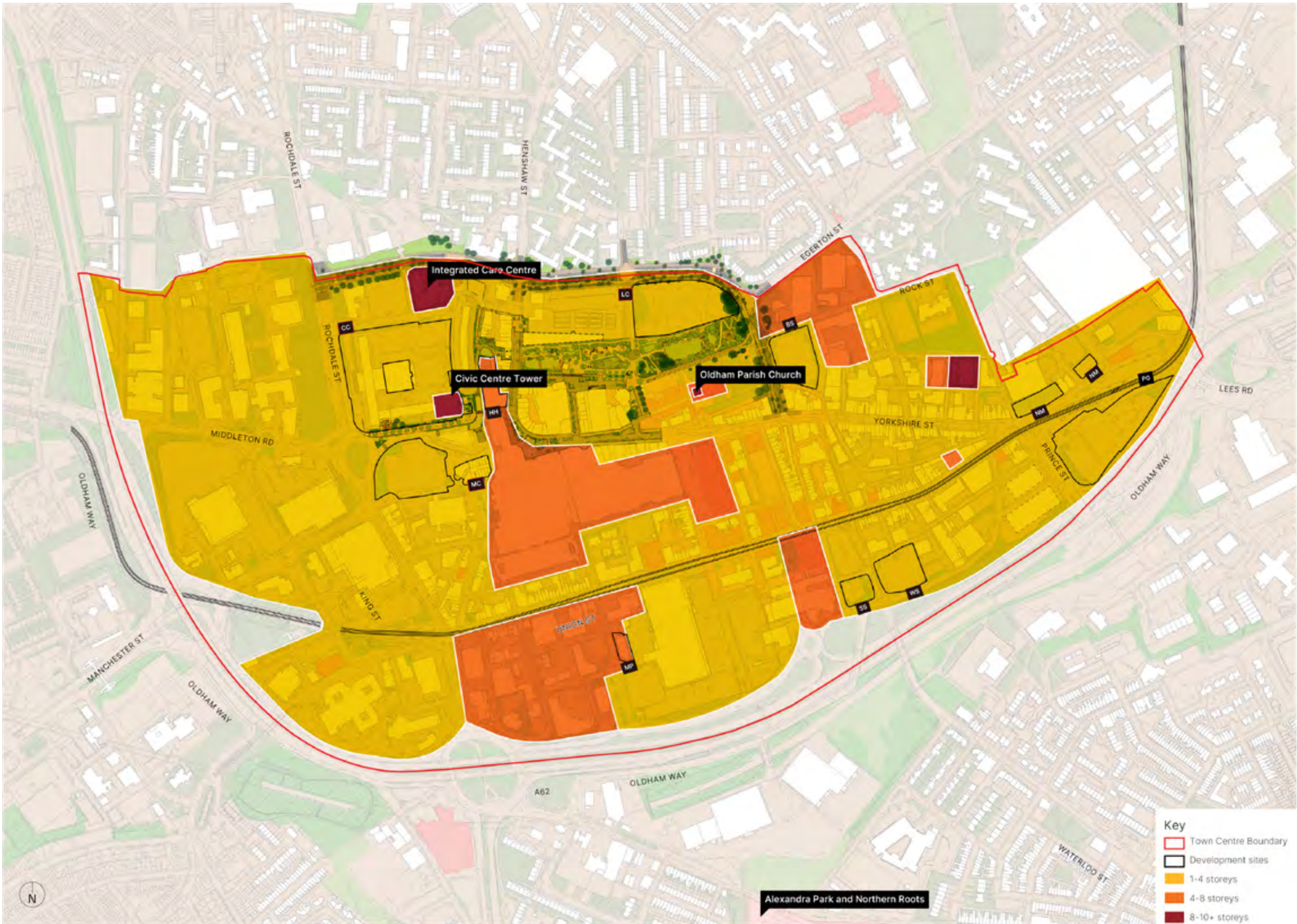
Key Considerations:

- The overall lower rise town centre which has fewer elements raising up.
- Oldham town centre is on a hill, consideration to topography and adopting an approach to height which emphasises existing topography (i.e. taller element on top of hill to accentuate ascension rather than bottom which would flatten-out topography)
 - Attention to day-light and sun-light for new development as well as overshadowing surroundings
 - Consideration to wind effect when introducing taller elements

Key Opportunities:

- Density and height can be brought forward responding positively to surroundings
- Accentuate Oldham's distinctive topography as well as making the most of available views

→ FIG. B6 – SCALE AND MASSING. FIGURE CREDIT: PLANIT

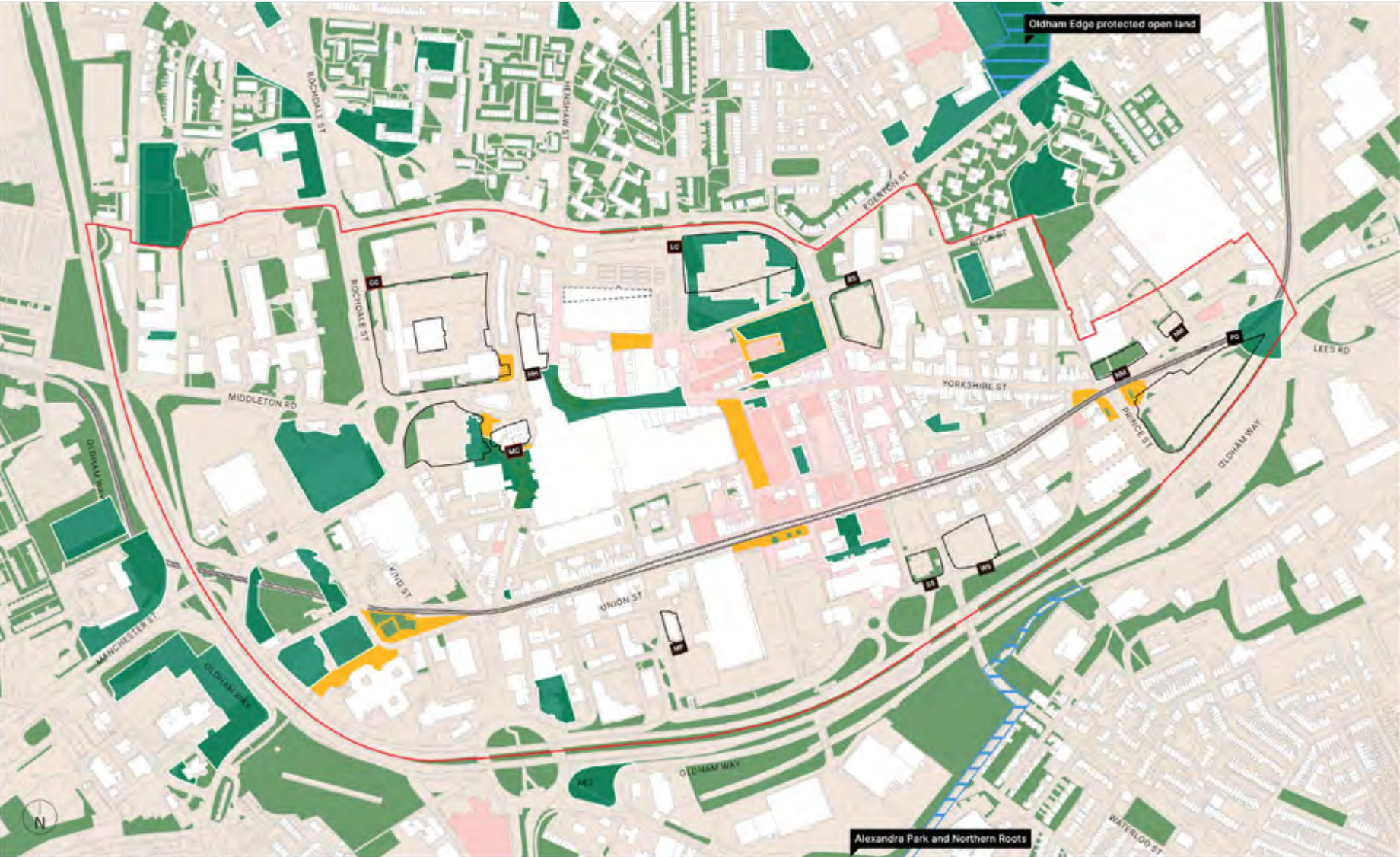


Green Infrastructure and Public Realm

Oldham town centre green infrastructure is largely made up of amenity grassland and verges. Three key green open spaces are located within close proximity to the town centre.

- 20min walk from Spindle Shopping Centre to Alexandra Park to the South and
- 15 min walk to Oldham Edge to the north

→ FIG. B7 – GREEN INFRASTRUCTURE AND PUBLIC REALM. FIGURE CREDIT: PLANIT



Key Considerations:

- Currently there is limited access to green open spaces within the town centre however, there is a vast amount of land, mainly grassland verges, which could potentially contribute more positively to local ecology biodiversity.
- Other considerations include the accessibility of open space and whether clear pedestrian/ cycle connections could be made to major open space to the north and south of the town centre.
- Within the town centre the public realm is currently dominated by hardstanding, of varying quality, with limited tree planting.

Key Opportunities:

- Linking green corridor through town centre
- Increasing publicly accessible green spaces within the town centre
- Creating clear and coherent connections to/from public spaces (soft/hard)
- Enhancing amenity grassland and verges through the town centre to increase local biodiversity and habitat mosaic
- Creation of wildlife corridors including low light corridors
- Development of a town centre land management strategy
- Softening streets where possible to incorporate SUDs and rain gardens

Key

- Town Centre Boundary
- Development sites
- Open Spaces as per Oldham Policy Map 2022
- Existing green infrastructure
- Public (hard) spaces
- Green Corridors as per Oldham Policy Map 2022

Access, Transport and Movement Overview

Oldham town centre is well connected and has excellent public transport access with high frequency bus and Metrolink services across the town, as well as to neighbouring towns of Middleton, Rochdale, and Tameside, and Manchester city centre.

→ FIG. B8 – STRATEGIC ROAD NETWORK. FIGURE CREDIT: PLANIT



Oldham Central bus station is a large station with 12 stands located on Cheapside and West Street. The town centre is also served by three Metrolink stops: Oldham King Street, Oldham Central and Oldham Mumps, which provide direct connection to Manchester city centre as well as Rochdale.

There are also good road connections to the strategic road network via the A627(M) and the M60. However, at a local town centre level there are some movement challenges.

Walking and cycling accessibility can be impeded by the local topography and gradient. Uphill movements for cyclists in particular are challenging particularly on busy roads and there are limited off-road cycle routes across the town centre.

Historically, road space has been allocated to vehicles at the detriment of direct pedestrian and cycle connectivity, with large junctions around the town centre particularly those along the A62 Oldham Way to the south and St Mary's Way to the north, require people on foot and bicycles to wait for traffic signals to either cross in separate stages and not along the desired line, or else take a more direct route that is potentially unsafe. Other junctions have no crossing facilities at all.

Some routes through the town centre are also impeded by the built form, with buildings and highway infrastructure, such as guardrailling intercepting key routes, including the route through the bus station. There is a general lack of wayfinding for pedestrians and cyclists, whilst there is some signage it is often lost in the cluttered street scene and routes are not intuitive for new visitors to the town.

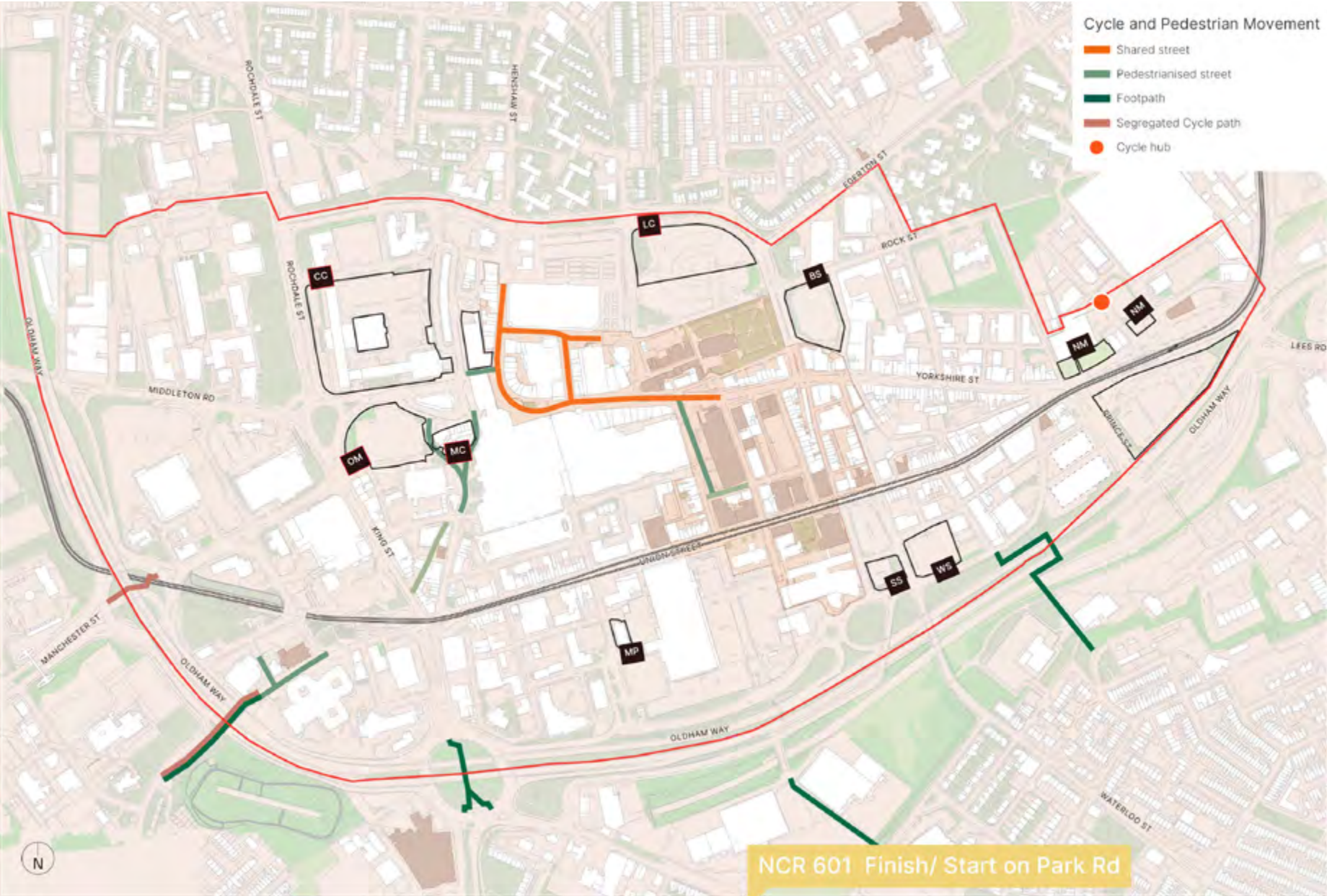
There is also a lack of green open space in the central core and where there is space between buildings it has been allocated to car parking. Whilst there are pedestrian and cycle-friendly streets with no or low traffic, the space is uninviting and lacks interesting public realm features so are not places to sit and dwell.

Walking and Cycling

Local topography and gradient can impede pedestrian and cycling connectivity in the town centre.

Pedestrians coming from the south and west of the town centre have limited routes to cross the A62 Oldham Way, which is a significant barrier. The large junctions with Manchester Street, King Street and Prince Street prioritise traffic movements and can result in long wait times between traffic signals.

→ FIG. B9 – WALKING AND CYCLING BASELINE. FIGURE CREDIT: PLANIT



St. Mary's Way to the north of the town centre is a busy road, combining with the lack of pedestrian crossing facilities at some locations, it separates the town centre from the residential area to the north. The road is uphill from Yorkshire Street to Lord Street and downhill to Rochdale Road, which impedes the accessibility for pedestrians with mobility issues and cyclists.

The key routes from the east are along Yorkshire Street and Union Street where parking/loading bays and bus stops dominate the street scene.

The main high street of the town centre along Market Place is pedestrianised between 10am to 5pm. The Spindles Town Square Shopping Centre is located to the south and provides routes north-south and east-west, but outside the standard opening hours acts as a blockade.

Gradient changes, narrow roads and busy traffic can be a deterrent to cycling in the town centre and there is a lack of dedicated cycling infrastructure around the town centre.

There are several pedestrian and cycle improvement schemes currently underway in the town centre to enhance walking and cycling connections, including:

- Oldham's first CYCLOPS junction at Egerton Street/St Mary's Way and improvement to off-road cycle lane on St. Mary's Way.
- Re-routing buses away from West Street to create a traffic-free zone.
- Improvements to footpaths and roads on Fountain Street, re-locating the taxi rank to the nearby car park.
- Improvements to support the creation of cycle routes in Market Place and Curzon Street.
- Pedestrianisation of the lower end of Lord Street and High Street and public open space improvements.
- A new access into the Southlink development site with pedestrian and cycle crossings at the Oldham Way/Prince Street junction.

Public Transport

Car Parking

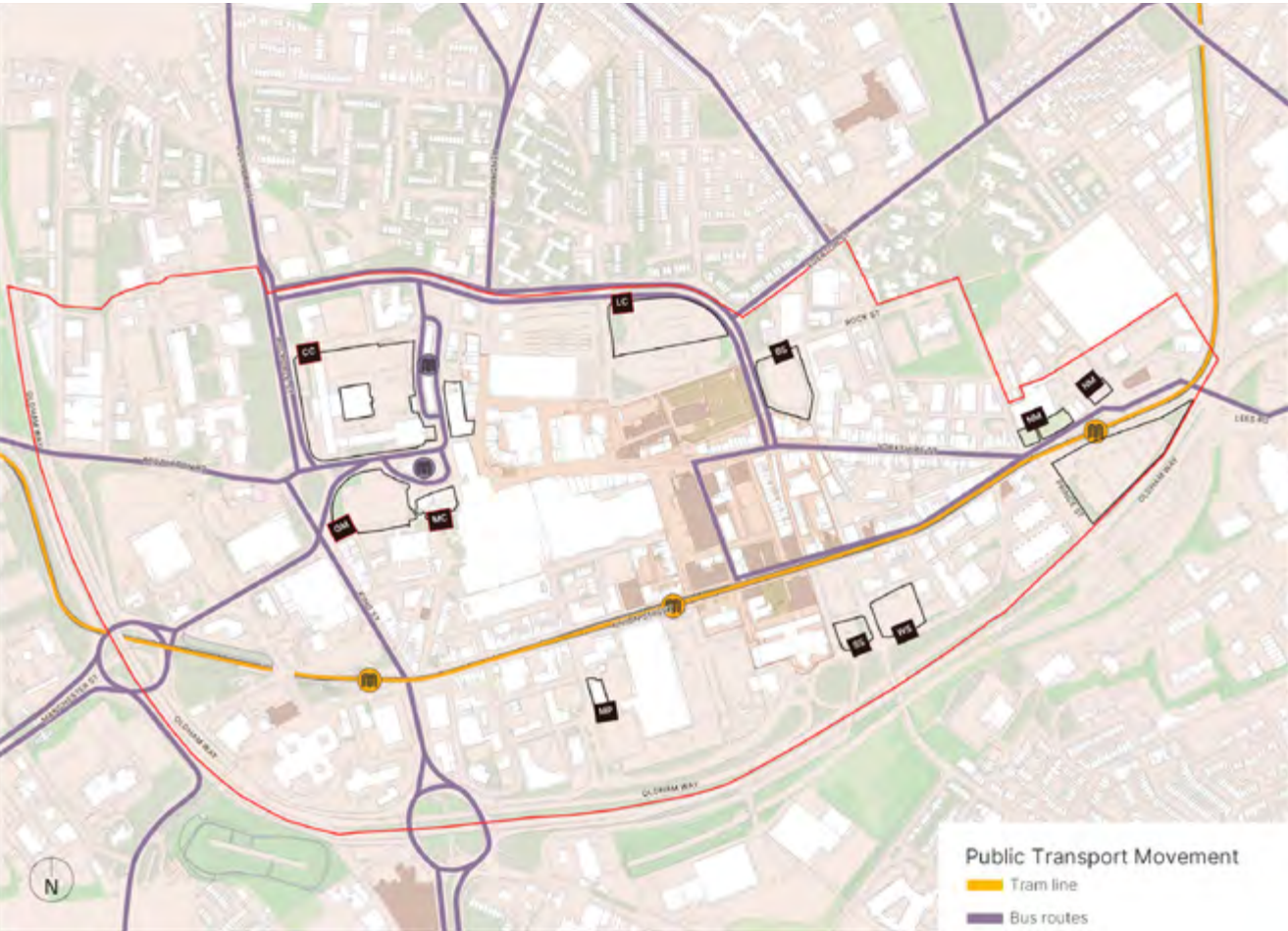
The parking stock within the town centre comprises multiple surface car parks, under council or private ownership, and the Spindles Town Square multi-storey car park.

The Oldham Parking Strategy (produced by AECOM in 2022) concluded that the existing town centre car parks have significant spare capacity, which enables the existing parking stock to be consolidated and repurposed to better serve the town. Future-proofing parking facilities will be

explored in future studies to meet future parking requirements with consideration of sustainable travel options.

In particular, ensuring accessibility for people with mobility issues will be critical to the success of the new town centre developments, but also maintaining access for existing visitors to the town. The level of disabled parking spaces will be provided to support current and future demand.

→ FIG. B10 – TRANSPORT AND CAR PARKING BASELINE. FIGURE CREDIT: PLANIT



Metrolink

There are three Metrolink stops in Oldham Town Centre, including Oldham Mumps, Oldham Central and Oldham King Street providing access across the wider area. Oldham Mumps in particular benefits from a bus interchange which strengthens the sustainable transport offer, providing onward bus connections. There is also a cycle hub with a capacity of 40 cycle parking spaces.

Oldham Central Metrolink stop acts as a key gateway to the town centre, although it can be difficult for pedestrian and cyclists to navigate through the narrow Union Street with buildings on both sides and the Metrolink stop platform dividing the street space.

Oldham King Street stop is accessed by pedestrian via Union Street West and King Street. There are strong pedestrian connections between the Metrolink station, bus stops, Oldham Sixth Form College and the residential area via the A62 footbridge.

Existing links to the Metrolink stops need to be enhanced to ensure new residents and visitors can benefit from these sustainable travel options.

Bus Access

Bus services in Oldham Town Centre are provided at Oldham Bus Station on Cheapside, Oldham Mumps Interchange and bus stops throughout the town centre.

Oldham Bus Station is in the heart of the town centre to the north of the Spindles Town Square Shopping Centre. The bus station consists of eight stands located on Cheapside and four stands located on West Street. All the stands are sheltered and have raised kerbs for accessibility. However, guard rails surround the bus station, and whilst they prevent pedestrians from walking out into traffic, they also act as barriers to key routes between the bus station and Market Place. The routes around and to the bus station need to be enhanced to ensure bus travel is taken up by new residents.

Wayfinding

Wayfinding within the town centre is poor and whilst there are some signs and street maps, they are often lost in the cluttered street scene, or are in the wrong locations.

This is exacerbated by some convoluted routes around the town centre resulting in a general lack of orientation for visitors to the town. An improved signage strategy needs to be considered to support future residents and visitors and should provide links with key sustainable transport infrastructure.

Safety and Security

There are a number of routes within the town centre that lack activity outside of the main shopping hours. Combined with the convoluted streets and the lack of wayfinding, it can result in a negative perception of safety for visitors to the town.

Notably, Lord Street is close to main retail area, but with the recent removal of buses, the street lacks activity and natural surveillance, even though it is a direct route towards the residential areas in the north. Development within the town centre will bring more people to the town centre outside of the standard shopping hours and will help contribute to providing natural surveillance. This will need to be supported by a public realm strategy that considers lighting, seating, green spaces to provide an active street scene where people can sit and dwell.

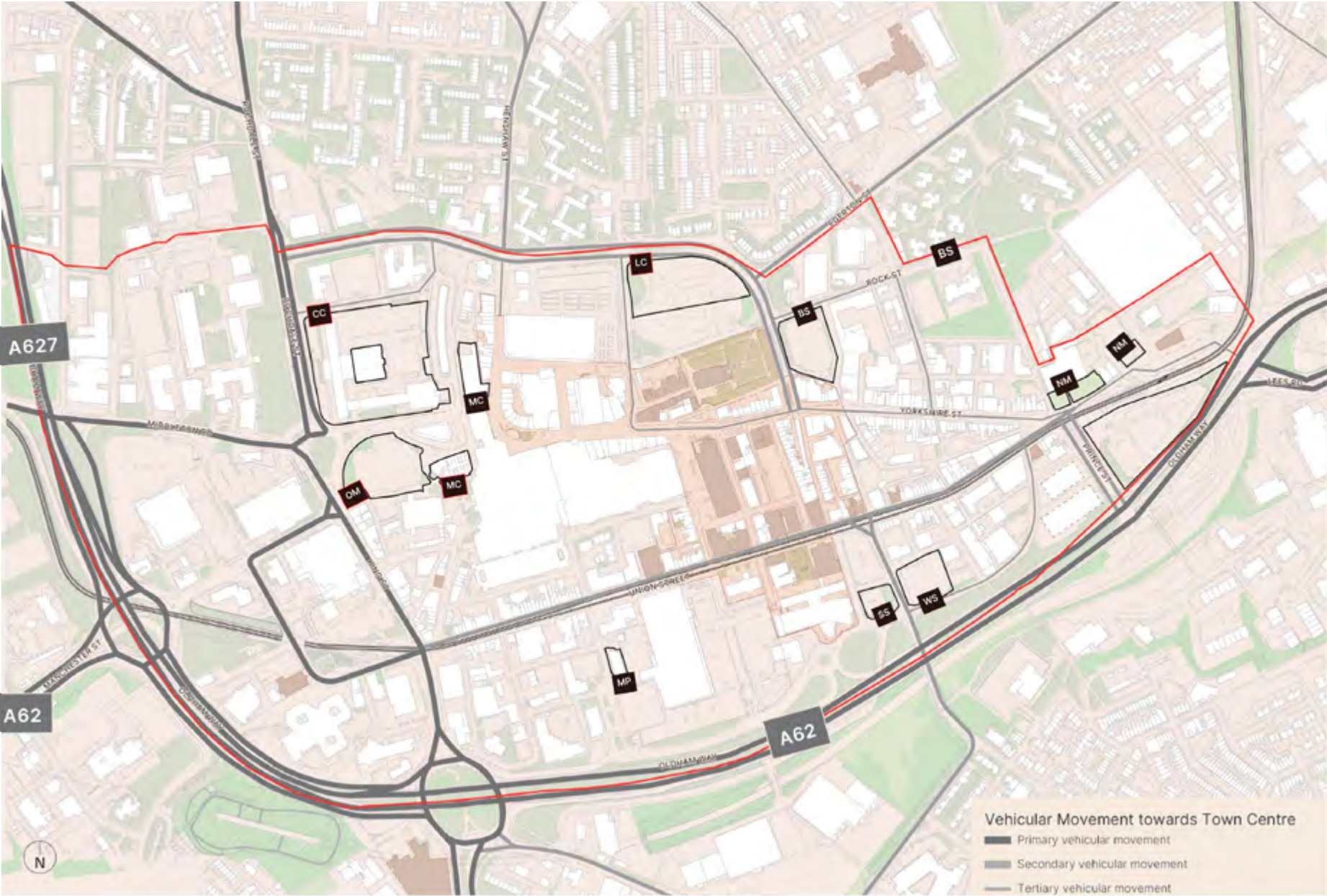


→ FIG. B11 - EXISTING SIGNAGE AND WAYFINDING. FIGURE CREDIT: PLANIT

Town Centre Wide Strategies – Movement Strategy

In summary, Oldham town centre can be viewed as three distinct spatial zones - the retail core, the inner core and the town centre periphery.

→ FIG. B12 – SUMMARY OF MOVEMENT STRATEGY BASELINE. FIGURE CREDIT: PLANIT



St. Marys' Way and Yorkshire Street are dominated by vehicle traffic with vehicles accessing the town centre car parks on the old Leisure Centre site and Tommyfield Market. There are also competing demands at the signalised junctions along St Mary's Way with buses and other vehicles circulating the town centre, and pedestrians and cyclists from the nearby residential areas to the north and east trying to access the town centre. As a result there are limited controlled crossings for pedestrians to maximise capacity for vehicle traffic.

Yorkshire Street is also an example of where vehicles have been prioritised, with pedestrians and cyclists faced with roadside parking and bus laybys, as well as limited public realm, all of which result in low footfall, despite this being a main route into the retail core from the east.

The town centre periphery area is effectively separated from the inner core by King Street, Rochdale Road and Union Street as there are few crossing facilities for pedestrians and cyclists and these streets are heavily dominated by vehicle traffic. The area is also severed from the inner core by the tram line to the north and from the surrounding residential areas to the south and west by the A62 Oldham Way.

The A62 Oldham Way is a significant barrier to movement, it is a wide dual carriageway with large multi-lane junctions. Whilst it is beneficial for moving traffic out of the town centre core, it causes severance for pedestrian and cyclists wishing to cross the carriageway and access the town centre.

The south and west of the town centre is a maze of narrow streets with one-way traffic movements aimed at providing connectivity for vehicles, but also resulting in circulating traffic. The built up form can be difficult to navigate for new visitors to the town, particularly pedestrians and cyclists.

By reprioritising the hierarchy of some of the streets, it will create a better environment for people to travel by these modes and will assist in creating a liveable Oldham.

The south and west of the town centre is a maze of narrow streets with one-way traffic movements aimed at providing connectivity for vehicles, but also resulting in circulating traffic. The built-up form can also be difficult to navigate for new visitors to the town, particularly pedestrians and cyclists.

Appendix C.

Core Sites Baseline Analysis

Core and Opportunity Site Baseline Analysis

This section provides an overview of the baseline analysis undertaken for each of the core and opportunity sites which have informed the draft development principles.

→ FIG. C1 – CORE SITES. FIGURE CREDIT: PLANIT

→ Core Sites

- 1 Civic Centre and Queen Elizabeth Hall
- 2 Former Magistrates' Court and Manchester Chambers
- 3 Former Leisure Centre

→ Opportunity Sites

- 1 Bradshaw Street
- 2 Southgate Street and Waterloo Street
- 3 Henshaw House
- 4 Metropolitan Place
- 5 Prince's Gate, Mumps and Wallshaw Street



Civic Centre and Queen Elizabeth Hall

The Oldham Civic Centre comprises a substantial municipal building which is home to OMBC and various related facilities including the Oldham Youth Council, The Centre for Professional Development, and The Queen Elizabeth Hall. The site also comprises the surface level Oldham Civic Centre Car Park together with landscaped areas, including soft landscaping.

The existing buildings were constructed in the 1960s/70s and include a low-level podium building and a 15-storey office plot in the south east corner, with the Queen Elizabeth Hall located in the centre of the site.

The Civic Centre will be vacated once the Council offices have completed their move to the redeveloped Spindles Shopping Centre. Following this, redevelopment of the site is envisioned to provide high quality, new build residential-led development ranging from 5-13 storeys. Buildings would be set above ground level structures that work with the significant topographical level changes, to incorporate discreet parking, active ground floor uses, including a local convenience retail and a primary healthcare facility.

It is anticipated that these amenities will serve the new incoming community as well as existing footfall from the town centre and Oldham College.

→ Statutory and Non-Statutory Designations

Sections of the north-eastern corner and the southern and western boundaries of the site sit within the Oldham Air Quality Management Area (AQMA).

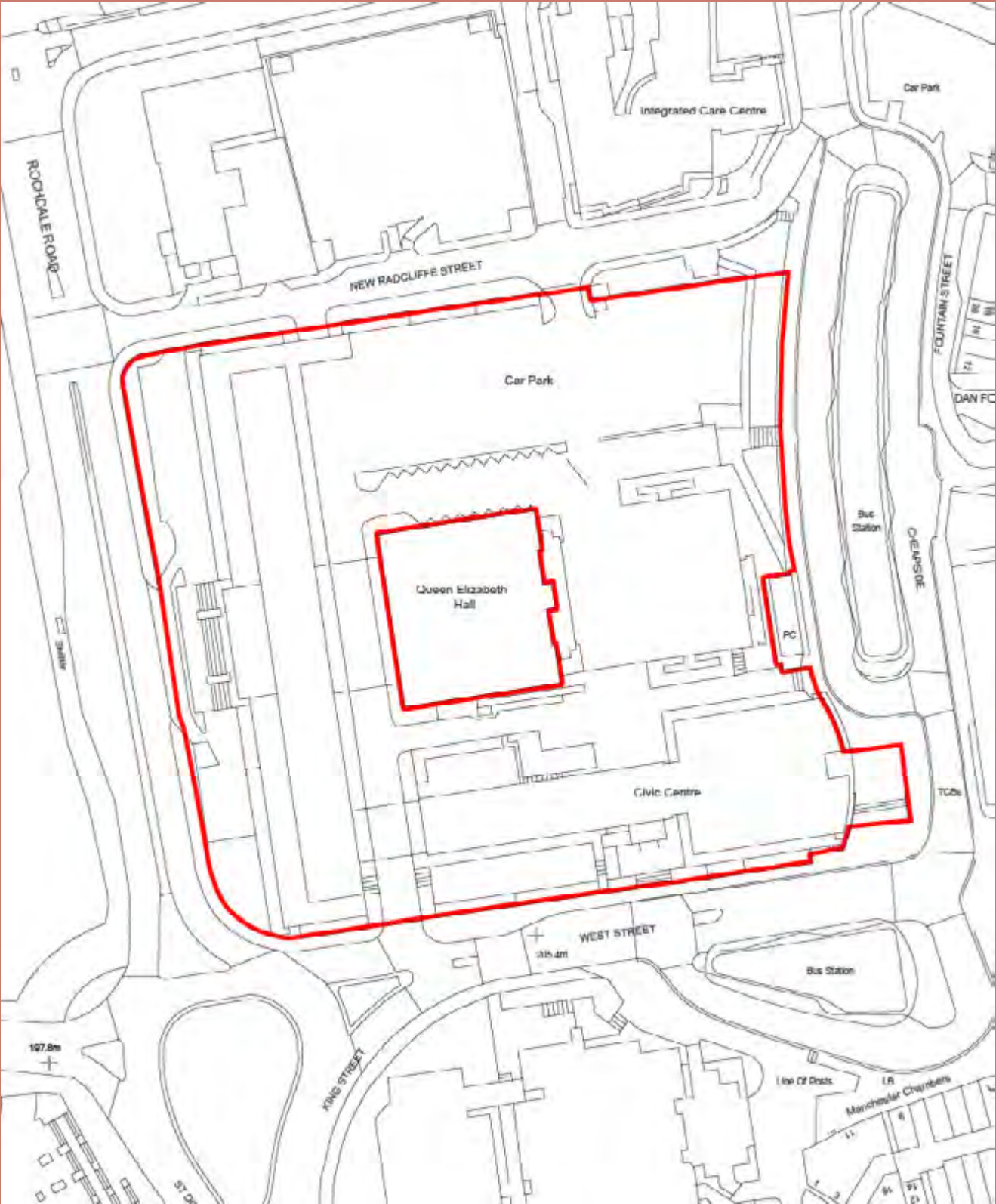
The site is not subject to any other statutory or non-statutory nature conservation or landscape designations. The site is situated in flood zone 1 (low probability).

