

***PLACE, ECONOMIC GROWTH AND ENVIRONMENT SCRUTINY
BOARD***

***Overview & Scrutiny Committee
Agenda***

Date Thursday 13 November 2025

Time 6.00 pm

Venue J R Clynes Second Floor Room 2 - The JR Clynes Building

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 Bougateg or at least 24 hours in advance of the meeting.

2. further information relating to this meeting are available from 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 Monday, 10th November 2025.

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.

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**MEMBERSHIP OF THE PLACE, ECONOMIC GROWTH AND
ENVIRONMENT SCRUTINY BOARD**

Councillors Aslam, Ghafoor, Harkness, J. Hussain (Chair), Kouser, Malik, McLaren (Vice-Chair), Rustidge, Sharp, Wilkinson and Williamson

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 Winter Maintenance /Highways

An overview of Highways service delivery, routine maintenance and winter highway maintenance preparations - Director of Environment to report

6 Update on proposed planning policy for Houses in Multiple Occupation (Pages 3 - 10)

A report that details the current legislative process the council are undertaking for the introduction of an Article 4 Direction.

7 Temporary Accommodation Procurement Exercises - Nightly-Paid and Emergency Accommodation (Pages 11 - 22)

A report of the Deputy Chief Executive (Place) that details current arrangements in relation to key elements of temporary accommodation provision and to present options to ensure the Council has adequate access to accommodation for homeless households.

8 Work Programme (Pages 23 - 26)

9 Key Decision Document (Pages 27 - 36)

10 Rule 13 and 14

To consider any rule 13 or 14 decisions since the previous meeting.



**Report to PLACE, ECONOMIC, GROWTH AND ENVIRONMENT
SCRUTINY BOARD**

Update on proposed planning policy for Houses in Multiple Occupation

Portfolio Holder: Cllr Elaine Taylor Cabinet Member for
Neighbourhoods

Officer Contact: Emma Barton, Deputy Chief Executive – Place

Report Author: Elizabeth Dryden-Stuart, Strategic Planning and
Information

Ext. 1672

13 November 2025

Reason for Decision

To note the planning policy approach for Houses in Multiple Occupation (HMOs) – that is the introduction of an Article 4 Direction and providing a suitable framework for assessing HMOs through the Oldham Local Plan.

Executive Summary

This report summarises the current legislative process the council are undertaking for the introduction of an Article 4 Direction and the evidence that has informed said direction. The report then goes on to set out the proposed approach in the new Local Plan for how the council will assess HMO related developments going forward.

Recommendations

To note the planning policy approach for Houses in Multiple Occupation (HMOs) – that is the introduction of an Article 4 Direction and providing a suitable framework for assessing HMOs through the Oldham Local Plan.

Update on proposed planning policy for Houses in Multiple Occupation**1 Background**

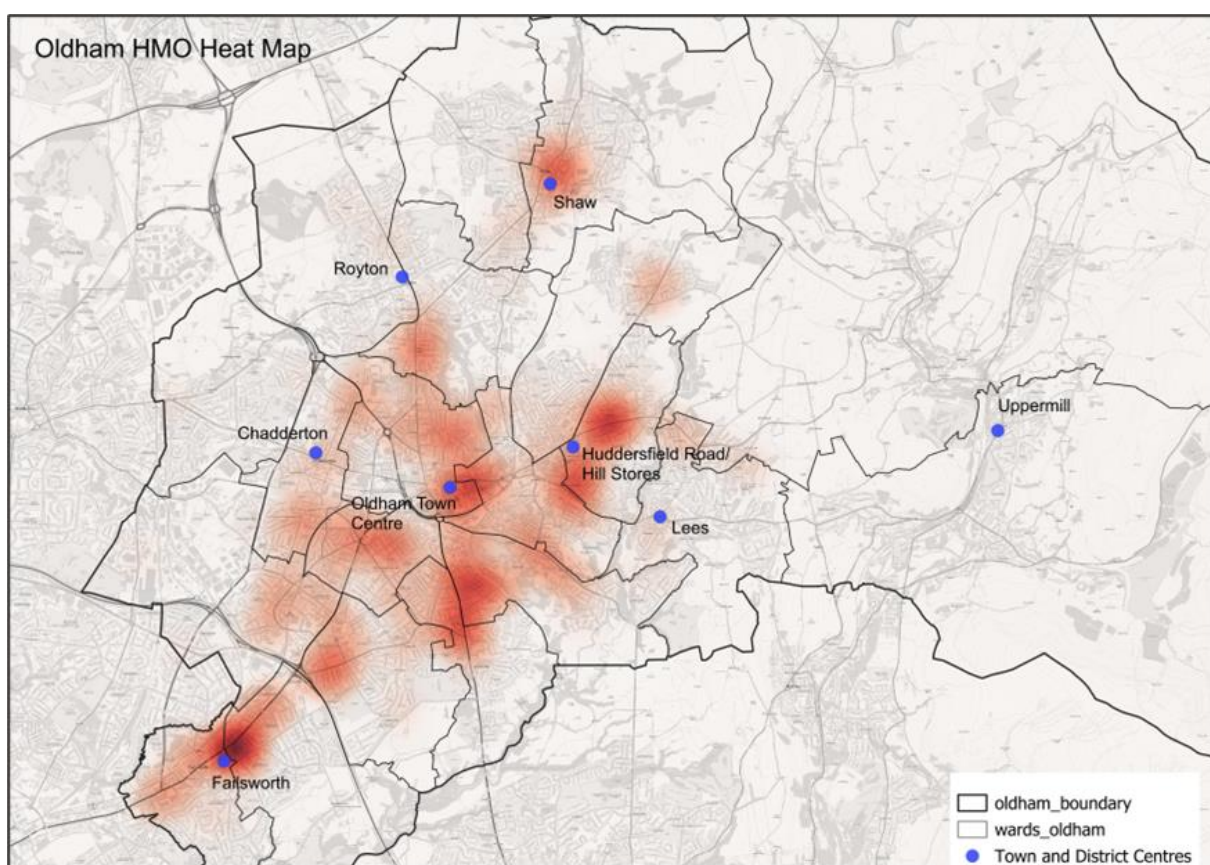
- 1.1 Over the last few years, and more recently through council motions, members have highlighted their concern with the number of Houses of Multiple Occupancy (HMOs) that are currently being introduced across the borough.
- 1.2 It is recognised that HMOs provide a much-needed source of housing for various groups in need of accommodation within the borough, including young people, students, and single person households. However, poorly managed and maintained HMOs, especially where clusters of HMOs arise in one place, can have a detrimental impact on local areas.
- 1.3 Under current planning legislation, HMOs are divided into two Use Classes, which are often referred to as 'Small' and 'Large' HMOs:
 - Small HMOs are houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as a 'C4' use within the Use Classes Order; and,
 - Large HMOs comprise houses or flats occupied by more than 6 unrelated individuals who share basic amenities such as a kitchen or bathroom. These are classified as Sui Generis (a use that does not fall into any use class).
- 1.4 Currently, single family dwellings, defined within use class C3, can change to a C4 use (a 'small' HMO) without the need for planning permission under permitted development rights. Similarly, a C4 HMO can be converted to a C3 dwelling at any time under permitted development rights. Whereas the conversion of any use other than C3 to a C4 HMO use (or the new-build development of a C4 HMO) does require planning permission.
- 1.5 The conversion (or new-build) of any property to create a Sui Generis "large" HMO requires planning permission in all cases.
- 1.6 Where appropriate and justified by evidence, the Council can adopt an Article 4 Direction to remove the permitted development rights that enable a C3 dwelling to be converted to a C4 "small" HMO. This would require such conversions to first apply for planning permission for the change of use.

