

Minutes

MEETING: Chadderton Neighbourhood Board (Plan for Neighbourhoods)

DATE: Tuesday, 9 September 2025

TIME: 13:00

VENUE: 1853 Studios, Osborne Mill, Chadderton

BOARD MEMBERS PRESENT	Ahmad, Zakir	CEO, Yuvanis Foundation
	Aldred, Sarah	Head of Income Management, First Choice Homes Oldham
	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
	Houghton, Sue	Partnership Manager, Department for Work and Pensions
	Mahmood, Aisha	Director, Clear Watch Security
	McLaren, Colin (Vice-Chair)	Chair, Chadderton Together
	Nugent, Martin	Senior Policy and Partnership Officer, Safer and Stronger Communities, Greater Manchester Combined Authority
	Partington, Ian	Chief Inspector, Greater Manchester Police
	Taylor, Councillor Elaine	Deputy Leader, Oldham Council
	Windsor-Welsh, Laura (Chair)	Oldham Director, Action Together
OTHERS PRESENT	Chapman, Dom	Co-Director, Thrive Economics
	Longsdon, Angela	District Co-ordinator for Oldham West (Werneth and Chadderton), Oldham Council
	Penn, Jennifer (Minutes)	Place Making Manager, Oldham Council
APOLOGIES RECEIVED	Freaney, Nicky	North West Group Employer and Partnership Manager, Department for Work and Pensions
	Jordan, Simon	Principal and Chief Executive, Oldham College
	Lockwood, Stuart	Chief Executive, Oldham Community Leisure
	Mathieson, Estelle	District Commander Oldham, Greater Manchester Police
	McMahon, MP Jim	MP, Oldham West, Chadderton and Royton

	Shah, Councillor Arooj	Leader, Oldham Council
	Shuttleworth, Councillor Graham	West District Community Lead and Councillor for Chadderton South, Oldham Council
	Taylor, Catherine	Oldham Partnership Manager, Department for Work and Pensions

1. Welcome and housekeeping (Chair)

Housekeeping matters were covered, and new and returning members were welcomed. Of the five individuals invited to join the Board since the last meeting, four had accepted and were present: Zakir Ahmad, Chris Chamberlain, Rebecca Drake and Aisha Mahmood. The contact at South Chadderton Methodist Church had declined due to other commitments.

2. Introductions and apologies for absence (Chair)

Introductions were made and apologies noted.

3. Notice of any urgent business to be accepted onto the agenda and reasons for that urgency (Chair)

None.

4. Procedural business and any items accepted as urgent business (Chair)

i) Declarations of interest

Published declarations were noted and no further declarations received. Member organisations could be eligible for capacity funding revenue, making member declarations essential for transparency and completeness.

ACTION: Jennifer Penn to recirculate the register of interests so that new and existing members can declare their interests by 30 September.

ii) Review of minutes and action updates from last meeting

The minutes dated 5 August 2025 were agreed as a true record and approved for publication online at oldham.gov.uk (proposed by Neil Consterdine and seconded by Kashif Ashraf).

Some actions were carried forward and others were agreed:

ACTION: The Board to develop an approvals process for revenue spend in FY 25/26.

ACTION: Kashif Ashraf and Angela Longsden to work with Oldham College to explore options for students to support short-term and long-term engagement activity.

ACTION: Laura Windsor-Welsh and Colin McLaren to discuss Chadderton Together's capacity building requirements.

5. Terms of Reference for 25/26 (Chair)

These have been published at https://www.oldham.gov.uk/info/201088/regeneration/3130/plan_for_neighbourhoods and saved to the members' folder on Sharepoint. They will be reviewed during the Board AGM in 2026.

6. Budget (Chair / Neil Consterdine)

i) Spend to date

Overall, the Board will receive funding and support totalling up to £20 million. The funding will be split 75% capital and 25% revenue, with slightly different allocations each financial year.

Delivery funding - capital

The first capital payment will be received in 26/27, *subject to Government approval of the Regeneration Plan being submitted by 28 November.*

Capacity funding - revenue

£250k was received during 23/24 and 24/25. Spend to date totals £162k, covering officer salary/expenses, publicity and marketing, meeting/admin costs, and professional fees. Approximately £89k remains from 23/24 and 24/25, and £200k has been received for 25/26.

ii) Approvals process for future spend

Initial proposals for capacity funding in 25/26:

- Engagement/consultation - £50k (estimate)
- Programme management - £50k (estimate including Place Making Officer for West District Team at Oldham Council on-costs and mileage, to cover engagement and secretariat support)
- Regeneration Plan (Vision and Investment Plan) - £10k (estimate)
- Participation payments - £5-6k (estimate)
- Board capacity - £ TBC
- Community infrastructure/capacity - £60k (minimum estimate)

ACTION: All to work up the capacity revenue proposals for FY 25/26 during the next meeting.

ACTION: Angela Longsdon to share the Place Making Officer job description with Board.

ACTION: Board members to help support the induction of the Place Making Officer.

7. Progress towards delivery milestones (Chair / Dom Chapman)

• Programme recap

September 2025 – Vision Refresh and Investment Planning

October 2025 – Finalisation & Approvals

- *Board to sign off the draft Regeneration Plan in principle at meeting on 21 October.*

November 2025 – Submission & Communication

- *Board members to sign off the final Regeneration Plan at meeting on 18 November.*
- *Oldham Council to submit Regeneration Plan on behalf of Board by 28 November.*

The Board will receive feedback on the Regeneration Plan in the New Year and, subject to approval to proceed, the first capital allocation early in 26/27.