Heritage

Although not listed, the Civic Centre has some heritage interest as an example of post-war municipal Brutalist Modernism and for its association with R. Seifert & Partners and Cecil Howitt & Partners. Phase 1 is of lesser interest and the complex's main significance lies in Phase 2, primarily in the Queen Elizabeth Hall entrance to Rochdale Road and the tower, designed to be visible from the retail core and forming a local landmark. The Cold War nuclear bunker at the base of the tower is more of a shelter, devoid of characteristic features, and is of no particular interest.

The Oldham Town Centre Conservation Area is situated directly to the east beyond Cheapside and the adjacent bus station.

→ FIG. C2 – CIVIC CENTRE RED LINE BOUNDARY



Civic Centre and Queen Elizabeth Hall

→ Planning History

A review of Oldham Council's planning records reveals that there have been several applications made in relation to the site over the years for minor works, including applications for additional plant, advertisements and gates/fencing, fire exit doors etc.

There are no planning applications considered to be of notable relevance to the future development of the site.

Other relevant applications within the surrounding area are as below. These applications relate to the former County Court building, located to the north of the site, beyond New Radcliffe Street.

Of note, there have been several applications in relation to the installation of antennas, transmission dishes and associated infrastructure for the roof of the tower element of the Civic Centre.

Reference	Address	Description	Status	Decision
FUL/346666/21	County Court 122A Rochdale Road Oldham OL1 1NT	Change of use from the former County Court building to a residential building of 42no. apartments and alterations to external elevations, including insertion of new windows (Revision to PA/344948/20)	Approved	10/06/2021
PA/344948/20	Oldham County Court 122A Rochdale Road Oldham OL1 1NT	Change of use from the former County Court building (D1 Use) to a residential building (C3(a) Use) of 43 no. apartments and alterations to external elevations including insertion of new windows.	Approved	21/01/2021
PA/343007/19	Former County Court New Radcliffe Street Oldham OL1 1NL	Change of use of former Oldham County Court with ancillary offices (Class D1) to offices (Class B1)	Approved	23/04/2019

→ Planning Policy

A schedule of relevant adopted Core Strategy and Places for Everyone Joint Development Plan policies is included within Appendix A.

Emerging Local Plan

The emerging Local Plan is of specific relevance to the Development Framework that is being prepared for the Town Centre. Under draft Local Plan policy H13 'Housing and Mixed-Use Allocations' of the Council's emerging Local Plan the site is currently allocated as follows:

Site name	Ward	Site area (ha)	Potential to deliver up to (homes)	Minimum appropriate density (dph) as per Policy H3
Civic Centre, West Street	Coldhurst	2.17	600	120

→ Heritage Overview

The Civic Centre was built in two phases, the first, in the south (opened in 1962) designed by R. Seifert & Partners as the headquarters of Oldham's Regional Healthy Authority and also housing two council departments.

The second was completed in 1977, designed by Cecil Howitt & Partners to replace the council offices in the Town Hall, and included the tower and the Queen Elizabeth Hall (its name commemorating Queen Elizabeth II's Silver Jubilee). Situated at the summit of Oldham's hilly topography, and some 61 metres high, only the Church of St Mary with St Peter rivals its 15-storey tower in height.

Underneath the 1977 building, accessed from the underground car park, is the Cold War 'bunker' (now used for document storage and IT and telecomms equipment). Although comparatively unchanged, this has few features of historic interest beyond a small amount of sanitaryware and loose and electronic signage, having evidently been constructed more as a basement-level shelter than a bunker proper. The Queen Elizabeth events venue is of more interest, retaining much of its original internal fit out intact.

Civic Centre and Queen Elizabeth Hall

→
Key Considerations

→ FIG. C3 – AERIAL VIEW OF THE CIVIC CENTRE AND QUEEN ELIZABETH HALL



Topography/level changes

- Significant level change from Cheapside to Rochdale Road.
- Opportunity to work with the level change to integrate parking.
- Careful planning required for FFL and considering locations of entrances and interfaces with surrounding streets.

Heritage sensitivity

- No listed buildings or Conservation areas.
- Elements of the site may be considered to be non-designated heritage assets.
- Oldham Council Civic Centre Tower, key height marker with the Town Centre which is visible across the town providing a positive contribution to the townscape.

Movement/ proposed infrastructure

- The existing buildings push pedestrian movement along the edges of the site, not allowing any fluid movement from Cheapside to Rochdale Road.
- Pedestrian links to Market Place to the southern and northern edges of the site.
- The bus station interchange is located along Cheapside, providing good connectivity to the site.

Flood Risk

- The site sits within Flood Zone 1 which means that the land has been assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year.
- The flood map shows that the site generally is at very low risk of flooding from surface water, with an area at medium and high risk along the northern and western boundaries, along with an area within the site demise that is shown to be at medium risk of surface water flooding.

Landscape

- Site limited in landscaping, with existing trees and hedges located on edges of the site along Rochdale Road, West Street and Cheapside.

→
Key Opportunities

- New development at the Civic Centre has the opportunity to.
- Preserve and enhance the architectural character of Oldham by retaining and upgrading the Civic Tower as a high-quality landmark building acting as a key gateway into the town centre and entrance to Linear Park which considers surrounding building heights and preserves key views.
- Mixed use development providing complimentary uses to town centre.
- Supporting the creation of key public realm at the West Street and Market Place by retaining and upgrading Civic Tower, providing active frontage at ground floor. Opportunity to create a positive interface between the bus interchange and Market Place as a key route into the Town Centre.
- Opportunity to improve connections and movement from Rochdale Road to Cheapside right through to the Town Centre.
- The site benefits from long ranging views towards Manchester City Centre.
- Opportunity to connect into the Minewater District Heat Network.
- Recognition of the original designed permeability, accessibility and visibility from Market Place (now obscured by the Spindles Shopping Centre).

Former Magistrates' Court and Manchester Chambers

→ FIG. C4 – FORMER MAGISTRATES' COURT SITE



→ FIG. C5 – MANCHESTER CHAMBERS SITE



The former Magistrates' Court and Manchester Chambers are located adjacent to each other to the south of West Street. Oldham bus station is situated to the north-east.

The Manchester Chambers site comprises various uses such as office, commercial/retail, a café and a pharmacy, whilst the former Magistrates' Court site is currently in use as a construction compound and car park following its closure in 2016 and subsequent demolition in 2019.

It is proposed to refurbish and extend the historic Manchester Chambers building, removing some parts of built fabric of lesser significance to allow for a new build extension. The historic building and extension will provide high quality sustainable workspace with active ground floor uses (such as F&B and retail) to compliment the redevelopment occurring adjacent at the Spindles Town Square Shopping Centre and improve the public realm to the entrance of the Spindles and George Square.

The site of the former Magistrates' Court is envisioned to be redeveloped into Build-to-Rent residential blocks with generous shared external amenity at their heart. Buildings would be set above a ground level podium which is activated with F&B, retail and residential amenity uses. Car parking would be located discreetly underneath, utilising the topographical level changes and the space that this zone provides.

Former Magistrates' Court and Manchester Chambers

→ Statutory and Non-Statutory Designations

The site is not subject to any statutory or non-statutory nature conservation, heritage or landscape designations. The western and northern boundaries of the Former Magistrates' Court site lie within the Oldham Air Quality Management Area (AQMA).

The site is also in proximity to the Oldham Town Centre Conservation Area situated approximately 50m to the east beyond The Spindles Shopping Centre, and the Grade II* listed Independent Methodist Chapel is approximately 110m to the south. Although not listed, the Manchester Chambers building does contain a blue plaque, highlighting the ancient route of Water Street.

The site is situated within flood zone 1 (low probability).

→ Planning History

The following planning history is of relevance to the site:

Reference	Address	Description	Status	Decision
Former Magistrates' Court				
DM/342600/18	Former Oldham Magistrates Court St Domingo Place West Street Oldham OL1 1QE	Prior notification of the demolition of Oldham Magistrates Court building.	Prior Approval Required and Granted	18/12/2018
DM/342517/18	Oldham Magistrates Court St Domingo Place West Street Oldham	Prior notification of the demolition of Oldham Magistrates Court building.	Application Withdrawn	20/11/2018
Manchester Chambers				
CEA/347244/21	3 Manchester Chambers West Street Oldham OL1 1LF	Certificate of Lawfulness for proposed shop (Class E)	Approved	07/09/2021
PA/342998/19	1 Manchester Chambers Oldham OL1 1LF	Change of use from shop (A1) to restaurant/cafe (A3)	Approved	14/05/2019
PA/338914/16	1-3 Manchester Street Oldham OL1 1LE	Change of use of building from public house (use class A4) to food bank (use class D1)	Approved	22/09/2016
PRCU/337924/15	2 Manchester Chambers Oldham OL1 1LF	Change of use from A1 to A3	Prior Approval Required and Granted	26/04/2016

→ Planning Policy

A schedule of relevant adopted Core Strategy and Places for Everyone Joint Development Plan policies is included within Appendix A.

Emerging Local Plan

The emerging Local Plan is of specific relevance to the Development Framework that is being prepared for the Town Centre. Under draft Local Plan policy H13 'Housing and Mixed-Use Allocations' of the Council's emerging Local Plan the site is currently allocated as follows:

Site name	Ward	Site area (ha)	Potential to deliver up to (homes)	Minimum appropriate density (dph) as per Policy H3
Former Magistrates Court and Chambers	Coldhurst	0.6	225	120

→ Heritage Overview

This pre-1860 building(s) and late Victorian/Edwardian commercial building adjacent were constructed as part of a long line of buildings running along Manchester Street towards Market Place.

This block retained its historic character into the post-war period with only isolated areas of change. Its surroundings were then transformed from the 1960s onwards, the block itself undergoing large-scale clearance in 1974. This left only a small group of buildings surviving in the northeast, a section of which was subsequently demolished and replaced by a new arcade (1989), with a matching addition later constructed around the One and Three building.

This formed part of a triangular block bound by George Street, King Street and Manchester Street, wrapping around the ancient Water Street (part of Oldham's historic 'Old Lane'), short rows of terraced housing enclosed behind the commercial outer roads (where there were five public houses by the 1910s).

Former Magistrates' Court and Manchester Chambers

→ Key Considerations

Topography/level changes

- Level changes across the site, opportunity to include lower ground parking. Careful planning required in relation to entrances and interfaces with surrounding streets.

Landscaping

- Existing trees and mature vegetation around north-western corner of the site, following the line of King Street / West Street.

Movement

- Interface with bus station and requirement to maintain servicing route through to Manchester Chambers. Pedestrian movements to Market Place to the southern and northern edges of the site.

Flood Risk

- The site sits within Flood Zone 1 which means that the land has been assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year.
- The flood map shows that the site generally is at very low risk of flooding from surface water, with an area at medium and high risk along the northern and western boundaries

Heritage

- Manchester Chambers is a non designated heritage asset. The historic portion of One and Three is of local historic interest but it has been significantly compromised through extensions and refronting.

- The 1990s extension to One and Three is detracting and to the front could be replaced by modern additions that maintain the cellular urban grain and variety in roofscape whilst introducing high-quality contemporary design.
- A network of small side streets originally ran within the interior of the block, in part observing the historic route of Water Street, with the resultant grid and urban grain suggesting a potential model for the redivision of the block. Where possible, the route of Water Street should be maintained or at least made legible.
- The rears of both buildings are of less heritage interest, whilst both are obscured by the later additions. Here the buildings historically faced onto narrow residential side streets, potentially creating opportunities to build up the rear of the block, reinstating a greater sense of mass to counteract the effects of the open expanse of the bus station and gardens surrounding.

- The townscape block was historically enclosed between roads to the north and south, with frontages to each. This is maintained by the present-day arcade but pedestrianisation, the retrenchment of the high street and the loss of local residents have all affected footfall, requiring consideration of the uses best suited to providing an active frontage. A reduction of the multiple entries into the block, and the simplification of the rear range, could potentially reinstate this historic sense of an enclosed block.

→ Key Opportunities

01

Retain and enhance the architectural character of Oldham by upgrading Manchester Chambers as a high-quality commercial building contributing to the key gateway node connecting to the town centre and entrance to Linear Park which considers surrounding building heights and preserves key views.

02

Opportunities to demolish/ rationalise modern additions to the Chamber.

03

Mixed use development providing complimentary uses to town centre.

04

Providing active frontage at ground floor along West Street and King Street. Opportunity to create a positive interface between the bus interchange and Market Place as a key route into the Town Centre.

05

Opportunity to connect both sites with considered public realm and ground floor active uses.

06

The site benefits from long ranging views towards Manchester City Centre.

Former Leisure Centre

Oldham Leisure Centre closed in 2015 and was demolished in 2016. The site, located to the south of St Mary's Way and to the east of Lord Street, now comprises a pay and display Council car park on split levels together with landscaped areas.

The site has potential to accommodate two residential L-shaped blocks, oriented to maximise views and optimise sunlight and daylight whilst working with the topography of the site, affording fantastic views across the Linear Park and towards the Peak District. The layout and massing also looks to reinforce key routes and enhance townscape views to Oldham Parish Church (Grade II* listed).

Active uses are proposed at ground floor, potentially comprising commercial, food and drink/retail units and a nursery to support new residents on this site and other nearby residential development.

→

Statutory and Non-Statutory Designations

The Oldham Town Centre Conservation Area and Grade II* Listed Oldham Parish Church are situated directly to the south. The site is situated in flood zone 1 (low probability). A small area of the northern portion of the site falls within the Oldham AQMA.

→

Planning Policy

A schedule of relevant adopted Core Strategy and Places for Everyone Joint Development Plan policies is included within Appendix A.

Emerging Local Plan

The emerging Local Plan is of specific relevance to the Development Framework that is being prepared for the Town Centre. Under draft Local Plan policy H13 'Housing and Mixed-Use Allocations' of the Council's emerging Local Plan the site is currently allocated as follows:

→ FIG. C6 – FORMER LEISURE CENTRE SITE



Site name	Ward	Site area (ha)	Potential to deliver up to (homes)	Minimum appropriate density (dph) as per Policy H3
Tommyfield Market, Former Leisure Centre and Linear Park	Coldhurst	3.52	250	120

Former Leisure Centre

→

Planning History

The following planning history is of relevance to the site:

Reference	Address	Description	Status	Decision
DM/337993/16	Oldham Sports Centre Lord Street Oldham OL1 3HA	Demolition of single storey Sports Centre and Swimming Baths	Prior Approval Required and Refused	3 February 2016
DM/338339/16	Oldham Sports Centre Lord Street Oldham OL1 3HA	Demolition of leisure centre	Prior Approval Required and Granted	16 May 2016
PA/339572/17	Land At The Former Oldham Sports Centre Lord Street Oldham OL1 3HA	Extension to existing car park to provide an additional 172 spaces including formation of new access off Rock Street and provision of associated parking machines, lighting, safety barriers, landscaping and footpaths	Approved	20 April 2017

Other relevant applications to the site relate to the proposed Jubilee Park to the south:

Reference	Address	Description	Status	Decision
FUL/351243/23	South East Part Of Rock Street Car Park Junction Of Rock Street And St Mary's Way Oldham	Change of use and associated development to create a new public open space	Approved	22 September 2023
CND/351801/23	South East Part Of Rock Street Car Park Junction Of Rock Street And St Mary's Way Oldham	Discharge of condition no. 4 (Contamination) relating to app no. FUL/351243/23	Pending Determination	N/A

Information relating to the ground conditions across the entire FLC site was provided with planning applications FUL/351243/23 and CND/351801/23.



→ FIG. C7 – OLDHAM TOWN CENTRE

→

Heritage Overview

Oldham Swimming Stadium was built in 1972-75 to replace the Central Baths on Union Street, which were of Victorian origin.

It was constructed on a newly vacant site formerly occupied by regular rows of Victorian terraces, seemingly as part the extensive clearances that preceded the creation of St Mary's Way.

The Sports Centre then followed in 1982-85, the site remaining in use until a new leisure centre was built on Middleton Road. [Photograph – Leisure Centre, 2016 (Jeff Smith)].

It was demolished in 2016 and has remained vacant subsequently, currently in use for parking.

Former Leisure Centre

→ Key Considerations

Topography

- Significant level changes across the site along St Mary's Way, Lord Street and new proposed park.
- Careful planning required for FFL and considering locations of entrances and interfaces with surrounding streets and new Linear Park will have updated landscaping levels to work in coherence with.

Landscape

- Existing mature trees are located to the east end of the site along St Mary's Way.

Heritage

- Grade II* Listed Church of St Mary and St Peter (Oldham Parish Church) is located to the south of the site, within the town centre conservation area.

Movement

- St Mary's Way is the primary movement corridor, which includes active travel proposals and pedestrian movement.

Flood Risk

- The site sits within Flood Zone 1 which means that the land has been assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year.
- The flood map shows that the site generally is at very low risk of flooding from surface water flooding.

→ Key Opportunities

01

The site benefits from long ranging views across The Pennines, Oldham Town Centre and Oldham Edge.

02

Preserve and enhance the architectural character of Oldham by ensuring design sensitivity to Oldham Parish Church. Potential to provide spilt level buildings due to topography of the site and responding to the surrounding context of low-density housing on St Mary's Way.

03

The southern end of the site will benefit from frontage facing Linear Park and being south facing towards the Pennines and Oldham Parish Church.

04

Some non-residential uses should be provided at ground floor to activate the edge between the development and the Linear Park and Lord Street.

05

Potential to reinstate a residential character and use, which survived consistently from its first recorded development until clearance for the construction of the Swimming Stadium.

Appendix D.

Existing Building Options Analysis

This Appendix relates to the following Core Sites, as detailed in the Oldham Town Centre Development Framework:

- Civic Centre site; and
- Manchester Chambers.

Civic Centre Site

The first stage in developing the future development proposals for the above core sites was to understand the reuse potential of the existing buildings on site.

This section summarises the analysis undertaken to date, in order to develop the options which have been presented in this development framework.

Future planning applications relating to these sites which propose demolition of existing buildings should be mindful of the options analysis contained within this Appendix and ensure that reuse or retention has been sufficiently considered and shown to be unachievable, based on the criteria identified.

→ FIG. D1 – BLOCKS WITHIN THE CIVIC CENTRE AND QUEEN ELIZABETH HALL



CC1

Civic Centre Tower

Date built	1975-1977
Floor No.	14 + Plant
Current use	Office

CC5

Rochdale Road Low Rise South Block (B)

Date built	1975-1977
Floor No.	3
Current use	Office

CC2

West Street Low Rise Block

Date built	1960-1962
Floor No.	3
Current use	Office

CC6

Council Chamber Block

Date built	1975-1977
Floor No.	3
Current use	Office

CC3

The Link

Date built	1960-1962
Floor No.	2
Current use	Office

CC7

Rochdale Road Low Rise South Block (A)

Date built	1975-1977
Floor No.	3
Current use	Office

CC4

Rochdale Road Low Rise South Block (A)

Date built	1960-1962
Floor No.	3
Current use	Office

CCB

Basement




































































































Date built	1975-1977
Floor No.	1
Current use	Plant / Parking

QEH

Queen Elizabeth Hall

Date built	1975-1977
Floor No.	3 + Plant
Current use	Events

Civic Centre Site

		Heritage & Townscape	Built Fabric Condition		Structure		Sustainability / Whole Life Carbon					Consideration for retention?
Building Name / Element		Heritage value / significance loss due to removal / adaptation	Building condition	Hazardous and any deleterious materials (inc RAAC)	Condition of existing structure	Ability for extensions	Opportunity for re-use of existing structure as retained	Opportunity for re-use of existing facade	Opportunity for re-use of existing structure (circular economy)	Suitable for re-use?	Regeneration benefit	
Civic Centre and Queen Elizabeth Hall												
CC1	Civic Centre Tower	 Non-designated heritage asset		 Possible RAAC (Roof)				 Evidence of water ingress	 Steel			
CC2	West Street Low Rise Block				 Beam & block	 Beam & block	 Beam & block			 Shallow gauge		
CC3	The Link									 Shallow gauge		
CC4	Rochdale Road Low Rise South Block (A)				 Beam & block	 Beam & block	 Beam & block			 Shallow gauge		
CC5	Rochdale Road Low Rise South Block (B)									 Shallow gauge		
CC6	Council Chamber Block			 RAAC		 Long spans				 Specialist large volume space		
CC7	Rochdale Road Low Rise North Block									 Shallow gauge		
QEH	Queen Elizabeth Hall	 TBC		 RAAC		 Long spans			 Steel	 Specialist large volume space		
CCB	Basement				 Local spelling			 All facades likely to require thermal upgrade required		 Anticipate car parking only, potential fire compartmentation issues		

Key

 Negative / Unsuitable

 Fair / Satisfactory

 Positive / Beneficial

Manchester Chambers

→ FIG. D2 – BLOCKS WITHIN THE MANCHESTER CHAMBERS



MC1

Manchester Chambers

Date built	c. 1900
Floor No.	3
Current use	Retail / Office

MC2

Three Crowns pub

Date built	Pre- 1891 (significantly altered, extended and refronted)
Floor No.	2
Current use	F&B (Pub)

MC3

Modern flat roofed wing extension





























Date built	1991-2000
Floor No.	1
Current use	F&B (Pub)

MC4

Modern flat roofed block with associated glazed arcade

Date built	1987-1991
Floor No.	2
Current use	F&B / Retail

Manchester Chambers

		Heritage & Townscape	Built Fabric Condition		Structure		Sustainability / Whole Life Carbon			Use / regeneration	Consideration for retention?
Building Name / Element		Heritage value / significance	Building condition	Hazardous and any deleterious materials (inc RAAC)	Condition of existing structure	Ability for extensions	Opportunity for re-use of existing structure as retained	Opportunity for re-use of existing facade	Opportunity for re-use of existing structure (circular economy)	Suitable for re-use?	Regeneration benefit
Manchester Chambers											
MC1	Manchester Chambers	 Non-designated heritage asset								 TBC	 TBC
MC2	Three Crowns pub	 Significantly altered, extended and refronted			No Access into MC2 and MC3						
MC3	Modern flat roofed wing extension										
MC4	Modern flat roofed block with associated glazed arcade		 Arcade okay, MC4 building poor condition (water ingress)		 Arcade okay, MC4 building poor condition (water ingress)				 Reuse of arcade frames possible	 TBC	 TBC
Sustainability/Whole life Carbon input from structural engineer											

Key

 Negative / Unsuitable

 Fair / Satisfactory

 Positive / Beneficial

This page is intentionally left blank



Draft vision for Oldham Town Centre

Oldham Town Centre Community Conversation - Summary

Muse and Oldham Council have formed a long-term Partnership to deliver positive change for the Town Centre.

We ran a community conversation on our draft plans between 24th July 2024 and 11th September 2024.

This report provides a high level summary of the engagement activity undertaken and the feedback we received.

Further details can be found in the full Community Conversation report.

Report date: October 2024

1.	Executive Summary	i
2.	You said, we're listening	2
3.	Conclusion	8

1. Executive Summary



2. You said, we're listening

- 2.1 In addition to the written feedback received, hundreds of conversations have taken place throughout the community conversation. All the feedback has been recorded, reviewed and analysed by the project team.
- 2.2 Following the Oldham Town Living community conversation, the project team undertook a review of the draft Development Framework – using the community and stakeholder feedback to underpin changes to the document. Full details of the feedback received, and wider details of the community conversation activity, can be found in the full report.
- 2.3 As a result of the feedback we have received from statutory consultees, members of the public and wider stakeholders, a number of amendments and additions to the final version of the Development Framework have been incorporated and include:

Theme	You said...	We're Listening...
Parking	You wanted a wider range of public parking options across the Town Centre. This included people requesting more free or affordable parking, as well as accessible and disabled spaces to ensure more people are able to access and use the Town Centre. It was noted that public transport isn't always a feasible option for some people who live on the outskirts, especially in bad weather, and so parking is key. Reference was also made to the closure of current car parks within the Town Centre to make way for development, which people felt was contradictory. Similarly, people stressed the need for surface level parking rather than just relying on multistorey, which many female drivers were uncomfortable using from a safety perspective.	<p>We have previously undertaken a review of how frequently the car parks in the Town Centre are used and found many were underutilised and able to absorb the overflow from the closure of some of the existing surface car parks. For example, Spindles Town Square is both one of the most underutilised car parks and the highest capacity car park with 1,288 spaces. Located in the heart of the Town Centre, the car park is a perfect location for accessing many of the town's amenities.</p> <p>However, following your feedback, Oldham Council are aware of the perceptions about the car park at the Spindles and how this could impact on people using it. Oldham Council will be undertaking a review of the parking provision at the Spindles to ensure those using the parking feel safe and welcome.</p>

		<p>For those, who are nervous about using the Spindles car park, the Council will also review the possibility of introducing mezzanine decks to existing surface level car parks, where no developments are planned. If these are possible, they would provide increases in capacity at prime locations.</p> <p>All planning applications related to the sites in the Development Framework will also be supported by a Travel Plan, which will promote sustainable travel and reflect the aims of the Council's Parking Action Plan.</p>
Housing mix and provision	<p>You support Town Centre housing, with respondents noting it will increase Town Centre footfall and bring economic benefits. However, some expressed concerns that it could turn the Town Centre into a housing estate, with worry over several high rise building and how this will look as a result of the topography of the town. Similarly, a concern around safety and crime was raised due to increases in residential properties. With regard to the mix of housing types, many people assumed that the housing provided would be apartments and often responded "well it isn't for me then". There was an assumption that affordable housing would not be provided and was a popular theme amongst respondents, with people questioning pricing and if the new homes would be truly affordable for the average person. Similarly, feedback received indicated that young people would be more likely to stay in the town if an appropriate mix of housing was provided from apartments through to houses. The business community were supportive of mixed housing,</p>	<p>There will be a mix of high-quality homes of different types and sizes provided when the plans are complete. The high-quality design of the new homes will ensure the needs of all Oldhamers, whether residents or businesses, are met; and the homes will be in keeping with their surroundings to ensure they reflect Oldham's heritage and character.</p> <p>The housing mix will include social housing, build to rent apartments and properties available for sale at an affordable rate. As each site comes forward, the detail of the type of housing will be shared with the public and included in the planning applications submitted to Oldham Council, all of which will be consulted on.</p>

	<p>but expressed a nervousness around there only being social or affordable housing as they are concerned those residents would be less likely to spend money in Town Centre businesses and therefore they would not benefit from the proposals.</p>	
Trust and Confidence	<p>You were hopeful the scheme would come forward and expressed a desire to see positive change in Oldham. It was clear from the conversations and feedback received that many people are proud to be from Oldham and want it to be the best version of the town it can be. However, there was an equally prominent lack of belief and distrust with the proposals, that the public's views would be listened to, and the Council would deliver the proposed interventions. Similarly it was referenced that the Council has undertaken many rounds of consultation or plans similar to this with little change coming forward, and many buildings which "aren't that old" often being demolished to make way for new (reference was frequently made to the M&S site near Mumps, the Civic Centre and Tommyfield Market, as well as the old Natwest building that is not part of our plans).</p>	<p>Building a positive and trusting relationship with Oldhamers is important to both Muse and Oldham Council. Our community consultation on the Development Framework was the first step to introducing the Oldham community to Muse and an important part of helping us build a relationship with you. We recognise Muse is new to many people in Oldham, but as a national placemaker with a track record of successful regeneration projects across the UK, including several projects in Greater Manchester, we are committed to delivering these new homes and will endeavour to keep you updated on the plans as they progress. Your feedback will help shape our proposals and as each site comes forward, we will invite your feedback to ensure we are delivering a Town Centre for all Oldhamers.</p>
Transport	<p>The current lack of reliable and safe public transport was an issue, with respondents noting the bus services were usually late or too infrequent and this put them off coming into the Town Centre. Similarly, the location of bus stops was flagged as being a barrier to people coming into the town for shopping. Many people cited that it is easier for them to go to other places (notably Bury and Manchester)</p>	<p>In addition to creating convenient and accessible links to the public transport network, we will work closely with TfGM to ensure these concerns are addressed.</p> <p>Oldham Council will continue to work closely with TfGM on highway scheme development and design to ensure the needs of public transport users and public transport services and facilities</p>

	<p>than directly into Oldham from other parts of the borough, which when coupled with the provision of retail and hospitality offers puts them off coming into the town.</p>	<p>are fully considered in order to improve the accessibility of and connectivity to public transport across the Town Centre and beyond.</p> <p>In addition, many of the projects being developed or already delivered in and around the Town Centre are designed to make walking and cycling an easier, safer, and more pleasant experience.</p> <p>We will continue to work with TfGM on Bus Network Reviews to promote bus service, route and timing changes to better reflect customer needs wherever possible.</p> <p>You can read more about our Access and Movement Strategy on pages 98-101 of the updated Development Framework.</p>
Safety	<p>Feeling safe and secure in the Town Centre should be a top priority for any future development, especially in terms of travelling in the Town Centre at day and night. Reference was made to crowds gathering and congregating in parts of the Town Centre which puts people off.</p>	<p>All of our landscape and public space will be designed so that they feel welcoming, comfortable and safe. Guidance from professional bodies, such as Secured by Design, who have expertise in creating safe and welcoming public spaces will be considered when finalising our design plans.</p> <p>As new developments come forward, we will ensure that safety and security considerations, such as lighting, are thoroughly worked through and implemented in the design.</p>
Accessibility	<p>You felt that more could be done by way of design to make places and spaces more inclusive. Specific examples were given including a lack of adequate lifts, cobbles on the streets and the lack of accessible toilet offerings. People said that they feel intimidated at the thought of</p>	<p>We want the Town Centre to be a welcoming place for all abilities and have included accessibility as a key consideration when developing plans for how we link the sites to one another. As each site comes forward, best practice and standard guidance, such as adequate disabled parking and bathrooms,</p>

	<p>coming into Oldham as a result of this. Those with ASD also mentioned that the constant change in the Town Centre made visits to the area too overwhelming for them and careful consideration needs to be given with regard to how the Council informs this group of upcoming developments.</p>	<p>dropped kerbs and wheelchair friendly design will be implemented as standard.</p> <p>We will continue to be transparent and open about changes to the Town Centre, including the use of updates on our social media channels and the production of easy read materials to meet all needs.</p>
Green space	<p>You wanted clarity on how the proposed parks and public spaces will be managed, especially in terms of safety, cleanliness and maintenance. Most people were glad to see that more green space in the Town Centre was being proposed, but others criticised prioritising this rather than businesses and shops.</p>	<p>We recognise that the open, accessible and green public spaces outlined in the Development Framework need to be maintained long-term for the benefit of all Oldhamers and visitors to the Town Centre. Therefore, on new developments we are going to develop a Landscape Management and Stewardship Strategy to outline how the new open and public spaces outlined in the Development Framework will be maintained and managed long-term. Details of this strategy for each new development will be required as part of the detailed planning applications that come forward.</p>
Community and character	<p>Community and character were also important and expressed a desire to preserve the history, architecture and reuse old buildings throughout the Town Centre. You also identified that local community services, such as GPs and dentists, were already difficult to access and wanted to ensure adequate services would be included to support both the new and existing residents in the Town Centre.</p>	<p>Preserving the historic character of Oldham is important and the project team will identify opportunities to celebrate Oldham's heritage where possible.</p> <p>We have also updated the Development Framework to outline the need for increased local service provision to be a consideration for any Section 106 requirements that are included as part of the approval on planning applications for the sites.</p>

		Section 106 requirements are legally binding agreements between developers and councils that are used to off set any potential negative impacts of development.
--	--	---

3. Conclusion

- 3.1 Together with the wider project team, Oldham Council and Muse have undertaken a comprehensive community conversation with key stakeholders and the local community, demonstrating a wide reach across numerous communication channels. Our key objective during this process was to involve people in our plans and craft the next steps using the insights and experiences of local people.
- 3.2 We developed a locally responsive and bespoke strategy for the community conversation, seeking to involve local stakeholders and the community early in the process with an opportunity to influence the proposals where possible.
- 3.3 The expectations for activity such as this set out nationally and locally have been exceeded, and best practice has been followed to ensure the local community could find out about the proposals and share their views.
- 3.4 By providing a mix of both digital (website, webinar and social media) and more traditional methods of consultation (hard copy materials, in person events and engagement), the Partnership has taken an inclusive and accessible approach to consultation which has provided a range of opportunities for people to provide feedback.
- 3.5 A range of feedback channels were provided to ensure that a wide segment of the local community were able to participate in the consultation, including an online survey, hard copy survey, dedicated project email address, consultation freephone number, freepost address and in-person events where all feedback received was logged.
- 3.6 From this wide-reaching awareness raising and engagement activity, a total of 523 pieces of written feedback were received via survey or email and over 600 conversations took place. Throughout this activity, several recurring themes emerged which has given the project team a better understanding of the local context and increased awareness of local concerns which have been fed into the next stages with the design of the Development Framework.
- 3.7 The Partnership considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective with lessons learnt for how to improve this for next time.
- 3.8 The Partnership has been, and will remain, open and transparent throughout the process and has committed to ongoing engagement with local stakeholders throughout the next steps and into construction on any of the identified sites.



Draft vision for Oldham Town Centre

Oldham Town Centre Community Conversation

Muse and Oldham Council have formed a long-term Partnership to deliver positive change for the Town Centre.

