

# Public Document Pack

## ***CHADDERTON NEIGHBOURHOOD BOARD Minutes***

Date Tuesday 21 October 2025

Time 1.00 pm

Venue Lydia's Tearoom, Foxdenton Park, Chadderton

### Item No

1 Chadderton Neighbourhood Board Minutes 21 October 2025 (Pages 3 - 8)

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## Minutes

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MEETING: Chadderton Neighbourhood Board (Pride in Place)

DATE: Tuesday, 21 October 2025

TIME: 13:00

VENUE: Lydia's Tearoom, Foxdenton Park, Chadderton

|                              |                                     |                                                                                                              |
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| <b>BOARD MEMBERS PRESENT</b> | Ahmad, Zakir                        | CEO, Yuvanis Foundation                                                                                      |
|                              | Ashraf, Kashif                      | Oldham President, Greater Manchester Chamber of Commerce                                                     |
|                              | Chamberlain, Chris                  | Chief Executive, Oldham RLFC Foundation                                                                      |
|                              | Consterdine, Neil                   | Director of Communities, Oldham Council                                                                      |
|                              | Drake, Rebecca                      | Director, Fullcircle NW                                                                                      |
|                              | Lockwood, Stuart                    | Chief Executive, Oldham Community Leisure                                                                    |
|                              | Mahmood, Aisha                      | Director, Clear Watch Security                                                                               |
|                              | McLaren, Colin <b>(Vice-Chair)</b>  | Chair, Chadderton Together                                                                                   |
|                              | Nugent, Martin                      | Senior Policy and Partnership Officer, Safer and Stronger Communities, Greater Manchester Combined Authority |
|                              | Shuttleworth, Councillor Graham     | West District Community Lead and Councillor for Chadderton South, Oldham Council                             |
|                              | Taylor, Catherine                   | Oldham Partnership Manager, Department for Work and Pensions                                                 |
|                              | Taylor, Councillor Elaine           | Deputy Leader, Oldham Council                                                                                |
|                              | Windsor-Welsh, Laura <b>(Chair)</b> | Oldham Director, Action Together                                                                             |
| <b>OTHERS PRESENT</b>        | Chapman, Dom                        | Co-Director, Thrive Economics                                                                                |
|                              | Penn, Jennifer <b>(Minutes)</b>     | Place Making Manager, Oldham Council                                                                         |
|                              | Whitehead, Amie                     | Inspector (Oldham South & West), Greater Manchester Police                                                   |
| <b>APOLOGIES RECEIVED</b>    | Freaney, Nicky                      | NW Group Employer and Partnership Manager, Department for Work and Pensions                                  |
|                              | Jordan, Simon                       | Principal and Chief Executive, Oldham College                                                                |
|                              | Longsdon, Angela                    | District Co-ordinator for Oldham West (Werneth and Chadderton), Oldham Council                               |
|                              | Mathieson, Estelle                  | District Commander Oldham, Greater Manchester Police                                                         |

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|  | McMahon, MP Jim        | MP, Oldham West, Chadderton and Royton             |
|  | Shah, Councillor Arooj | Leader, Oldham Council                             |
|  | Todd, Christina        | Director of Communities, First Choice Homes Oldham |