• Community engagement phase 2

Phase 2 involves a residents' survey and focus groups by VCFSE organisations by mid-October. It is an opportunity to seek new ideas, as well as presenting the original vision, investment plan and pipeline of projects to check for relevancy.

Different sessions might reveal new/different priorities and ambitions for the Regeneration Plan and investment. At a recent event in Busk, for example, many people had requested affordable opportunities for children and young people, especially those aged 0-5 and living some distance from the centre of Chadderton.

ACTION: Angela Longsden to share the residents' survey QR code with Board.

- **Draft vision and investment plan**

The new programme requires a 10-year regeneration plan with vision and four-year investment plan. The Board previously produced a vision describing challenges and opportunities, priorities, and ambitions to make Chadderton more of a destination and place to live.

Thrive Economics will revisit the pipeline of projects from 2024 in the context of the Board now being able to choose from pre-approved interventions to deliver the programme, linked to the three national, strategic objectives ('thriving places', 'stronger communities', and 'taking back control'). The interventions have been drafted broadly to give flexibility to boards. Business cases will not be required unless activities fall outside the scope of the pre-approved interventions and the Board needs to make a case for delivering the activities, based on its community engagement.

As the programme progresses, the Board may need to amend its plans to reflect further community engagement, react to external events, align with match-funding sources and respond to the practicalities of delivery. There will be further guidance on this and overall monitoring and evaluation in due course.

Martin Nugent encouraged the Board to consider the Greater Manchester digital inclusion agenda when planning project delivery.

Kashif Ashraf encouraged the Board to make the most of Chadderton's location as the Oldham gateway to the Atom Valley business/employment project, and its excellent green spaces.

ACTION: Dom Chapman to map out the overall programme budget and other funds being leveraged thanks to the main investment.

The new Place Making Officer will need to work with members to understand and map their organisations' ambitions, objectives and priorities, to make strong connections and identify possible overlaps. They must support Board members to champion the good work that's already happening across Chadderton, to which the programme must add value.

Martin Nugent left the meeting.

Dom Chapman gave a presentation to show the new spend profile and the projects that were originally shortlisted for delivery in years 0-3.

ACTION: all to work up the detail of the town centre management project at the next meeting.

Rebecca Drake commented that youth provision isn't just about fun opportunities but also the mechanisms and pathways required for a successful transition from childhood to adulthood. Whatever the final investment looks like, youth provision is sure to satisfy many of the programme aims and objectives.

Kashif Ashraf commented that grant schemes should require beneficiaries to make contributions to ensure buy-in and ultimately achieve the multiplier effect.

Based on costs alone, improvements to the privately-owned precinct in Chadderton are unlikely to feature in the investment plan for years 0-4.

ACTION: Laura Windsor-Welsh, Dom Chapman and Neil Consterdine to formalise governance/assurance processes, including any mechanisms for Board to consider funding requests/project proposals from members and/or external parties.

ACTION: Dom Chapman to present the latest programme spend profile on 30 September.

ACTION: Neil Consterdine to grant Dom Chapman access to the Government's submission platform to determine the submission requirements for the Regeneration Plan.

Sue Houghton left the meeting.

8. Task and finish groups (Chair / Neil Consterdine)

- **Engagement and communications:** planned and underway.
- **Regeneration plan** – see earlier ask.

ACTION: Dom Chapman to identify gaps in information and invite Board members to join meetings/task and finish groups relating to specific projects/documents.

ACTION: Dom Chapman to refresh the project allocations by the meeting on 30 September.

9. Update on Foxdenton Hall (Vice-Chair)

Chadderton Together and Oldham Council are working in partnership to refurbish Foxdenton Hall. They have secured £228k from The National Lottery Heritage Fund following a Stage 1 application backed by £190k match from Oldham Council and an indicative capital allocation of £1m from this Board. Architects are being appointed so that a planning application can be submitted in August 2026 for a decision by February 2027. There will be a Stage 2 application for £2.2m (50% of the required budget) in summer 2026. If the total budget is found and planning permission obtained, works could commence in (summer) 2027, some 200 years since the birth of suffragist Lydia Becker who once lived at Foxdenton Hall.

As a condition of the Stage 1 grant, the partnership has 12 months in which to launch a varied events programme in Foxdenton Park and other local venues. There is no grant funding for the programme, so at least some aspects will need to be self-financing. To cover immediate and long-term costs, and complement its modest reserves and income from the tearoom, Chadderton Together has set itself a target of raising £50k per year by summer 2028.

ACTION: Kashif Ashraf to contact the Innovation Hub at Oldham College to explore options for students to support programme delivery with 3D imaging, immersive films, and more.

ACTION: Colin McLaren to share workshop details so that Board members can submit their ideas for the Foxdenton Park/Hall events programme.

10. Action review / next steps

ACTION: Jennifer Penn to recirculate the register of interests so that new and existing members can declare their interests by 30 September.

ACTION: The Board to develop an approvals process for revenue spend in FY 25/26.

ACTION: Kashif Ashraf and Angela Longsdon to work with Oldham College to explore options for students to support short-term and long-term engagement activity.

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11. Any other business (Chair / Angela Longsden)
The Place Making Officer will join the Council's West District Team in autumn, subject to recruitment checks. They will bring transferable skills and vast experience of project and programme management across the public, private and VCFSE sectors.
12. Time and date of next meeting (Chair)
Tuesday, 30 September (10:00-12:00 on Microsoft Teams)