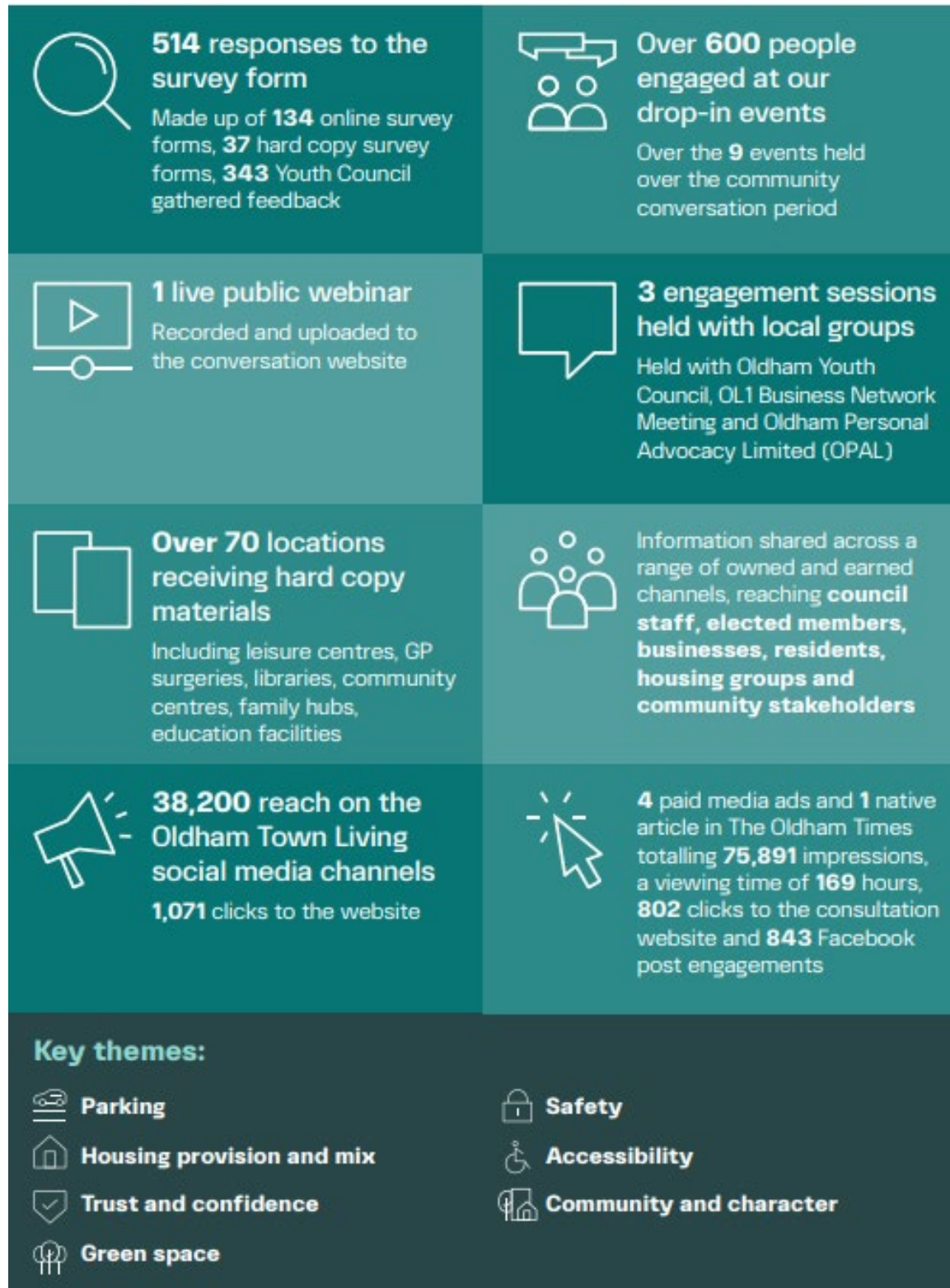
We ran a community conversation on our draft plans between 24th July 2024 and 11th September 2024.

This report outlines what you told us and what we're going to do next.

Report date: October 2024

1.	Executive Summary	i
2.	Introduction	2
3.	Policy context	4
4.	Early engagement activity	5
5.	Community conversation	7
6.	Survey feedback	26
7.	You said, we're listening	35
8.	Conclusion	78
Appendix 1: Posters		
Appendix 2: Easy Read document		
Appendix 3: Newsletter		
Appendix 4: Youth Council "10 Forward" exercise		
Appendix 5: Engagement HQ survey form		
Appendix 6: Webinar presentation		
Appendix 7: Sample social media advert		
Appendix 8: Sample paid media ad		
Appendix 9: Consultation banners		
Appendix 10: Media coverage		

1. Executive Summary



2. Introduction

The Partnership

- 2.1 Oldham Council has overseen the transformation of the Town Centre over recent years, working in collaboration with key stakeholders. Major transformation projects have included the redevelopment of the Old Town Hall and Spindles Shopping Centre together with the transformation of the public realm, development of a new bus station and arrival of the Metrolink to the town.
- 2.2 The Council's vision for the next phase of regeneration is to create a high-quality Town Centre, focusing on redefining Oldham's residential and retail offer to create lasting benefits for residents, visitors and investors. In July 2023, Oldham Council selected Muse as its development partner to bring forward a different type of residential offer for Oldham in the Town Centre, providing 2,000 new mixed-tenure homes across the Town Centre and a new neighbourhood in the north of the centre.
- 2.3 The 15-year Partnership between the Council and Muse will see the redevelopment of a series of Council owned previously developed sites, known as 'brownfield' sites, in the Town Centre which will deliver much needed new high-quality homes and improved public realm. The Partnership will facilitate the creation of a vibrant centre which reflects Oldham's distinctive character.
- 2.4 Muse is one of the UK's leading mixed use and urban regeneration specialists who create beautiful, diverse and sustainable places that are people-centred, high quality and built to last. Muse is hugely excited by the opportunity to work in Partnership with Oldham Council to deliver transformative change in the Town Centre, creating a better place to live, work and visit.
- 2.5 Muse has a proven track record of delivering significant regeneration schemes across the UK, including projects in Salford, Manchester, Warrington, Chester and Stockport.

Consultation activity overview

- 2.6 From the outset, the Partnership has tried its upmost to ensure that as many residents and members of the community were informed about our proposals and able to provide feedback. More information about the early engagement activity that we undertook can be found in Section 4 of this report.
- 2.7 The Partnership undertook a multi-staged engagement programme, which included engagement with a project Steering Group made up of core project team representatives, meetings with community stakeholders and public events. The purpose of this engagement was to build an even better understanding of the local context by hearing from a range of different voices representing the community, learning from things that haven't gone quite right in the past, whilst raising awareness and gathering feedback on our proposals.

- 2.8 The project Steering Group has been used as a sounding board as the plans have continued to evolve. The Partnership intend to continue using this group as a regular point of contact as plans and ideas for the town continue to grow and come forwards.
- 2.9 The early engagement activity with local stakeholder groups began in early 2024 and has continued to run throughout the community conversation period. Wherever possible, we also utilised the channels of these stakeholders to further promote and raise awareness of the community conversation.
- 2.10 A dedicated project website was launched at www.OldhamTownLiving.co.uk, where downloadable and digitally accessible versions of the Development Framework, supporting Appendices and a Summary Document were available. This website contained a range of feedback channels (email, Freephone, Freepost), as well as a link to Oldham Council's survey platform, Engagement HQ, where people could provide their detailed feedback. People were also able to download a hard copy survey and Freepost this back to us if preferred.
- 2.11 A total of nine public drop-in events were hosted at a local, central and accessible location within the Town Centre (six at the Spindles Shopping Centre, one at Sainsburys, one at Sonali Supermarket and one at Oldham Athletic).
- 2.12 We also hosted a live public webinar, during which people could hear from the project team and have their questions answered. The recording of this session was subsequently uploaded to our dedicated website for people to watch back with subtitles.
- 2.13 At the beginning of the community consultation launch, we sent hard copy materials to over 70 locations across the town to help raise awareness of our proposals and how people could get involved and share their feedback.
- 2.14 This report demonstrates that the team undertook a far-reaching and extensive community conversation, which exceeded local and national policy guidance.
- 2.15 We are committed to ongoing engagement with the local community throughout the life of the Partnership, as we continue our work to help make Oldham an even better place to live.

3. Policy context

- 3.1 The Partnership recognises that National Planning Policy places an emphasis on community involvement as an important part of the planning application process. The Partnership were keen to ensure that a thorough and robust community conversation exercise was undertaken at this formative stage of the Development Framework process.
- 3.2 The Government's policy on community involvement is set out in a number of statutory and non-statutory documents, including the National Planning Policy Framework (2023) and the Planning and Compulsory Purchase Act (2004). Oldham Council also provide guidance on consultation in their Statement of Community Involvement (2021) ("SCI").

National Planning Policy Framework (2023)

- 3.3 The revised National Planning Policy Framework (December 2023) ("the Framework") sets out that the planning system should be a collective enterprise with the purpose of helping deliver sustainable development.
- 3.4 Paragraph 39 of the Framework recognises early engagement as having the "significant potential to improve the efficiency and effectiveness of the planning application for all parties". Further, paragraph 39 notes that conducting high-quality engagement at pre-application stage is conducive to improved community outcomes and streamlined, cohesive coordination between public and private resources. This also has wider benefits for the process; paragraph 41 notes that proactive engagement throughout the pre-application period delivers additional benefit in supporting the wider planning system to function more effectively and efficiently.

Oldham Council Statement of Community Involvement (2021)

- 3.5 Oldham Council's the Statement of Community Involvement (SCI) outlines that "through a co-operative approach we will enable, empower and encourage all residents and stakeholders of the borough to actively participate in the planning process to help achieve our corporate outcome of engaging and resilient communities".
- 3.6 The SCI defines 'community' as all stakeholders with an interest in the future development of the borough, which includes the general public, elected members, community and interest groups, organisations, businesses, land owners, developers, consultants and statutory consultees.

4. Early engagement activity

- 4.1 From the onset of the project the Partnership has made a commitment to open, transparent and ongoing engagement with the local community. Prior to the launch of the community conversation and in addition to the Steering Group, a number of early engagement sessions took place. This Section summarises that activity, and the feedback received has been reported in Section 7.

Mahdlo Youth Zone

- 4.2 Mahdlo is a registered charity dedicated to young people in Oldham aged 8 to 19 years, and up to 25 for those with a disability.
- 4.3 A workshop was organised during one of Mahdlo's youth sessions on Friday 22nd March 2024 and was attended by Muse, Turley Strategic Communications and Planit-IE.
- 4.4 More than 50 young people were in attendance and shared their experiences of living in Oldham with the project team who asked them what they liked and did not like about the Town Centre.
- 4.5 It was an opportunity to understand at an early stage what the young people of Oldham wanted to see included the plans.

Action Together

- 4.6 Action Together CIO is the infrastructure organisation for the voluntary, community, faith and social enterprise (VCFSE) sector in Oldham, Rochdale, and Tameside. Their aim, amongst other things, is to connect people with what's happening in their community and to help develop community ideas into action.
- 4.7 Action Together host an Engagement and Insight Network, which seeks to create a space for people to come together, share their work and discover new opportunities for collaboration.
- 4.8 Muse and Turley Strategic Communications attended Action Together's Engagement and Insight Network launch on Tuesday 16th April 2024.
- 4.9 The team participated in discussions with different community groups and made a number of useful connections to take forward into the next phases of engagement and community conversation.

Oldham Youth Council

- 4.10 Oldham Youth Council ("OYC") are a group of democratically elected young people who represent the young people of Oldham. They have up to 70 members who are aged 11 – 21 and live, go to school or work in Oldham. They aim to help Oldham's young people have their say by working with different services and

organisations to make sure that young people are able to shape and influence decisions that affect their lives.

- 4.11 Many members of OYC are also engaged with Madhlo Youth Zone and six attended the early engagement session held there in March 2024.
- 4.12 An early workshop was held with OYC on Wednesday 12th June 2024 by Muse and Social Value Portal, with inputs from Turley Strategic Communications regarding the upcoming community conversation.
- 4.13 A short presentation was delivered to set out what the Partnership between Muse and Oldham Council was, what the vision was for the town that would be coming forward for community conversation in the near future, and what social value was. As part of an interactive session to gain feedback, the group were asked:
- What do you think your role is, being part of Oldham Youth Council?
 - What are Oldham Youth Council's goals?
 - What is your engagement like with Oldham Town Centre?
 - How would you describe Oldham Town Centre?
 - Have you heard of Social Value before?
 - Can you think of any examples of Social Value?
- 4.14 An activity with post-it notes was also undertaken to gain feedback about:
- Oldham's strengths and challenges at the moment
 - Key priorities for the town
 - How you want your priorities to be included in plans for Oldham Town Centre in the future

5. Community conversation

- 5.1 The community conversation ran for 7 weeks in total, from Wednesday 24th July 2024 to Wednesday 11th September 2024. A broad programme of activity was undertaken to raise awareness of the proposals and gather feedback from interested stakeholders and residents.

Awareness raising

Statutory consultees

- 5.2 Email notifications were sent to all statutory consultees during the community conversation, encouraging their feedback into the formative stage of the plans. This was issued direct to stakeholders via CBRE (Planning Lead for the Development Framework).

Stakeholder notifications

- 5.3 Email/ newsletter notifications were sent to a number of pre-identified stakeholders to raise awareness of the community conversation and encourage responses. This included:
- Oldham Council staff - via Chief Executive update (4,197 people) and the Team Brief (3,304 people) issued by Oldham Council
 - Elected members – all ward members in Oldham via the Members Newsletter issued by Oldham Council
 - Cabinet Members, Chair of Planning and Chair of Place Scrutiny - via Oldham Council Leader, Cllr Shah
 - Vice Chair of the Oldham Town Deal Board – via Oldham Council Leader, Cllr Shah
 - Local business stakeholders – via the Business Newsletter issued by Oldham Council (which reached 4,600 people at the time of issue)
 - Local residents – via the Residents Digital Newsletter issued by Oldham Council (which reached 8,300 people at the time of issue)
 - Oldham Council's Housing Roundtable group – approximately 40 people including senior staff at RPs issued by Oldham Council
 - Local community stakeholders emails and media/social media targeting
- 5.4 This activity was supplemented by utilising wider partner channels to reach a wider audience (for example, Action Together shared content on their channels who, at the time, had a reach of 12,500 on Facebook and 7,100 on Twitter).

- 5.5 In addition, information about the plans was also included within the Oldham Council Working for You newsletter which was delivered to residents week

commencing Monday 16th September 2024, reaching over 94,000 households. Due to publication dates, this landed after the conversation period had formally closed, however people will continue to be directed to the website for more information and can sign up for updates.

Hard copy materials in public buildings

- 5.6 In addition to digital notifications, hard copy materials were sent to over 70 locations across the borough to reach those who may not have online access. Information provided varied by location based on what was requested by managers in charge, but included:
- Posters – **Appendix 1**
 - An 'easy read' information sheet – **Appendix 2**
 - A newsletter (providing an overview of the proposals with a survey form and freepost envelope) – **Appendix 3**
 - A summary of the Development Framework
- 5.7 Locations which received these materials included:
- Leisure centres
 - GP surgeries
 - Libraries
 - Community centres
 - Family Hubs
 - Education facilities
- 5.8 Hard copy materials were also available to send more broadly upon request.

Social media promotion

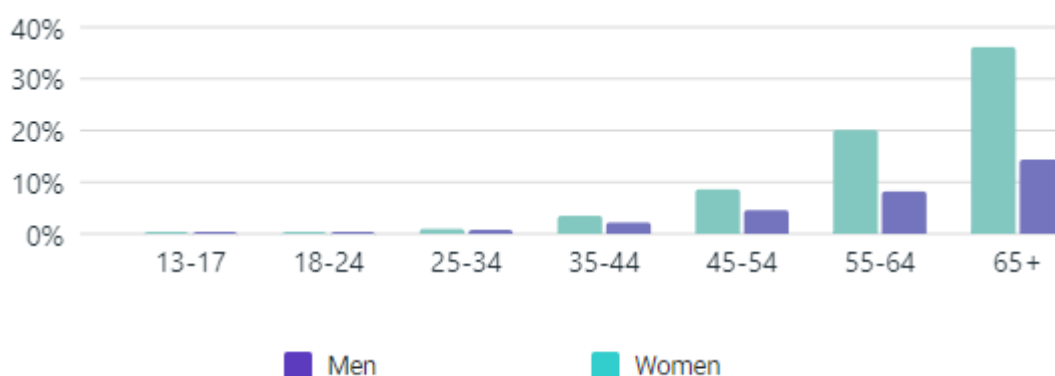
Oldham Town Living

- 5.9 As part of the community conversation, dedicated social media profiles were set up on Instagram and Facebook (@OldhamTownLiving) and X (formerly Twitter) (@Oldham_Living). These channels were used to raise awareness of the conversation, to provide updates on events taking place and to encourage the public to take part.
- 5.10 Please note, the data highlighted in this Section only applies to Facebook and Instagram as X does not provide data insights for @Oldham_Living as it is not a 'verified' account.
- 5.11 A combination of organic and paid social media posts were published across the 7-week community conversation generating a total reach of **38,200** and **1,071**

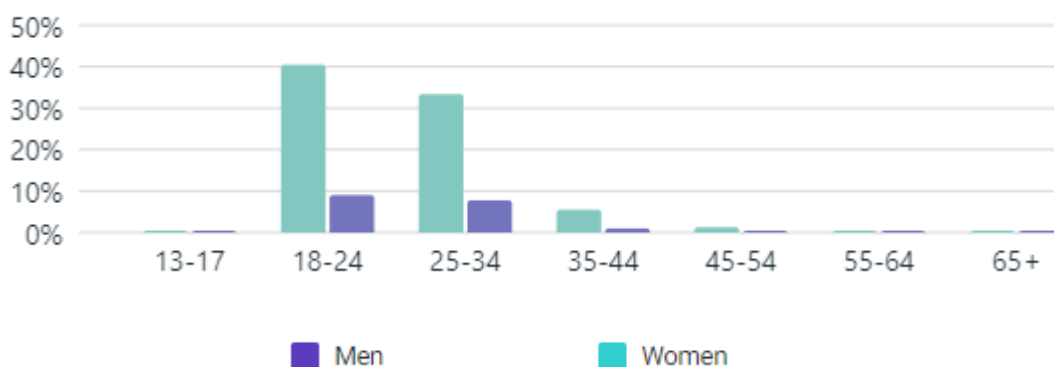
clicks to the project website and Engagement HQ online survey across Instagram and Facebook.

- 5.12 There were more than 170 comments across the social media posts, which were also reviewed by the project team and included in the feedback outlined in **Section 7**.
- 5.13 The age breakdown of both Facebook and Instagram's audiences are outlined below and demonstrate how the different channels allowed Muse and Oldham Council to reach different audiences. In the graph, the female audience is represented by the blue bar and the male audience by the purple bar.

Facebook Audience Age Data



Instagram Audience Age Data



- 5.14 As demonstrated, older audiences were more active on Facebook, whereas Instagram reached a younger demographic.
- 5.15 Examples of the paid ads can be seen in **Appendix 7**.
- 5.16 All posts tagged Oldham Council and Muse's social media channels, so they could share updates with their existing networks as outlined below.

Oldham Council

- 5.17 Oldham Council published 30 social media posts about the Oldham Town Living community conversation across Facebook, Instagram and X.
- 5.18 Their posts generated 22,193 impressions, 848 engagements and **40** clicks to the project website.

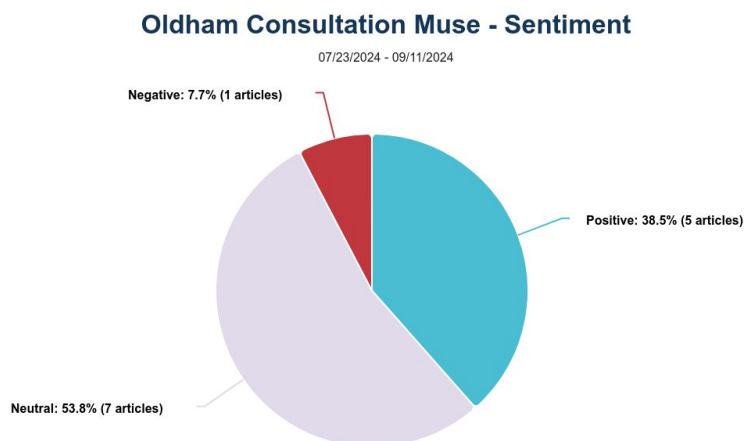
Muse

- 5.19 Muse published 28 social media posts about the Oldham Town Living community conversation across Facebook, Instagram, X and LinkedIn
- 5.20 Their posts generated **16,539** impressions, **840** engagements and **321** clicks to the project website.

PR and media

Earned Media

- 5.21 As part of the awareness raising process, a press release was issued to local and trade media outlets on the launch of the conversation and an exclusive interview with Muse Managing Director, Phil Mayall, and Oldham Council Leader, Cllr Arooj Shah was facilitated to *Place North West* and the *Manchester Evening News*.
- 5.22 The community conversation launch press release generated 13 articles across print and digital media platforms with a predominantly positive to neutral sentiment as demonstrated below. The outlets covering the launch included: *BBC*, *The Oldham Times*, *The Oldham Chronicle*, *Manchester World*, *Place NW*, *Green Street News*, *EG News* and *The Business Desk*, among others.



- 5.23 *Place North West* and the *Manchester Evening News*' interviews with Phil Mayall and Cllr Shah took place on Tuesday 6th August 2024 with the *Place North West* article going live on Friday 23rd August 2024.
- 5.24 The *Manchester Evening News* article went live on Saturday 7th September and was picked up by further media outlets including *The Oldham Times*, *The Oldham Chronicle* and *Manchester World*.

5.25 In total, 18 articles about the community conversation were published over the 7-week period ensuring the local community could hear about the plans and how to provide feedback from multiple channels.

5.26 Links to all the coverage received can be found in **Appendix 10**.

Paid Media

5.27 To raise even greater awareness of the community conversation, a paid media campaign with *The Oldham Times* was undertaken.

5.28 This campaign included:

- 4 full page print ads published on 25th July, 1st August, 15th August and 29th August 2024.
- Targeted digital adverts on *The Oldham Times* website to align with the print ads.
- Targeted digital adverts on *The Oldham Times* Facebook page.
- A native article published in print and online week commencing 5th August 2024.

5.29 The paid media campaign was successful generating **75,891** impressions, **169.02** hours of viewability, **802** link clicks to the project website and **843** Facebook post engagements. An example of the paid media ads can be seen at **Appendix 8**.

Engagement activity

Feedback methods

5.30 Wide ranging feedback methods were set up to facilitate all interested stakeholders and residents across the local community being able to provide their feedback.

5.31 These included:

- Freephone telephone line, where people could phone and leave a message and a member of the team would call them back
- Freepost address
- Dedicated consultation email
- Online survey
- Dedicated social media channels which were tracked and monitored
- Hard copy survey (downloadable and printable from the website as well as hard copies available in public buildings and at in person events)

- Speaking to the team during the in-person events, where feedback from conversations was logged and recorded

Consultation website

5.32 A dedicated project website was launched at www.OldhamTownLiving.co.uk on Wednesday 24th July 2024.

5.33 The website included:

- Detailed information about the proposals, including the vision, the development principles, the character areas and the core and opportunity sites
- A project video
- A recording of the live public webinar session
- Downloadable links to WCAG 2.1¹ AA accessible versions of the Development Framework and supporting appendices, and a summary version of the Development Framework.
- A link through to an online survey (hosted on Oldham Council's Engagement HQ platform) as well as alternative contact methods (Freephone telephone number, Freepost address and email address)
- A sign-up form for updates and alerts

Statutory consultee feedback

5.34 Email notifications were sent to all statutory consultees during the community conversation, encouraging their feedback into the formative stage of the plans. This was issued direct to stakeholders via CBRE (Planning Lead for the Development Framework).

5.35 Responses were received from the following organisations:

- Greater Manchester Ecology Unit
- Historic England
- National Highways
- Natural England
- OMBC Strategic Planning
- Transport for Greater Manchester
- United Utilities

¹ <https://www.w3.org/TR/WCAG21/>

- 5.36 The full detail of the feedback received, as well as the Partnership's response, can be found in Section 7 of this report.

Survey forms (online and hard copy)

- 5.37 A hard copy and online version of the survey were available throughout the conversation period, and both asked the same questions.
- 5.38 These questions were crafted working closely with the wider project team and sought feedback on the following:
- What do you enjoy and value most about Oldham Town Centre?
 - How do you feel about the Development Framework's aim to deliver up to 2,000 new homes in the Town Centre?
 - Do you agree with the Development Framework's proposals for the Five Character areas of the Town Centre?
 - Do you agree that it is important for Oldham's historic character to be protected within the new neighbourhoods?
 - How important do you think it is to have good public transport links near your home?
 - How important is personal safety to you when choosing where you live?
 - Do you agree that it is important for the new homes to be green and sustainable (i.e. to have the least possible negative impact on the environment)?
 - Thinking about the homes proposed in the Development Framework, which would be your priorities for a new home?
 - Which of the below do you think is important to have near your home?
 - Are there any places or community organisations that inspire you in the local area?
- 5.39 Through our engagement with the Youth Council, a "10 forward" exercise was undertaken by Youth Councillors whereby they each asked ten of their friends for feedback on the proposals using the survey form. This data was gathered digitally and a summary was shared with the project team, which can be found at **Appendix 4**.

Final survey responses numbers

- 5.40 At the close of the conversation on Wednesday 11th September 2024, 2,879 online survey forms were received, 37 hard copy survey forms and 343 Youth Council "10 forward" responses.

- 5.41 However, of the responses received through the online survey between Saturday 7th September 2024 and Tuesday 10th September 2024, 2,745 were identified as spam with largely positive sentiment. This conclusion was deduced due to a number of factors including the time of submissions, the alphabetical sequence of the names attached to the submissions and the use of celebrity names. As a result, we have discounted them from the final response number.
- 5.42 The total number of responses generated via the online survey form (but removing the spam), the hard copy forms and the Youth Council "10 forward" exercise is therefore 514.
- 5.43 The designed version of the survey form can be found as part of the newsletter in **Appendix 3**. Screen grabs taken from the Engagement HQ survey can be seen in **Appendix 5**.
- 5.44 More detail about the feedback received, as well as the Partnership's response, can be found in Section 5 and Section 6 of this report.

Emails, calls and other post

- 5.45 At the close of the conversation on Wednesday 11th September 2024, we received 9 emails (including one business stakeholder letter), 2 telephone calls and no other written post aside from hard copy survey forms.
- 5.46 The Eton Star Partnership also provided an email expressing their support for the proposals, following the close of the community conversation as follows:

"The Eton Star Partnership is fully supportive of Oldham's transformational town centre regeneration plans.

Education has a transformative power. Siting Eton Star Oldham at the heart of its ambitious town centre plans will support the Council's ambition to create 'a place that thrives' and directly supports its key priority to 'provide opportunities to learn, develop new skills and gain employment.' The Eton Star Partnership aims not only to support students at Eton Star Oldham to achieve transformative outcomes but, by working collaboratively with local schools and other educational settings, to boost attainment and broaden the opportunities open to every young person in Oldham.

The location of the college, within the Civic and Residential Quarter, presents an exciting opportunity for the college to establish itself as a civic hub. The site is also adjacent to Linear Park which maximises the east-west connection and will play a key role in not only promoting sustainable travel but also supporting the wellbeing of young people attending the college. Staff and students will also benefit from new public and sustainable transport options.

The building will benefit from the latest low carbon design and technologies, complementing Oldham's Sustainability Framework.

The Eton Star Partnership shares Oldham Council's bold vision for the town centre, and is committed to ensuring Eton Star Oldham helps drive further opportunity for young people in Oldham and beyond."

- 5.47 More detail about the feedback received, as well as the Partnership's response, can be found in Section 7 of this report.

Live public webinar

- 5.48 A live public webinar took place between 6pm-7pm on Wednesday 31st July 2024. Members of the project team from Muse, Oldham Council, WSP, CBRE, Hawkins Brown, Turley and Planit-IE delivered a presentation on Zoom, which was then followed by a question and answer session.
- 5.49 The session was recorded and subsequently uploaded to the dedicated project website for people to watch back as and when convenient.
- 5.50 A number of themes were explored during the question and answer session, including:
- The vision for the town and how the Partnership will help to deliver it
 - The proposals and the design principles
 - Local benefits
 - How this relates to wider Oldham projects
 - Parking and access
- 5.51 15 people registered in advance and eight dialled into the session on the day. The following day, we uploaded a recording to the consultation website for people to watch back when convenient.
- 5.52 The presentation delivered can be found at **Appendix 6** and the recording can be viewed on the website www.OldhamTownLiving.co.uk
- 5.53 More detail about the feedback received, as well as the Partnership's response, can be found in Section 7 of this report.
- #### **Drop-in events**
- 5.54 A total of nine drop-in events took place over the conversation period.
- 5.55 Six of them took place at a fixed location within the Town Centre. These were held at the Spindles Shopping Centre (near the entrance of Rhode Island Coffee) between 10am-2pm on the following days:
- Monday 29th July
 - Thursday 8th August
 - Thursday 15th August

- Thursday 22nd August
- Saturday 31st August
- Thursday 5th September

5.56 A core project team of Muse, Oldham Council, and Turley Strategic Communications staffed each event, with representatives from the wider project team attending one (or two) events each.

5.57 A photograph of one of our events can be seen below at Figure 4.1.



Figure 4.1: Photograph showing the public-drop in event set up at the Spindles, alongside a member of the project team speaking to a local resident

5.58 Alongside the exhibition itself, an "A-board" was also situated outside the main entrance of the shopping centre so people could come in and find us, as can be seen in Figure 4.2 below.

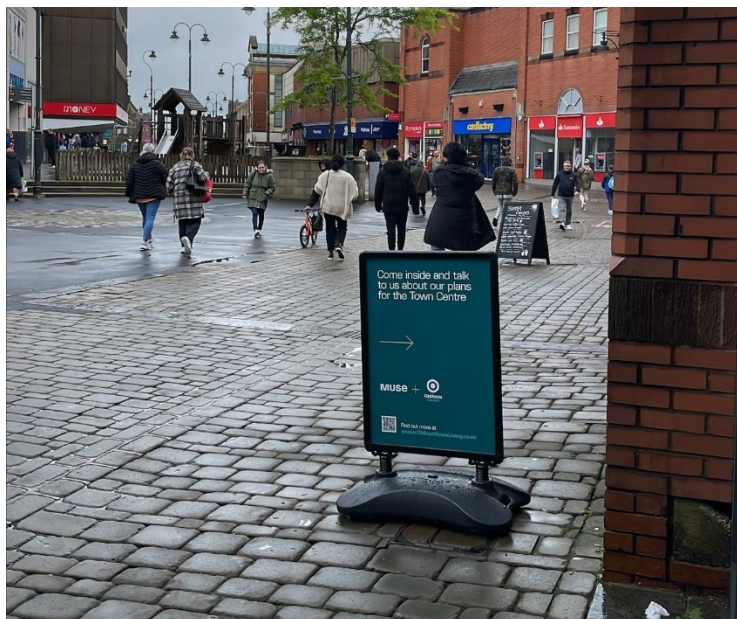


Figure 4.2: Photograph showing the A-board situated outside the Spindles Shopping Centre, directing people inside to talk to us.

- 5.59 Over the six events, a total of 335 people were engaged and approximately 150 newsletters with hard copy surveys given out.
- 5.60 All of the events generated broad ranging discussions and feedback. The following themes were the most regularly occurring during the in-person events:
- A mix of housing types is required, offering different tenure
 - The requirement for improved local services
 - Mixed views about greenspace provision and maintenance
 - Support for more retail spaces
 - Safety and security when using the Town Centre
 - Accessibility for wheelchair users, the elderly and buggies
 - Public transport and parking
 - Confidence in delivery and the associated timeline
- 5.61 More detail about the feedback received, as well as the Partnership's response, can be found in Section 7 of this report.

Additional pop-up events

- 5.62 Alongside having a fixed location for the duration of the community conversation, a series of pop-up style events were facilitated with the support of Upturn – a local social enterprise.

5.63 Utilising Upturn's mobile unit, pop-ups took place at the following locations to further raise awareness of the community consultation and to encourage people to share their feedback. Over 300 interactions took place:

- Sainsbury's (60 Union St, Oldham OL1 1DJ) – Tuesday 3rd September 2024 (see Figure 4.3 below for LinkedIn post with more information)
- Oldham Athletic – Saturday 7th September 2024 (see Figure 4.4 below for LinkedIn post with more information)
- Sonali Supermarket (Featherstall Road) – Wednesday 11th September 2024 (see Figure 4.5 below for LinkedIn post with more information)



Figure 4.3: LinkedIn post promoting the pop-up event at Sainsburys in Oldham

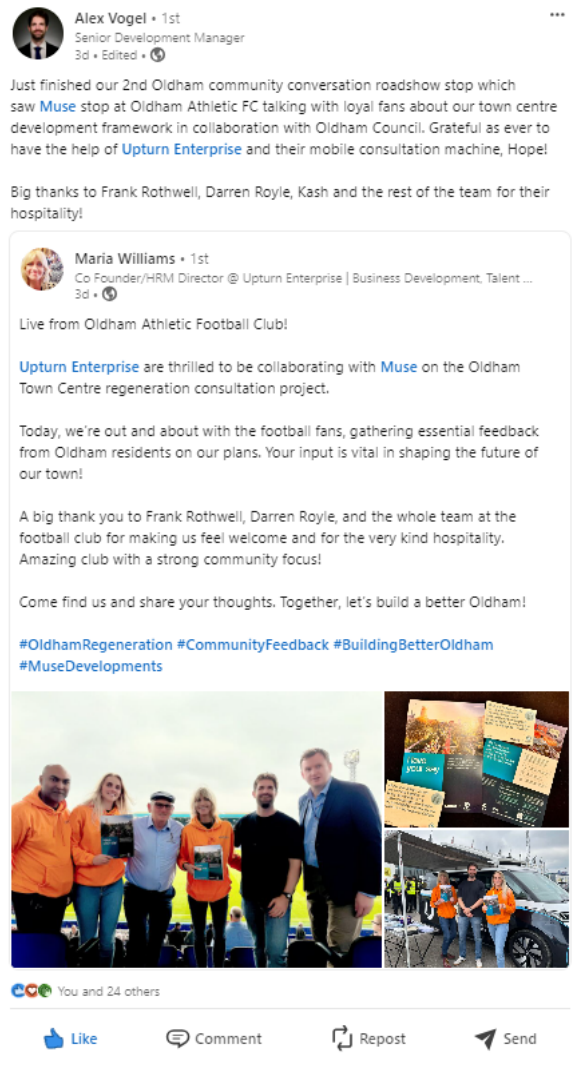


Figure 4.4: LinkedIn post promoting the pop-up event at Oldham Athletic

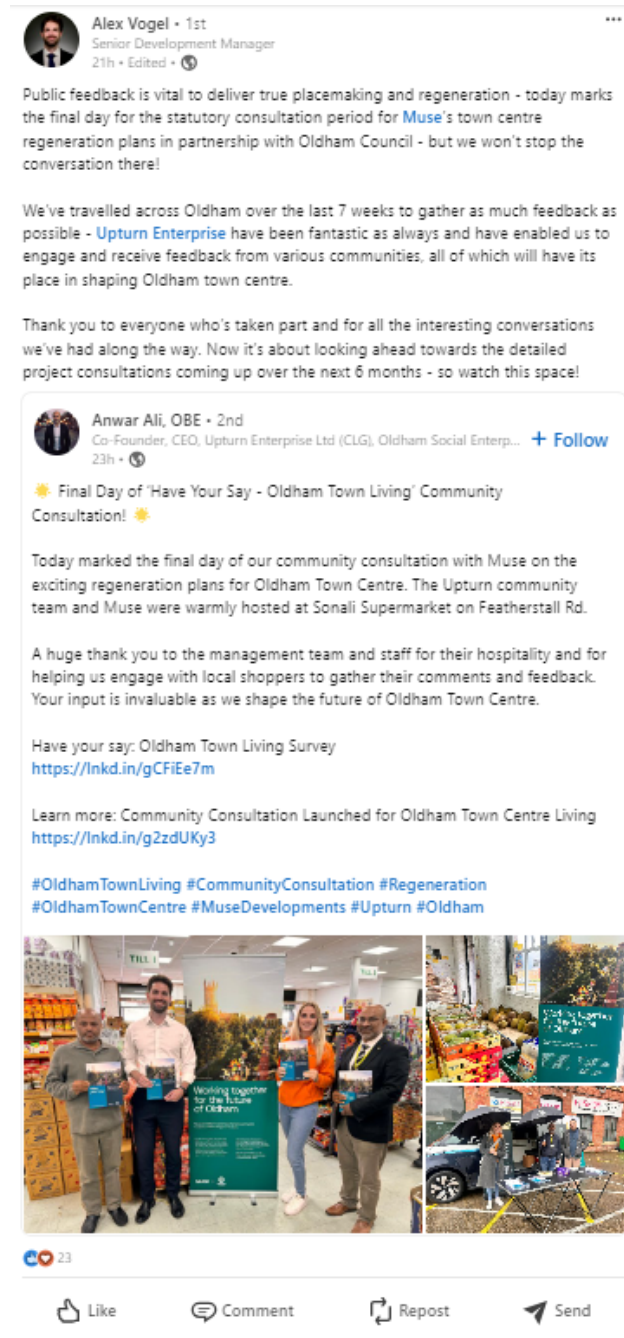


Figure 4.5: LinkedIn post promoting the pop-up event at Oldham Athletic

- 5.64 More detail about the feedback received, as well as the Partnership's response, can be found in Section 7 of this report.