2 Current Position – Evidence regarding HMOs across the borough and an Article 4 Direction

- 2.1 As of July 2025, according to the best available evidence, there were approximately 384 HMOs in the borough. This is the latest position available.
- 2.2 81 of the 384 HMOs had secured an HMO Licence, or been issued a draft licence ready for the final licence to be issued, and 43 applications were in the process of being considered.
- 2.3 The number of HMOs represents 0.38% of the borough's total dwelling stock (99,081 dwellings, as of September 2025).
- 2.4 The majority of the existing HMOs in the borough are smaller HMOs, for less than 6 people. There are approximately 75 HMOs (of the total 384 existing HMOs) which are for 6 people or above (19%).

- 2.5 Almost half (over 48% or 185 properties) of the total 384 HMOs have been changed from a single household dwelling to an HMO, often with additional bedrooms being created.
- 2.6 Sometimes, issues can arise when existing C3 dwellings are converted to HMOs. Whilst this does not always equate to a loss of a residential unit, it could mean the loss of a family home into smaller, single occupation uses. The Local Housing Needs Assessment (LHNA) (2024) has identified a need for family housing, including larger family housing of 4+ bedrooms across the borough. The loss of family housing to HMOs can impact on the dwelling stock available for families, and the ability of the housing stock to meet local housing needs.
- 2.7 Also, where smaller homes are converted into HMOs (especially small HMOs which do not currently require planning permission), the units of individual accommodation that are created could be smaller and not meet the minimum space standards that we would like to see provided for. This could lead to overcrowded and substandard living conditions.
- 2.8 The LHNA has identified that there is a need for smaller units of accommodation and affordable housing, which HMOs could provide. HMOs can also be suitable housing options for students or key workers. However, it is important that this housing provides a decent standard of living and does not contribute to overcrowding.
- 2.9 In terms of location, the heat map at figure 1 indicatively illustrates the spatial distribution of the recorded HMOs in the borough.

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



- 2.10 As shown in figure 1, the HMOs are predominantly located within inner Oldham, along key transport routes (e.g., the A62, which connects Oldham to Failsworth and Manchester) and within and around district centres.

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- 2.11 In particular, there may be clusters of HMOs emerging within and around Failsworth district centre, Huddersfield Road district centre, Oldham Town Centre, Shaw district centre and within Greenacres/ Clarksfield and Hathershaw (along Ashton Road). There are also lesser numbers of HMOs located near Royal Oldham Hospital (within Coldhurst and Royton South) and within areas of Central and South Chadderton, Hollinwood and Werneth. Conversely there are very few HMOs located within Saddleworth wards.
- 2.12 The majority of the borough's existing HMOs are located in accessible locations, with access to public transport and key services. Typically, HMOs can be a lower cost form of accommodation, and as such appeal to those with lower incomes, where levels of car ownership are also likely to be lower. As such, it is important to ensure HMOs are located sustainably with access to public transport within a suitable walking distance.
- 2.13 Given the evidence set out above, and concerns that the implementation of an area-specific HMO could create a displacement effect on surrounding neighbourhoods, it is considered appropriate to put in place a borough-wide Article 4 Direction.
- 2.14 As such, at Cabinet on 22 September 2025, it was agreed to introduce a non-immediate Article 4 Direction to remove permitted development rights for the change of use from Use Class C3 (dwelling houses) to Use Class C4 (small houses in multiple occupation) on a boroughwide basis. The said report outlined that this would include a six-week consultation period from 6 October to 16 November 2025.
- 2.15 A further report is now to be brought back to Cabinet on 15 December 2025 to consider the outcome of the consultation and thereafter to determine if the Article 4 Direction should be confirmed and come into effect on the 1 January 2026 or such other later date as considered appropriate.

3 The Oldham Local Plan

- 3.16 If the Article 4 Direction is confirmed, planning applications for the conversion of C3 dwellings to C4 HMOs will, for the time-being, be considered on the same policy basis that planning applications for HMOs are already considered. This includes Policy 11 of the Joint Core Strategy and Development Management Policies Development Plan Document (the Core Strategy), which states that houses in multiple occupancy shall not be permitted unless it can be demonstrated that the proposal does not adversely affect:
- the local character of the area;
 - the residential and workplace amenity of current, future and neighbouring occupants; and
 - traffic levels and the safety of road users.
- 3.17 The proposed new Local Plan for Oldham, however, includes an updated policy framework that will allow a more nuanced approach to planning for HMOs in the borough, particularly geared toward avoiding clusters of HMOs on any given street and ensuring that the space and design standards of rooms in HMOs are adhered to, to avoid over-crowding and poor living conditions. Upon adoption this would apply to **all** HMO development proposals, assuming the Article 4 Direction is confirmed.
- 3.18 The Draft Local Plan, consulted on January to March 2024, contained a draft policy on Houses in Multiple Occupation. Following a review of the comments received and further evidence, it is proposed to amend the wording as follows in the Oldham Local Plan: Publication Plan.

Policy H6 - Houses in Multiple Occupation

Houses in Multiple Occupation (HMOs) will be supported where the proposed development:

- 1. Does not result in the loss of, or impact on the character or amenity to the area as a consequence of increased traffic, noise or general disturbance;*
- 2. Does not result in an undue concentration of HMO provision in any particular area of the borough. Permission may not be granted where the proportion of HMOs (either C4 or Sui Generis) will result in HMOs representing 10% or more of properties within a 50m radius measured from the centre of the application site;*
- 3. Ensures that no two adjacent properties apart from those that are separated by a road are converted to HMOs; and*
- 4. Complies with the relevant design and amenity standards as outlined in Policy D1, and any existing or future HMO standards or guidance developed by the council.*

The council will make a decision on HMO applications on a case-by-case basis and considering the factors listed above.

For the development of a HMO that requires a license, the applicant should meet the council's licensing requirements.

Applications for all HMOs are required to provide a Statement of Community Engagement and Impact Assessment.