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| <b>1. Welcome and housekeeping (Chair)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Housekeeping matters were covered, and new and returning members were welcomed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>2. Introductions and apologies for absence (Chair)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Introductions were made and apologies noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>3. Notice of any urgent business to be accepted onto the agenda and reasons for that urgency (Chair)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>4. Procedural business and any items accepted as urgent business (Chair)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><i>i) Declarations of interest</i></p> <p>Existing declarations were noted. No new declarations were received.</p> <p><i>ii) Review of minutes and action updates from last meeting</i></p> <p>The minutes dated 30 September 2025 were agreed as a true record (proposed by Catherine Taylor and seconded by Rebecca Drake) and approved for publication online at <a href="http://oldham.gov.uk">oldham.gov.uk</a>.</p> <p>Updates on completed actions were recorded on the action tracker. The following actions were carried forward:</p> <p><b>ACTION:</b> Board to hold a monitoring and evaluation framework in early 2026.</p> <p><b>ACTION:</b> Aisha Mahmood and Kashif Ashraf to meet in January to start identifying demand for business support and, thereafter, develop a package of financial and non-financial support.</p> <p><b>ACTION:</b> Oldham Council to arrange access to the Regeneration Plan portal for Dom Chapman.</p> <p><b>ACTION:</b> Oldham Council to map out governance requirements and introduce proportionate controls relating to risks and finance.</p> <p><b>ACTION:</b> Neil Consterdine and Angela Longsdon to explore alternative delivery options for the CCTV project and feed back to Councillor Shuttleworth.</p> <p><b>ACTION:</b> Laura Windsor-Welsh, Colin McLaren and Liz Dryden-Stuart (Oldham Council) to discuss the work of the New Chadderton Partnership to develop a Neighbourhood Plan by 2027, in the context of the emerging Regeneration Plan and wider programme delivery.</p> <p>One new action was agreed:</p> <p><b>ACTION:</b> Oldham Council to develop a communications plan for the programme, including a review of web content.</p> |

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| <p><b>5. National update (Chair / Neil Consterdine)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><i>i) Feedback from meeting with Ministry of Housing, Communities and Local Government (MHCLG)</i></p> <p>There is a single point of contact at MHCLG, whose remit covers the North of England. They sent apologies for this meeting but will visit Chadderton in November and provide informal feedback on the Regeneration Plan prior to submission by 28 November.</p> <p><i>ii) Pride in Place Strategy</i></p> <p>The Plan for Neighbourhoods now comes under the Government's <a href="#">Pride in Place Strategy</a>. The strategy means extra funding for the most disadvantaged parts of the country, designed to build safer, more resilient, and more empowered communities. Details are still emerging, but the new investment will be overseen locally through new Neighbourhood Boards, which will be made up of residents, elected members, council officers, and community and business stakeholders. In addition to the original £20m for Chadderton, there will be £20m for the Alt neighbourhood (including most of Holts and the edge of Lees) over the next decade, and £1.5m for the whole of the borough, thanks to an impact fund designed to create more vibrant, inclusive town centre spaces, enhance green areas, and improve community facilities.</p> <p>The new funding comes at a time when the Government is reviewing compulsory purchase, right-to-buy, and other asset control processes to give more power to local communities.</p> <p>The Board will need to consider the long-term revenue implications of building or restoring assets, as part of overall efforts to deliver a positive legacy for Chadderton's tight-knit communities.</p> <p>Other funds that align with the Oldham Plan 2024-2030 and Live Well Strategy are the Common Ground Award, which is a £1.7m national pot that invites VCSE organisations to bid for £10k capital grants, and the Oldham District Funding Programme that provides £1m per district for capital projects via the voluntary sector.</p> <p><b>ACTION:</b> Board members to contact the Chair if they wish to support the MHCLG officer visit to Chadderton in November (date TBC).</p> |
| <p><b>6. Finance (Chair / Neil Consterdine)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><i>i) Spend approvals process</i></p> <p>Board members approved the spend approvals process that had been circulated by the Chair before the meeting. The Board is responsible for financial decisions and will update the financial profiles in the Regeneration Plan over time. The Council's role as the lead local authority is to provide a final layer of financial assurance.</p> <p><b>ACTION:</b> Neil Consterdine to agree specific assurance requirements with the Section 151 Officer (Oldham Council's Director of Finance).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>7. Engagement and communications – phase two (Chair)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>Zakir Ahmad and Rebecca Drake described the focus group sessions led by VCFSE organisations in September and October. In general, the sessions confirmed support for the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

objectives set in 2024 and captured ideas for projects to meet those objectives e.g. CCTV for 'safety and security'. During both phases of the engagement activity, VCFSE leaders and professionals guided participants through the process. In the latest phase, many young people asked to remain involved for the foreseeable and, if possible, volunteer in the community.