Stakeholder briefings / engagement activity

- 5.65 To facilitate the community conversation exercise, a series of targeted and in-person sessions were arranged with stakeholders in the local community. These included:

Oldham Youth Council

- 5.66 Building on the pre-launch engagement activity undertaken with the group, a further workshop was undertaken from 6pm-7pm on Wednesday 1st August 2024.
- 5.67 The session was attended by Oldham Council, Muse and Turley Strategic Communications, and 16 members of the Youth Council were present.
- 5.68 The team delivered a short presentation to the group, and asked the following questions:
- How do you feel about our aim to deliver up to 2,000 new homes in the Town Centre? Why?
 - Would these plans encourage you to stay in Oldham longer term? Why?
- 5.69 Feedback received was centred on the following themes:
- **Existing buildings and townscape** – queries about the Civic Tower and whether old buildings could be converted for people to live in.
 - **Transport** – the tram from the Town Centre is good for getting to Manchester but other parts of Oldham are not as well connected and the busses are infrequent and unreliable. Reference made to Derker and Freehold tram stops being particularly unpleasant and somewhere to avoid at night.
 - **Future aspirations** – in 5-10 years they probably want to live in flats with a friend or partner, but long-term they want to live in houses. Many young people did not plan on staying in Oldham and will look to leave as they feel there are greater job opportunities elsewhere.
 - **Funding** – where is Oldham Council getting the money to do this? Who will own the land afterwards? How will they make money?
 - **Consultation and engagement** – length and format of the consultation can be confusing and a lot to process, especially for those with additional needs and considering all the other change also taking place in the Town Centre.
- 5.70 The group were then asked to complete an exercise which involved annotating a map of the Town Centre with what they wanted to see and where. The Youth Officer who was in attendance from the Council took the maps away so that the wider Youth Council members could participate. An image of one of the annotated maps can be seen below at Figure 4.6.



Figure 4.6: Example of the annotated maps from the Oldham Youth Council session

- 5.71 The Youth Officer also took away a number of survey forms and encouraged Youth Councillors to gather responses and feedback from their friends and peers. In total, 343 responses to the questions within the online survey form were gathered by the group and has been included in the reporting in Section 6 and Section 7 of this report. The data gathered through this exercise can be found in **Appendix 4**.

OL1 Business Network meeting

- 5.1 The team attended the OL1 Business Network meeting on Wednesday 28th August 2024 between 5.30pm-8pm.
- 5.2 The session was attended by Oldham Council, Muse and Turley Strategic Communications, and a short introduction to the community conversation was given to the group with an ask that they come and speak to the team to find out more. 35 members of the Business Network were present.
- 5.3 It was clear that there was a general excitement about the proposals, with some scepticism about its delivery and how it will all work. Feedback received was centred on the following themes:
- **Safety** – how will we ensure the right people are attracted to Oldham and to stop the green spaces becoming dangerous? Will there be investment in police services, tram wardens etc?
 - **Housing provision and mix** – what will the housing mix be like? There were concerns raised that all social housing and houses of multiple occupation (HMOs) won't bring people into the Town Centre who will

spend money on local businesses. Need to make sure there is a mix of housing types for everybody. Similarly it was asked whether the housing was going to be split into areas – student accommodation, "Ancoats-style" flats, social housing etc, so each area has its own identity? Student accommodation was suggested as a cheaper alternative to city centre accommodation, given the tram network.

- **Local services** – there were concerns raised that there are not enough local services (doctors, police etc) to cope with the demand of an additional 2,000 homes.
- **Local identity** – there's a need for Oldham to create a clear identity to attract people to the town both to live and shop – who is Oldham now? It's not a mill or market town, how is that going to be communicated to encourage people to get off the tram when they get to Oldham.
- **Existing buildings** – the future of the Civic Centre was discussed and what it would become. If a hotel, some thought it should be a more luxury offer, whilst others thought it should be something more affordable.

- 5.4 More detail about the feedback received, as well as the Partnership's response, can be found in Section 7 of this report.

Oldham Personal Advocacy Limited (OPAL)

- 5.5 The team attended OPAL's Women's group between 2pm-3pm on Tuesday 3rd September 2024.
- 5.6 The session was attended by Turley Strategic Communications, and 12 members of the OPAL Women's Group were present.
- 5.7 The team delivered a short presentation to the group, and asked the following questions:
- What is your engagement like with Oldham Town Centre?
 - How would you describe Oldham Town Centre? Likes/Dislikes?
 - How would you improve the Town Centre?
- 5.8 The discussions with the group were broadly positive, with a clear emphasis on new social housing being important, but there was also scepticism about the plans. Feedback received was centred on the following themes:
- **Accessibility** – more public seating needed, dropped kerbs, less cobbles and steps, more smooth surfaces and ramps, buildings with multiple lifts of an adequate size for large wheelchairs, adequate and affordable parking to discourage people from parking on dropped kerbs, more accessible toilets, better signage. People said they tended to go to Ashton and Bury to shop because they are more accessible.

- **Outdoor space** – balconies would be great especially for people who are housebound.
- **Social value and volunteering opportunities** – Opportunities for community allotments and gardens that people can care for and get involved in would be great. Similarly, if there could be a team of volunteers to help look after the new linear park.
- **Social spaces** – Affordable, safe social spaces are important to build a sense of community and attract more people to the Town Centre, especially as crowds can feel overwhelming.
- **Housing mix** – Has housing, such as hostels, for the homeless been considered to help get them back on track (suggested as a use for now defunct pubs). Could we include maisonettes in the housing types.
- **Building design** – concerns about safety around cladding to be used in any developments.
- **History and heritage** – Proud of Oldham's history and would like that recognised in the plans
- **Local identity** – There's a need for a "hook" to encourage people to come to Oldham. There should be enough activities available for you to have a full day out. Ideas included: street entertainment, affordable meal places/cafes, bowling alley, arcade, good parking (not capped at 3 hours). A what's on in Oldham stall/office would be helpful. A key pull into the Town Centre currently is meetings and volunteering requirements, otherwise the group would opt to go to Bury or Ashton for a day out.
- **Local market** – Go to Bury to shop more because it's more accessible and has a better market. It was also referenced that market traders aren't all moving to the Spindles because they've been offered smaller units and can't afford to pay the rent on larger ones and the small units are inadequate to run their business as it is.
- **Anti-social behaviour** – some said there's a need to stagger the school finish times in the Town Centre as when all the students come out at the same time, it's intimidating, fosters bad behaviour and causes crowds that are a major deterrent to coming into the Town Centre and can be very stressful for people who are neurodivergent. Also concerns about people ruining the new park and suggested it should be fenced.
- **Transport** – Bus links another deterrent – very hard to get into town from other parts of the borough because the service is infrequent and overcrowded.

5.9 More detail about the feedback received, as well as the Partnership's response, can be found in Section 7 of this report.

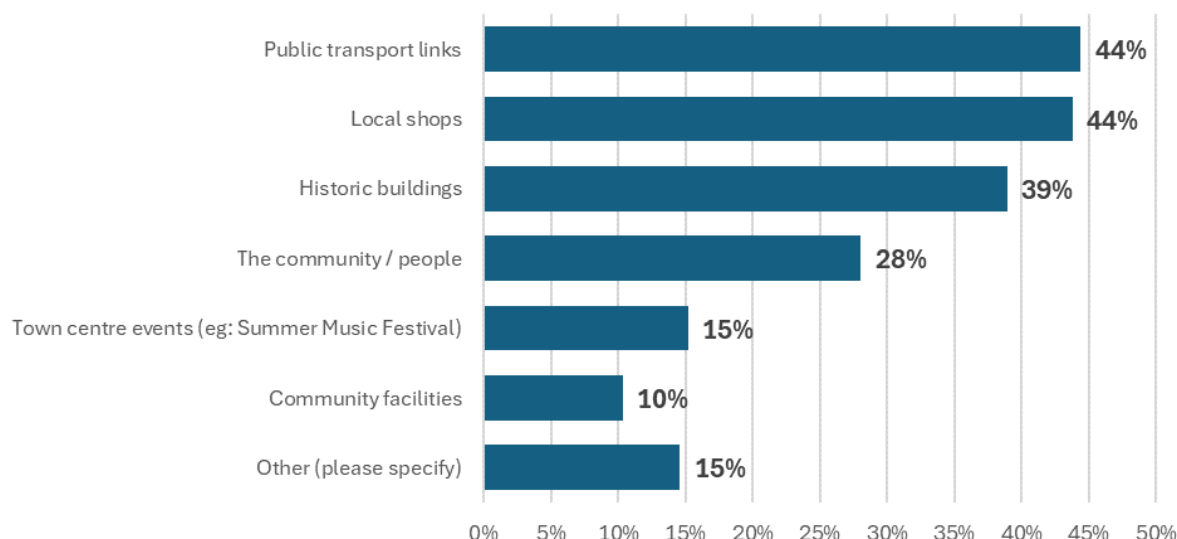
6. Survey feedback

Summary and total numbers

- 6.1 In addition to the in-person event and engagement activity which led to over 600 informative conversations, 514 people completed a survey form, broken down as: 134 online surveys, 37 hard copy surveys, 343 Youth Council gathered feedback from young people.
- 6.2 The feedback received through the survey has been analysed and summarised below.

What do you enjoy and value most about Oldham Town Centre?

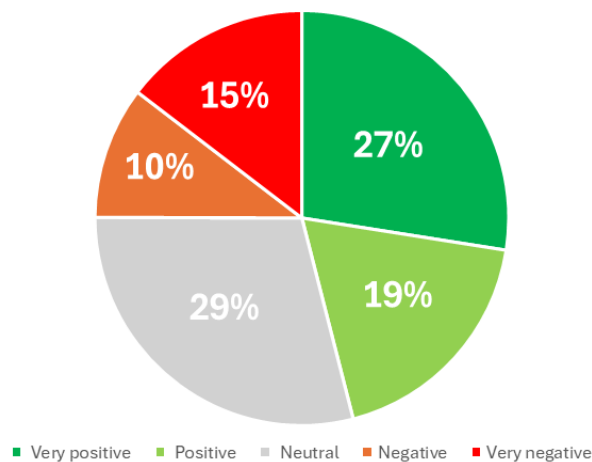
- 6.3 Respondents were asked to tick all options that apply, their responses can be seen in the chart below:



- 6.4 People enjoyed and valued public transport links and local shops the most at 44% each. This was closely followed by historic buildings at 39%.
- 6.5 Of those that selected 'other' and provided a response, people included trees and wildlife, the Library and Gallery Oldham, Real Ale pubs as things that they value and enjoy.
- 6.6 However some people provided negative comments such as "Never visit the Town Centre, feel intimidated, so don't go".

How do you feel about the Development Framework's aim to deliver up to 2,000 new homes in the Town Centre?

- 6.7 Respondents were asked to tick one answer, their responses can be seen in the chart below:



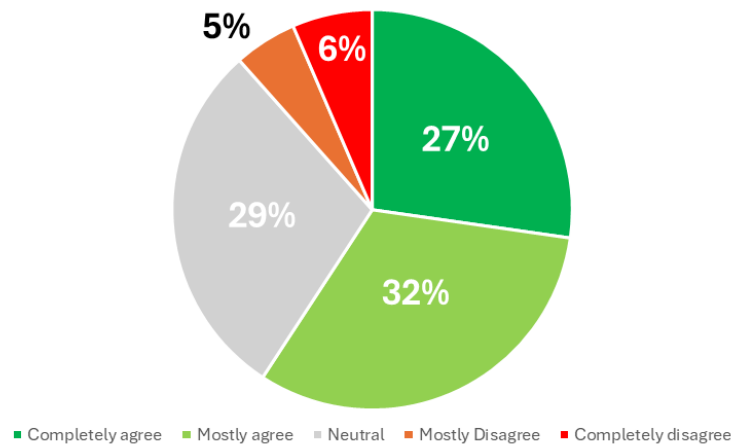
- 6.8 The majority of people (56%) were either very positive or positive about the aims of the Development Framework to deliver new homes. Of those that felt this way, people felt that Oldham was due investment and regeneration. People felt that the town needed a new mix of houses to help create a new community that will drive footfall, support local business and generate economic growth. People also recognised that the Town Centre has decent transport links and access to learning, employment and shopping. Similarly, people felt that it would take pressure off building on other greenspace and it is "better there [Town Centre] than in the outskirts."
- 6.9 25% were very negative or negative. The reasons for this varied from misconception about the mix of housing types to be provided, with people stating "blocks of flats do not work", and people feeling that the Town Centre should be for everyone to visit for shopping, banking etc and not becoming a "housing estate". People also expressed concerns about local service provision, with other things needing maintenance and improvements before "more are added to the list". People were also sceptical about how this would be funded and felt that the people of Oldham aren't properly consulted about plans before they happen.
- 6.10 29% were neutral with mixed reasons for feeling so. Some people expressed support for housing but with clarity on who the housing would be for was sought, and similarly people having a "I will believe it when I see it" attitude with an air of scepticism about delivery. People were also apprehensive about supporting plans without further information about local facilities and services, traffic and congestion and design.

Do you agree with the Development Framework's proposals for the five character areas of the Town Centre?

- 6.11 Respondents were asked how they felt about each of the five proposed character areas. Their responses have been included below for each area.

Western Edge and Educational Quarter.

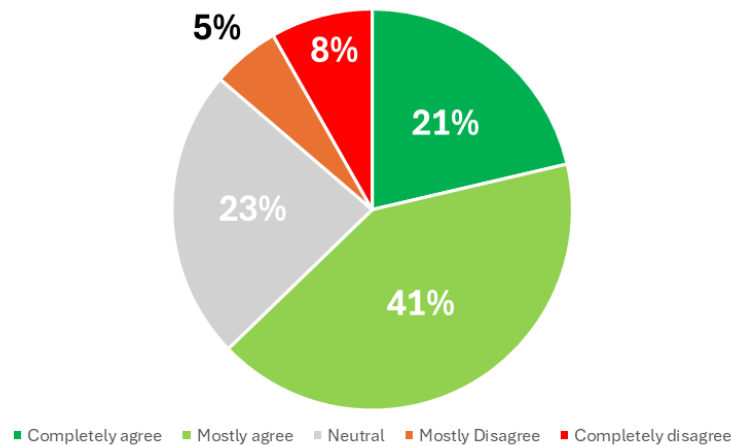
6.12 Respondents were asked to tick one answer to reflect whether they agreed with the proposal for the Western Edge and Educational Quarter Character Area, their responses can be seen in the chart below:



6.13 The majority of people (59%) completely agreed or mostly agreed with the proposals, 29% were neutral, and 11% either mostly disagreed or completely disagreed.

Civic and Residential Character Area.

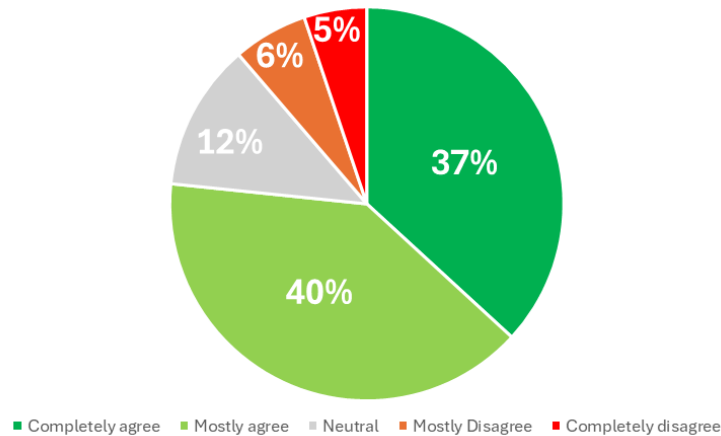
6.14 Respondents were asked to tick one answer to reflect whether they agreed with the proposal for the Civic and Residential Character Area, their responses can be seen in the chart below:



6.15 The majority of people (62%) completely agreed or mostly agreed with the proposals, 23% were neutral, and 13% either mostly disagreed or completely disagreed.

Retail Core Character Area

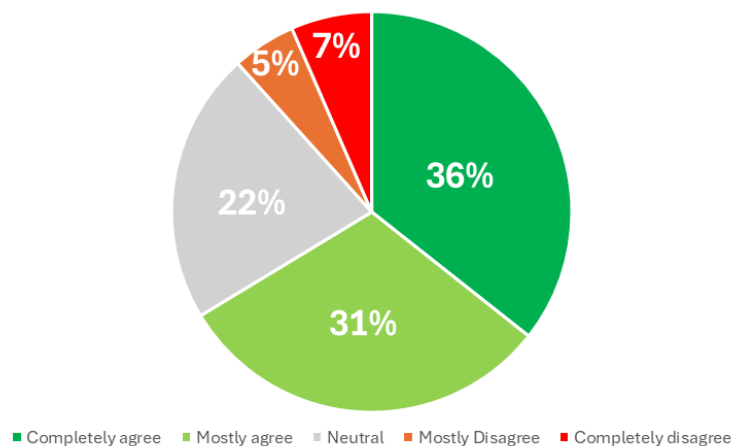
- 6.16 Respondents were asked to tick one answer to reflect whether they agreed with the proposal for the Retail Core Character Area, their responses can be seen in the chart below:



- 6.17 The majority of people (77%) completely agreed or mostly agreed with the proposals, 12% were neutral, and 11% either mostly disagreed or completely disagreed.

Cultural and Creative Quarter

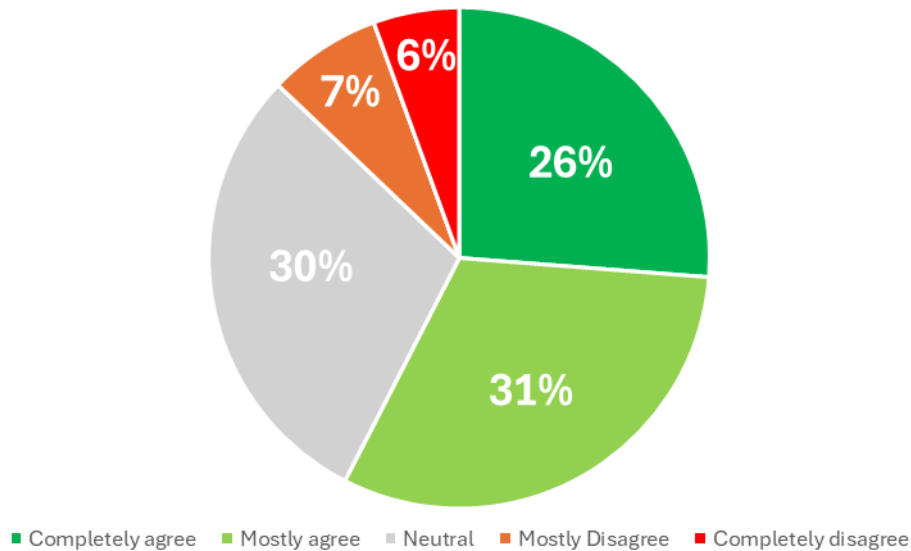
- 6.18 Respondents were asked to tick one answer to reflect whether they agreed with the proposal for the Cultural and Creative Quarter Character Area, their responses can be seen in the chart below:



- 6.19 The majority of people (67%) completely agreed or mostly agreed with the proposals, 22% were neutral, and 12% either mostly disagreed or completely disagreed.

Eastern Edge and Oldham Mumps

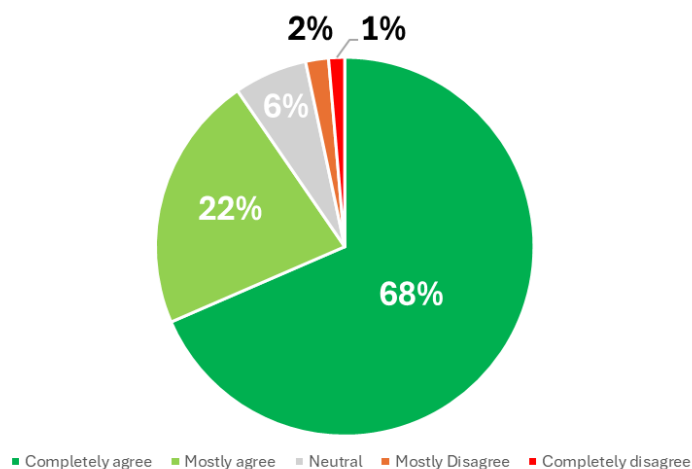
- 6.20 Respondents were asked to tick one answer to reflect whether they agreed with the proposal for the Eastern Edge and Oldham Mumps Character Area, their responses can be seen in the chart below:



- 6.21 The majority of people (57%) completely agreed or mostly agreed with the proposals, 30% were neutral, and 13% either mostly disagreed or completely disagreed.

Do you agree that it is important for Oldham's historic character to be protected within the new neighbourhoods?

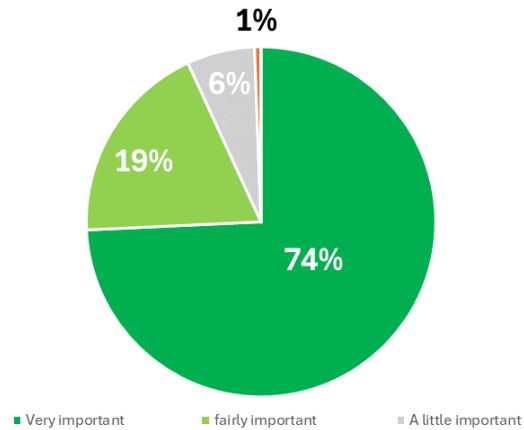
- 6.22 Respondents were asked to tick one answer, their responses Area can be seen in the chart below:



- 6.23 The majority (90%) of respondents to this question felt that Oldham's historic character should be protected. Only a small percentage (9%) were neutral, disagreed or completely disagreed.

How important do you think it is to have good public transport links near your home?

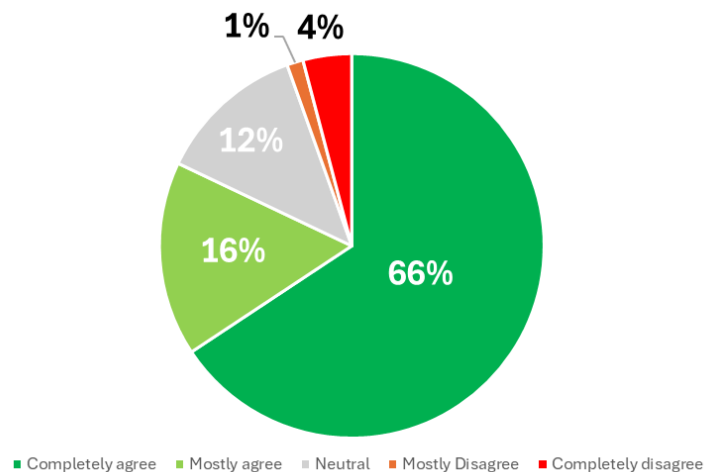
6.24 Respondents were asked to tick all that apply, their responses Area can be seen in the chart below:



6.25 The majority (93%) of respondents to this question felt that good public transport links were important to be near your home. Only a small percentage (7%) were neutral, disagreed or completely disagreed.

Do you agree that it is important for the new homes to be green and sustainable (i.e. to have the least possible negative impact on the environment)?

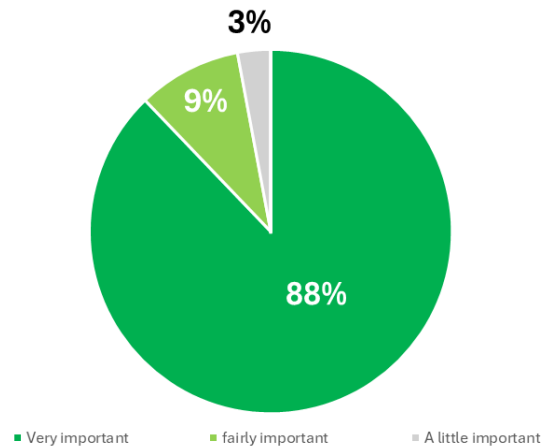
6.26 Respondents were asked to tick one answer, their responses can be seen in the chart below:



6.27 The majority (82%) of respondents to this question felt that it was important for new homes to be green and sustainable. Only a small percentage (12%) were neutral, or disagreed or completely disagreed (5%).

How important is personal safety to you when choosing where you live?

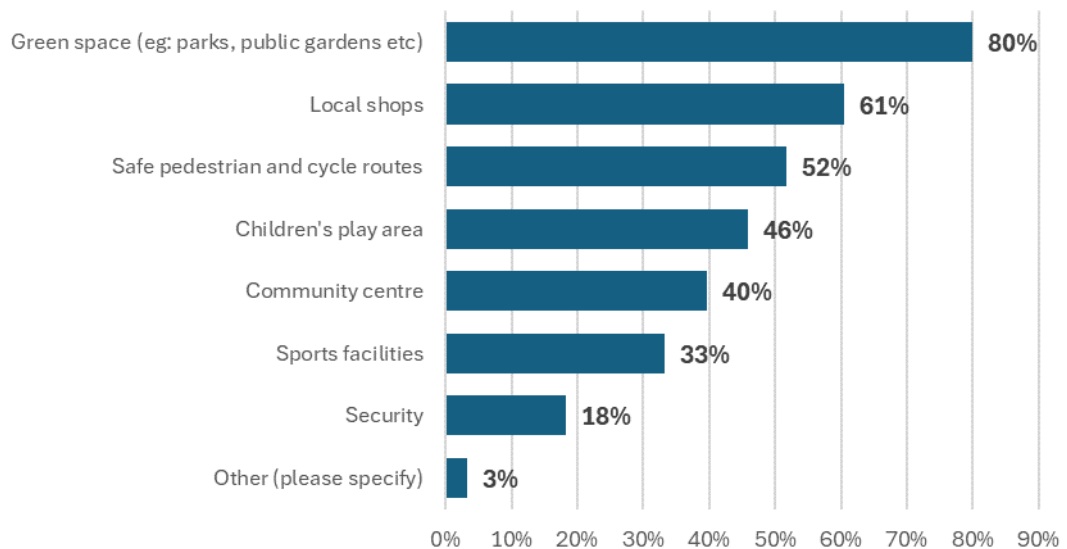
6.28 Respondents were asked to tick one answer, their responses Area can be seen in the chart below:



6.29 The majority (97%) of respondents to this question felt that personal safety was important when choosing where to live. Only a small percentage (3%) were neutral, and nobody disagreed or completely disagreed.

Which of the below do you think is important to have near your home?

6.30 Respondents were asked to tick all that apply, their responses can be seen in the chart below:

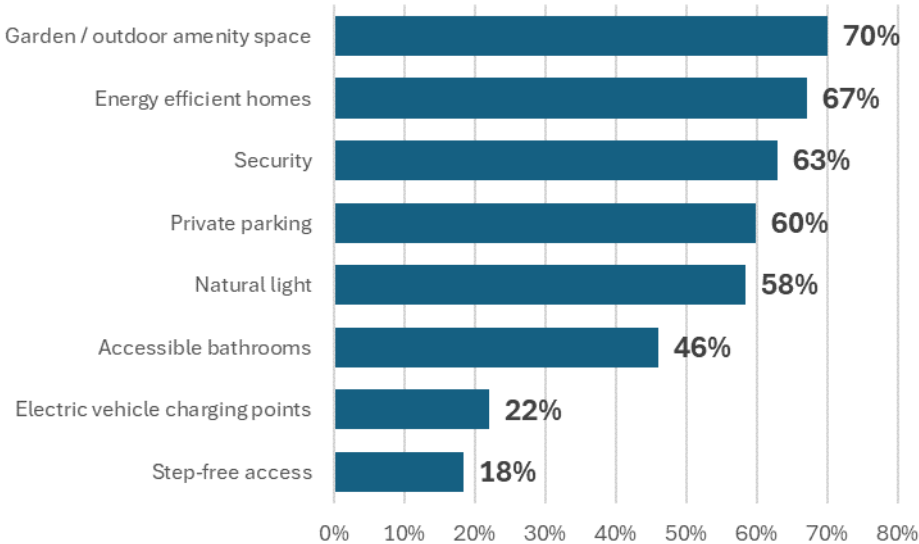


6.31 Of the people who responded to this question, the most popular answer was having green space near their homes (80%). This was followed by local shops (61%) and safe pedestrian and cycle routes (52%).

6.32 Of those who selected 'other', people suggested access to arts, schools, parking, public transport, areas for youth and health centres were also important.

Thinking about the homes proposed in the Development Framework, which would be your priorities for a new home?

6.33 Respondents were asked to tick all that apply, their responses Area can be seen in the chart below:



6.34 The most popular answers selected were close, with garden/ outdoor amenity space (70%), energy efficient homes (67%), security (63%), private parking (60%) and natural light (58%).

6.35 Of those that selected 'other', responses included spacious and family homes, convenient transport links, bin storage, shared greenspace, improved roads, local services including doctors, less density.

Are there any places or community organisations that inspire you in the local area?

6.36 Respondents were asked offered an open text box to provide details of local community spaces or organisations that inspire them.

6.37 89 people provided a response to this question and a variety of responses were provided including local community centres, parks, markets, libraries. The full list of organisations will be analysed and reported as part of the Social Value Framework, that will sit alongside the final Development Framework document.

Is there anything else you would like to add?

6.38 People were also asked if they would like to add anything else to the feedback they had provided.

6.39 All feedback received in this question has been analysed in Section 6 of the report.

Demographic data

6.40 As part of the demographic data collection for the survey, we asked people to provide their age. Only a small number of people did not provide their age (27 people), with the remainder broken down as 347 aged under 20s (which is inclusive of the 343 responses gathered through the Youth Council "10 forward exercise"), 12 aged 20-35, 27 aged 36-50, 46 aged 51-64, and 56 aged 65+.

