

Portfolio Report

Portfolio Holder: Councillor Elaine Taylor, Deputy Leader of Oldham Council & Cabinet Member for Decent Homes

This report provides an update on the main activity since the last Council meeting relating to portfolio responsibilities.

Town Centre Living:

Cabinet were delighted to endorse the Oldham Town Centre development Framework last month, which has been prepared with our partners Muse, and to agree the addition of the Prince's Gate site to the partnership agreement. Muse will now be looking to submit planning applications for four sites across the town centre in 2025: The Civic Centre & Queen Elizaebth Hall; The Former Magistrates Court & Manchester Chambers; the Former Leisure Centre and Prince's Gate. Pre-construction works have also begun on the Former Leisure Centre site to prepare the site for development, and similar works will be taking place on the Civic Centre site in the New Year.

Housing Delivery:

After the successful award of a contract to Vistry for the Southlink housing site, they have also agreed to deliver a further 28 truly affordable homes at their development in Fitton Hill.

A recommendation on a preferred bidder for the Former South Chadderton School site will be considered by Cabinet in January. We have received 10 strong bids for this site.

Two further sites (land adjacent to Kaskenmoor school in Failsworth, and land at Higher Lime in Hollinwood) will be taken out to the market to invite bids on them. These key council-owned sites will not only deliver much-needed new homes (including Truly Affordable Net Zero homes), but they will generate significant capital receipts for the council to invest in our services.

In Derker, work has commenced on 132 new homes, with a significant portion dedicated to affordable housing. and specialist accommodation by Jigsaw Homes have also now begun on-site at Foundry Street. These developments are crucial in addressing the housing needs of our residents and ensuring that everyone has access to high-quality, affordable homes.

Planning:

In November, we saw several significant planning applications on brownfield sites submitted to the Planning Service, including for phase 2 at the former Shaw Distribution Centre (192 new homes, 110 of which will be affordable homes), the conversion of the vacant Phoenix House on Union Street into 82 apartments, the development of 120 apartments on the site of the Rileys Snooker Club on King Street and an outline planning application for the development of 268 homes on the Former Hartford Mill in Oldham. This demonstrates that, under the Places for Everyone Joint Plan, Oldham is very much open for business on brownfield sites and, together with the council-owned sites coming forward, that the

development industry want to develop in Oldham under PfE, even on the most challenging of brownfield sites.

Housing Needs

The number of households requiring temporary accommodation has remained fairly consistent over the past couple of months. Of note is that the Severe Weather Emergency Protocol (SWEPE) has been triggered a couple of times this month due to the temperatures falling to zero or below. SWEPE stipulates all residents who are rough sleeping or who at risk of rough sleeping are provided temporary accommodation whilst the weather is zero degrees or below. (this accommodation is usually hostel / dormitory / hotel and does not fall within the suitability requirements that statutory homelessness provision must adhere to). SWEPE does not contribute to the over all temporary accommodation figures and therefore costings as this is counted and funded seperately.

We are working on a number of changes in the way that we operate in order to reduce the number of residents who require temporary accommodation and increase support for those residents who do require temporary accommodation. As part of this work the current Allocations Policy is currently being reviewed and we are due to consult with our residents and key stakeholders during December.

Recommendations: Council is requested to note the report.