Generally speaking, participants' priorities reflect their personal and/or financial interests e.g. regular visitors to the precinct would like it to be cleaner and have more shops. Many people support improving the privately-owned precinct, just not necessarily by using public funds. Businesses on the Board and/or Oldham Chamber of Commerce will lead any approaches to the precinct owner about specific improvements, and to local businesses about signs for Middleton Road.

**ACTION:** Businesses on the Board to work up a detailed proposal for the consideration of the owner of Chadderton precinct.

**ACTION:** Martin Nugent to share GMCA contacts and learning outputs from the GMCA Economic Resilience Group High Street Resilience Workshop on 20 October.

**ACTION:** Board members to review Angela Longsdon's proposals for long-term engagement during the programme.

**ACTION:** Laura Windsor-Welsh to produce an engagement summary report for the Regeneration Plan.

## **8. Regeneration Plan (Vision and Investment Plan) (Dom Chapman)**

### *i) Review of draft including project specifics*

The Regeneration Plan is about 95% complete and 30 pages long, based on the template from Government. There is still work to be done to specify which policy levers/toolkits the Board will use to deliver projects; map wider/leveraged investment for Chadderton; set target dates for future engagement/consultation; add governance specifics that reflect the latest guidance from MHCLG; describe the Council's commissioning/procurement route; add monitoring and evaluation specifics including baseline and annual surveys; and include what can be only limited spatial representation of investment at this early stage in the process.

The Board might need to help VCFSE organisations to record social value, particularly those unfamiliar with the National Themes, Outcomes and Measures (TOMS) Framework.

The Government is not asking for business cases if projects are from the list of pre-approved interventions (which is the case for those selected by the Board). If the Board chooses to develop outline business cases for projects for transparency and assurance purposes, like some other Boards are doing, they should limit each one to around four pages.

### *ii) Next steps / submission requirements*

**ACTION:** Dom Chapman to review the sequencing of projects to reflect the day's discussions.

**ACTION:** Board members to submit feedback ASAP on the draft Regeneration Plan to Dom Chapman, copying in Laura Windsor-Welsh.

**ACTION:** Laura Windsor-Welsh to produce a foreword with portrait, a paragraph about the Live Well Strategy, and a paragraph about social value work locally for the Regeneration Plan.

**ACTION:** Laura Windsor-Welsh to ask MHCLG if the programme permits Boards to purchase private assets, whether acting alone or in partnership with others.

**ACTION:** Oldham Council to register for the Government's submission portal.

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| <p><b>ACTION:</b> Board to create a sub-group to appraise projects, including optional business cases.</p> <p><b>ACTION:</b> Oldham Council to produce a public-facing summary of the Regeneration Plan.</p> <p><b>ACTION:</b> Oldham Council to set up a shared inbox for the programme to support the review and submission of the Regeneration Plan.</p> <p><b>ACTION:</b> Neil Consterdine to provide capital spend milestones for the Regeneration Plan.</p> <p><b>ACTION:</b> Jennifer Penn to add Regeneration Plan promotions to the agenda for 18 Nov.</p>               |
| <p><b>9. Update on Foxdenton Hall (Vice-Chair)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>Shortlisting is under way for a project manager. Financial/partnership agreements are being developed for the main hall and pavilion, based on extending the pavilion to accommodate park staff. There will be a stage two funding bid during August to request capital for hall refurbishment from spring 2027 to summer 2028. An events programme is being developed, including fundraising activities to cover costs.</p> <p><b>ACTION:</b> Board members to submit ideas and offers of support for the events programme in and around Foxdenton Park to Colin McLaren.</p> |
| <p><b>10. Action review / next steps (Chair)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>See actions in main body of minutes, plus on the action tracker.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>11. Any other business (Chair)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Tom Newton joins the Council's West District Team as Place Making Officer on 10 November.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>12. Time and date of next meeting (Chair)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>Tuesday, 18 November (13:00-15:00) at Chadderton Wellbeing Centre.</p> <p>The meeting closed at 14:57.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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