7. You said, we're listening

- 7.1 In addition to the written feedback received, hundreds of conversations have taken place throughout the community conversation. All the feedback has been recorded, reviewed and analysed by the project team.
- 7.2 Following the Oldham Town Living community conversation, the project team undertook a review of the draft Development Framework – using the community and stakeholder feedback to underpin changes to the document. As a result of the feedback we have received from statutory consultees, members of the public and wider stakeholders, a number of amendments and additions to the final version of the Development Framework have been incorporated and include:

Theme	You said...	We're Listening...
Parking	You wanted a wider range of public parking options across the Town Centre. This included people requesting more free or affordable parking, as well as accessible and disabled spaces to ensure more people are able to access and use the Town Centre. It was noted that public transport isn't always a feasible option for some people who live on the outskirts, especially in bad weather, and so parking is key. Reference was also made to the closure of current car parks within the Town Centre to make way for development, which people felt was contradictory. Similarly, people stressed the need for surface level parking rather than just relying on multistorey, which many female drivers were uncomfortable using from a safety perspective.	<p>We have previously undertaken a review of how frequently the car parks in the Town Centre are used and found many were underutilised and able to absorb the overflow from the closure of some of the existing surface car parks. For example, Spindles Town Square is both one of the most underutilised car parks and the highest capacity car park with 1,288 spaces. Located in the heart of the Town Centre, the car park is a perfect location for accessing many of the town's amenities.</p> <p>However, following your feedback, Oldham Council are aware of the perceptions about the car park at the Spindles and how this could impact on people using it. Oldham Council will be undertaking a review of the parking provision at the Spindles to ensure those using the parking feel safe and welcome.</p> <p>For those, who are nervous about using the Spindles car park, the Council will also review the possibility of introducing mezzanine</p>

		<p>decks to existing surface level car parks, where no developments are planned. If these are possible, they would provide increases in capacity at prime locations.</p> <p>All planning applications related to the sites in the Development Framework will also be supported by a Travel Plan, which will promote sustainable travel and reflect the aims of the Council's Parking Action Plan.</p>
Housing mix and provision	<p>You support Town Centre housing, with respondents noting it will increase Town Centre footfall and bring economic benefits. However, some expressed concerns that it could turn the Town Centre into a housing estate, with worry over several high rise building and how this will look as a result of the topography of the town. Similarly, a concern around safety and crime was raised due to increases in residential properties. With regard to the mix of housing types, many people assumed that the housing provided would be apartments and often responded "well it isn't for me then". There was an assumption that affordable housing would not be provided and was a popular theme amongst respondents, with people questioning pricing and if the new homes would be truly affordable for the average person. Similarly, feedback received indicated that young people would be more likely to stay in the town if an appropriate mix of housing was provided from apartments through to houses. The business community were supportive of mixed housing, but expressed a nervousness around there only being social or affordable housing as they are concerned those</p>	<p>There will be a mix of high-quality homes of different types and sizes provided when the plans are complete. The high-quality design of the new homes will ensure the needs of all Oldhamers, whether residents or businesses, are met; and the homes will be in keeping with their surroundings to ensure they reflect Oldham's heritage and character.</p> <p>The housing mix will include social housing, build to rent apartments and properties available for sale at an affordable rate. As each site comes forward, the detail of the type of housing will be shared with the public and included in the planning applications submitted to Oldham Council, all of which will be consulted on.</p>

	residents would be less likely to spend money in Town Centre businesses and therefore they would not benefit from the proposals.	
Trust and Confidence	You were hopeful the scheme would come forward and expressed a desire to see positive change in Oldham. It was clear from the conversations and feedback received that many people are proud to be from Oldham and want it to be the best version of the town it can be. However, there was an equally prominent lack of belief and distrust with the proposals, that the public's views would be listened to, and the Council would deliver the proposed interventions. Similarly it was referenced that the Council has undertaken many rounds of consultation or plans similar to this with little change coming forward, and many buildings which "aren't that old" often being demolished to make way for new (reference was frequently made to the M&S site near Mumps, the Civic Centre and Tommyfield Market, as well as the old Natwest building that is not part of our plans).	Building a positive and trusting relationship with Oldhamers is important to both Muse and Oldham Council. Our community consultation on the Development Framework was the first step to introducing the Oldham community to Muse and an important part of helping us build a relationship with you. We recognise Muse is new to many people in Oldham, but as a national placemaker with a track record of successful regeneration projects across the UK, including several projects in Greater Manchester, we are committed to delivering these new homes and will endeavour to keep you updated on the plans as they progress. Your feedback will help shape our proposals and as each site comes forward, we will invite your feedback to ensure we are delivering a Town Centre for all Oldhamers.
Transport	The current lack of reliable and safe public transport was an issue, with respondents noting the bus services were usually late or too infrequent and this put them off coming into the Town Centre. Similarly, the location of bus stops was flagged as being a barrier to people coming into the town for shopping. Many people cited that it is easier for them to go to other places (notably Bury and Manchester) than directly into Oldham from other parts of the borough, which when coupled with the provision of retail and hospitality offers puts them off coming into the town.	<p>In addition to creating convenient and accessible links to the public transport network, we will work closely with TfGM to ensure these concerns are addressed.</p> <p>Oldham Council will continue to work closely with TfGM on highway scheme development and design to ensure the needs of public transport users and public transport services and facilities are fully considered in order to improve the accessibility of and</p>

		<p>connectivity to public transport across the Town Centre and beyond.</p> <p>In addition, many of the projects being developed or already delivered in and around the Town Centre are designed to make walking and cycling an easier, safer, and more pleasant experience.</p> <p>We will continue to work with TfGM on Bus Network Reviews to promote bus service, route and timing changes to better reflect customer needs wherever possible.</p> <p>You can read more about our Access and Movement Strategy on pages 98-101 of the updated Development Framework.</p>
Safety	<p>Feeling safe and secure in the Town Centre should be a top priority for any future development, especially in terms of travelling in the Town Centre at day and night. Reference was made to crowds gathering and congregating in parts of the Town Centre which puts people off.</p>	<p>All of our landscape and public space will be designed so that they feel welcoming, comfortable and safe. Guidance from professional bodies, such as Secured by Design, who have expertise in creating safe and welcoming public spaces will be considered when finalising our design plans.</p> <p>As new developments come forward, we will ensure that safety and security considerations, such as lighting, are thoroughly worked through and implemented in the design.</p>
Accessibility	<p>You felt that more could be done by way of design to make places and spaces more inclusive. Specific examples were given including a lack of adequate lifts, cobbles on the streets and the lack of accessible toilet offerings. People said that they feel intimidated at the thought of coming into Oldham as a result of this. Those with ASD</p>	<p>We want the Town Centre to be a welcoming place for all abilities and have included accessibility as a key consideration when developing plans for how we link the sites to one another. As each site comes forward, best practice and standard guidance, such as adequate disabled parking and bathrooms,</p>

	<p>also mentioned that the constant change in the Town Centre made visits to the area too overwhelming for them and careful consideration needs to be given with regard to how the Council informs this group of upcoming developments.</p>	<p>dropped kerbs and wheelchair friendly design will be implemented as standard.</p> <p>We will continue to be transparent and open about changes to the Town Centre, including the use of updates on our social media channels and the production of easy read materials to meet all needs.</p>
Green space	<p>You wanted clarity on how the proposed parks and public spaces will be managed, especially in terms of safety, cleanliness and maintenance. Most people were glad to see that more green space in the Town Centre was being proposed, but others criticised prioritising this rather than businesses and shops.</p>	<p>We recognise that the open, accessible and green public spaces outlined in the Development Framework need to be maintained long-term for the benefit of all Oldhamers and visitors to the Town Centre. Therefore, on new developments we are going to develop a Landscape Management and Stewardship Strategy to outline how the new open and public spaces outlined in the Development Framework will be maintained and managed long-term. Details of this strategy for each new development will be required as part of the detailed planning applications that come forward.</p>
Community and character	<p>Community and character were also important and expressed a desire to preserve the history, architecture and reuse old buildings throughout the Town Centre. You also identified that local community services, such as GPs and dentists, were already difficult to access and wanted to ensure adequate services would be included to support both the new and existing residents in the Town Centre.</p>	<p>Preserving the historic character of Oldham is important and the project team will identify opportunities to celebrate Oldham's heritage where possible.</p> <p>We have also updated the Development Framework to outline the need for increased local service provision to be a consideration for any Section 106 requirements that are included as part of the approval on planning applications for the sites.</p>

		Section 106 requirements are legally binding agreements between developers and councils that are used to off set any potential negative impacts of development.
--	--	---

- 7.3 A more detailed summary of the feedback received as part of the community conversation has been outlined by theme and subtheme below, along with the Partnership's response. The themes have been ordered in terms of feedback most regularly recurring, but the subthemes have been logged in alphabetical order for ease of review.
- 7.4 A number of statutory consultee responses were also received, and the feedback has been analysed by the technical team. The full detail of this feedback can be found in the table below, starting at page 69.

Community conversation feedback summary

Theme	Sub-theme	Summary of feedback	Our response and next steps
Parking	Closure of car parks	There were concerns regarding the closure of current car parks in the Town Centre, namely as the new proposals would make them inaccessible. Respondents stated this would deter them from visiting the Town Centre. At the drop-in event one respondent noted there were posts circulating on social media stating that as part of the proposals all car parks would be closed.	The Oldham Parking Strategy (produced by AECOM in 2022) concluded that the existing Town Centre car parks have significant spare capacity and some of the car parks can be redeveloped without negatively impacting the parking demand in the Town Centre. Parking in the Town Centre will be addressed as a whole through the Council's Parking Action Plan, which will consider opportunities to improve the quality of parking in the Town Centre.
	Disabled parking	It was queried how much disabled parking there will be in the Town Centre for blue badge holders. It was noted that there is	Disabled parking provision is to be reviewed and improvements proposed as part of the Town Centre Parking Action Plan. It is recognised that at present there is some

	poor disabled parking provision at present near to the parish church.	inconsistency in provision, including in terms of parking layout and access routes from disabled parking areas.
Multi-story car parks	Many respondents, particularly those during the drop in events, expressed they wanted a variety of parking options across town, not just multistorey. It was argued that people would be put off coming into the Town Centre and shopping if it was not easy for them to access their cars, as public transport can be difficult with lots of shopping bags and having to contend with 'Oldham weather'.	The Oldham Parking Strategy (produced by AECOM in 2022) concluded that the existing Town Centre car parks have significant spare capacity and some of the car parks can be redeveloped without negatively impacting the parking demand in the Town Centre. Parking in the Town Centre will be addressed as a whole through the Council's Parking Action Plan, which will consider opportunities to improve the quality of parking in the Town Centre.
Pavement parking	<p>It was flagged that pavement parking is an issue in Oldham, which can make it difficult for wheelchairs and pram users to access places and proper parking facilities must be put in place to combat this. Specific reference was made to cars parking on the tram lines in the Town Centre.</p> <p>The tramline on Union Street was also flagged as somewhere people regularly park on, which causes problems for access.</p>	Plans are currently in development to establish the first Red Route Corridor (no stopping Order) within the Borough, and Union Street has been identified in the initial roll out. The only vehicles permitted to stop on Red Routes are emergency services vehicles. Blue Badge Holders and Taxis (Hackney Carriages) are also permitted to park whilst allowing passengers to board and alight, they are not permitted to wait for passengers. Unlike traditional yellow line restrictions, Red Routes can be enforced with Camera technology which acts as a much greater deterrent to illegal parking. The scheme will be consulted upon and the

		Traffic Regulation Orders advertised over the next few months with a view to implementing the scheme once funding has been secured from TfGM early in the next financial year.
Private parking spaces	Respondents queried if there will be private parking available in the new residential areas.	There will be a limited amount of private parking in the new residential areas, primarily for blue badge holders. This is due to excellent level of public transport accessibility across the town centre, reducing the need for residents to use a private car for their day-to-day travel.
Site specific parking	Respondents queried where the new parking will be and how many disabled spaces will be available.	The Oldham Parking Strategy (produced by AECOM in 2022) concluded that the existing Town Centre car parks have significant spare capacity and some of the car parks can be redeveloped without impacting on the total demand for parking in the in the Town Centre. This will consider opportunities to improve the quality of parking in the Town Centre by consolidating the existing parking stock and repurposing car parks to better serve the town., improving the connectivity an extending opening hours of the Spindles Shopping Centre car park, maintaining on-street parking levels and improving accessibility for Blue Badge Holders by providing more accessible parking spaces closer to the retail area.

		<p>Parking associated with the new developments will be provided at a reduced level to reflect the sustainable Town Centre location and to encourage new residents to travel sustainably. Where car parking is provided, this will include provision for Electric Vehicle Charging Infrastructure. Secure cycle parking for the new developments will also be provided to support the shift to more sustainable journeys.</p>
Spindles Shopping Centre car park	<p>Respondents at the drop in event suggested that Spindles Shopping Centre car park can feel unsafe, and the barriers often don't work.</p>	<p>Feedback regarding the Spindles Shopping Centre car park, or the shopping centre more generally, can be reported into them via email on enquiries@spindles.co.uk or telephone on 0161 628 5891.</p> <p>However, the council are aware of the perceptions about the car parking at the Spindles and how this could impact on people using it. We will be undertaking a review of the parking provision at the Spindles to ensure those using the parking feel safe and welcome.</p>
Time limits	<p>Respondents noted that the 3-hour parking cap was a deterrent for coming into town and there needs to be adequate parking for longer periods. This is especially important to people with additional needs. It was further suggested that the first hour should be free, to encourage people to travel into the Town Centre.</p>	<p>Parking limits are to be reviewed as part of the town centre parking action plan, recognising the need to make adequate provision for the different types and purpose of trip being made to the town centre.</p>

Safety	Crime and anti-social behaviour	<p>Many respondents queried how the parks and gardens will be kept safe, with concerns that the spaces will end up being used as places where people gather and take drugs and drink. Specific reference was made to the new Linear Park.</p> <p>Similarly, respondents expressed concern about the crime rates and lack of policing in the Town Centre, with multiple people suggesting increasing both police officers and community police on the streets would be welcomed. It was suggested that bringing more money into the area would increase crime rates.</p>	<p>Ensuring these public spaces remain safe and welcoming for all is a key priority for us. While issues related to antisocial behaviour (ASB) are primarily handled by the Police, we are committed to supporting their efforts through our First Response team. The park will be under continuous surveillance through the use of state of the art CCTV across the site, which is monitored by First Response.</p> <p>The welcoming and accessible design of the park will encourage a wide range of users to create a lively social space and will include aspects to tackle antisocial behaviour such as appropriate levels of lighting, ensuring sightlines are clear and that the park is connected with the surrounding neighbourhood, along with regular patrols to deter any unwanted activities. Ongoing collaboration with law enforcement and the community will be essential as we continue to monitor and address these challenges.</p> <p>We will carry out a Crime Impact Assessment on the park proposals via the Police and mitigate risks through the design. This will be in the public domain as part of the Planning Application.</p> <p>We value your feedback and remain dedicated to ensuring our parks remain safe and enjoyable for everyone.</p>
---------------	---------------------------------	---	--

	Residential security	Respondents raised the importance of security in their homes when considering the proposed residential in the Town Centre.	The partnership is at the very early stages of the process with regard to planning and delivering new developments. Once individual applications start to come forward over the coming years and discussions open up with regard to design, the partnership will ensure that this feedback is relayed to ensure that spaces are designed with safety and security at the forefront. The Final Development Framework includes references to where lighting onto routes and spaces should be considered. Access & security will be considered using the principles of Secure by Design and through dialogue with Oldham's Public Realm Team.
	Town Centre security	Multiple respondents highlighted the importance of safety in the regenerated areas.	
Accessibility	Accessible toilets	Several people raised the need for more accessible toilets. They stated that some facilities in the Town Centre are unusable and/or unclean – specific reference was made to toilet paper being out of reach of the toilet itself. Similarly there was a request for mor disabled toilets in the town without baby changing facilities, as this can cause unnecessary and long queues for disabled people.	The proposals comprise introduction of permeable paving and street furniture; redesigning of access to ensure Disability Discrimination Act 1999 compliance; additional tree planting; the creation of an open and level flexible events space; pedestrianisation of the northern end of Southgate Street; creation of building canopies; and provision of cycle parking facilities. The approach to street furniture
	Benches	It was flagged that there is a need for more public benches in the Town Centre, especially for those with additional needs who may need more regular breaks	

Bins	People flagged the need for more bins in the Town Centre. It was also raised that bins with pedals are not accessible for disabled users.	will be developed based on guidance on best-practice design.
Regeneration process	It was flagged that the regeneration process can often being confusing and stressful for neurodivergent people, with the level of change being proposed is overwhelming to consider, especially given it will affect people's routines and processes.	Oldham Council has overseen the transformation of the Town Centre over recent years, working in collaboration with key stakeholders. Major transformation projects have included the redevelopment of the Old Town Hall and Spindles Shopping Centre together with the transformation of the public realm, development of a new bus station and arrival of the Metrolink to the town and we appreciate there is a lot of change. As part of this process we try to clearly communicate what is happening and when. This Development Framework seeks to consolidate various projects, plans and strategies, to guide the next phases of regeneration making it easier to tell the story of what comes next. We will continue to engage with the public about our plans at the appropriate times, providing information in a range of formats.
Signage	Respondents noted that having large print, easy to read signposting was necessary and currently as an issue.	As part of the Development Framework the project team have recognised that an improved signage strategy needs to be considered to support future residents and visitors and should provide links with key sustainable transport infrastructure. As part

			of our plans for the Town Centre we are looking to improve this for pedestrians and cyclists using the Town Centre.
	Town Centre design	Respondents expressed strong advocacy for increased accessibility throughout the design of the Town Centre. They stated that dropped kerbs, fewer cobbles and steps, more smooth surfaces and ramps, buildings with multiple lifts of an adequate size for large wheelchairs, adequate and affordable parking to discourage people from parking on dropped kerbs were necessary features that should be included in the plans. Some respondents noted that Ashton and Bury are examples of more accessible towns and are where they choose to visit and shop for this reason.	In the design of new buildings and spaces – and adaptation of existing buildings – accessibility considerations will be fully considered. Level accessible thresholds at building entrances, lift provision within buildings, and homes that can be adapted for different accessibility requirements will be embedded into the detailed designs of new buildings. For existing buildings, these will be reviewed on a case-by-case basis to establish what challenges exist with accessibility at present, and what opportunities there are to improve these conditions.
Trust and confidence	Business relocation	Respondents expressed the need to not move out trading businesses too early in the process, so spaces aren't left vacant, and businesses don't lose money.	At this time, the core development sites that are being reviewed do not have trading businesses on the premises and so this will not cause an issue. However, in the event that businesses are actively trading on sites being brought forward for development, a clear, transparent and proactive approach will be taken to ensure businesses aren't vacated too early in the process and that vacant space is kept to an absolute minimum. In the event that businesses decide to vacate themselves, a meanwhile-use strategy will be

		reviewed to see whether the space can be activated prior to development taking place.
Lack of trust in delivery	However, multiple respondents expressed a lack of trust in the delivery of the plans being carried out, with scepticism regarding if their feedback will actually be listened to. It was suggested there have been many schemes like this over the years, so why should they believe that this one be different.	Feedback from public consultation is key to delivering a new place - ultimately the public and residents of the area make the place what it is. With almost 40 years of experience creating mixed-use communities across the UK, Muse are best placed to help deliver and shape your new community, and taking onboard valuable feedback from the consultation process is paramount to delivering world-class places.
Positivity about the proposals	Multiple respondents expressed positivity towards the proposals and new ideas, along with a desire to see Oldham become a more successful and desirable town. One respondent stated they were excited to see Oldham "put on the map". There was call for the Council to spin a more positive narrative and push all the great things that are happening in the town more.	
Expensive business rents	High rents and increased rates for vendors was highlighted as an issue, with desire for regulation and rent control for businesses. Similarly some people said that some market traders from Tommyfield Market aren't moving to the new location at the Spindles because they've been offered smaller, more unsuitable units and can't afford to pay the rent on larger spaces offered.	Business Rates are established nationally and are not in the control of the Council. In the new indoor market, the rents will be unchanged from the current market, and stallholders will be able to select the size and space of stall that they need.

Local Economy- Retail, shops and leisure	<p>Respondents repeatedly expressed a desire for a range of “better” shops to bring footfall back to the High Street and create a vibrant shopping destination. This included calls for more clothing and shoe shops specifically as well as shops to suit all ages (citing the current choices as aimed at younger people). There was disappointment in the lack of a Marks and Spencers specifically and multiple respondents noted they go to alternative neighbouring towns such as Bury for their shopping and social engagements as they are better equipped.</p>	<p>Through the Development Framework, the Partnership is seeking to redefine the retail core and create a wider choice of activity in the Town Centre, including through meanwhile uses. The Retail Core will be the focus for an enhanced, vibrant and sustainable retail offer, including the relocated Tommyfield Market in the Spindles Town Square Shopping Centre. Retail uses will be consolidated to the ground floor of the shopping centre, linking into the new market through a retail ‘loop’ that will provide shoppers with a better experience. This includes opportunities on Henshaw Street, Lord Street and Albion Street.</p>
<p>Independent shops</p>	<p>There is a desire for more independent local shops, including shops selling food in the Town Centre.</p>	<p>As part of the strategic Town Centre objectives, which have been adapted for the project from those presented within the Draft Local Plan for consistency, the Partnership is keen to increase opportunities for SME’s and independent businesses as part of the new development projects.</p>
<p>Leisure</p>	<p>Respondents noted that there needs to be more leisure activities in Oldham, to keep people busy for a full day out. They suggested street entertainment, affordable cafes, a bowling alley and an arcade. Similarly people expressed the importance of providing well maintained social spaces for young people, including a bike/skate park, free outdoor activities such as gyms.</p>	<p>Alongside residential development, the Development Framework outlines the potential for other uses such as commercial and retail to be brought forward. As the sites are developed, the potential for complimentary uses that can reinforce the town centre as a positive destination through both long term and meanwhile uses will be reviewed on a case-by-case basis.</p>

Nighttime economy	Respondents questioned what is being proposed to boost the nightlife in Oldham and the nighttime economy.	In March 2024, a new taskforce was announced to help revitalise Oldham Town Centre's evening and nighttime economy. The Nighttime Economy Taskforce meets every four weeks and have been recently involved in shaping and participating in the town centre event programme. The Egyptian Rooms will be opening on 1 November to further drive forward the town centre offer for the evening and nighttime economy.
Support services	It was flagged that people didn't think there was enough support services for people in the town to find out what is going on and to give it a community feel. Specific examples included a "What's on" stall was suggested that provided information for locals and visitors about the opportunities and activities in Oldham.	There are some existing touch points in the town centre including the library team, markets team and the new customer service desk in Spindles. Business owners are also kept updated on news and activities in the town centre. The council has a detailed "What's On" page on the Council website and regular updates on news and events on the social media channels.
Takeaways	There were several respondents that noted Oldham's large number of takeaways in the Town Centre citing them as unwanted. People said that opportunities for other types of eateries or shops are being overruled by fast food.	Through the draft Local Plan consulted on earlier this year, the council has proposed new planning policies that would help to manage the number of takeaways in the town centre and our other centres and shopping parades across the borough. However, the draft Local Plan will need to go through an examination before it can be adopted and so, at the current time, there are no planning policies nationally or locally that we can apply to manage the number of takeaways.

	Tommyfield Market	<p>Respondents were dismayed with the loss of the market stalls and how this will affect the customers, types of shops and the cost for vendors. Respondents noted that the market is an important part of Oldham's identity and a heritage asset.</p>	<p>The Tommyfield Market is both historically and culturally significant and is one of the largest indoor markets in the North West, however in recent decades it too has suffered from a decline in footfall and reduction in quality of the physical environment. As a result, it is not financially viable to redevelop the current market site. The market is therefore being relocated into the Spindles redevelopment, freeing up previously developed land.</p>
Funding and finance	Funding	<p>Multiple respondents have questioned where the money for the scheme has come from. People were supportive of the scheme being privately funded and were keen to reduce public sector funding arrangements. They referenced the wider funding allocations, questioning where this has been spent.</p>	<p>As part of the partnership, Oldham Council are providing the land and Muse will use their expertise to source funding through capital markets such as institutional investors, build to rent operators and registered providers. In addition, external grant funding from central government will also be applied for where appropriate. Further details will come forward with regard to funding at the relevant and appropriate times.</p>
	Profit	<p>Respondents queried how the council will turn a profit from the scheme.</p>	<p>By developing under-utilised, brownfield land currently owned by Oldham Council, you add value to the land. When housing associations and/or investors purchase the schemes, this will generate a profit for the Landowner i.e. Oldham Council.</p>
Housing design, mix and need	Affordable housing	<p>Multiple respondents expressed a need for affordable housing. There were also queries regarding the specific prices of these homes. One respondent noted that unless</p>	<p>Within Oldham Town Centre, the Local Housing Needs Assessment (currently being updated) noted there is a growing shortage of quality private rented sector housing and a</p>

	they are funded with rents similar to First Choice Homes, they will not be truly affordable and stated that there was a need for rented homes over ownership. Many respondents automatically assumed that they would be priced out of these new homes.	shortage of affordable housing. As site specific planning applications start to come forward, the housing mix and tenure will be reviewed on a site-by-site basis, that responds to the market and needs of Oldham.
Housing need	Respondents queried where the housing need comes from and how "2000 new homes" was the chosen figure. It was raised there are currently empty council houses in town which should be used before building further residential. Some respondents noted that there are already too many houses in Oldham.	The population of Oldham is anticipated to increase by 5.8% to 252,300, by 2037. This includes an increase in the number and proportion of older residents. Within Oldham Town Centre specifically, the Local Housing Needs Assessment (currently being updated) noted there is a growing shortage of quality private rented sector housing and a shortage of affordable housing. The indicative number of proposed new homes comes through from Oldham's draft Local Plan, which is set to be submitted for Examination.
Social housing	Respondents asked whether the proposals would include social houses, with some expressing concern that social housing would not necessarily bring people with disposable income to the Town Centre, and so a balance of housing options was key. Some stakeholders expressed enthusiastic support for more social housing opportunities.	Proposals including the tenure and mix will be considered on a site-by-site basis. Envisage there will be a mix of housing tenure which responds to the market need and is discussed with Oldham's Housing Team and the appropriate stage.
Mix of housing types	Many said that a mix of different housing options should be provided, as there needs	The local housing market is currently dominated by owner occupied properties

	<p>to be affordable properties but also attract groups with disposable income to spend in local businesses in the Town Centre. Feedback received indicated that young people would be more likely to stay in the town if an appropriate mix of housing was provided from apartments through to houses. Many people assumed that the housing providing would be apartments and often responded "well it isn't for me then". There was an assumption that affordable housing would not be provided and was a popular theme amongst respondents.</p>	<p>which are predominantly traditional terraced housing. There has been limited new residential development within the Town Centre itself. This has created an imbalance within the market and created a demand for a different type of housing product. The redevelopment of the Town Centre provides an opportunity to introduce a new product to the area, such as apartments and townhouses and properties which are for rent.</p> <p>The Partnership is therefore addressing this by ensuring a mix of residential development is brought forward comprising open market sale to attract first time buyers; build to rent as a new product to the market; affordable housing; and residential development which will appeal to the senior living sector (rather than age specific developments).</p>
Purpose Built Student Accommodation (PBSA)	<p>Some respondents suggested that exploring opportunities for PBSA should be considered given the tram network and close links into Manchester. It was further suggested that attracting a student population would bring money into the local economy and boost the nighttime economy.</p>	<p>Some of the new residential accommodation proposed in the Development Framework will be available for private rent, and so potentially be suitable for students. If there is an identified demand for purpose-built student accommodation in the town centre, this possibility can be explored further, but there will always be a need to balance demands for different types of residential, and the council are keen to ensure that the new developments also provide new homes for Oldhamers as well.</p>

Housing for older people	It was queried if there will be housing specifically for older people in the Town Centre.	The Partnership is proposing a mix of residential development, including properties that will appeal to the senior living sector (rather than age specific developments) per se.
Housing for young people	At the drop in events respondents queried what housing options will be available specifically for young people.	Proposals including the tenure and mix will be considered on a site-by-site basis, which will include options such as Built to Rent.
Homelessness	Respondents noted that homelessness was a significant problem in the Town Centre, and expressed hope that the new housing could form part of a solution to this.	<p>Whilst providing new housing in the town centre and elsewhere in the borough is certainly part of the solution to addressing homelessness, last quarter only two known rough sleepers were recorded in the borough (and these weren't from the town centre area), with only three known rough sleepers recorded the previous quarter.</p> <p>Notwithstanding this, the council's housing options team supports our most vulnerable residents, including those who are at risk of rough sleeping. We have several support and advice agencies that residents can work with to help them secure accommodation.</p>
Private landlords	It was queried how landlords will be managed to make sure they act responsibly and fairly.	Private Landlords are responsible for both the accommodation and the management of the properties they rent out to private tenants. In Greater Manchester, local councils are at the forefront of ensuring this is the case and there are plans being developed for a 'Good Landlord Charter' by May 2025 in an attempt to enforce on poor landlords and

		improve the quality of privately rented properties. This sits at the side of the Mayor's vision for a property check system for renters to sound the alarm about poor housing conditions to local teams who will enforce the right to a good home.
Pets	Respondents queried if pets will be allowed in the new housing.	The Partnership is at the very early stages of the process with regard to planning and delivering new homes. Once individual applications start to come forward over the coming years and discussions open up with regard to management, the Partnership will ensure that this feedback is relayed.
Supportive of Town Centre housing regeneration	Respondents suggested that Town Centre residential opportunities will be positive in regenerating the town, bringing in footfall and creating spaces for people to live in with investment directly put back into the local shops. It was even suggested that 2000 homes may not be enough.	The proposals within the Development Framework aim to deliver transformational change across the Town Centre over the next 15 years, redefining the retail, residential and public realm offer.
Opposed to Town Centre housing regeneration	Some people didn't like the idea of building homes in the Town Centre, arguing that it would turn the area into a housing estate and drawing comparisons to areas such as St Mary's estate in the Town Centre.	There is a significant opportunity to deliver housing within accessible locations in the heart of the Town Centre, contributing to the borough's housing land supply and addressing requirements in relation to house type and tenure. The development of this new residential neighbourhood and the associated influx of residents will enliven the Town Centre, generating further demand for shops, services and leisure activities. The delivery of a significant number of new

		homes can act as the catalyst for regeneration across the Town Centre and beyond.
Confusion on the location	Some respondents were confused as to the location of the new residential proposals, asking for a more detailed plan.	Within the Development Framework document, a number of brownfield sites have been identified as an opportunity to catalyse regeneration across the Town Centre. These have been broken down into eight core and opportunity sites to help people identify where the residential properties would be if brought forward. As and when individual detailed applications come forward for proposed developments within those eight sites, the Partnership will consult with Oldhamers again and continue to keep them informed, updated and engaged where possible.
Conversion of old buildings into housing	Respondents asked whether it is possible to convert old buildings into housing (e.g. old mills, old pubs)	<p>Wherever possible, the suitability of converting existing buildings into residential within the Development Framework area will be explored and the feasibility of this will need to be considered on a site-by-site basis.</p> <p>For example, Metropolitan Place is one of the identified sites but due to the narrow depth of the footprint and need to incorporate a new core it is considered to be too narrow for residential purposes at present. However, sites which are not under the ownership of Oldham Council cannot be</p>

		developed by the Partnership and therefore our plans cannot encompass every building in the Town Centre.
Building on brownfield sites	Respondents queried whether the residential properties can be built on brownfield land.	The sites identified within the Development Framework are Council-owned, previously developed sites – i.e. brownfield sites.
Investment in other districts in Oldham	Some respondents felt frustrated that this investment is concentrated on the Town Centre on the basis that other districts in the borough are often overlooked. Some people felt “we get nothing” compared to the investment seen in the centre, including housing.	<p>Extensive progress has been made by the Council in regenerating Oldham Town Centre over recent years. This Development Framework seeks to consolidate various projects, plans and strategies, to guide the next phases of regeneration.</p> <p>The town centre is naturally a central focus for investment given it serves the whole borough, but the council, and other partners we work with, are also investing in other parts of the borough as well, such as the investments in Royton Library, the new Shaw health centre, new commercial developments at Hollinwood Junction and Broadway Green, and various transport projects across the borough, to name but a few.</p>
Greenbelt	Respondents expressed positive sentiment that the development is not building on the greenbelt.	By delivering around 2,000 new homes across the Town Centre, in line with Draft Local Plan allocations, the Development Framework will ensure that the following underutilised brownfield sites are efficiently and effectively utilised thereby reducing

			pressure on greenfield sites across the borough
	Future residential uses	One business stakeholder highlighted that the future residential use is explained as being predominantly C3, which if categorised for this use alone prevents the development of buildings in Use Class C2 which is restrictive. It was asked whether this could be reconsidered.	This feedback has been taken on board and will be considered as part of the final iteration of the document. The indicative use for the sites has been developed from the draft Local Plan which is underpinned by Evidence Base documents.
Public Transport and active travel	Bus network improvement	Many respondents stated it is important to have a reliable, frequent bus network, that provides a practical alternative to driving, especially if travelling from the outskirts of Oldham. A desire for moving away from reliance on individual vehicular access was expressed. There were questions regarding why there had been a need to move the bus station in the first place. Some did say that the new bus station is better because it's flat, well connected and has more benches.	<p>Oldham Town Centre is well connected and has excellent public transport access with high frequency bus and Metrolink services across the town, as well as to neighbouring towns of Middleton, Rochdale, and Tameside, and Manchester city centre.</p> <p>In order to ensure that the benefits of this connectivity are recognised and supported, the town centre residential sites will have low levels of parking (albeit with provision for blue badge holders) as residents will be encouraged to use the public transport network for travel beyond the town centre.</p>
	Bus stop locations	Respondents noted that the location of the bus stop is important, stating that currently the stops are too far away at the bottom of the Town Centre. It was raised that this will	Bus services in Oldham Town Centre are provided at Oldham Bus Station on Cheapside, Oldham Mumps Interchange and bus stops throughout the Town Centre. Oldham Bus Station is in the heart

	be even worse when Tommyfield Market moves.	of the Town Centre to the north of the Spindles Town Square Shopping Centre. The bus station consists of eight stands located on Cheapside and four stands located on West Street. All the stands are sheltered and have raised kerbs for accessibility.
Cycle routes	Cycle ways into the Town Centre need to be further considered in terms of provision, but also given that that cycling into town is difficult as it is a hilly area, so people are more reliant on cars or public transport.	<p>Gradient The partnership recognises that gradient changes, narrow roads and busy traffic can be a deterrent to cycling in the Town Centre and there is a lack of dedicated cycling infrastructure around the Town Centre. There are several pedestrian and cycle improvement schemes currently underway in the Town Centre to enhance walking and cycling connections, including:</p> <ul style="list-style-type: none"> • Oldham's first CYCLOPS junction at Egerton Street/St Mary's Way and improvement to off-road cycle lane on St. Mary's Way. • Re-routing buses away from West Street to create a traffic-free zone. • Improvements to footpaths and roads on Fountain Street, re-locating the taxi rank to the nearby car park. • Improvements to support the creation of cycle routes in Market Place and Curzon Street.

			<ul style="list-style-type: none"> • Pedestrianisation of the lower end of Lord Street and High Street and public open space improvements. • A new access into the Southlink development site with pedestrian and cycle crossings at the Oldham Way/Prince Street junction
Free Bus		It was suggested a free bus would be useful to help people access the Town Centre and increase the footfall. Similarly this would assist people from an accessibility perspective.	<p>Oldham Council work closely with Transport for Greater Manchester (TfGM) on highway scheme development and design to ensure the needs of public transport users and public transport services and facilities are fully considered and to improve the accessibility of and connectivity to public transport across the town centre and beyond.</p> <p>In addition, many of the schemes in development or delivery in and around the town centre are designed to make walking and cycling an easier, safer, and more pleasant experience.</p> <p>We will continue to work with TfGM on Bus Network Reviews to promote bus service, route and timing changes to better reflect customer needs wherever possible.</p>
Outdoors, parks and green space	Community allotments and gardens	It was asked whether community allotments and community gardens could be provided, providing opportunities for people to volunteer. An example given as to collate volunteers to look after the new Linear Park.	The Northern Roots proposals will create this very opportunity to re-engage with nature through growing, socialising and learning in an outdoor and natural setting.

	Murals and artwork	Respondent queried if there could be further funding for murals, arts and community projects, stating these as the real ways to create change and regenerate communities.	Within the Design Framework, Place Making is a common thread that will make the proposals 'Oldham' and give a sense of identity for the town – a key component of achieving this can be through community engagement and the development of an artwork and events strategy. This opportunity will be raised with Oldham's existing Events Team.
	Provision of green space	There was a call for more parks in the plans. Respondents showed support for the retention and expansion of green space. However some said that there are too many parks in the plans and the space should be used for more shops instead.	Enhancing the Town Centre's green infrastructure and strengthening its connections with surrounding areas is a key priority for Partners. The following ongoing schemes within and adjoining the Town Centre will fundamentally transform the public realm and how people experience the area, creating the structure around which the proposals in this Development Framework will be delivered.
Local services and education	Eton Star College	Multiple respondents from all channels of the consultation were supportive of Eton Star College. They noted it is an important part of planning for the future of the town and its people. However some were apprehensive as there is a perception that it would be a single faith school situated on land originally designated for housing.	Eton Star Oldham is a new college proposed within the Town Centre, on the site of the current outdoor Tommyfield Market. Eton will provide "significant and ongoing" annual funding to the new colleges as part of the programme – including the scheme in Oldham – from its own investments and resources, as well as from additional fundraising. The 16-19 college will aim to recruit young people who have had fewer opportunities in life, providing them with a first-class education

			and supporting them to achieve places at the very best universities. The admission policy of the new college will be designed to reflect this ambition.
	General concerns	Multiple respondents raised concerns that the current infrastructure in Oldham is not able to support an influx of 2000 new homes worth of people and therefore more detail about the infrastructure plans would be helpful.	One of the objectives of the Development Framework is to ensure that new development is located in sustainable and accessible locations close to public transport, local services, facilities and amenities. The impact of the proposals on local services will be considered as the sites come forward, with the necessary provision and appropriate mitigation provided to ensure that the infrastructure in and around Oldham is sufficient for the town's new needs.
	GP surgeries	Respondents, particularly those at the drop in events, noted that it is currently difficult to get a doctor's appointment and expressed concerns that if we are increasing the number of residential properties will exacerbate the issue.	
	Primary schools	Respondents recognised there was a number of high schools and colleges around the Town Centre, but questioned if there would be any new primary schools. There was speculation around whether there are enough schools to support the influx of people that comes with 2000 new homes. It was also noted that the if the intention is to attract a mix of people to the town, the schools need to be of a good standard.	
Character and identity	Heritage buildings	Respondents noted that they would like the Queen Elizabeth Hall, Civic Tower and former NatWest building to be preserved, to retain the character and history of	The Queen Elizabeth Hall and Civic Centre are core sites identified within the Development Framework.