HMOs within Oldham Town Centre

It is important to ensure a well-balanced mix of housing across the Town Centre. Oldham Town Centre is well-connected to services, facilities and public transport. HMOs are best suited to areas with these assets.

However, it is important to protect the core functions and character of Oldham Town Centre. As such, applications for HMOs in this location will be considered in line with the criteria listed above. In addition, within the town centre HMOs should not occupy ground floor uses, unless the proposed development would comply with the exceptions listed in policy C3.

- 3.19 To support each policy within the Local Plan, a reasoned justification must be included. The reasoned justification for Policy H6 is set out below.

8.66 A house in multiple occupation (HMO) is a property rented out by at least three people who are not from one 'household' (for example a family) but share facilities like the bathroom and kitchen. HMOs can provide various types of accommodation including bedsits, a hostel, private halls of residence, a shared house, a block of converted flats and shared self-contained cluster flats.

8.67 HMOs can be a valuable source of housing to meet the local housing needs of various groups, including students, young adults and people with disabilities. They also provide smaller and affordable accommodation which has been identified as being required in the borough. However, there is also a need for larger family housing. As such it is important that large family homes are not extensively lost to subdivision as a result of HMO development.

- 8.68 *Furthermore, extensive concentrations of HMO development can result in amenity issues and change the character of an area. Amenity and local character have a significant impact in on the way in which people live and experience spaces. It is important that HMO development does not result in the loss of, or impact on the character or amenity to the area as a consequence of increased traffic, noise or general disturbance. Factors which may be considered in terms of assessing amenity include privacy levels, overbearing effects, natural light and outlook, environmental effects and design. The local character of a place should help people understand a place through reinforcing its historic legacy and links to the natural and built environment. Development should therefore be sympathetically designed to the existing local character.*
- 8.69 *It is considered that a concentration of HMOs which would result in 10% or more of properties within a 50m radius (measured from the centre of the application site), could impact on the character of an area. As such, applications for HMOs should include an assessment of the existing concentration as per the criteria listed in the policy and provide this as part of their planning application. The council will utilise GIS and other desktop assessment tools in assessing the information provided.*
- 8.70 *Oldham Town Centre is a highly accessible and sustainable location which is suited to HMOs, particularly for students and young adults. However, it is important that HMO development is carefully managed in this location to ensure the viability and vitality of Oldham Town Centre, protect its unique character and maintain its core retail and leisure function. As such, applications for HMOs in this location will also be considered in line with the criteria listed within the policy. The council will also not support proposals for the development of HMOs that would occupy ground floor uses, unless the proposed development would comply with the exceptions listed in Policy C3, at the council's discretion. The Oldham Town Centre boundary will be defined on the Policies Map.*
- 8.71 *Any applications for HMOs must ensure that the proposed development is of a high standard and complies with the relevant design and amenity standards within Policy D1, and any existing or future HMO standards developed by the council.*
- 8.72 *In addition, HMOs should be sustainably located, with public transport, local services and facilities, accessible to the development by active travel. Further information for developers and landlords of HMOs regarding development and living quality and HMO regulations is available on the council's website.*
- 8.73 *By requiring all planning applications for new HMOs to provide a Statement of Community Engagement and Impact Assessment, this will ensure that issues of community cohesion, integration and concerns relating to the perceived negative impacts of HMOs can be addressed and discussed with the community at an early stage. This assessment should be appropriate and proportionate to the size of the proposed development.*

4 Options/Alternatives

- 4.1 **Option 1** - To note the planning policy approach for Houses in Multiple Occupation (HMOs) – that is the introduction of an Article 4 Direction and providing a suitable framework for assessing HMOs through the Oldham Local Plan.
- 4.2 **Option 2** – To not note the planning policy approach for Houses in Multiple Occupation (HMOs) – that is the introduction of an Article 4 Direction and providing a suitable framework for assessing HMOs through the Oldham Local Plan.

5 **Preferred Option**

- 5.1 Option 1 is the preferred option - To note the planning policy approach for Houses in Multiple Occupation (HMOs) – that is the introduction of an Article 4 Direction and providing a suitable framework for assessing HMOs through the Oldham Local Plan.

6 **Consultation**

- 6.1 Public consultation on the introduction of a borough-wide Article 4 Direction on HMO's is currently underway. This will inform the council's decision to confirm the Article 4 Direction.

7 **Financial Implications**

- 7.1 There are no direct financial implications arising from this report. Any financial considerations associated with the introduction of the Article 4 Direction will be addressed as part of that specific decision-making process. Any financial implications related to the Local Plan will also be addressed as part of that process.

(Mohammed Hussain)

8 **Legal Implications**

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

(A Evans)

9 **Equality Impact, including implications for Children and Young People**

- 9.1 N/A

10 **Key Decision**

- 10.1 N/A

11 **Key Decision Reference**

- 11.1 None

12 **Background Papers**

- 12.1 Report to 22 September 2025 Cabinet on the Introduction of Article 4 Direction for Houses of Multiple Occupation -
<https://committees.oldham.gov.uk/documents/s154310/Introduction%20of%20Article%204%20Direction%20for%20Houses%20of%20Multiple%20Occupation.pdf>

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- 12.2 Details of current consultation on the introduction of a borough-wide Article 4 Direction on Houses in Multiple Occupation -
<https://www.oldham.gov.uk/info/201232/engagement/1825/consultation>
- 12.3 Joint Core Strategy and Development Management Policies Development Plan Document -
https://www.oldham.gov.uk/info/201229/current_local_planning_policy/978/joint_core_strategy_and_development_management_policies_development_plan_documents_dpds
- 12.4 Draft Local Plan -
https://www.oldham.gov.uk/downloads/file/7825/draft_local_plan_december_2023
- 13 **Appendices**
- 13.1 None



Report to CABINET

Temporary Accommodation Procurement Exercises – Nightly-Paid and Emergency Accommodation

Portfolio Holder: Cllr. Arooj Shah, Leader of the Council and Cabinet Member for Growth

Officer Contact: Deputy Chief Executive (Place)

Report Author: Victoria Wood, Head of Housing Needs
Simon Shuttleworth, Service Manager for Strategic Housing Recovery

Email: simon.shuttleworth@oldham.gov.uk

20th October 2025

Reason for Decision

The Council has a statutory duty to house homeless households under the Housing Act 1996, as amended by the Homelessness Reduction Act 2017. Where prevention is not possible, and permanent housing cannot be found in sufficient time, the Council is obliged to provide temporary accommodation, until households can be accommodated permanently.

Current arrangements in relation to key elements of temporary accommodation provision in Oldham expire in the coming year, and require re-procuring, to ensure we have adequate access to accommodation for homeless households.

Recommendations

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- (1) That a robust, transparent procurement and commissioning process is undertaken to procure the following:
 - a. A new framework for nightly-paid temporary accommodation
 - b. The provision of short-term emergency provision for temporary accommodation, via a dynamic market notice
- (2) That framework and contract-award decision making responsibilities are delegated to the Deputy Chief Executive (Place)

Temporary Accommodation Procurement Exercises – Nightly-Paid and Emergency Accommodation

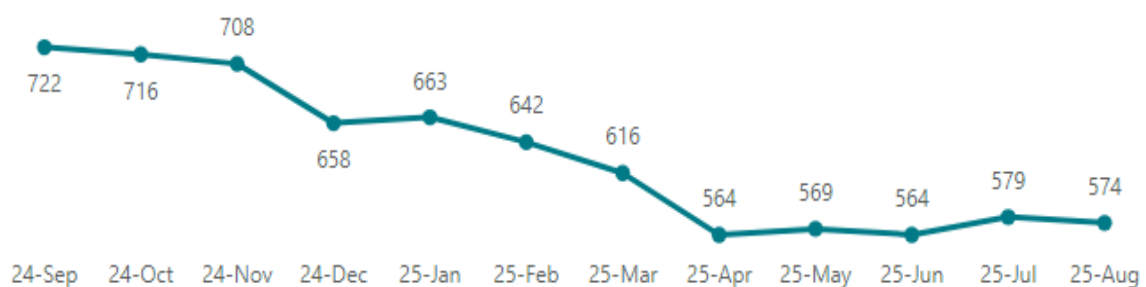
1 Background

- 1.1 As with other authorities across the country, Oldham faces a significant and ongoing challenge around homelessness, with a subsequent need to ensure sufficient access to temporary accommodation (TA), in order to ensure we are able to meet our statutory duties (predominantly under the Housing Act 1996, as amended by the Homelessness Reduction Act 2017), and ensure that we are able to provide suitable accommodation to households who become homeless.
- 1.2 In order to meet this need, while maintaining flexibility of provision over time, a number of different forms of TA are made use of. This includes nightly-paid accommodation, short-term emergency accommodation, and properties leased either from the private sector or social landlords.
- 1.3 In many cases, households are first housed in short-term emergency accommodation (often hotels), until more suitable TA can be offered, either in leased or nightly-paid accommodation.
- 1.4 The current framework for nightly-paid TA was procured under arrangements now coming to an end, and requires re-procuring, to ensure that we have access to sufficient accommodation for the coming years.
- 1.5 Short-term emergency accommodation was previously used on a spot-purchase basis, as it was less common. However, rising demand over recent years has meant that it has become a more regular solution, and a procurement exercise is now required, to ensure that the Council remains compliant.

2 Current Position

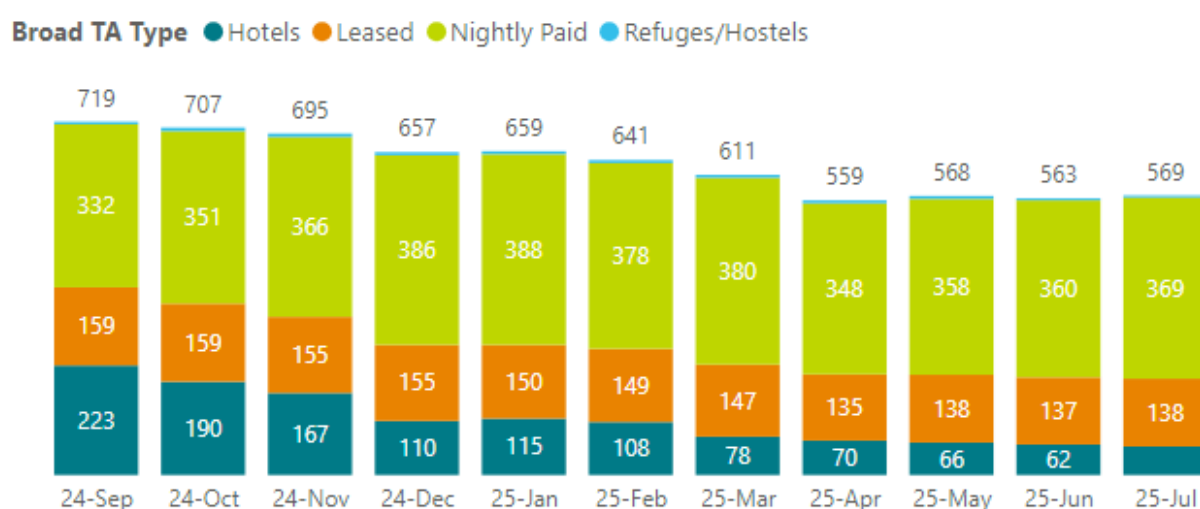
- 2.1 At the end of August 2025, there were 574 households in TA in Oldham. This has fallen from a peak of 722 in September 2024, but remains at a high level historically.

Households in all TA



- 2.2 Work continues by the Housing Options Service to reduce the numbers of households in TA. This work aims to focus more resource into prevention, to help people stay in their current accommodation, or identify alternative accommodation, before being made homeless.
- 2.3 Initial work has allowed us to significantly reduce the use of short-term emergency accommodation, bringing down the number of hotel placements, as shown below (note that there is a slight discrepancy in numbers compared to the graph at 2.1, as a small number of placements are closed retrospectively)

Type of accommodation used for TA, Last day of each Month



- 2.4 At the same time, the TA Mitigations workstream is looking at how we can bring onboard better quality, and lower cost TA, through a number of routes, such as the proposed redevelopment of Met Place, exploring more leasing of properties, and working with social housing providers to bring in more stock.
- 2.5 Even with this work, there will be a need to continue to make use of current models of TA provision for the foreseeable future, while we look to both bring down the numbers of people needing TA and also switch to more sustainable approaches. What follows gives an overview of two key procurement exercises that will be needed in the near future, in order to ensure we have access to appropriate provision.

3 Proposed Procurement Exercises

3.1 Nightly-paid Accommodation

Nightly paid accommodation currently forms a core part of the Council's TA provision. As the term suggests, placements into this type of accommodation are

done on a nightly basis, allowing flexibility of use, as we are not obliged to keep a household in this accommodation for any specified period of time. Likewise, the Council is not tied to any minimum usage of this type of accommodation, allowing access to sufficient accommodation as demand rises or falls.

While this type of provision allows flexibility in meeting our obligations, it is a more costly option than using longer-term arrangements, such as leasing. In 2024/25, the Council spent around £5.8million on nightly-paid accommodation use (NB – it should be noted that the Council is able to reclaim Housing Benefit, which offsets a proportion of these costs).

In addition, the mix of provision in the nightly-paid market means that the accommodation provided can differ from one location to another. However, a large proportion of this accommodation is within houses of multiple occupation (HMO's), meaning that much of it involves the use of shared facilities.

The Council has a number of providers on a framework for nightly-paid accommodation. This framework expires in March 2026, so a procurement exercise is proposed, to ensure that we can continue accessing this type of provision for the future.

While this type of accommodation will continue to play an important part in ensuring that we are able to provide somewhere for homeless people to live, we have a clear aim to reduce our reliance on nightly-paid provision, both by continuing to reduce the number of households in TA, and also by exploring other types of accommodation.

3.2 Short-term Emergency Accommodation

The use of short-term accommodation for homeless households in Oldham has grown significantly in recent years. This type of accommodation allows for quick access to somewhere for households to stay until we can source more appropriate, longer-term TA, or permanent housing. As such, it is often the first place that a household is placed after their homelessness assessment. In many cases, this accommodation is provided by hotels which OBC have been using the current contract with our preferred travel provider, which is non-compliant, hence the need to tender specifically for these needs.

As with nightly-paid, use of this form of accommodation is expensive, with the Council spending in the region of £4.7million in 2024/25. Likewise, whilst we have reduced our reliance on emergency in recent months, meaning projected spend for 2025/26 is significantly less, it is another form of accommodation which will remain an important option for the foreseeable future. A procurement exercise for this accommodation is also needed, in order to be compliant going forward.

3.3 Procurement exercise summary

The exercises set out above are summarised in the following table. **NB** – costs for these procurements will be based on projected 2025/26 spend, where available, to provide an expected cost envelope for these exercises. However, these are call-off contracts, with no minimum spend required. Ongoing work will continue, in order to

reduce numbers of households in temporary accommodation, and to bring online alternative forms of accommodation, with a view to reducing overall spend.

Item	Projected potential cost	Notes
Nightly-paid accommodation (3.1)	£6.6million x 5 years (3+ option for 2-year extension) = total of up to £33million over five years, plus provision for inflation	Current arrangements expire March 2026. Requires procurement exercise to ensure continuity of service.
Short-term emergency accommodation (3.2)	£2.5million x 5 years (3+ option for 2-year extension) = total of up to £12.5million over five years, plus provision for inflation	Previously obtained on a spot-purchase basis. Requires procurement exercise to ensure compliant, given subsequent increase in use and spend. Projected to be lower costs going forward, do to work to bring down numbers in this form of accommodation.

4 Options/Alternatives

4.1 Option one:

That a robust, transparent procurement and commissioning process is undertaken to procure the following:

- a. A new framework for nightly-paid temporary accommodation
- b. The provision of short-term emergency provision for temporary accommodation, via a dynamic market notice

That framework and contract-award decision making responsibilities are delegated to the Deputy Chief Executive (Place), ensuring that the exercise and contract award are carried out in a timely fashion, in order to ensure that we have sufficient provision in place to meet our obligations around homelessness.

4.2 Option two:

That some or all of the above procurement exercises are not agreed. This would mean that the Council would have less access to appropriate short-term and temporary accommodation and may struggle to meet our statutory obligations.

5 Preferred Option

- 5.1 Option one is the preferred option, as it will ensure we have access to appropriate provision, in order to meet our statutory obligations.

6 Consultation

- 6.1 Consultation carried out with portfolio holder

7 Financial Implications

7.1 Nightly Paid Temporary Accommodation

Through this report, the Council is hoping to formalise the procurement of nightly paid temporary accommodation. Current financial estimates for the use of nightly paid temporary accommodation in 2025/26 is £6.6m. As outlined above this equates to £33m over a 5-year period.

It should be noted that the £33m amount is the value of a 5-year call-off order and serves as the maximum spend allowable under this arrangement and is not a financial commitment to the Council.

Short Term Emergency Accommodation

Through this report, the Council is hoping to formalise the procurement of short-term emergency accommodation. Current financial estimates for the use of short-term emergency accommodation in 2025/26 is £1.9m. Given the nature of this emergency provision, it is advised to build in an amount of flex within the procurement arrangements. For this reason, the report has assumed an amount of £2.5m potential short-term emergency accommodation spend per year. This equates to £12.5m over a 5-year period.

It should be noted again that the £12.5m amount is the value of a 5-year call-off order and serves as the maximum spend allowable under this arrangement and is not a financial commitment to the Council. (John Hoskins)

8 Legal Implications

- 8.1 Legal fully supports procurements statements below. This is a procurement under a closed framework in accordance with PCR 2015 on a standard framework basis.
(Michael Grocott)

9. Procurement Implications

9.1 Nightly Paid Accommodation

The recommendation for this procurement is that we tender for a new Framework to ensure compliance with the Procurement Act 2023. The existing Framework does not

allow us to make significant changes, such as an extension. However, it is not understood that an extension is to be requested as the current framework, it is felt, is not fully fit for purpose. The previous procurement for the current framework resulted in gaps in provision such as repairs and maintenance (no responses were received for this lot), it was also a closed framework which was the only form of framework permitted under PCR2015, and these do not allow for the addition at any point of any new suppliers. In addition, current providers have been requesting uplifts to pricing of up to 10% and this is considered a material change / significant. To give consideration to any provider that originally tendered but was not successful we are required to re-tender this Framework Agreement.

9.2 Short Term Emergency Accommodation

Previously obtained on a spot-purchase basis and currently non-compliant using Click Travel without a formal contract and via a framework where this is not within the remit of the framework. This is recognised by the framework owner who are seeking to modify the framework to accommodate this change. However, it is CPU's view that there is no legal way to act on such a significant modification due to the excessive value which would exceed the originally published contract value. As such, this requires a procurement exercise to ensure compliance given the subsequent increase in use and spend. The process identified is a Dynamic Market which is a new process under PA23, and there is no limit to the number of applicants that can be admitted. It should be noted that under a Dynamic Market, further competitions would be required to award work while the Dynamic Market is live, and these further competitions can only be run if over the thresholds are per PA23. This may require consideration for any below threshold requirements and the resource required when running further competitions. The council will set conditions for membership, this mechanism will allow for repeat procurements unlike a Framework Agreement, it will be open for applications throughout its term.

All of the above is subject to further consideration and a supporting Procurement Strategy to ensure that the long-term solutions completely fulfill the Councils requirements and any potential gaps in service are supported by a pre-planned approach. It is therefore strongly recommended that a risk assessment is undertaken as part of the Procurement Strategies for both requirements.

Oldham is acting independently due to the time constraints and urgency to provide these services. Further work needs to be undertaken to map out the procurement strategy to determine the type of framework that is required. This may include a framework, an open framework or a dynamic market. There are no TUPE issues. Previous Tender ref: DN631481. **(Angela Porter)**

9 Equality Impact, including implications for Children and Young People



IAReport_Temporar
y_Accommodation_P

9.1 Yes

10 Key Decision

10.1 Yes

11 Key Decision Reference

11.1 HL-04-25 - Temporary Accommodation Procurement Exercises – Nightly-Paid and
Emergency Accommodation

12 **Background Papers**

12.1 None

13 **Appendices**

13.1 None

Temporary Accommodation Procurement

completed/last updated by Simon Shuttleworth on 29/07/2025

Portfolio

Decent Homes

Directorate

Place

Service/Team

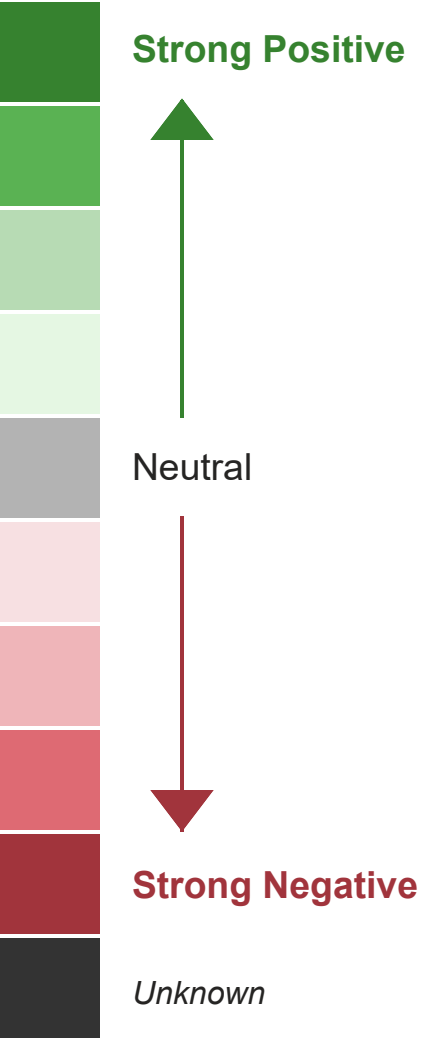
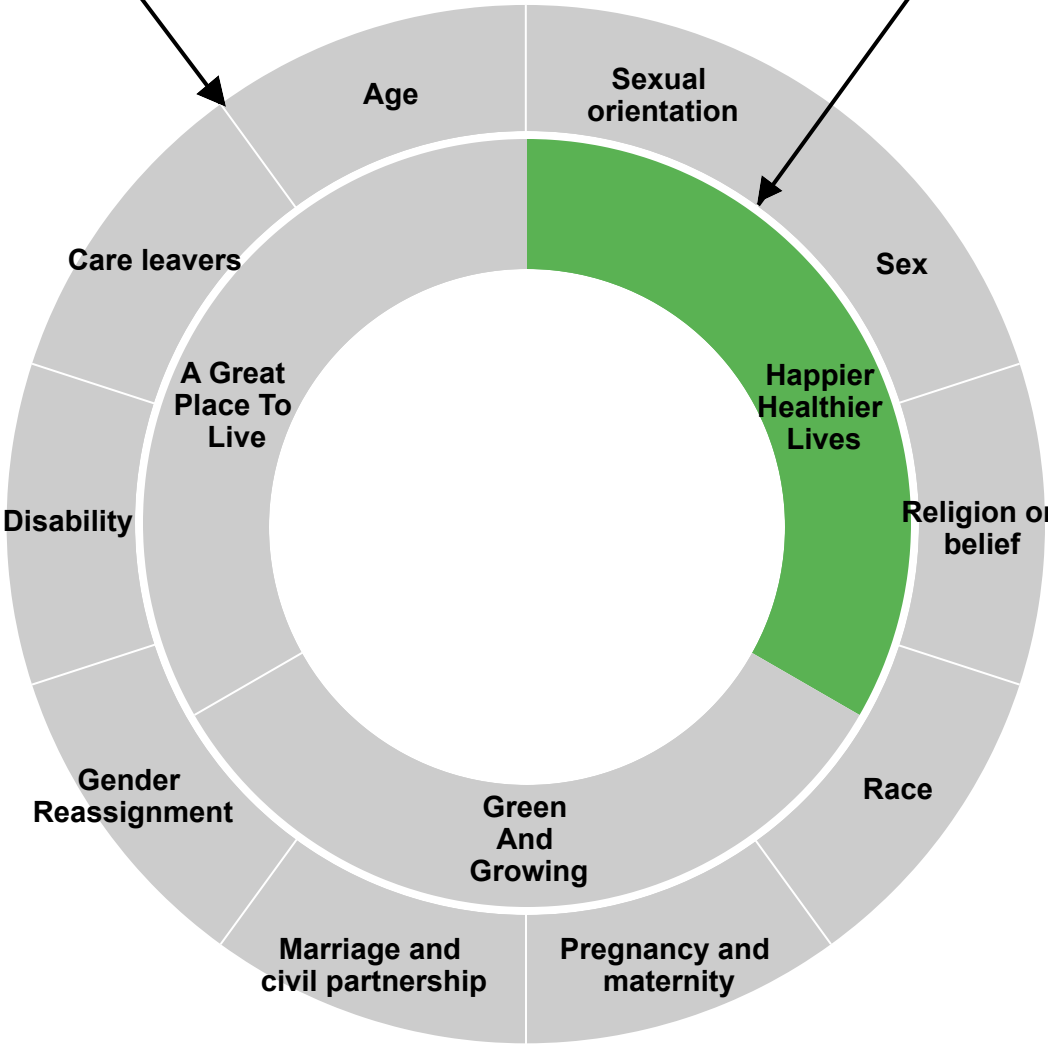
Communities

Is this IA related to a Budget Reduction proposal?

No

Equality Characteristics

Our Mission



Equality Characteristics

Category	Impact	Likely	Duration	Impact Score ▲	Comment
Age	Neutral	Possible	Short Term	0	
Care leavers	Neutral	Possible	Short Term	0	
Disability	Neutral	Possible	Short Term	0	
Gender Reassignment	Neutral	Possible	Short Term	0	
Marriage and civil partnership	Neutral	Possible	Short Term	0	
Pregnancy and maternity	Neutral	Possible	Short Term	0	
Race	Neutral	Possible	Short Term	0	
Religion or belief	Neutral	Possible	Short Term	0	
Sex	Neutral	Possible	Short Term	0	
Sexual orientation	Neutral	Possible	Short Term	0	

Our Mission / Corporate Priorities

Category	Impact	Likely	Duration	Impact Score	Comment
A Great Place To Live	Neutral	Possible	Short Term	0	
Green And Growing	Neutral	Possible	Short Term	0	
Happier Healthier Lives	Strong Positive	Very Likely	Short Term	4	The provision of appropriate temporary accommodation ensures that households that have become homeless have somewhere suitable to live while they are supported to improve their situation and secure longer-term accommodation.

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Place, Economic Growth and Environment Scrutiny Board

Work Programme 2025/2026

Agenda item	Purpose	Portfolio lead & officer lead	Method of scrutiny	Additional information
Thursday, 2nd October 2025				
Saddleworth Neighbourhood Plan		<i>Cllr Taylor and Peter Richards</i>		<i>Cabinet Paper for Scrutiny consideration. Report due to go to Cabinet 22 September therefore will need to include recommendation granting delegated authority to portfolio lead to take the final decision having considered any comments made by the Scrutiny Board.</i>
Gulley cleaning				
Corporate Performance Report 2025/26 Q1				

Thursday, 13 th November 2025				
Highways & Winter Maintenance	Overview of Highways service delivery, routine maintenance and winter highway maintenance preparations	Cllr C Goodwin & Nasir Dad	Presentation & Questions	
Corporate Performance Report 2025/26 Q2				
Update on proposed planning policy for Houses in Multiple Occupation		Cllr Taylor and Peter Richards		
Temporary Accommodation update and Cabinet Paper		Neil Consterdine		
w/c 8 December 2025 – Special Scrutiny Board to be arranged				
Oldham Local Plan – Publication Plan		<i>Cllr Taylor and Peter Richards</i>	8 December 3pm	
Strategic Planning Monitoring Reports	<i>Opportunity to consider annual monitoring reports prepared by Strategic Planning – Oldham Monitoring Report, Infrastructure Funding Statement, Strategic Housing Land Availability Assessment, and Brownfield Land Register.</i>	<i>Cllr Taylor and Peter Richards</i>		<i>15 December 2025 Cabinet Papers for Scrutiny consideration.</i>
Complying with the Biodiversity Duty – Our Policies and Objectives for Thriving Wildlife in Oldham Progress Report		<i>Cllr Taylor and Peter Richards</i>		<i>15 December 2025 Cabinet Papers for Scrutiny consideration. First progress report against Complying with the Biodiversity Duty – Our Policies and Objectives for Thriving Wildlife in Oldham must be published by 1 January 2026.</i>

Thursday, 22nd January 2026				
Thursday, 19th March 2026				
Corporate Performance Report 2025/26 Q3				
Final report of task and finish groups				

Task and finish groups:

Deep dive area:	Expanded proposal:
Housing Delivery – Development	
Housing Allocations (policy review)	Discussion with housing?
District Working – update following restructure	Workshop led by Cllr Taylor and Jodie Barber
Housing Standards - Enforcement and Selective Licensing	27 August special meeting tbc

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KEY DECISION DOCUMENT – COVERING DECISIONS TO BE TAKEN FROM 1 NOVEMBER 2025

Key Decision Reference	Subject Area For Decision	Led By	Decision Date	Decision Taker
EE-02-25	Oldham Community Leisure (OCL) Utilities	Director of Public Health	17 TH November 2025	Cabinet
<p>Description: a report detailing the provision of Utilities across the OCL footprint</p> <p>Proposed report title: Oldham Community Leisure (OCL) Utilities</p> <p>Background documents: appendices</p> <p>Report to be considered in Public/Private: NOT FOR PUBLICATION by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 and it is not in the public interest to disclose the information because it relates to the financial or business affairs of the Council or a third party.</p>				
FCR-9-25 New!	Azure Cloud Contract – Microsoft	Executive Director of Resources	17 TH November 2025	Cabinet
<p>Description: to authorise the Azure Cloud Contract between Oldham Council and Microsoft</p> <p>Proposed report title: Azure Cloud Contract - Microsoft</p> <p>Background documents: appendices</p> <p>Report to be considered in Public/Private: NOT FOR PUBLICATION by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 and it is not in the public interest to disclose the information because it relates to the financial or business affairs of the Council or a third party.</p>				
FCR-11-25 New!	Revenue Monitor and Capital Investment Programme 2025/26 Quarter 2	Director of Finance	17 th November 2025	Cabinet

KEY DECISION DOCUMENT – COVERING DECISIONS TO BE TAKEN FROM 1 NOVEMBER 2025

Key Decision Reference	Subject Area For Decision	Led By	Decision Date	Decision Taker
<p>Description: The report provides an update on the Council's 2025/26 forecast revenue budget position and the financial position of the capital programme as at the period ending 30 September 2025 (Quarter 2)</p> <p>Proposed Report Title: Revenue Monitor and Capital Investment Programme 2025/26 Quarter 2</p> <p>Background Documents: Appendices – Various</p> <p>Report to be considered in Public</p>				
FCR-12-25 New!	Council Tax Reduction Scheme 2026/27	Director of Finance	17 th November 2025	Cabinet
<p>Description: To determine the Council Tax Reduction Scheme for 2026/27</p> <p>Proposed Report Title: Council Tax Reduction Scheme 2026/27</p> <p>Background Documents: Appendices – Various</p> <p>Report to be considered in Public</p>				
HSC-14-25 New!	Request for a Direct Award of the Domestic Property Disability Adaptions Framework for the Provision of Level Access Showers and Shower over Baths	Director of Adult Care (DASS)	17 th November 2025	Cabinet

KEY DECISION DOCUMENT – COVERING DECISIONS TO BE TAKEN FROM 1 NOVEMBER 2025

Key Decision Reference	Subject Area For Decision	Led By	Decision Date	Decision Taker
<p>Description: a request for a Direct Award of the Domestic Property Disability Adaptions Framework for the Provision of Level Access Showers and Shower over Baths</p> <p>Proposed report title: Provision of Level Access Showers and Shower over Baths</p> <p>Background documents: appendices</p> <p>Document(s) to be considered in public or private: public</p>				
EDS-13-25 New!	Spring Brook Capital Works	Director of Education, Skills & Early Years	17 th November 2025	Cabinet
<p>Description: to authorise Capital Work at Spring Brook School</p> <p>Proposed report title: Spring Brook Capital Works</p> <p>Background documents: appendices</p> <p>Document(s) to be considered in public or private: public</p>				
EDS-07-25	Speech, Language and Communication Needs Business Case	Director of Education, Skills & Early Years	17 TH November 2025	Cabinet
<p>Description: To develop a borough-wide speech, language and communication needs business case</p> <p>Proposed report title: Speech, Language and Communication Needs – Business Case</p> <p>Background documents: appendices</p> <p>Document(s) to be considered in public or private: public</p>				

KEY DECISION DOCUMENT – COVERING DECISIONS TO BE TAKEN FROM 1 NOVEMBER 2025

Key Decision Reference	Subject Area For Decision	Led By	Decision Date	Decision Taker
EDS-11-25	Change Partnership Programme (CPP) delivery (inc. ELSEC/APST): grant requirements	Director of Education, Skills & Early Years	17 th November 2025	Cabinet
<p>Description: To highlight funding opportunities to the Council available from the Change Partnership Programme.</p> <p>Proposed report title: Change Partnership Programme (CPP) delivery (inc. ELSEC/APST): grant requirements</p> <p>Background documents: appendices</p> <p>Document(s) to be considered in public or private: public</p>				
EDS-12-25	Approval to exercise the option to extend Short Breaks Play and Leisure Contract	Director of Education, Skills & Early Years	17 TH November 2025	Cabinet
<p>Description: Cabinet is asked to approve an option to extend the existing short breaks, play and leisure contract.</p> <p>Proposed Report Title: Approval to exercise the option to extend Short Breaks Play and Leisure Contract</p> <p>Background Documents: Appendices</p> <p>Report to be considered in Public/Private: Public</p>				
FCR-01-025	Transformation Partnership	Executive Director of Resources	17 th November 2025	Cabinet

KEY DECISION DOCUMENT – COVERING DECISIONS TO BE TAKEN FROM 1 NOVEMBER 2025

Key Decision Reference	Subject Area For Decision	Led By	Decision Date	Decision Taker
<p>Description: To report on the Council's transformation partnership work.</p> <p>Proposed Report Title: Transformation Partnership</p> <p>Background Documents: Appendices</p> <p>Report to be considered in Public/Private: NOT FOR PUBLICATION by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 and it is not in the public interest to disclose the information because it relates to the financial or business affairs of the Council or a third party.</p>				
FCR-13-25 New!	Treasury Management Strategy Mid -Year Review 2025/26	Director of Finance	1 st December 2025	Cabinet
<p>Description: Review of the performance for the first half of the financial year in relation to the Treasury Management Strategy for 2025/26</p> <p>Document(s) to be considered in public or private:</p> <p>Proposed Report Title: Treasury Management Strategy Mid -Year Review 2025/26</p> <p>Background Documents: Appendices</p> <p>Report to be considered in Public</p>				
RBO-04-25	Approval to a) publish the Saddleworth Neighbourhood Plan for public consultation; and b) submit the Plan for independent examination	Director of Economy	15 th December 2025	Cabinet

KEY DECISION DOCUMENT – COVERING DECISIONS TO BE TAKEN FROM 1 NOVEMBER 2025

Key Decision Reference	Subject Area For Decision	Led By	Decision Date	Decision Taker
<p>Description: Approval to a) publish the Saddleworth Neighbourhood Plan for public consultation; and b) submit the Plan for independent examination</p> <p>Proposed report title: Saddleworth Neighbourhood Plan</p> <p>Background documents: appendices</p> <p>Document(s) to be considered in public or private: public</p>				
HSC-15-25	Section 75 Partnership Agreement with the NHS Northern Care Alliance	Director of Adult Care (DASS)	15 th December 2025	Cabinet
<p>Description: to approve funding under a Section 75 Partnership Agreement between Oldham Council and the NHS Northern Care Alliance.</p> <p>Proposed report title: Section 75 Partnership Agreement</p> <p>Background documents: appendices</p> <p>Document(s) to be considered in public or private: public</p>				
FCR-11-25 New!	Budget 2026/27 – Determination of the Tax Bases for Council Tax Setting and for Business Rates Income Purposes	Director of Finance	17 th November 2025	Cabinet

KEY DECISION DOCUMENT – COVERING DECISIONS TO BE TAKEN FROM 1 NOVEMBER 2025

Key Decision Reference	Subject Area For Decision	Led By	Decision Date	Decision Taker
<p>Description: The Determination of the Tax Bases for Council Tax Setting and for Business Rates Income for use in 2026/27 budget deliberations</p> <p>Report Title: Budget 2026/27 – Determination of the Tax Bases for Council Tax Setting and for Business Rates Income Purposes</p> <p>Background Documents: Appendices - Various</p> <p>Report to be considered in Public</p>				
NEI-09-25	United Utilities Plc Partnership Agreement	Director of Environment	15 th December 2025	Cabinet
<p>Description: to approve a partnership agreement between Oldham Council and United Utilities PLC</p> <p>Proposed report title: United Utilities PLC Partnership Agreement</p> <p>Background documents: appendices</p> <p>Document(s) to be considered in public or private: public</p>				

Key:

New! - indicates an item that has been added this month

KEY DECISION DOCUMENT – COVERING DECISIONS TO BE TAKEN FROM 1 NOVEMBER 2025

Key Decision Reference	Subject Area For Decision	Led By	Decision Date	Decision Taker
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Notes:

1. The procedure for requesting details of documents listed to be submitted to decision takers for consideration is to contact the Contact Officer, contained within the Key Decision Sheet for that item. The contact address for documents is Oldham Council, JR Clynes Building, Cultural Quarter, Greaves Street, Oldham, OL1 1AT. Other documents relevant to those matters may be submitted to the decision maker.
2. Where on a Key Decision Sheet the Decision Taker is Cabinet, the list of its members are as follows: Councillors Arooj Shah (Chair of Cabinet and Leader of the Council), Elaine Taylor, Abdul Jabbar MBE, Shaid Mushtaq, Mohon Ali, Barbara Brownridge, Fida Hussain, Chris Goodwin and Peter Dean.
3. Full Key Decision details (including documents to be submitted to the decision maker for consideration, specific contact officer details and notification on if a report is likely to be considered in private) can be found via the online published plan at:
<http://committees.oldham.gov.uk/mgListPlans.aspx?RPId=144&RD=0>

Notice of Private Reports

(In accordance with Part 2 of the Local Authorities (Executive Arrangements) Meetings and Access to Information) (England) Regulations 2012)

Oldham Borough Council intends to hold a private meeting (or part thereof) of the Cabinet on Monday, 17th November 2025

Decision to be taken (Agenda Item) Decisions proposed to be taken in private at Cabinet on Monday, 17th November 2025:

a. Transformation Partnership

Reason:

The meeting (or part thereof) will be held in exempt session on the grounds that the reports and background papers will contain the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) – information relating to the financial or business affairs of the Council and a third party.

KEY DECISION DOCUMENT – COVERING DECISIONS TO BE TAKEN FROM 1 NOVEMBER 2025

Key Decision Reference	Subject Area For Decision	Led By	Decision Date	Decision Taker
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b. Oldham Community Leisure (OCL) Utilities

Reason:

The meeting (or part thereof) will be held in exempt session on the grounds that the reports and background papers will contain the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) – information relating to the financial or business affairs of the Council and a third party.

c. Azure Cloud Contract – Microsoft

Reason:

The meeting (or part thereof) will be held in exempt session on the grounds that the reports and background papers will contain the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) – information relating to the financial or business affairs of the Council and a third party.

Representations:

If you wish to make representations against the intention to hold a private meeting, please send these to Constitutional Services, JR Clynes Building, Cultural Quarter, Greaves Street, Oldham, OL1 1AT or email: constitutional.services@oldham.gov.uk

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