	<p>Oldham. There were queries regarding if the Queen Elizabeth site was going to have residential properties built on top.</p>	<p>The Civic Centre is identified in the Draft Local Plan as a proposed allocation for housing capable of delivering circa. 600 new homes. It represents the largest of the Core sites within the Town Centre and its phased redevelopment following vacant possession is fundamental to success of the Development Framework. The Civic Tower, if possible, will be retained, however the scope of these works are still to be agreed alongside the delivery strategy of the site. This will be developed in further detail with the professional team and contractor once the development framework has been completed.</p> <p>The former NatWest building is not owned by the Council and as a result is not part of these plans.</p> <p>The impact of new proposals on existing heritage buildings will be carefully considered within the detailed design of the proposals as they are developed.</p>
Pride in Oldham's history and identity	<p>Respondents expressed pride in Oldham's History and noted they would like to see this reflected in the plans. Respondents at the drop in event stated they would like the history of Oldham referenced in the plans, specifically, the cotton mills, Churchill and music theatre. Respondents stated that Oldham needs a clear identity to attract people to the town both to live and shop. It</p>	<p>The history of Oldham will be taken onboard at every step of the design stage of the plans; through building materials, building character, design and scale. Oldham's rich history and identity needs to shine through the new proposals, and to ensure that happens we have a dedicated specialist Heritage consultant onboard to direct the team appropriately.</p>

		<p>was noted that links to history such a mill or market towns, provide a sense of place and attract tourism for other towns. One respondent noted the importance of create a multicultural community where people integrate to build strong, neighbourly communities, fostering a sense of unity. They cite Yorkshire Street and Union Street and Tommy field market as prime examples of how this has been effective in the past.</p>
Coliseum	Multiple respondents stated their support for the Coliseum, listing it as inspiration cultural space.	In July 2024, Oldham Council announced that the Coliseum had been saved from closure following the withdrawal of Arts Council England funding. £10m has been pledged for its refurbishment
Union Street	Respondents noted that Union Street is an iconic landmark and needs preservation.	Union Street calls within the Cultural and Creative Quarter Character Area identified within the Development Framework. The re-use of existing listed buildings on Union Street and surrounding streets will make space for live performance, including a heritage buildings strategy and home for Oldham Coliseum, and the Prudential Building will be renovated to create innovative and flexible office space aimed at attracting creative and digital businesses to Oldham. The Egyptian Room in Oldham Town Hall will be transformed into a high-quality food and drink destination. Whilst there are no core or opportunity sites within this character area

			the Council continues to progress with a number of regeneration projects which will transform this part of the Town Centre, dramatically enhancing cultural and creative provisions for the benefit of Oldhamers.
Roads and highways	Congestion	Respondents expressed concern regarding the risk of increasing congestion, which they say is already quite bad in the Town Centre.	As part of the Access and Movement Strategy for the Development Framework, we will be looking to realise opportunities to improve public transport and opportunities for walking and cycling, and to manage car parking (and the routes for cars to access parking). We're therefore looking to reduce the number of vehicles accessing many parts of the town centre and to encourage other forms of transport. New developments in the town centre will have this in mind when being planned.
	Road repairs	Respondents expressed a need for better upkeep of the roads including repairs.	Problems regarding the road can be reported through the Council's online portal Roads, streets and pavements Oldham Council or in person at the Council offices.
	Road width	At a drop in event, it was noted that the width of the roads needs to be able to support cycle lanes as well as plenty of space for vehicles. It was stated that this had caused issues in the past, specifically close to the old bus station.	As part of our plans, we are looking at improvements to cycle routes in addition to those already being delivered, including Accessible Oldham interventions such as Oldham's first CYCLOPS junction at Egerton Street/St Mary's Way and the creation of an off-road cycle lane on St. Mary's Way.
	Taxi rank	One respondent noted the new location of the taxi rank has made disabled parking	This will be explored further and should this be the case, steps will be taken to address the situation at the earliest opportunity.

		inaccessible, causing disruption and inconvenience.	
Design and construction	Construction delivery	Respondents stated that Oldham doesn't have a good reputation for delivering construction on time, questioning why this time it would be any different.	Muse is a nationwide placemaker with almost 40 years of experience in creating mixed-use communities across the UK., including towns across Manchester, such as Prestwich in Bury and Stockport. Their track record of leading complex regeneration projects will help ensure these plans are delivered. As part of the Partnership, Muse will use their expertise to source funding through capital markets such as institutional investors, build to rent operators and registered providers. In addition, external grant funding from central government will also be applied for where appropriate. Further details will come forward with regard to funding at the relevant and appropriate times but this funding source will help to ensure that projects are delivered accordingly.
	Construction timeline	Respondents queried the timeline for the construction plans, asking specially when the housing will be finalised. They also questioned how this will affect the current public transport and links with the Town Centre during construction.	Given the scale and ambition of the proposals and the level of investment required to realise the vision, a phased approach to delivery over the 15 year developer agreement is proposed. Subject to the planning process, we are endeavouring to begin work on the first site in Autumn 2025. Much will of course happen

		<p>before that. The core sites of Civic Centre, Former Magistrates' Court and Manchester Chambers and Former Leisure Centre are envisaged to come forward first, delivering transformational regeneration which will catalyse wider improvements across the Town Centre. In delivering the Civic Centre site, the proposed development will need to be aligned with achieving vacant possession of all buildings following the relocation of Council staff and functions to the Spindles Shopping Centre. Once the core sites have come forward attention will turn to the opportunity sites toward the end of the 15 year period, but exact timings are to be confirmed.</p> <p>When the time arrives, construction management plans will be submitted to manage the impacts of construction and will consider traffic impacts on local roads. The phasing of construction is also still to be determined, but construction will be carefully managed and it is unlikely to occur across all sites at the same time. This will minimise the impact on the Town Centre at any one time. We will remain open and transparent about the timescales associated with construction, as well as any knock-on impacts for business.</p>
Design development	Respondents were concerned that the housing provided might be substandard in	The Partnership is at the very early stages of the process with regard to planning and

	<p>design, citing St Mary's, Primrose Bank or Wereneth as examples. Having a variation of designs for homes was suggested as an important factor, specifically not just simple "boxes". Some respondents expressed a desire for balconies and private gardens, especially for those who are housebound. Others raised safety concerns regarding the cladding used in the high-rise buildings.</p>	<p>delivering new housing. Once individual applications start to come forward over the coming years and discussions open up with, the Partnership will be taking consulting and taking feedback on the proposals. Safety will be a key priority, and with leading designers onboard our goal is to deliver great places to live which enhance Oldham's already rich and vibrant character.</p>
Environmental design	<p>Respondents expressed a desire for the homes to be built to environmentally friendly standards.</p>	<p>This Development Framework seeks to embed sustainability into the full lifecycle of developments, from initial design feasibility through to construction, maintenance and operation. The accompanying Sustainability Framework establishes key performance indicators (KPIs) to support the sustainable redevelopment of Oldham Town Centre. The framework sets out guidelines and targets for decarbonising heat, reducing embodied carbon, integrating circular economy principles, and improving energy efficiency.</p>
Embodied carbon	<p>Respondents raised concerns over materials and embodied carbon in buildings, citing it as unsustainable and short-term.</p>	<p>Wherever possible, we are exploring options to repurpose existing buildings. Where this is not possible, throughout the design and subsequent construction process we will remain committed to creating new neighbourhoods which reduce embodied carbon emissions. More information about</p>

			this will be brought forward as part of individual planning applications.
	High rise buildings	Respondents expressed a fear of high-rise buildings dominating the skyline, with comparisons drawn to Manchester as a major city. Similarly, people were concerned about this given the topography of the Town Centre and how it will impact views across the town.	The scale and massing of the proposed developments will be carefully considered to work with the topography of Oldham, both on a case-by-case basis and in terms of their cumulative impact on Oldham's skyline.
	Wildlife	Respondents expressed a desire for nesting boxings and hedgehog habitats in the new home's gardens and green spaces in the town.	As part of the Biodiversity Net Gain strategy, Ecologist recommendations would be captured. As part of the final plans and designs. This could include interventions such as these suggested, or others as appropriate.
Development framework	Area names	Some said that the "Quarters" and "Character Areas" are not fittingly named for the different Sections of the plan.	The references to the different 'Quarters' such as The Civic and Residential Quarter has come directly from the draft Local Plan, so we have kept those names here for consistency.
Consultation process	Accessibility of materials	One respondent noted the consultation document, is inaccessible for people with additional needs, suggesting a one-page version with an image, simple bullet points with key information as ideal, however others noted that the newsletter didn't contain enough information and should have been more thorough. Respondents from the drop in event also noted the colour scheme for the document is not accessible to people with visual	As part of the materials for the community conversation, we prepared a wide variety of materials including a one-page easy read summary. During future rounds of consultation we will ensure that this version is available to everyone, at every event. The colour palette that was used for the production of the materials was consistent with Muse's branding, however feedback will be shared with the design teams involved in the consultation materials to ensure that

	impairments to read the text on some of the printed materials.	moving forwards all assets are clear and easy to read for everybody.
Consultation survey	Some respondents noted the survey needs to be simplified, with the option to add on more information. There was a request that the open-ended questions need to be more clearly labelled as optional, as the potential for long answers was off putting.	We want to ensure as many people as possible are encouraged to respond to our conversation and share their views. This feedback will be taken on board for future rounds of consultation.
Local people's views	One respondent stated there needs to be more community influence in the consultation and planning process.	As part of the community conversation, the Partnership have committed to an open and transparent dialogue with the local community. Our approach has been broad and far reaching over the 7 week conversation period, holding 9 drop in events, sharing hard copy materials with over 70 locations and encouraging people to have their say via paid for social media adverts and newspapers. More details about what we have done to promote the conversation can be found earlier in this report. We are keen to continue growing and adapting our approach to ensure that everybody who is interested can find out and share their views. We welcome any feedback about how we could better do this in the future.
Parish Church	Respondents noted there had been a lack of engagement with the parish church.	We want to ensure as many people and stakeholders as possible are encouraged to respond to our conversation and share their views. This feedback will be taken on board for future rounds of consultation.

Previous consultation

Respondents queried how this consultation will be different to previous plans, which weren't then followed through with.

This phase of the conversation on the draft Development Framework builds on a number of recent consultations including Let's Talk Oldham in 2020 and the Big Oldham Conversation in 2021, which the town has already positively supported and engaged in. We have listened to these past discussions and thought about the feedback in the development of these plans, including what we've heard around providing homes to suit different needs and budgets; Town Centres that are well used; clean and safe streets; good quality parks and open spaces; opportunities to support local businesses and to help them grow; as well as events, entertainment and leisure and cultural facilities, to name but a few. The next step in the journey is to invite all Oldhamers to engage in a conversation about the vision for the Town Centre and the creation of 2,000 new homes across several priority sites across an illustrative masterplan, which you will find in this draft document.

Statutory Consultee feedback summary

Consultee	Summary of feedback	Response and next steps
Design for Security (Greater Manchester Police)	None received.	None required.
Historic England	No specific comments. Historic England welcome the consideration given to Oldham's heritage and look forward to commenting on more detailed proposals.	The partnership thanks Historic England for its response and welcomes the opportunity for further engagement.
National Grid	None received.	None required.
National Highways	<p>The construction of an additional 2,000 homes may have impacts on the Strategic Road Network further afield. Early consideration should be given to sustainability and alternative methods of transport, especially for short trips.</p> <p>Usage of Oldham's bus and Metrolink connections should be encouraged. Active travel should also be considered a primary method of movement when designing safe and attractive spaces.</p> <p>Where residual vehicle trips generated will have a considerable impact to the road network, it may be necessary to incorporate highway mitigation into the plan at the earliest stages.</p>	The partnership welcomes the feedback from National Highways. The Development Framework incorporates a range of measures to promote sustainable travel modes by encouraging the utilisation of existing bus and Metrolink services and enhanced active travel routes. Further engagement with TfGM is ongoing to give further consideration to bus services and facilities, and will continue as the sites and projects come forward in the future.
Natural England	Natural England have not provided any comment as there is not considered to be any likely risk or opportunity in relation to its statutory purpose.	The partnership thanks Natural England for its response and welcomes the opportunity for further engagement.

OMBC Strategic Planning	<p>The progress made on the Development Framework is welcomed. The response suggests a review of whether the 15-year time period for delivery is appropriate.</p> <p>Further consideration and incorporation of the following planning policy documents is recommended:</p> <ul style="list-style-type: none"> - Oldham Town Centre Conservation Area Appraisal and Management SPD - Oldham Green Infrastructure Strategy - Draft South Pennine Moors SPD - Draft Holcroft Moss Planning Obligations SPD - GM Local Nature Recovery Strategy - Revised National Planning Policy Framework <p>A series of specific amendments to the content of the Development Framework are recommended, generally relating to the presentation, phrasing and justification of policy and technical information.</p> <p>Further engagement with Council officers is suggested to progress strategies for biodiversity net gain, social value, and the emerging local plan review.</p>	<p>The feedback from Strategic Planning will be incorporated into the final Development Framework to ensure that it properly takes into consideration the comments raised around planning policy and constraints. Further engagement with Council officers is ongoing.</p>
Transport for Greater Manchester	<p>TfGM are supportive of proposals following extensive discussions. The response provides comments relating to the consideration of the bus network in the Development Framework and the proposals for St Mary's Way.</p> <p><u>Development Framework</u></p>	<p>The response and comments are acknowledged, and the partnership is continuing to engage with TfGM to address the significant concerns raised. A workshop is to be arranged to discuss points raised.</p>

TfGM notes the removal of three parts of Oldham's bus network at Clegg Street, Lord Street / Yorkshire Street, and the link between the Cheapside and West Street Bus Stations.

Principal concerns raised are summarised below.

- Infrastructure proposals are focused on improvements benefitting active travel and general traffic, with no reference to potential bus enhancements. Due to the importance of the bus network in Oldham town centre, the Development Framework should indicate how proposals will protect and enhance bus services, operational facilities, and passenger access and journeys.
- There is no detailed information relating to the £50m CRSTS funding for the Rochdale - Oldham - Ashton Quality Bus Transit Corridor. This proposal includes a two way bus gate on King Street, which the Development Framework identifies as a key vehicular route.

TfGM propose working together to identify bus related enhancements for inclusion in the Development Framework.

St Mary's Way

The Streets for All proposals for St Mary's Way have potential to significantly affect bus operations. Resulting concerns and suggestions which were previously raised

at TfGM's Design Review Panel are formally highlighted for consideration:

- If bus lanes on St Mary's Way are removed, TfGM would support a review of bus priority measures including bus lane provision and bus gates.
- The proposed uncontrolled junction at the access to Cheapside bus station raises significant safety and operational concerns given the high number of bus movements and potential congestion on St Mary's Way.
- Lack of visible traffic monitoring data to allow impact assessment.
- Consideration of repositioning bus stops on St Mary's Way from inline on carriageway as currently proposed to inset laybys, once traffic modelling data is available.
- Suggestion to restrict through traffic on St Mary's Way, for example through a bus gate, to provide priority for sustainable modes.

TfGM request engagement in advance of the formal Design Review Panel to allow constructive discussions with a view to resolving issues and concerns.

United Utilities	UU note that the ongoing dialogue is extremely positive and very welcomed. Subject to relevant detailed assessment, UU wish to explore the opportunity to expand this partnership arrangement across the town centre development framework.	The partnership notes the specific recommendations for the Development Framework, and provide a response which details any resulting amendments proposed alongside any additional actions or clarifications where a suggested amendment would not be appropriate.
------------------	---	---

The response provides a spectrum of comments which identify issues for consideration in the Development Framework, areas for further engagement and consultation with UU, and recommendations for the detailed design and planning process for development which comes forward. These comments relate to:

1. How water and wastewater assets, and UU's property interests represent a constraint to any masterplan, which must be carefully considered;
2. How sustainable foul and surface water drainage can be integrated into your proposals;
3. The risk of flooding;
4. How water efficiency measures can be incorporated into the proposals; and
5. The need for a co-ordinated and holistic approach to infrastructure delivery across the development framework.

A number of specific recommendations are made relating to potential amendments to the Development Framework:

- Clearly outline the aspirations and requirements for water management in terms of sustainable foul and surface water drainage, and how these will be incorporated into the redevelopment proposals.
- Give early consideration to a drainage strategy for the area which reflects the hierarchy for managing

The requirements for detailed design work are acknowledged, take account of UU assets, sustainable drainage, flood risk, water efficiency, and a holistic approach to infrastructure delivery. These requirements will be carefully reviewed and shared with the design team to ensure proposals give them consideration at an early stage.

Further engagement will be undertaken with UU to continue the existing dialogue, address the issues raised at this stage, and establish a proactive working relationship for development proposals which come forward within the framework area.

surface water, considering the potential for management via infiltration wherever possible.

- Provide clarity on whether the Development Framework has been informed by a flood risk assessment of the area which considers the risk of flooding from all sources. For example, it may be necessary to identify specific areas of the masterplan to accommodate exceedance flows from overwhelmed drainage systems.
- Clearly set out water efficiency and sustainable drainage expectations in the delivery of new development. UU request (at minimum) compliance with the 'optional' standard in Building Regulations Requirement G2 for new residential development, and the BREEAM 'Excellent' water efficiency standard for non-residential development.

Prepare a holistic and co-ordinated strategy for new infrastructure, including foul drainage, surface water drainage and water supply, and considering the interactions between each phase of development. UU request the opportunity to liaise with partners on this strategy.

8. Conclusion

- 8.1 Together with the wider project team, Oldham Council and Muse have undertaken a comprehensive community conversation with key stakeholders and the local community, demonstrating a wide reach across numerous communication channels. Our key objective during this process was to involve people in our plans and craft the next steps using the insights and experiences of local people.
- 8.2 We developed a locally responsive and bespoke strategy for the community conversation, seeking to involve local stakeholders and the community early in the process with an opportunity to influence the proposals where possible.
- 8.3 The expectations for activity such as this set out nationally and locally have been exceeded, and best practice has been followed to ensure the local community could find out about the proposals and share their views.
- 8.4 By providing a mix of both digital (website, webinar and social media) and more traditional methods of consultation (hard copy materials, in person events and engagement), the Partnership has taken an inclusive and accessible approach to consultation which has provided a range of opportunities for people to provide feedback.
- 8.5 A range of feedback channels were provided to ensure that a wide segment of the local community were able to participate in the consultation, including an online survey, hard copy survey, dedicated project email address, consultation freephone number, freepost address and in-person events where all feedback received was logged.
- 8.6 From this wide-reaching awareness raising and engagement activity, a total of 523 pieces of written feedback were received via survey or email and over 600 conversations took place. Throughout this activity, several recurring themes emerged which has given the project team a better understanding of the local context and increased awareness of local concerns which have been fed into the next stages with the design of the Development Framework.
- 8.7 The Partnership considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective with lessons learnt for how to improve this for next time.
- 8.8 The Partnership has been, and will remain, open and transparent throughout the process and has committed to ongoing engagement with local stakeholders throughout the next steps and into construction on any of the identified sites.

Appendix 1: Posters

Appendix 2: Easy Read document

Appendix 3: Newsletter

Appendix 4: Youth Council "10 Forward" exercise

We had 343 responses to the 10 forward consultation.


1 What do you enjoy and value most about Oldham Town Centre? (tick all that apply)

- Community/People – 100
- Historic Buildings – 98
- Public Transport links – 163
- Community facilities – 24
- Town Centre events – 40
- Local Shops – 154
- Other responses – Chicken shop (8) Library (3) Nothing (38)

2 How do you feel about the Council's aim to deliver up to 2,000 new homes in the Town Centre? (Tick one)

- Very Positive – 111
- Positive – 50
- Neutral – 121
- Negative – 30
- Very Negative – 31

Please explain your answer

- 
- I am just neutral in regards to the topic, I'm sure there are people who need homes however.
- People need housing.
- Too many new homes are being built in Oldham as a whole

- I think the focus on the town centre is too much, the districts always have been and continue to be overlooked. focus could be on those areas as well as the town centre
- I feel like this is very good because it is one step closer to helping remove Oldham's homeless problem
- Good that youre not building on the greenbelt but come on, £200,000, terrible.
- I don't care to answer
- No
- Takes up space, overcrowds schools
- It's all well and good to promise the new homes, but its a question if it will actually happen and where the funds will come from (i.e. if there's any cuts from other sectors)
- There is nothing to do and my local high school and primary school are suffering from over subscription and lack of resources/funding, where are all these people going to go.
- It's nice to be kind to people
- Opportunities for housing for the needy
- Town centre needs to be cleaned more than anything
- There is a housing crisis going on in Oldham and we need roofs over peoples heads
- It will loose the town centre completely!
- Immigrants
- It will fetch more life into the town
- Cause now more ppl can live here
- Depends on execution
- We need to develop affordable housing to get the next generation on the property ladder
- too many houses already , we need more shops as the ones we have now are closing , we need more open space or youth / adult centres for people to come together as a community.
- More people can get houses, which means less people homeless.
- it might make oldham more busy

- It doesn't impact my life
- If you have new homes, more people can have homes and live in Oldham, generating more income.
- I feel it's very important and needed since it could reduce the amount of homeless people and increase the community. However, it's also necessary to acknowledge that this could cause more traffic if there's not enough car parks/the sizes of car parks doesn't increase.

[Very few filled in this section]

3 The proposal suggests having five Character Areas in the Town Centre. Please tell us if you agree with these areas.

3a Civic & residential Quarter

- Completely agree - 71
- Mostly Agree - 151
- Neutral - 81
- Mostly disagree - 3
- Completely disagree - 1

3b Retail core

- Completely agree - 152
- Mostly Agree - 151
- Neutral - 30
- Mostly disagree - 10
- Completely disagree - 0

3c Cultural & Creative Quarter

- Completely agree - 141
- Mostly Agree - 108
- Neutral - 84
- Mostly disagree - 10
- Completely disagree - 0

3d Eastern Edge & Oldham Mumps

- Completely agree - 83
- Mostly Agree - 106
- Neutral - 84
- Mostly disagree - 10
- Completely disagree - 0

3e Western edge and educational quarter

- Completely agree - 111
- Mostly Agree - 121
- Neutral - 101
- Mostly disagree - 8
- Completely disagree - 2

Only 1 person completed the explain why section

- Why are there only 3 quarters, surely you need 4? Plus there are 5 sections so why not call them quintiles?

4 Do you agree that it is important for Oldham's historic character to be protected within the new neighbourhoods? (Tick one)

- Completely agree - 228
- Mostly Agree - 87
- Neutral - 21
- Mostly disagree - 6
- Completely disagree - 1

5 How important do you think it is to have good public transport links near your home? (Tick one)

- Very Important - 252
- Fairly Important - 66

- A little Important - 23
- Not really Important - 2
- Not Important at all - 0

6 How important is personal safety to you when choosing where you live? (Tick one)

- Very Important - 302
- Fairly Important - 30
- A little Important - 10
- Not really Important - 0
- Not Important at all - 0

7 Do you agree that it is important for the new homes to be built sustainably? (i.e. to have at least possible negative impact on the environment) (Tick one)

- Completely agree - 239
- Mostly Agree - 50
- Neutral - 38
- Mostly disagree - 6
- Completely disagree - 10

8 Thinking about the homes proposed in the Development Framework, which would you prioritise for a new home? (Tick all that apply)

- Garden / outdoor amenity space - 232
- Private parking - 201
- EV car charging point - 80
- Energy efficient homes - 235
- Accessible bathrooms - 172
- Step free access - 43

- Natural light - 202
- Security - 217
- Other : good waste management if flats, Su *[not sure what this mean but it's what they wrote]*

9 Which of the below do you think is important to have near your home? (Tick all that apply)

- Children's play areas - 172
- Community centre - 141
- Sports facilities - 117
- Local shops - 182
- Green space (eg: park, public gardens etc.) - 293
- Safe pedestrian and cycle routes - 192
- Other : no responses

10 Are there places or community organisations that inspire you in the local area?

- No
- no
- Clubs for all ages, such as 5 a side
- Not particularly
- None that I can think of.
- OPAG
- churches
- the train station
- Youth Council
- Parks
- Oldham Music centre
- Theatre workshop, coliseum when it returns

- Oldham is scruffy especially town centre it needs change
- Oldham Coliseum
- Oasis hub, food banks and the European Islamic center
- tandle hills, oldham youth council
- Pride festivals

11 Is there anything else you would like to add about changes to the Town Centre?

- No
- Smoother pathways so that no one can trip over the pebble style floors
- Unsure
- No.
- for the investors who agree to fund this program, add a clause where they MUST give grant funding to the DISTRICTS to spend how their RESIDENTS think
- the bus stations new road is terrible.
- Better security/police patrolling. Better selection of shops with a clean area. So much litter and everything just looks run down and dated.
- The cleanliness and smell
- It desperately needs to be cleaned as well as feeling safer
- More arts, music, coliseum
- add more good stuff init
- Better shops, restore the market!, free parking like the Trafford Centre
- more live singers and musicians during the day in the street. more pcos patrolling the area and getting involved with the communit's as people don't like oldham because they say it's unsafe.
- open on sundays
- More bins
- Make people feel more safe, day and night.

We don't collect personal data when doing a ten forward consultation however everyone asked was in the under 20 bracket.

Appendix 5: Engagement HQ survey form



[Home](#) / [Have your say - Oldham Town Living](#)

Have your say - Oldham Town Living



Oldham Council and Muse are working in partnership to build up to 2,000 new homes in Oldham Town Centre. More information about our proposals is available on the consultation website: www.OldhamTownLiving.co.uk

You can provide your feedback through our online survey below.

If you'd prefer, you can also share your feedback by:

- **Emailing us at:** contact@OldhamTownLiving.co.uk
- **Writing to our Freepost address:** Freepost plus RUG5-SJCY-TZAA, Oldham Town Living Conversation, c/o Turley, Level 5, Transmission, 6 Atherton St, Manchester, M3 3GS
- **Calling our Freephone number,** leaving a message and a member of the team will give you a call back : 0808 168 8296

Key Dates

 Consultation opens
24 July 2024

 Consultation closes
11 September 2024

[Survey](#)

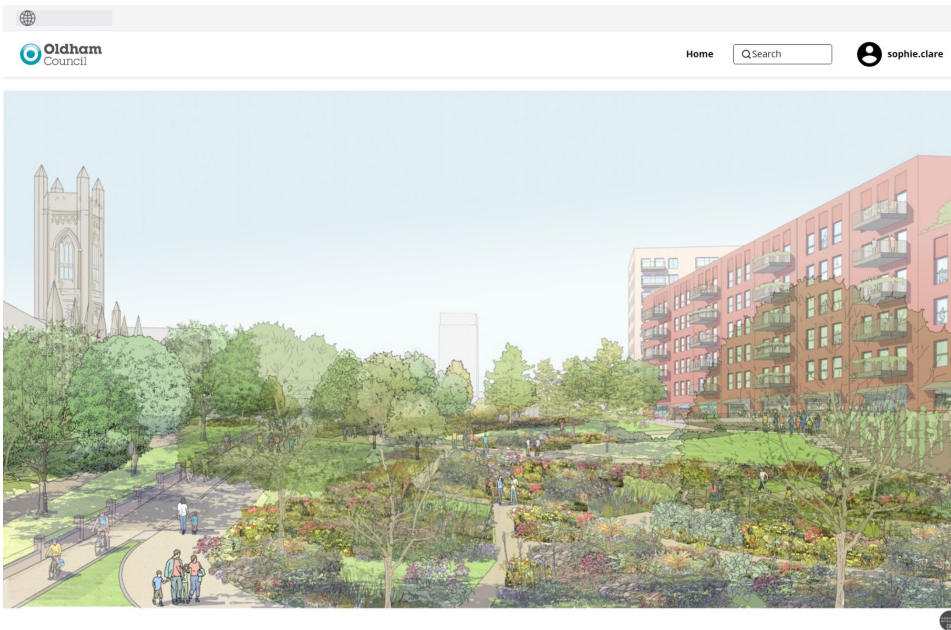
Have your say

We want to have a conversation with you – the residents, businesses and community groups in the town and wider borough – about the plans we are developing for Oldham's newest neighbourhood. We want to hear what you think.

[HAVE YOUR SAY](#)



Page published: 24 Jul 2024, 09:17 AM



[Home](#) / [Have your say - Oldham Town Living](#) / Have your say

Have your say

We want to have a conversation with you – the residents, businesses and community groups in the town and wider borough – about the plans we are developing for Oldham's newest neighbourhood. We want to hear what you think.

You will be submitting this survey as **sophie.clare**, to change this [logout](#)

0% answered

All fields marked with an asterisk (*) are required

1. What do you enjoy and value most about Oldham Town Centre? (tick all that apply)

- ☐ The community / people
- ☐ Historic buildings
- ☐ Public transport links
- ☐ Community facilities
- ☐ Town centre events (eg: Summer Music Festival)
- ☐ Local shops
- ☐ Other (please specify)

2. How do you feel about the Development Framework's aim to deliver up to 2,000 new homes in the Town Centre? *

- ☐ Very positive
- ☐ Positive
- ☐ Neutral
- ☐ Negative
- ☒ Very negative

3. Please explain why you feel very negative?

4. Do you agree with the Development Framework's proposals for the Western Edge & Educational Quarter Character Area in the Town Centre?

5. Do you agree with the Development Framework's proposals for the Civic & Residential Character Area in the Town Centre?

6. Do you agree with the Development Framework's proposals for the Retail Core Character Area in the Town Centre?

7. Do you agree with the Development Framework's proposals for the Cultural & Creative Quarter Character Area in the Town Centre?

8. Do you agree with the Development Framework's proposals for the Eastern Edge & Oldham Mump Character Area in the Town Centre?

Select option

9. Do you agree that it is important for Oldham's historic character to be protected within the new neighbourhood?

Select option

10. How important do you think it is to have good public transport links near your home?

Select option

11. Do you agree that it is important for the new homes to be built sustainably? (i.e. to have the least possible negative impact on the environment)

Select option

12. How important is personal safety to you when choosing where you live?

Select option

13. Which of the below do you think is important to have near your home?

- ☐ Children's play area
- ☐ Community centre
- ☐ Sports facilities
- ☐ Local shops
- ☐ Green space (eg: parks, public gardens etc)
- ☐ Safe pedestrian and cycle routes
- ☐ Security
- ☐ Other (please specify)

14. Are there places or community organisations that inspire you in the local area?

15. Thinking about the homes proposed in the Development Framework, which would be your priorities for a new home? (tick all that apply)

- ☐ Garden / outdoor amenity space
- ☐ Private parking
- ☐ Electric vehicle charging points
- ☐ Energy efficient homes
- ☐ Accessible bathrooms
- ☐ Step-free access
- ☐ Natural light
- ☐ Security
- ☐ Other (please specify)

16. Is there anything else you would like to add?

Save and continue

Appendix 6: Webinar presentation

Appendix 7: Sample social media advert



Oldham Town Living

23 August at 11:05 · 🌐

What do you think about Oldham Town Centre and our vision to deliver up to 2,000 new homes in the heart of the town? Complete our short survey to tell us what you think and help us shape an even brighter future for Oldham 🌱

Have your say

Help shape the future of Oldham Town Centre

OldhamTownLiving.co.uk



OLDHAMTOWNLIVING.CO.UK

Join the Oldham Town Living Conversation

We want to have a conversation with you – the residents, businesses and co...

Learn more

See insights and ads

Boost post



50

168 comments

7 shares

Page 321

Appendix 8: Sample paid media ad

Thursday August 22, 2024

13



Have your say

Draft vision for Oldham Town Centre

Muse and Oldham Council are on a mission to deliver positive change for Oldham Town Centre and we want to hear your views.

WAYS TO FEEDBACK

ONLINE QUESTIONNAIRE

Visit [OldhamTownLiving.co.uk](https://www.OldhamTownLiving.co.uk) and complete the online survey. Please provide your feedback by **Wed 11 Sep, 2024**.

PUBLIC WEBINAR

Visit [OldhamTownLiving.co.uk](https://www.OldhamTownLiving.co.uk) to watch the recording of our public webinar with the project team.

DROP-IN EVENTS

We will be at the Spindles Shopping Centre (near the entrance to Rhode Island Coffee) every week:

THUR 22 AUG, 10AM-2PM

SAT 31 AUG, 10AM-2PM

THUR 5 SEP, 10AM-2PM



You can scan this QR code on your mobile phone to go to our website

Find out more at www.OldhamTownLiving.co.uk

Follow us

 [@OldhamTownLiving](https://www.instagram.com/OldhamTownLiving)

 [@OldhamTownLiving](https://www.facebook.com/OldhamTownLiving)

 [@Oldham_Living](https://www.twitter.com/Oldham_Living)

Muse +  **Oldham**
Council

Appendix 9: Consultation banners

Appendix 10: Media coverage

Below is the coverage generated from our press release to local and trade media about the launch of the Community Conversation:

- [North West Place](#) published an article in conversation with Cllr Shah and Phil Mayall, highlighting their awareness of scepticism in the community surrounding the regeneration plans. Cllr Shah and Mayall discuss the public sentiment regarding the plans, presenting a positive, united front to make a real difference in the town centre.
- [The Oldham Times](#) has reported resident “backlash” on the town centre regeneration plans. The article reports that residents are dismayed with the surge of housing and would prefer more retailers instead. However, some readers noted that due to changed shopping habits this is unrealistic. There are also calls for an increase in infrastructure such as GPs, primary schools and dentists. One resident reported there is not enough housing and that 2000 still won't solve the crisis in Oldham.
- [Building Design](#) announced the architecture firm Hawkins Brown's unveiling of the “major” plans, also noting Muse and Oldham Council's publication of the Draft Development Framework.
- [The Oldham Times](#) reported there have been mixed responses to the unveiling of the town centre regeneration plans. The article notes concerns of the retail opportunities on offer, the future of Tommyfield market and if the regeneration is needed. Positive sentiment was also reported, with the public excited for a more modern town centre.
- [Yahoo News](#) covered the unveiling of the town's “revamp”, framing the masterplan in positive light.
- [The Oldham Times](#) has reported on the Community Conversation, highlighting how to get involved and the purpose behind the consultation.
- [The Saddleworth Independent](#) has covered the launch of the masterplan, detailing the five key areas.
- [The Oldham Evening Chronicle](#) notes the positivity of the plans, but picks up on the reduction of car parking spaces to make way for residential buildings. The article notes there are several drop-in events over the next few weeks.
- [World News](#) frames Phil Mayall as a local Oldhamer, and therefore an asset to get the best for the town.
- [The Business Desk](#) quotes the Framework, highlighting the vision is to create character and provide new quality homes, whilst providing jobs and learning opportunities for locals.

- [About Manchester](#) quotes the press release comment on the plans being a "local solution to the national housing crisis".
- [The Estates Gazette](#) has covered the announcement of the Development Framework and the seven week consultation. Please note, the full article is inaccessible without a subscription.
- The [BBC](#) outlines the focus on housing, but mention that Muse have still put forward plans for the "retail core".
- [Manchester World](#) commented on the distinct areas, specifically the "Cultural Quarter" and the recently saved Coliseum theatre. The article also notes the demolition of the Queen Elizabeth Hall and Civic Centre to make way for new homes.
- [Housing Today](#) details the breakdown of the proposed housing sites and character areas, alongside the refurbishment of the Manchester Chambers to include retail and leisure facilities.
- [I Love Manchester](#) quotes the plans are "astonishing". Alongside covering the residential development, the article notes the plans for Mumps to house an energy heat pump to power the town.

This page is intentionally left blank

Oldham Town Centre Development Framework – Schedule of Amendments

October 2024

The table below sets out the amendments which have been made to the Development Framework document following the extensive stakeholder and public consultation.

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
1		Throughout Document	References to ‘draft’ document.	Throughout	Removed the references to ‘draft’ document throughout.
2	22	Introduction	OMBC Strategic Planning comment: 15 years seems quite a short time to deliver around 2,000 dwellings. Would welcome further investigation in future iterations in terms of build-out rates that could be achievable considering the time frame.	<i>The purpose of this document is to deliver transformational change over the next 15 years...</i>	Amend to: <i>The purpose of this document is to deliver transformational change over the next 15 years and beyond...</i>
3	28 & 29	Delivering Social Value	References to Social Value Strategy	Text on Pages 28 & 29	Amend to: <i>Social Value Framework</i>
4	37	Success So Far	The commencement of the St Mary’s Way remodeling is not due to 2025.	Commencement of St Mary’s Way remodeling to improve town centre connectivity.	Remove reference due to works commencing in 2025.
5	40	Creating a Better Place Projects	Prudential Building - Update on the CPO position	The building is currently in private ownership and following a period of attempted negotiations the Council is	The Council recently completed the Compulsory Purchase Order for the building and is now turning its short-

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
				commencing the Compulsory Purchase Order process in order to deliver the scheme. The restoration and redevelopment of this prominent heritage asset will contribute to the regeneration of the Cultural and Creative Quarter, enhancing the office supply of the town centre.	term focus to safeguarding and weatherproofing the building after years of neglect by the previous owners before exploring wider options for the future of the building. The restoration and redevelopment of this prominent heritage asset will contribute to the regeneration of the Cultural and Creative Quarter.
6	42	Creating a Better Place Projects	Heritage Building Strategy – update given change in the location of the new theatre, and move to under the section on the Egyptian Room	Delete all text on the Heritage Building Strategy on the existing Page 43.	<p>Insert the following new text on Page 42.</p> <p>Heritage Building Strategy</p> <p>As well as the projects for the Prudential Building, Old Library, the Lyceum Building and the Egyptian Rooms, Oldham Council is progressing with plans for a heritage buildings strategy in the town centre, focusing on bringing the collection of historic buildings at the corner of Union Street and Greaves Street – the Grade II listed former Post Office building, the former Museum and the former Friends Meeting House – back into use.</p>
7	43	Creating a Better Place Projects	New text associated with the Fairbottom Street Coliseum Theatre	N/A	<p>Insert the following new text and associated images:</p> <p>Fairbottom Street Coliseum Theatre</p> <p>In July 2024, Oldham Council announced that it will re-open the Oldham Coliseum theatre on</p>

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
					Fairbottom Street in time for Panto 2025. The £10m project is being supported by £6.1m from the Towns Fund and the remainder from Oldham Council's regeneration budget. This plan replaces previous proposals for a new performance space on Union Street and is a vital part of retaining the cultural offer in the town centre.
8	47	Accessible Oldham	OMBC Strategic Planning comment: <i>The map on page 47 does not show the conservation area clearly. If it is not already it should be showing the extended conservation area.</i>	Map	Amend map to remove Oldham Town Centre Conservation Area boundary & listed buildings as this isn't relevant here. The relevant maps are in Appendix B.
9	48	Enhancing Oldham's Green Infrastructure	OMBC Strategic Planning comment: <i>Whilst evidence is referenced, we would like to see earlier reference and more explanation of how the Council's Green Infrastructure Strategy has been considered and incorporated. The spatial data sets produced (as shown on the online web map) within the Green Infrastructure Strategy, highlight opportunity areas aligned to local need and can be used to guide development decisions.</i>	Additional paragraph after introductory text	Additional text: <i>Oldham's Green Infrastructure Strategy provides an up-to-date assessment of current Green Infrastructure provision and future opportunities, using spatial data. There is specific reference to opportunities within the town centre including the new Linear Park, and linking new and existing open spaces as 'stepping stones' within and surrounding the town centre. This aligns with Draft Local Plan Policy OTC4 and Places for Everyone Policy N3.</i>
10	51	Oldham Greenway	OMBC Strategic Planning comment	The Oldham Greenway is a movement strategy that will link the town centre	Amend to: The Oldham Greenway is a movement strategy that will link the town centre

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
				(notably the Green Shoots Centre and Linear Park) with Northern Roots.	(notably the Green Shoots Centre and Linear Park) with Northern Roots, Beal Valley and Broadbent Moss.
11	58	New Homes in the Town Centre	General comments raised about the provision of a mix of housing types and tenure	<i>The delivery of a significant number of new homes...</i>	Amend to: <i>The delivery of a significant number of new homes in a range of tenure (including BtR and Social Housing) can...</i>
12	63	Local Strategies	OMBC Strategic Planning comment: <i>Specific mention of the Oldham Town Centre Conservation Area Appraisal and Management SPD should be reflected within the Framework. It's not clear how it has been incorporated, although it is acknowledged that it is referred to in the appendices.</i>	None	New section: Oldham Town Centre Conservation Area Appraisal and Management SPD (2019) <i>The SPD provides guidance on how to root regeneration in the conservation area, preserving and enhancing the character and appearance of the conservation area and introducing good quality, contemporary design alongside protecting and improving existing buildings and townscape features. The three objectives of the SPD are: Enhancement; Regeneration; and Community Engagement.</i>
13	84	Key Priorities	General comments raised about the provision of a mix of housing types and tenure	<i>Building quality homes</i>	Amend to: <i>Building quality homes, with a range of housing types and tenure</i>

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
14	98	Access & Movement Strategy	Relating to comments raised by TfGM in their response.	<i>The new development plots will enable new linkages by reconfiguring the built form to create open spaces between buildings and elements of green space and new public realm.</i>	Amend to: <i>The new development plots will enhance access to public transport and enable new linkages by reconfiguring the built form to create open spaces between buildings and elements of green space and new public realm.</i>
15	99	Access & Movement Strategy	Relating to comments raised by TfGM in their response.	N/A	Additional text: <i>Ensuring that development plots provided linkages to public transport that make it the preferred option for medium to long distance journeys.</i>
16	100-1001	Access & Movement Strategy	Relating to comments raised by TfGM in their response.	Plan showing the Reprioritised Street for Bus Travel.	Amendment to the plan which shows the full extent of the Quality Bus Transit Corridor.
17	103	Car Parking Strategy	Responses in relation to the loss of car parking in the town centre and the use and issues around parking in the Spindles Town Centre Shopping Centre car park.	Improving the connectivity and extending opening hours of the Spindles Town Square Shopping Centre car park to attract visitors and increase utilisation of parking spaces outside of traditional retail hours.	Amend to: <i>Implementing improvements to the Spindles Town Square Shopping Centre car park by improving pedestrian access and extending the opening hours to attract visitors and increase utilisation of parking spaces outside of traditional retail hours.</i>
18	103	Car Parking Strategy	Responses in relation to the loss of car parking in the town centre and the use and issues around parking in the Spindles Town Centre Shopping Centre car park.	N/A	Add: <i>Review the potential to introduce mezzanine decks to surface level car parks to provide targeted increases in capacity at locations that would benefit from it.</i>

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
19	104	Car Parking Context	Comments made about the amount of surface level parking retained.	<p>Remove:</p> <p><i>The majority of the current spare capacity is in the Spindles Town Square car park, which can provide an alternative option for future visitors to the town centre.</i></p>	<p>Amend to:</p> <p><i>Spindles Town Square is the highest capacity car park with 1,288 spaces although is temporarily reduced to 950 spaces as part of the ongoing construction works in the shopping centre. Located in the heart of the town the car park should be a perfect location for access to the central core, however, it is one of the most underutilised car parks, likely because of its restricted opening hours and lack of pedestrian access and permeability, particularly from the south.</i></p>
20	104	Car Parking Context	Comments made about the amount of surface level parking retained.	<p><i>One of the most underutilised car parks is the Prince's Gate car park, which likely reflects the post-COVID change in working patterns to hybrid working and people travelling less often.</i></p>	<p>Amend to:</p> <p><i>One of the most underutilised car parks is the Prince's Gate car park, following the introduction in 2017 of TfGM's Oldham Mumps Park & Ride car park. The ongoing underutilisation of the car park likely reflects the post-COVID change in working patterns to hybrid working and people travelling less often.</i></p>
21	105	Parking for new development	Comments made about adequate levels of parking/	<p><i>Each development will also be supported by a Travel Plan which will promote sustainable travel.</i></p>	<p>Amend to:</p> <p><i>Each development will also be supported by a Travel Plan which will promote sustainable travel and reflect</i></p>

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
					<i>the aims of the Council's Parking Action Plan.</i>
22	107	Landscape & Public Realm	OMBC Strategic Planning comment	List of policies	Amend to: <i>D6, HE3, OTC3 and OTC4</i>
23	107	Landscape & Public Realm Strategy	Comments raised regarding the safety of spaces created.	Design for all to feel welcome, comfortable and safe;	Amend to: <i>Design for all to feel welcome, comfortable and safe, taking account of relevant guidance such as Secured by Design.</i>
24	107	Landscape & Public Realm Strategy	Comments raised regarding the long term management of public realm and open space		Add: <i>A Landscape Management and Stewardship Strategy will be developed for the long term maintenance and management of the open spaces and public realm.</i>
25	108-109	Landscape & Public Realm Strategy	OMBC Strategic Planning comment	Map key: <i>Long-range landscape views</i>	Amend to: <i>Long-range landscape outlooks</i>
26	110	Landscape & Public Realm	OMBC Strategic Planning comment: <i>In line with the CAAMP SPD Policy B.4a</i>	Public realm enhancements	Additional text: <i>Proposals for additional street trees and planting need to be carefully considered and not be positioned so as to obscure positive buildings or block views.</i>

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
27	112	Landscape & Public Realm	United Utilities & OMBC Strategic Planning feedback	Implementation of sustainable urban drainage solutions	Additional text: <i>Preference should be given to multi-functional sustainable drainage systems, and to solutions that offer Green Infrastructure benefits and allow surface water to be managed via infiltration wherever possible.</i>
28	112	Landscape & Public Realm	United Utilities & OMBC Strategic Planning feedback	Approach to surface water drainage.	Additional text: <i>A detailed surface water drainage strategy will be developed for each site as they come forward. The aim will be to restrict the rate of surface water run-off from new developments.</i>
29	113	Landscape & Public Realm	OMBC Strategic Planning comment	Comments made around accessibility of spaces	Amended text: <i>All elements of Oldham Town Centre should feel comfortable, safe and welcoming to all taking account of relevant standards and guidance.</i>
30	113	Landscape & Public Realm	OMBC Strategic Planning comment	Design for all to feel welcome, comfortable and safe	Additional text: <i>New lighting must be planned carefully to ensure residential amenity is maintained and energy consumption minimised.</i>
31	124	Civic & Residential Quarter	Update on Eton Star	The scheme is currently in its RIBA 2 feasibility stage.	<i>The proposals for the site are currently at design development stage.</i>
32	124	Civic & Residential Quarter	Update on Eton Star	The building will accommodate 480 pupils.	Amend to:

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
					<i>The building will accommodate approximately 480 pupils.</i>
33	129	Civic Centre & Queen Elizabeth Hall	Comments raised about the design of sites and ensuring they are accessible for all.	Enhanced pedestrian permeability through the site...	Amend to: <i>Enhanced pedestrian permeability and accessibility through the site and buildings should...</i>
34	154	Retail Core	OMBC Strategic Planning comment: <i>The Retail Core that is shown is different to the Retail Core that is designated in the adopted Local Plan, however as part of the draft Local Plan a key diagram for the town centre was presented. The retail core that was shown in that key diagram is the same as in this Framework and was in line with the Muse work that had been done to date. It would be beneficial to understand the justification and the evidence used for this new Retail Core boundary so that it can be further explored and evidenced during the Local Plan review process and formally designated through the plan making process.</i>	‘the focus for an enhanced, vibrant and sustainable retail offer’	Additional text: <i>The boundary for the Retail Core is in line with the key diagram for the town centre that was presented as part of the draft Local Plan, as this is felt to more closely align with the spatial experience of the town centre by its current users.</i>
35	171	Mumps, Wallshaw Street and Prince’s Gate	The illustrative proposals and suggested uses for Prince’s Gate have been updated following further site analysis, design and feasibility development. This includes the removal of the supermarket / large retail unit.	Remove text: <i>Additionally, there is an opportunity for a new retail use (Use Class E) adjacent to the Prince Street entrance alongside smaller retail units (Use Class E) facing</i>	N/A

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
				<i>on to the Mumps Metrolink stop to the north.</i>	
36	171	Mumps, Wallshaw Street and Prince's Gate	The illustrative proposals and suggested uses for Prince's Gate have been updated following further site analysis, design and feasibility development. This includes the removal of the supermarket / large retail unit.	Remove text: <i>...some of which will use existing levels changes to facilitate car parking under the supermarket building which will be supported by stilts. The parking on site will principally serve the supermarket/ retail elements.</i>	
37	174-175	Mumps, Wallshaw Street and Prince's Gate	The illustrative proposals and suggested uses for Prince's Gate have been updated following further site analysis, design and feasibility development. This includes the removal of the supermarket / large retail unit.	Figure 6.32 – Indicative Scale and Massing.	Updated Figure 6.32.
38	176-177	Mumps, Wallshaw Street and Prince's Gate	The illustrative proposals and suggested uses for Prince's Gate have been updated following further site analysis, design and feasibility development. This includes the removal of the supermarket / large retail unit.	Figured 6.33 – Indicative Layout	Updated Figure 6.33.
39	198-199	Illustrative Masterplan	The illustrative proposals and suggested uses for Prince's Gate have been updated following further site analysis, design and feasibility development. This includes the	Figure 7.1 – Illustrative Masterplan	Updated Figure 7.1 – Illustrative Masterplan

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
			removal of the supermarket / large retail unit.		
40	205	Implementation & Delivery	Comments received throughout the consultation in relation to the delivery of key local services to support the housing growth in the town centre.to support the deliver of mitigation measures under Section 106...	Amend to: ...to support the delivery of mitigation measures and local services to support development under...
41	205	Implementation & Delivery	United Utilities feedback	Phasing	Additional text: <i>It is critical that the delivery of new development and phasing is undertaken in accordance with a holistic and co-ordinated strategy for new infrastructure (including foul drainage, surface water drainage and water supply) across the area covered by the development framework. This should consider how the infrastructure for each phase interacts with the infrastructure required for other phases.</i>
APPENDIX A					
42	14	Local Policy	Strategic Planning feedback: <i>In addition, following on from the adoption of PfE, two SPDs are being prepared, the latter of which will be of more relevance. The Framework should have regard to these as they become available.</i>	Supplementary Planning Documents	Additional text: <i>In addition, following on from the adoption of PfE, two SPDs are being prepared:</i> – South Pennine Moors to support implementation of PfE Policy JP-G5; and the – Holcroft Moss Planning Obligations SPD, which sets out how the nine

#	Page	Section	Summary of comment / Justification	Current Text / Figure	Amended Text / Figure
					<i>PfE Plan authorities will seek to secure contributions from developers to mitigate the impacts of development proposals on Holcroft Moss and supports PfE Policy JP-C8: Transport Requirements of New Development.</i>
APPENDIX B					
43	40-41	Green Infrastructure & Public Realm	United Utilities feedback: <i>It is not clear if the development framework has been informed by a flood risk assessment of the area which considers the risk of flooding from all <u>sources</u>. Flood risk could be material to the detailed design and the location of development. For example, it may be necessary to identify specific areas of the masterplan to accommodate exceedance flows from overwhelmed drainage systems.</i>	New section: flood risk	Detail has been added to the three Core Sites in relation to flood risk and surface water flooding.

Oldham Town Centre Development Framework

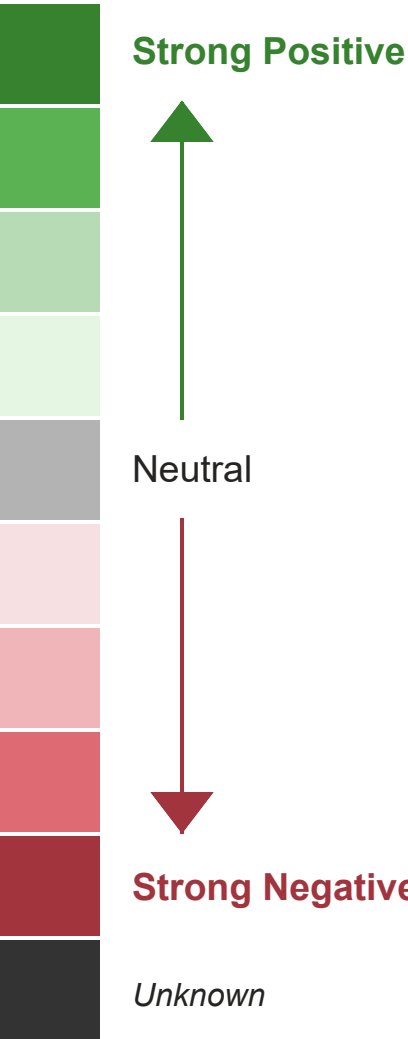
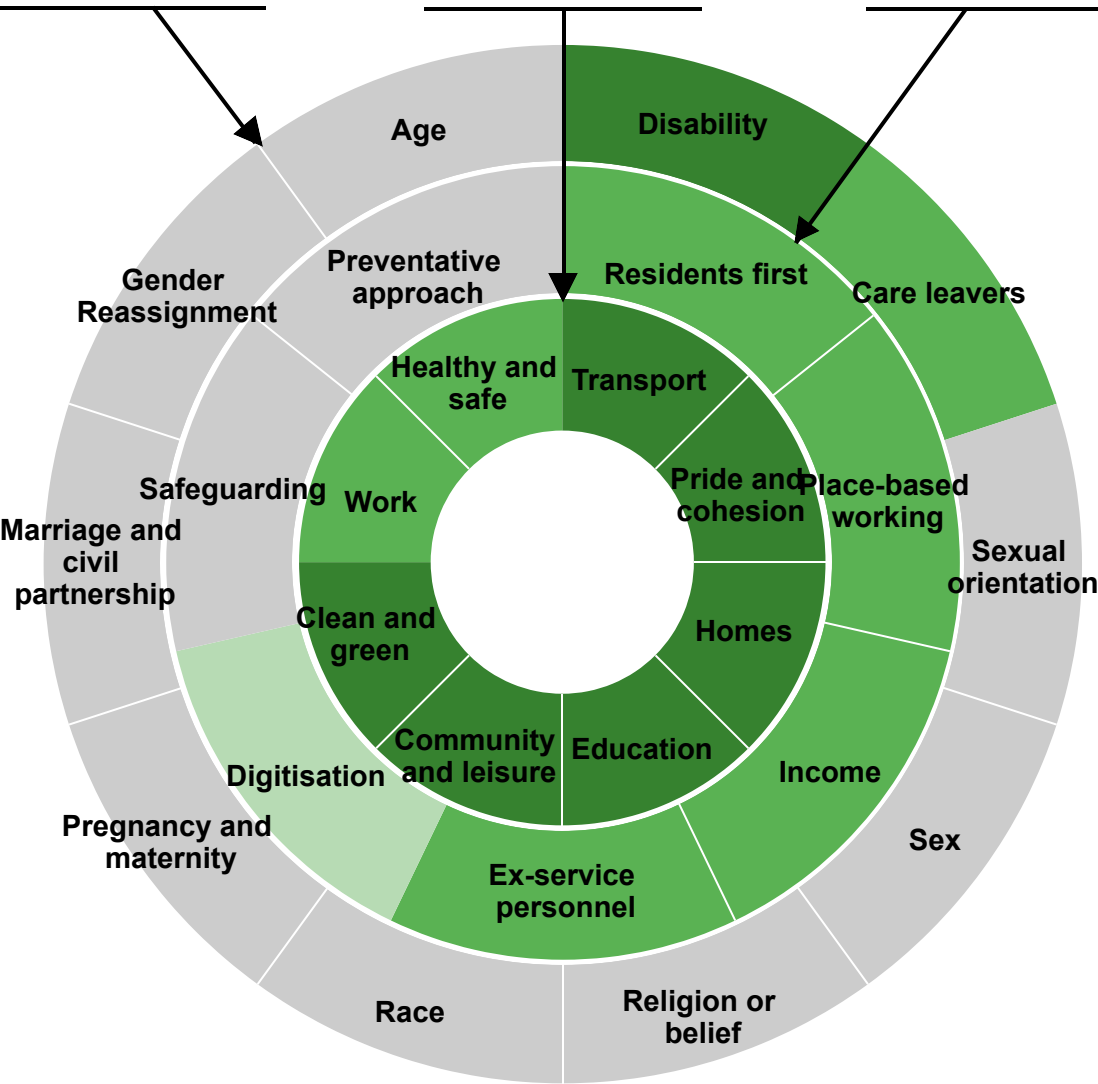
completed/last updated by Hannah Blunstone - CBRE (Agent) on behalf of Muse on 24/10/2024

Portfolio	
Regeneration and Housing	
Directorate	
PEG (Place and Economic Growth)	
Service/Team	
PEG - Economy	
Is this IA related to a Budget Reduction proposal?	<input type="button" value="No"/>

Equality Characteristics

Future Oldham Aims

Corporate Priorities



Equality Characteristics

Category	Impact	Likely	Duration	Impact Score	Comment
Age	Neutral	Very Likely	Long Term	0	
Gender Reassignment	Neutral	Very Likely	Long Term	0	
Marriage and civil partnership	Neutral	Very Likely	Long Term	0	
Pregnancy and maternity	Neutral	Very Likely	Long Term	0	
Race	Neutral	Very Likely	Long Term	0	
Religion or belief	Neutral	Very Likely	Long Term	0	
Sex	Neutral	Very Likely	Long Term	0	
Sexual orientation	Neutral	Very Likely	Long Term	0	
Care leavers	Moderate Positive	Very Likely	Long Term	4	A key aim of the Development Framework is to support the delivery of around 2,000 new homes in a range of tenure across a number of town centre sites, alongside other complementary uses.
Disability	Strong Positive	Very Likely	Long Term	8	The Development Framework includes aspirations, strategies and principles to positively impact the accessibility of public spaces and development sites across to the town centre.

Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
Preventative approach	Neutral	Very Likely	Long Term	0	
Safeguarding	Neutral	Very Likely	Long Term	0	
Digitisation	Moderate Positive	Possible	Long Term	2	One of the strategic town centre objectives includes expanding digital infrastructure to assist economic growth.
Ex-service personnel	Moderate Positive	Very Likely	Long Term	4	There will be a range of housing types and tenure delivered through the implementation of the Development Framework and the delivery of key sites.
Income	Moderate Positive	Very Likely	Long Term	4	The aims of the Development Framework are to support the delivery of around 2,000 new homes in a range of tenure across a number of town centre sites. Delivering housing in a range of tenure will respond to the differing needs of Oldham residents. There will be opportunity for other complementary uses to be delivered including retail and commercial uses thereby providing new job opportunities for residents.
Place-based working	Moderate Positive	Very Likely	Long Term	4	The location of the Core and Opportunity Sites are within a sustainable location being based in the town centre. There will be a mix of uses brought forward, with some complementary retail and economic uses alongside residential.
Residents first	Moderate Positive	Very Likely	Long Term	4	Over the period of implementation (15+ years), residents, businesses and community groups will be engaged and kept informed of proposals and plans.

Future Oldham Aims

Category	Impact	Likely	Duration	Impact Score	Comment
Healthy and safe	Moderate Positive	Very Likely	Long Term	4	There may be requirements to secure development agreements (S106 Agreements) to support the delivery of mitigation measures and local services to support development and residents within the town centre.
Work	Moderate Positive	Very Likely	Long Term	4	The Development Framework provides the opportunity for a range of employment uses being delivered on Core and Opportunity sites across the town centre, therefore providing a range of employment opportunities.
Clean and green	Strong Positive	Very Likely	Long Term	8	Please see the Strategic Town Centre Objectives, and the Landscape & Public Realm Strategy section of the Development Framework which sets out the aims to strengthen existing, up-coming and future open spaces.
Community and leisure	Strong Positive	Very Likely	Long Term	8	Please see the Strategic Town Centre Objectives, and the Landscape & Public Realm Strategy section of the Development Framework which sets out the aims to strengthen existing, up-coming and future open spaces.
Education	Strong Positive	Very Likely	Long Term	8	The Development Framework sets the context for the redevelopment of Tommyfield Market for a new sixth form college. In addition, the Western Edge and Educational Quarter will remain home to high-quality further and higher education establishments.
Homes	Strong Positive	Very Likely	Long Term	8	A key aim of the Development Framework is to provide the vision and strategies to deliver the next stage of regeneration. This consists of the delivery of around 2,000 new mixed-tenure homes over the 15 year partnership.
Pride and cohesion	Strong Positive	Very Likely	Long Term	8	Respondents to the consultation expressed pride in Oldham's history and noted they would like to see this reflected in the plans. The history of Oldham will be taken onboard at every step of the design stage of the plans; through building materials, building character, design and scale.
Transport	Strong Positive	Very Likely	Long Term	8	See the Access and Movement Strategy contained within. There is an aim to reduce and consolidate the amount of surface car parking within the town centre.

Negative Impacts

Category	Impact	Likely	Duration	Impact Score	What action can be taken to mitigate the potential negative impacts?	Action(s)	Owner(s)	Timescale(s)	If the negative impacts can't be mitigated, why should the project/decision proceed?
----------	--------	--------	----------	--------------	--	-----------	----------	--------------	--

Strong Positive Impacts that are Possible

Category	Impact	Likely	Duration	Impact Score	What action can be taken to increase the likelihood that positive impacts are realised?	Action(s)	Owner(s)	Timescale(s)
----------	--------	--------	----------	--------------	---	-----------	----------	--------------



Report to CABINET

Inclusion of Oldham Mumps, Princes Gate into the Town Centre Development Partnership

Portfolio Holder:

Cllr E Taylor – Cabinet Member for Housing and Licensing

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

Report Author: Paul Clifford – Director of Economy

November 2024

Reason for Decision

To include Oldham Mumps, Princes Gate into the Town Centre Development Partnership with MUSE to deliver new homes.

Executive Summary

The report sets out the rationale for the Council to include the Princes Gate site into the Master Development Agreement completed with the Private Sector Partner - MUSE.

The inclusion of the Princes Gate site will deliver around 295 new homes to push forward with the delivery of the town centre regeneration masterplan supported by Brownfield Housing Land Grant secured on the site to help delivery.

Recommendations

To include Oldham Mumps into the Master Development Agreement (dated 11th September 2023) via a Supplementary Agreement to ensure MUSE's obligations and timescales for stratifying the core sites are maintained.

To delegate authority to the Leader, Deputy Chief Executive (Place) and Director of Legal Services to agree and enter into the supplemental agreement with Muse.

To delegate authority to the Leader, Deputy Chief Executive (Place) and Director of Finance to enter into relevant agreements.

Inclusion of Oldham Mumps, Princes Gate into Town Centre Development Partnership

1 Background

- 1.1 Following the completion of a competitive procurement process, in July 2023, Cabinet appointed Muse as the preferred bidder in the role of Private Sector Partner ("PSP") initially for period of 15 years with an option to extend the arrangement by a further 10 years, subject to agreement at that time. The report outlined 3 key strategic sites and 8 addition opportunity sites including Princes Gate.
- 1.2 Entering into a delivery partnership of this nature is an important step for the Council helping to realise one of the key objectives within the Creating a Better Place Programme, notably the creation of 2,000 homes across a number of strategic sites within Oldham Town Centre.
- 1.3 In March 2024 Cabinet approved the Acceptance of Brownfield Infrastructure and Land Funding Grant for Oldham Mumps. The purpose of this report was to confirm the value of the grant available to Oldham Council and notify Cabinet of the intention to accelerate the delivery of circa 347 new homes at this location with Council's Private Sector Partner – MUSE.'
- 1.4 The key milestones for delivery are:
 - Planning Application submission – Dec 2024
 - Planning Consent – May 2024
 - Start on Site and first grant drawer down – August 2025
 - Final grant drawer down – 31 December 2025
- 1.5 The MDA, dated 11th September 2023, expressly provides the opportunity for further opportunity sites to be included. Princes Gate was not expressly named and referred to in the MDA as an additional opportunity site, however the MDA does contain a mechanism to include additional land owned by the Council within the scope of the Project (as defined in the MDA). Muse have confirmed that they remain committed to prioritising delivery of the Core Opportunity sites (former Leisure Centre, Civic Centre and Magistrates Court Sites) and has the resource and funding to deliver additional sites. The Princes Gate site was not included in the MDA at the time due to on-going contractual issues with third parties (Lidl) that have now been resolved and the site is unincumbered.
- 1.6 In accordance with the MDA and following receipt of Muse's initial outline proposals for Princes Gate, the Council is minded to include Princes Gate within the scope of the Project, subject to the parties agreeing a deed of variation which varies the MDA to include Princes Gate and which: decouples Muse's obligations and timescales for satisfying the Phase One Phase Conditions and the Princes Gate Phase Conditions in order to maintain a focus on the Core Sites (as well as Princes Gate) and is making a formal request pursuant to clause 36.2 of the MDA for inclusion of Princes Gate within the scope of the Project as Additional Council Land .

2 Current Position

-
- 2.1 For Princes Gate, a high-density scheme providing around 295 units across 3 separate blocks is the likely option from a planning policy and regeneration perspective. The scheme design can be found at Appendix 1. A rental tenure approach, including the optimal combination of Build to Rent, Affordable Rent and Social Rent is preferred. The percentage mix is being worked up to optimise viability, fundability and any wider 'regeneration premium', subject to planning policy and the requirements of each grant funder (in the first instance GMCA).

It is anticipated that a Planning Application will be submitted in early 2025 with a start on site programmed for Q4 2025.

3 Options/Alternatives

3.1 Option 1 - Not to include Princes Gate into the Development Partnership

The Council could choose to not include Princes Gate into the MUSE Partnership. This would mean that the BHL Grant secured on the site would be at high risk because the timescales attached to the grant would not be met. It would also mean that a separate procurement exercise would need to be undertaken and given the viability issues associated with the site, it's unlikely a suitable and credible development partner would be secured.

Option 2 - Include Princes Gate into the MUSE Partnership

The MDA includes specifically includes a mechanism to include additional sites that can be added to the partnership, and this is the quickest option to deliver new homes.

4 Preferred Option

- 4.1 Preferred Option – Option 2 is the preferred options. The site is part of the approved project with the Council's appointed Private Sector Partner which is a key component of the Creating a Better Place programme.

5 Consultation

- 5.1 The Leader and Lead Member for Decent Homes have been consulted and are supportive of the proposals.

6 Financial Implications

Covered in the Part B Report.

7 Legal Implications

Covered in the Part B Report.

8. Procurement

Covered in the Part B Report

9. Equality Impact, including implications for Children and Young People

- 9.1 No

10 **Key Decision**

10.1 Yes

11 **Key Decision Reference**

11.1 ESR-23-24.

12 **Background Papers**

12.1 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 : Town Centre

Name of File : MUSE

Records held in Economy Department

Officer Name : Ben Hill

Contact No : 0161 770 5261

13 **Appendices**

1 - Princes Gate Scheme Design

This page is intentionally left blank

This drawing is copyright protected and may not be reproduced in whole or part without written authority from the owner.

- NOTES:**
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

KEY

Site Boundary

HARDWORKS

Surface Type 1
Owl Walkway feature paving adjacent to Metrolink
Material: Yorkstone or clay paver tbc

Surface Type 2
Primary permeable paving to arrival / dwell spaces
Material: Porous concrete paver tbc (vehicular grade as required)

Surface Type 3
Secondary permeable paving to access routes
Material: Porous concrete paver tbc (vehicular grade as required)

Surface Type 4
Vehicular interface areas / accessible parking bays
Material: Porous concrete paver tbc (vehicular grade as required)

Surface Type 5
Near of blocks vehicular access surfacing
Material: Porous Gravel Geogrid or Grasscrete tbc

Surface Type 6
Service / maintenance building access route
Material: Porous concrete paver tbc

SOFTWORKS

Proposed Clear Stem Trees

Proposed Multi-Stem Trees

Rain Garden Planting

Ornamental Planting

Lawn Planting

FURNITURE

Cycle Stands

Feature Swings

Telescopic Bollards

P03	22/10/24	FOR INFORMATION	BM	SPL
P02	01/10/24	FOR INFORMATION	EH	SPL
P01	23/08/24	FOR INFORMATION	EH	SPL

Revision	Date	Description	Drawn	Apprvd.
----------	------	-------------	-------	---------

PLANIT

Manchester | London | Liverpool | Leeds | Standish

Leeds
1 Saw Mill Street
Water Lane
Leeds
LS11 5WE

W: planit-ie.com
E: info@planit-ie.com
T: 0113 824 6413

Client Muse

Project Princes Gate

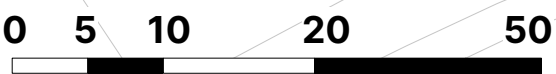
Drg Title Masterplan

Created on 24-08-23 **Created by** EH **Approved by** SPL

Scale 1:500 **Size** A1 **Workstage** STAGE 2 **Status** Information

Drg No. 18501-PLA-XX-XX-DR-L-0001 **Suitability** S1 **Revision** P03

© Planit I.E. Limited



This page is intentionally left blank



Report to CABINET

Right Start and School Nursing Staff Consultation Outcome

Portfolio Holder:

Councillor Brownridge, Cabinet Member for Adult Social Care and Health.
Councillor Mushtaq, Cabinet Member for Children & Young People.

Officer Contact: Rebecca Fletcher, Director of Public Health and Matthew Bulmer, Director of Education Skills and Early Years.

Report Author: Paula Healey, Head of Early Years

Contact No: 07875235198

Date: 18 November 2024

Reason for Decision

Cabinet approval was granted in June 2024 to enter into a period of formal workforce engagement and consultation regarding the Right Start and School Nursing Service, which is currently delivered under a Section 75 Partnership Agreement between Oldham Council and Northern Care Alliance (NCA)

This report seeks approval to commence implementation of the service redesign of the Right Start and School Nursing service to create a new Integrated Children and Families Service.

Staff consultation on these proposals took place between 7 August 2024 and 21 September 2024.

A number of changes to the proposal have been made as a result. The report provides further details of the engagement and consultation which has taken place.

Executive Summary

This report explains how the council will introduce a new operating model for the Integrated Children and Families Service. The new model replaces the current Right Start and School Nursing Service. It updates Cabinet on the outcome of the formal consultation and implementation process and adjustments to the proposed model and seeks Cabinet ratification to proceed to

implementation. The critical part of this change is the TUPE of 32 staff from Northern Care Alliance to Oldham Council.

Oldham Council has recognised the need to review its delivery model in order to improve public services for families, children and young people with less cost. Whilst the current Right Start and School Nursing Service is pivotal to the delivery of these strategic aspirations, it is not structured in a way that will enable the effective delivery of the Health Child Programme or the Family Hub and Start for Life Programme.

The new service model and associate staffing structure will support families to be resilient, self-reliant and independent whilst having access to help when they need it in a timely, safe and appropriate way.

The model:

- lays the foundation for future collaboration across the community and voluntary sector as well as with our partner agencies.
- enables families to experience seamless transition through the types and levels of support they require throughout their family journey.
- provides timely support and interventions to vulnerable families to address safeguarding concerns and reduce risks to children and young people.

A task group with representatives from Oldham Council and NCA, including Human Resources has provided the opportunity for collaboration and scrutiny on the proposal. Staff feedback through the formal consultation with union representatives and scrutiny by senior managers within Oldham Council and NCA have resulted in refinements to the new model. These are set out in detail in the report.

Recommendations

1. Cabinet approves the new operating model, which has been refined following detailed discussions with staff, formal consultation with unions and scrutiny by the 0-19 Governance Operational Group and the Children and Families Early Help Board
2. Cabinet authorises officers to take the necessary actions to implement the restructure effective from 19 November including the TUPE of key posts from NCA to Oldham Council and the authorising of any potential redundancies.

Right Start and School Nursing Staff Consultation Outcome

1 Background

- 1.1 Cabinet approval was granted in June 2024 to enter into a period of formal consultation regarding the Right Start and School Nursing Service.
- 1.2 The reasons for the service redesign and the summary of the proposal were laid out in the *Improving our Services for Children, Young People and their Families* paper. The paper outlined key changes to the delivery model and structural changes affecting staff which have been subject to formal consultation procedures which started on the 7 August 2024. This paper seeks formal Cabinet approval to move to the new operating model in the light of that consultation.
- 1.3 The service redesign and staff restructure sought to strengthen the collaboration between Oldham Council and NCA ensuring shared management and accountability for all aspects of the service. The new structure will facilitate the delivery of a more flexible and agile service. There will be a better balance between the different elements of the service. There will also be a greater focus on meeting the needs of more complex families through the creation of a new targeted team. The proposed model responds to some of the feedback from staff across both organizations in relation to challenges currently within the service.
- 1.4 The restructuring of this service covered in this report should be seen in the overall context of the Family Hub and Start for Life Programme and Oldham's Early Help offer which aim to deliver better outcomes for all our children and young people and reduce the numbers escalating into social care.
- 1.5 Notwithstanding the potential ongoing financial and resource challenges, the new delivery model and structure aims to improve services, performance and outcomes for all aspects of the service.
- 1.6 The new service model and associate staffing structure will support families to be resilient, self-reliant and independent whilst having access to help when they need it in a timely, safe and appropriate way. The model:
 - lays the foundation for future collaboration across the community and voluntary sector as well as with our partner agencies.
 - Improves families' experiences through the types and levels of support they require throughout their family journey.
 - provides timely support and interventions to vulnerable families to address safeguarding concerns and reduce risks to children and young people.

2 Current Position

- 2.1 A task group with representatives from Oldham Council and NCA, including Human Resources meets on a weekly basis to oversee the service redesign transformation activity. This has provided the opportunity for collaboration and scrutiny on the proposal.
- 2.2 Staff feedback through formal consultation with union representatives and scrutiny by senior managers and governance boards within Oldham Council and NCA have resulted in refinements to the new model.

3 Options/Alternatives

3.1 Option 1

That Cabinet approves progressing to the implementation phase for the service redesign of the Right Start and School Nursing service to create a new Integrated Children and Families Service

Option 2

Do not approve progressing to the implementation phase.

This poses a significant risk as the status quo model is not an option for Oldham Council as it is not affordable within the allocated budget and the service is not operating effectively.

4 Preferred Option

4.1 Option 1 for the reasons set out above.

5 Consultation

5.1 Consultation with Staff and Unions

5.2 Lead officers from Oldham Council and NCA, including Human Resources held informal discussions with NHS and Council unions during August 2024.

5.3 Formal consultation with staff and trade unions took place on the 7 and 8 August. This has been complimented by groups discussions and one-to-one session which has provided the whole service with an opportunity to comment on the proposals.

6 Equality Impact, including implications for Children and Young People

6.1 Yes.

7 Key Decision

7.1 Yes.

8 Key Decision Reference

8.1 This item has been included on the Forward Plan under reference CHS-07-24

12 Background Papers

12.1 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: HSC-03-24

Name of File: Improving our services for children, young people and their families. Oldham Integrated Children and Family Service: Approval to proceed to staff consultation on a proposed new structure.

Records held in: [Agenda for Cabinet on Monday, 17th June, 2024, 6.00 pm \(oldham.gov.uk\)](#)

Officer Name: Paula Healey, Head of Early Years

Contact No: 07875235198

Report to CABINET (Part A)**Catering Review Implementation****Portfolio Holder:**

Cllr Arooj Shah, Cabinet Member for Building a Better Oldham

Cllr Mohon Ali, Cabinet Member for Education

Officer Contact: Paul Clifford, Director of Economy

Report Author: Chris Lewis, AD Creating a Better Place

18th November 2024

Reason for Decision

The purpose of this report is to inform Cabinet of the current financial and operating position of Oldham Education Catering Service (OECS) which provides catering for 46 schools in Oldham. There are a number of issues of concern for the delivery of the service including increasing costs of quality local food supplies, increasing costs for staff and a continued decline in the number of schools contracting with the Council. With the continued roll out of academisation, it is anticipated that the number of schools contracting with the Council will continue to reduce over the coming years.

In response to the challenges faced by OECS, the Association for Public Service Excellence, (APSE), were commissioned to undertake an evidence based independent review. The report highlights a number of options which we would like Cabinet Members to note through this report.

Executive Summary

OECS is the in-house school catering function that provides school meals: this is not a statutory function of the Council and schools have been opting to use various alternative services for several years now.

OECS provides approximately 7,700 meals per day and employs 199 catering staff. There are 87 Primary School in the Oldham Borough, however OECS only provides catering services for 46 of those: the remaining schools which are not supported by OECS use established providers within the school meals market, or operate a successful in-house catering service. It is anticipated that the number of schools contracting with the Council will reduce in the coming years due to private companies offering schools a competitively priced service, and as a consequence of new business decisions as schools are academised.

The independent APSE review identified a number of service areas which require substantial investment whilst recognising this could take a considerable period of time to complete. However, even with this investment, the report cautions that whilst this provides an opportunity for the service to balance costs versus budget, this is not guaranteed. The report therefore concludes that the current delivery model is not sustainable and that transitioning the service back to schools would provide a number of benefits including local decision making for schools, (for example menu choices), and increased integration of the catering function with other school services, whilst protecting local jobs and allowing a continuity of service within schools.

Recommendations

The Cabinet are asked to:

- Note the content of this report and the commencement of engagement with schools across the borough.
- Approve the transition of the school catering provision from OECS to schools through a comprehensive and supportive change management process.
- Approve the withdrawal of the OECS from the school meal provider market no later than September 2025.

Catering Review Implementation**1 Background**

- 1.1 Schools commission a meals service provider to provide a free and paid offer for pupils. They have the duty to ensure nutritional standards are followed by their chosen service provider and they are responsible for ensuring that the staff employed by the provider are subject to reasonable terms and conditions of employment.
- 1.2 Oldham schools hold the budget for school meals and either purchase them through an existing provider in the market, via OECS or provide an in-house catering function.
- 1.3 As the council continues to look towards innovation, service improvement and financial efficiencies OECS was selected for a service review. To ensure an independent and broader view of the service could be obtained APSE were commissioned to complete an independent review of the current operating model, outline potential options and advise on a recommended option moving forward.

2 Current Position

- 2.1 OECS is the in-house school catering function that has historically provided school meals, this is not a statutory function of the Council and can be delivered through various alternative models.
- 2.2 OECS provides approximately 7,700 meals per day and employs 199 catering staff. There are 87 Primary School in the Oldham Borough, however OECS only provides catering services for 46 of those, with this number expected to reduce in the coming years. The remaining schools which are not supported by OECS use established providers within the school meals market or operate a successful in-house catering service. It is anticipated that the number of schools contracting with the Council will reduce in the coming years due to private companies offering schools a competitively priced service,
- 2.3 To ensure increasing food and staffing costs are covered, the obvious solution is to increase the price of a school meal, but this is problematic as the Council is very aware of the cost of living pressures on numerous families, and headteachers have identified that any further increase would result in a further decline in uptake of the school catering service, which accelerates the problem. APSE indicate that the standard model forecasts a 1% reduction in uptake for each 5p rise in meal price.
- 2.4 It is predicted that demand for the service will decrease in the future which will prevent any current advantages from economies of scale. Of the 46 schools currently being catered by OECS, it is currently anticipated that approximately 8 schools are expected to become Academies in the coming months. Traditionally Academies have a much lower uptake of the OECS offer and therefore academisation could see service market share further reduce by 17%. To ensure effective and efficient service delivery, OECS cannot function if more schools withdraw their services as the effective service delivery tipping point has been reached. With evidence that previous schools decisions to academise, select other school meal providers, or to bring their catering services into the school budget and staffing structures has proved to be successful. Therefore, it has become evident that OECS cannot continue in its current form, given the issues outlined including the diminishing market, and the forecast increasing cost pressures.

3 Options

3.1 The APSE report listed various options to address the challenges faced by the OECS service, and these have been categorised into four options, which are:

3.2 Option 1: Do Nothing

The OECS service could continue with the existing operating model, which faces inefficiencies, increased costs due to food and labour inflation, recognition from schools that the existing offer requires strengthening and a diminishing customer base as schools transition away from the service. This would result in the Council requirement to find significant additional funds to continue with an inefficiently run service.

Based on the reasons outlined above this option has been rejected.

3.3 Option 2: Maintain In-house as a Stand-Alone Service.

The report by APSE recognised that there is an option to invest in the current service. The review identified a number of areas to strengthen the existing service which would require substantial investment of officer time and cost to restructure the service whilst recognising this could take a considerable period of time to implement. The investment would also take place against the backdrop of a contracting market share with less schools taking up the catering service.

However, even with substantial investment the report cautions that, whilst this provides an opportunity for the service to balance costs versus budget, this is not guaranteed. On this basis Option 2 was rejected.

3.4 Option 3: Outsourcing to an External Provider/Partner

The APSE report identified five delivery models to consider in outsourcing to an external provider, these include:

- *Outsourcing/ Contracted to an external organisation* – the council contracts out the service delivery to a private sector company or not for profit.
- *Arm's Length Organisation (ALEO)* – the council sets up an organisation that is a separate legal entity, but the council retains oversight and control.
- *Partnership/ Shared Service Agreement* – the council will share services and work on a partnership basis.
- *Joint Venture* – a partnership between two or more organisations, pooling resources
- *Social Enterprise or Community Led Company* – Social enterprises exist at the intersection of the private and volunteer sectors. They seek to balance activities that provide financial benefits and social goals.

Whilst there are variations to each of the five models, they all have advantages and disadvantages that require careful consideration. Across all five models they have characteristics including:

Potential Advantages, which include, but are not limited to:

- cost savings and increased efficiency.
- Scalability
- empowerment of schools to determine and control the catering standard to be delivered.

-
- removal of financial and reputational risks associated with the provision of school catering for the council.
 - enabling the Council to focus on core business activities.

However, the various approaches also have a number of disadvantages including, but not limited to:

- loss of partial or full control for the service to a third party
- loss of partial or full decision making
- attract negative reputational damage and negative publicity
- Increase the level of bureaucracy with various levels of governance
- potential for disagreements and shared liability
- Lack of transparency
- Clash of organisational values, beliefs, and cultures
- Introduction of new processes, systems, and procedures.
- Changes to staff Terms and Conditions

Whilst the APSE report outlined five potential models, due to the complexities, risks and time taken to implement a solution this option has been rejected.

3.5 **Option 4: Transition Catering Service to Schools – Recommended Option**

The transition of School Catering back to schools to provide them with the freedom and flexibility to design the service offer locally. Most recently Manchester City Council have transitioned their catering provision back into schools whilst experiencing similar challenging conditions as Oldham outlined earlier in this report.

Responsibility for the provision of school catering and catering staff would sit with the schools directly. It has been determined by APSE that continuing to subsidise the service is not a viable option for the council due to decreasing demand and increasing labour and food costs.

The benefits of the approach are outlined on the following page.

Potential Key Benefit	Description
Increased Quality	<ul style="list-style-type: none"> An in-house service would allow for a more precise and tailored menu planning process which could make specific allowances for pupil and cultural diversity within each school.
Maintain Low Meal prices	<ul style="list-style-type: none"> Keeping the service in house would require a price increase which is predicted to lead to a 1% reduction in uptake for each 5p rise in meal price. The school meal price was previously stable however, it has seen two increases in the past two years. Schools would not have the substantial corporate shared services overhead costs.
Autonomy for Schools	<ul style="list-style-type: none"> By transitioning the service to schools, they would have greater control and autonomy with regards to their catering provision. Schools would be able to work directly with catering staff to co-produce menus and tailor the provision to the specific needs of their pupils.
Consistency across Schools	<ul style="list-style-type: none"> OECS only caters for approximately 51% of all Oldham schools, the remaining schools are catered for by established contract caterers or successfully operated in-house by the school. Currently these schools have a competitive advantage by having full control over their catering provision. If the council were to transition the catering responsibility to all the remaining schools provided by OECS, the borough would have a completely school-led catering provision tailored to each individual school.
Increased Integration of Catering Staff in Schools	<ul style="list-style-type: none"> This option would be the most beneficial option for current catering staff, who would be protected under TUPE, or face a change in line management. Staff would be under direct management of schools, giving schools greater flexibility in developing their catering offer. There would be a closer integration between catering staff and individual schools, making the provision more suited to the specific needs of the school.
Financial Efficiencies	<ul style="list-style-type: none"> Delivering this option would result in a reduced cost pressure for the council. Schools would be able to directly manage the financial position of their catering offer.

If the preferred option of transitioning the catering service to schools is approved the intention is to transfer in readiness for the 1st September 2025.

4 Consultation

- 4.1 The APSE independent review was commissioned by the council and the review included extensive consultation with Headteachers and OECS staff across the borough, and research into the service itself including its current operating procedures, performance, resourcing, and trading position.

-
- 4.2 If the recommended option is approved further consultation and engagement will be undertaken to enable a smooth transition of the catering service to schools with the various stakeholders including, but not limited to, staff and Head Teachers, Governing bodies and Academy Trusts.
- 5 **Financial Implications** (John Hoskins, Finance Manager)
- 5.1 All financial information is contained within the Part B report.
- 6 **Legal Implications** (Alex Bougatef - Interim Borough Solicitor)
- 6.1 All legal information is contained within the Part B report.
7. **HR / People implications** (Wendy Jackson - Assistant Director of HR and OD – Interim)
- 7.1 All HR information is contained within Part B of the report.
- 8 **Equality Impact, including implications for Children and Young People**
- 8.1 Yes
- 9 **Key Decision**
- 9.1 Yes
- 10 **Key Decision Reference**
- 10.1 ESR-21-24
- 11 **Appendices**
- 11.1 Contained within Part B of the report.

This page is intentionally left blank

Report to CABINET

Public Health Investment Review Part A

Portfolio Holder:

Councillor Barbara Brownridge - Cabinet Member for Adults, Health and Wellbeing

Officer Contact: Rebecca Fletcher - Director of Public Health

Report Author: Rebecca Fletcher - Director of Public Health

18th November 2024

Reason for Decision

To provide an update on the Public Health Investment Review and present the resulting proposals for consideration.

Executive Summary

This report provides an update on the Public Health Investment Review (PHIR), and associated proposals for in-year and future changes to investment in council services from the Public Health (PH) budget. This includes those services where public health investment is used by other council areas to commission external providers.

Recommendations

- Cabinet is asked to note the work to date and to approve the outlined methodology and proposals for changes to the Public Health investment approach.
- Cabinet is asked to approve the proposed changes in the Public Health investments to council services.

Public Health Investment Review

1 Purpose

- 1.1 To provide an update on the Public Health Investment Review and present the resulting proposals for consideration.

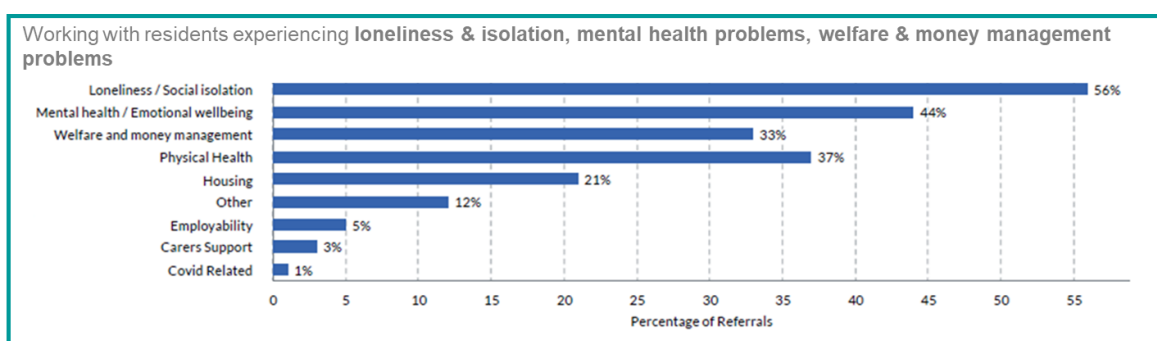
2 Background

- 2.1 When public health responsibilities transferred to local authorities in 2013, it was recognised that this created a valuable opportunity to have a positive impact on the wider determinants of health. In 2013/14, Oldham Council agreed several investments to service areas outside of Public Health (PH), and these investments have continued annually.
- 2.2 PH undertook a significant restructure in 2022 and disinvested in some externally commissioned public health services. Given the continued and emergent pressures on the PH budget, and the understanding that changes to OCS configuration and delivery have resulted in a variation to the original intended allocations, it was agreed by Management Board and the lead Cabinet member for Adult Social Care, Health and Wellbeing, that each investment made from the PH budget should be evaluated, particularly because, in consideration of Oldham's declining life, and healthy life, expectancy, all PH investments must both drive strategic priorities and deliver a high return.
- 2.3 The key aims of this evaluation process were to:
- Address the deficit in funding for the social prescribing service.
 - Ensure that PH investment complies with external grant conditions and contributes to defined public health outcomes.
- 2.4 Social prescribing: The ambition to deliver community-led prevention approaches to address increasing need and demand is well embedded in Oldham's health and care strategies. The provision of a Social Prescribing service is aligned to objectives set out in the Oldham Prevention Framework; to ensure people have the support they need to tackle problems when they occur and live as well as possible; and to ensure that individuals and communities have the capacity to develop and implement their own solutions to improve their own health, wellbeing and resilience.
- 2.5 Social Prescribing forms part of the response to the challenges set out in the Oldham Integrated Care Partnership Delivery Plan (2024-25) and is a key contributor to the

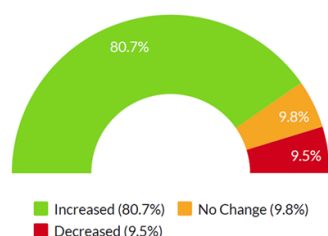
Adult Social Care Target Operating Model. The outcomes achieved through a strong Social Prescribing offer, which address the health and wellbeing of residents in its broadest sense, are critical to reducing demands and costs in the system such as Adult Social Care, Children's Services, Primary and Secondary Health services and Housing.

- 2.6 The social prescribing service in Oldham connects residents with the local community activity and support offer to improve their physical and mental wellbeing. The service will support people and communities to take control of their own health, become more resilient and improve their life chances. Social prescribing is a means of enabling professionals within the health and social care system to refer people to a range of local activities, support, and services within the community, instead of offering only prescribed medical or care solutions. The service also has a key role in capacity building within the community, enabling voluntary and community groups and organisations to deliver activities and support which promotes the health and wellbeing of residents.
- 2.7 Oldham Social Prescribing is currently delivered by a consortium of Oldham VCFSE organisations; Action Together CIO, Age UK, TOG Mind and Positive Steps. In the 2023/24 financial year, Oldham's social prescribing service received more than 3,000 referrals which resulted in 31,500 contacts with clients or on behalf of clients. The graphic below shows the key performance data from the service for the financial year 2023/24. A new contract has been let to Action Together CIO as the lead organisation.

Social Prescribing Data Summary 2023/24



80% of clients see an **improvement in their overall wellbeing** following intervention (using Short Warwick Edinburgh Mental Wellbeing Scale – SWEWBS)



- 3,051 referrals
- 583 active cases
- 1,755 connections with support and activities
- 31,500 contacts with clients or other professionals on their behalf

- 1 in 6 referrals is from Adult Social Care
- SP Link Worker based in Adult Referral Contact Centre (ARCC) working together to move cases from waiting list into Social Prescribing (c. 90-100 / quarter)
- Also supporting residents referred to ARCC to take-up wider community offer, deflecting from services

3 Method

3.1 The PH team developed and completed a process to understand the current use of PH investment and assess its eligibility against PH grant conditions. The process included the following key steps:

- 1) PH representatives met with Heads of Service for each area and completed a Stage 1 Pro Forma detailing how the funds were currently being spent, alongside the activity and outcomes resulting from the spend.
- 2) The PH team reviewed all Stage 1 proformas with reference to a structured matrix created to support assessment of funded service activity against PH grant conditions. Identified activities were classified as 'not eligible' (Red), 'potentially eligible' (Amber), or 'fully eligible' (Green), as per guidance from the Department of Health and Social Care^{1,2} and the Association of Directors of Public Health³.
- 3) Where PH funded activity was identified as amber opportunities to better ensure alignment with eligible functions, current PH priorities, and local needs were considered. Opportunities to streamline funding, reduce duplication with other PH funded services and ensure value for money were also noted.
- 4) The DPH formally communicated the outcome of the assessment to all service area directors. Where PH funded activity was considered not eligible (red),

dialogue commenced between the DPH and relevant service area directors to ensure understanding of the impact of any potential changes, given the current budget challenges. Where investment in a particular OCS did not meet PH funding external grant conditions, but investment in another OCS did, redirection was explored.

4 Proposal

- 4.1 The proposed change to the PH investment approach is multifactored, and it is proposed that it will be implemented in the short, medium, and long term. An overview is below, and service-level summaries are provided in tables 1, and 2.

5 Immediate changes

- 5.1 Several immediate changes are proposed to address the deficit in funding for the social prescribing service and mitigate the risk that future Public Health Grant uplift is insufficient to address the deficit sustainably.
- 5.2 Where investments are assessed as fully eligible (green), or potentially eligible (amber) and eligible activity or realignment opportunities have already been identified, the PH team will work with representatives of the relevant OCS to formalise the arrangement. This will be through development of a logic model, agreed KPIs and completion of a Service Level Agreement (SLA) between Public Health and the relevant OCS. A recent internal audit of the Council's Commissioning of Public Health services funded from the Public Health Grant, which reviewed whether the grant is used only for eligible expenditure for the purposes of fulfilling public health functions, recommended that a dashboard is developed for internally managed services; this will include KPI's for those service areas in receipt of the public health grant and should be agreed in the project brief prior to delivering the service.

6 Medium term changes

- 6.1 In the medium term, with recognition of ongoing or upcoming service redesign, potentially eligible (amber) PH investment will be realigned within the OCS to specific activities that contribute positively to PH outcomes. For some OCS, budget reductions have been proposed to ensure investment is proportionate to return, with consideration of strategic priorities. SLAs will be completed, and delivery will be monitored against agreed key performance indicators.
- 6.2 Where investments to OCS are identified as not eligible (red), and where disinvestment is not practically possible in the short term, an appropriate pathway to budget reduction or realignment of investment will be agreed in the medium to long-term. The

implications of any future disinvestment will be addressed as and when any changes are proposed.

7 Long term approach

- 7.1 There will need to be a phased disinvestment in those budget areas where re-alignment has not been possible or desirable.
- 7.2 An ongoing process of monitoring and review will be implemented to ensure that public health investment complies with grant conditions and contributes to defined public health outcomes. For each investment, the following will be developed and implemented by March 2025:
- A logic model articulating the impact of the service on public health outcomes,
 - A Service Level Agreement between the service lead, and public health, setting out the expectations for the investment and the expected outcomes,
 - An agreed set of performance measures and thresholds for intervention.
- 7.3 An annual review will be held for all public health investments. This will review the public health need for the service, the impact, and the performance measures for the year. Following the review, recommendations will be made regarding any change to investments.

8 Next steps

- 8.1 Where services receive public health investments, service leads will be asked to work with public health to develop a logic model comprising the identified need, the inputs associated with the investment, the outputs to be monitored within the SLA (to be entered into), and the associated PH outcomes the input is expected to contribute towards.
- 8.2 Where reductions in investment have been identified, a plan for how this will be delivered will be put in place and implemented between Public Health and the OCS, in consultation with finance leads. Options
- 8.3 Option 1 – do not accept the proposed changes to how public health funding is invested in other council services, which are not commissioned by public health.
- 8.4 Option 2 – Recommended - to approve the outlined methodology and proposal for changes to the Public Health investment approach. Also to approve the proposed

changes in the Public Health investments to non-public health commissioned council services.

Investment Areas Reviewed

Education, Skills & Early Years
SEND Practitioners: 0-5 Years
Family Hubs
Place & Economic Growth
Children's Centres (Corporate Landlord)
Parks
Environmental Services
Public Protection: Trading Standards
Public Protection: Environmental Health (Pest Control)
Public Protection: Botox
Warm Homes
Communities
Community Safety
Youth Services
District Teams
Heritage, Libraries & Arts
Community Sport & Physical Activity
Move More Team
Oldham Community Leisure Contract
Children & Young People Services
Targeted Youth Service: Information Advice and Guidance, Young Carers, and Missing from Home
Youth Justice Service
Early Intervention & Prevention Service
Adults Services
Prevention Approach in the ARCC
Corporate Services
Welfare Rights Service

9 Preferred Option

- 9.1 Option 2 - Cabinet is asked to note the work to date and to approve the outlined methodology and the proposal for changes to the Public Health investment approach. Cabinet is also asked to approve the proposed changes in the Public Health investments to non-public health council services.

10 Consultation

- 10.1 Public Health Investment Review has been presented to Management Board, and Cabinet Member portfolio.

11 Financial Implications

11.1 The preferred option as detailed in paragraph 9.1 is:

- 1) To approve the outlined methodology and proposed changes to the 'Public Health Investment Approach' in conjunction with the key steps highlighted in paragraph 3.
- 2) To approve the proposed changes in the Public Health investment into Other Council Services (OCS).

11.2 The purpose of the Public Health Investment Review (PHIR) is to ensure that Public Health investment complies with grant conditions and contributes to defined public health outcomes.

11.3 The PHIR has identified Public Health money that it wishes to repurpose. A proportion will be reallocated, a proportion will be used to address the deficit in funding of the social prescribing contract and the remainder will be used to release general funds from the Public Health Service base budget.

(Matthew Kearns – Finance Manager)

12 Legal Implications

12.1 Ordinarily, the use of the PH budget would only have legal implications if the proposals raised a question of vires. 13.2 However, where disinvestment is being considered, it is essential to consider if the proposals would result in the Council failing to meet a mandatory obligation to provide a service, whether any consultation would need to be undertaken with service users and other stakeholders before a service is decommissioned, what contractual implications (if any) there will be, whether any external grant funding terms and conditions will be affected, and, where disinvestment may result in the service area needing to meet the disinvestment amount, which budget will be used to bridge the gap.

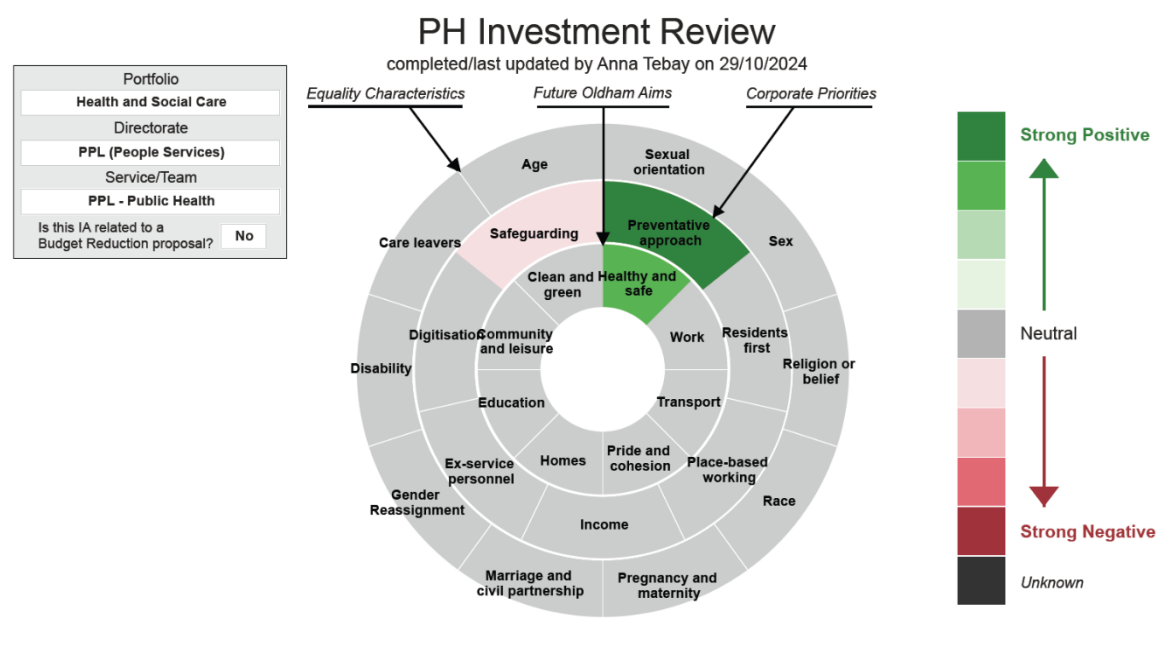
12.2 If any of the above mentioned are not considered, or if an impact is not found to be moot or is not resolved, there could be legal implications. For example, if a service funded by in whole or in part by PH is to be disinvested prior to the expiry of a contract, and the contract cannot be satisfactorily modified, the Council would remain liable for all fees due under the contract.

12.3 The report author has included a table within the report to address the impacts of each proposed action.

Sarah Orrell – Commercial & Procurement Solicitor

13 Equality Impact, including implications for Children and Young People

13.1 Yes



14 Key Decision

14.1 Yes

15 Key Decision Reference

15.1 HSC-06-24

16 Background Papers

16.1 None

17 Appendices

17.1 Appendix 1 – Eligibility for Local Authority Public Health Spend

Appendix 1

Appendix 1: Eligibility for Local Authority Public Health Spend

Not eligible	Routine council service that fulfils a statutory duty Or Routine council service that fulfils a non-statutory duty
Potentially eligible	Routine council service that fulfils a non-statutory duty where the investment is intended to contribute additional and eligible public health activity, which can be evidenced
Fully eligible	<p>The main and primary purpose of the investment is improvement of public health outcomes, and the activity aligns with one or more eligible functions:</p> <p>Prescribed functions</p> <ol style="list-style-type: none"> 1) Sexual health services - STI testing and treatment 2) Sexual health services - contraception 3) NHS Health Check programme 4) Local authority role in health protection 5) Public health advice to NHS Commissioners 6) National Child Measurement programme 7) Prescribed children's 0 to 5 services <p>Non-prescribed functions</p> <ol style="list-style-type: none"> 8) Sexual health services - advice, prevention and promotion 9) Obesity - adults 10) Obesity - children 11) Physical activity - adults 12) Physical activity - children 13) Treatment for drug misuse in adults 14) Treatment for alcohol misuse in adults 15) Preventing and reducing harm from drug misuse in adults 16) Preventing and reducing harm from alcohol misuse in adults 17) Specialist drugs and alcohol misuse services for children and young people 18) Stop smoking services and interventions 19) Wider tobacco control 20) Children 5 to 19 public health programmes 21) Other Children's 0 to 5 services non-prescribed 22) Health at work 23) Public mental health 24) Miscellaneous, can include, but is not exclusive to: <ul style="list-style-type: none"> • nutrition initiatives • accidents prevention • general prevention • community safety, violence prevention and social exclusion

	<ul style="list-style-type: none"> • dental public health • infectious disease surveillance and control • environmental hazards protection • seasonal death reduction initiatives • birth defect preventions <p>25) Test, track and trace and outbreak planning</p> <p>26) Other public health spend relating to COVID-19</p>
--	--

References

1. <https://www.gov.uk/government/publications/public-health-grants-to-local-authorities-2023-to-2024/public-health-ring-fenced-grant-2023-to-2024-local-authority-circular#annex-c-categories>
2. <https://www.data.gov.uk/dataset/01171494-e40b-463f-9967-56d158412321/statutory-duties-placed-on-local-government>
3. <https://www.adph.org.uk/wp-content/uploads/2023/05/Use-of-PH-Grant-May-2023.pdf>

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank