

**APPENDIX 6:
FOCUS REPORTS**

Introduction

Town FOCUS Report on Chadderton

District (LA):

County:

Report Produced 03/02/2009

Oldham

Greater Manchester

Chadderton is a town in the north west of England situated 1 mile from the town centre of Oldham and about 6 miles from Manchester. Road communications are good with the A576 and A56 providing access to the M60, M66 and M62.



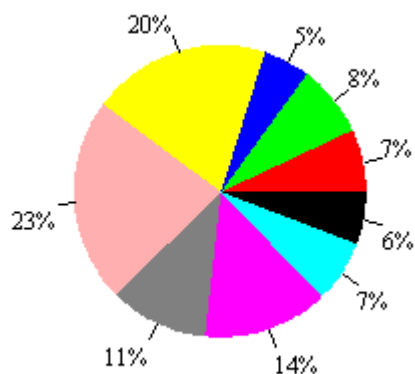
Demographic

	Urban Area	District	GB
Population			
Resident 2001	33,001.0	217,273	57,103,927
Resident 1991	32,491	216,531	54,888,844
	Urban Area	District	GB
Households			
2001 Total	13,697.0	87,779	23,852,721
1991 Total	13,049	85,210	21,897,322
Population within 10km of Centre		815,346	(1994 estimate)
Population within 20km of Centre		2,139,346	(1994 estimate)
	Urban Area	District	GB
	2001 1991	2001 1991	2001 1991

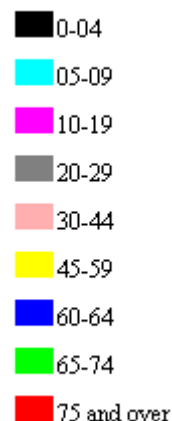
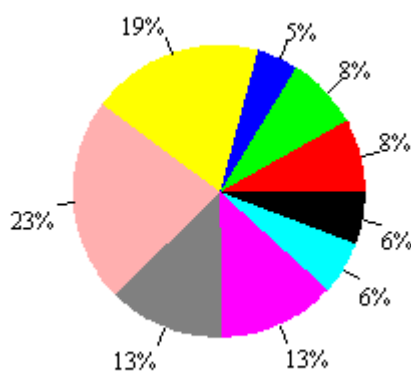
% Total Population Male	48.8	48.72	48.3	48.35	48.6	48.42
% Total Population Female	51.2	51.28	51.7	51.65	51.4	51.58

Note: Care must be taken when interpreting intercensal population change, as there have been changes in definition between 1991 and 2001, and the 2001 counts have been adjusted to account for under-enumeration.

UA 2001 Age Structure



GB 2001 Age Structure

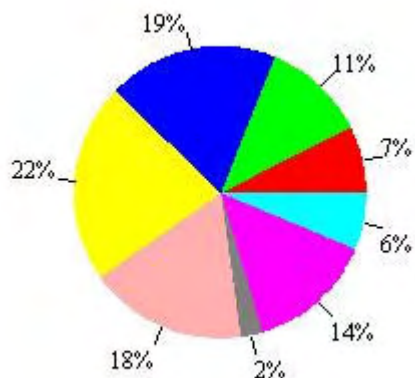


2001 Census Data - Population by Age

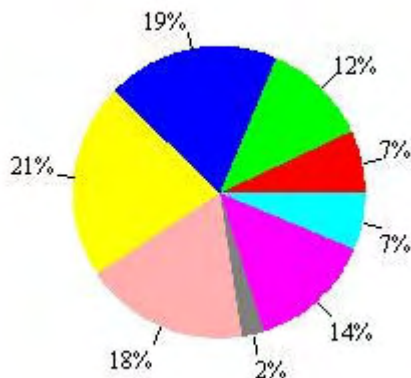
Age (%)

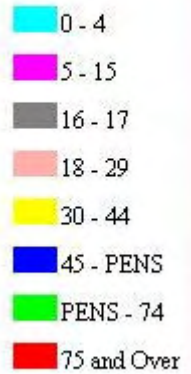
	Urban Area	District	GB
0-04	5.8	7.0	5.9
05-09	6.5	7.2	6.3
10-19	13.5	14.0	12.8
20-29	11.0	11.8	12.6
30-44	22.5	21.9	22.6
45-59	20.2	18.8	19.0
60-64	5.3	5.0	4.9
65-74	8.2	7.5	8.4
75 and over	7.1	6.8	7.5
All Ages	33,001.0	217,273	57,103,927

UA 1991 Age Structure



GB 1991 Age Structure





Age Structure 1991 (%)	Urban Area	District	GB
0 - 4	6.5	7.4	6.6
5 - 15	14.0	15.1	13.5
16 - 17	2.4	2.6	2.5
18 - 29	17.6	17.9	18.2
30 - 44	22.0	20.8	21.2
45 - Pensionable age	18.9	18.8	19.3
Pension - 74	11.3	10.8	11.7
75 and Over	7.4	6.6	7.0

Socio-Economic

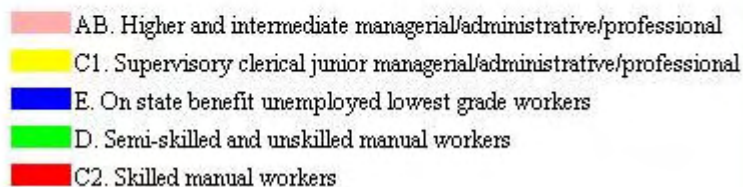
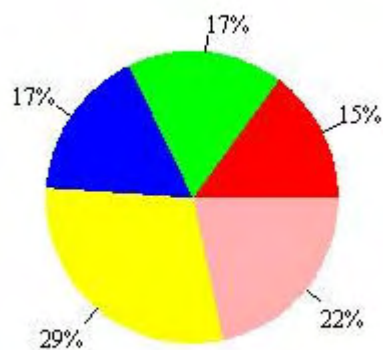
Mosaic Consumer Classifications	Urban Area	GB
Symbols of Success	2.77	9.70
Happy Families	13.36	11.64
Suburban Comfort	14.56	14.69
Ties of Community	35.68	16.36
Urban Intelligence	0.00	7.35
Welfare Borderline	6.27	6.16
Municipal Dependency	8.04	6.73
Blue Collar Enterprise	12.32	11.08
Twilight Subsistence	4.95	3.26
Grey Perspectives	2.04	7.36
Rural Isolation	0.00	5.32
Unclassified	0.00	0.33

Note: A brief definition of each consumer group can be found in the Notes section.

Source: Mosaic UK, Experian Ltd, Embankment House, Electric Avenue, Nottingham, NG80 1EH (Tel. 0115 968 5151)

Urban Area Class Groupings 2001

GB Area Class Groupings 2001

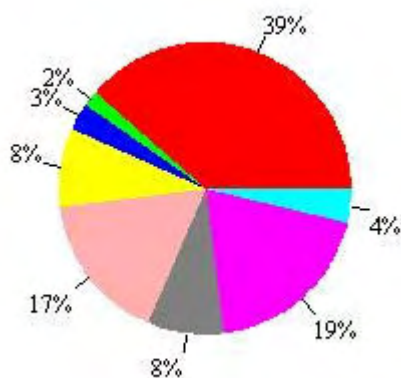
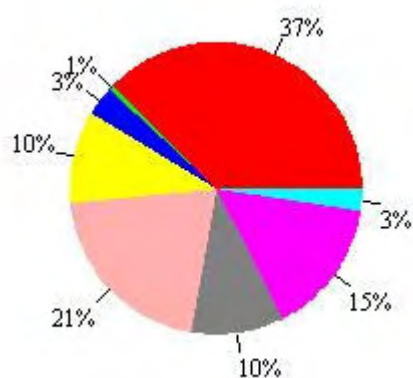


Class Groupings 2001 (%)

	Urban Area	District	GB
AB. Higher and intermediate managerial/administrative/professional	17.0	16.40	21.70
C1. Supervisory clerical junior managerial/administrative/professional	28.2	26.70	29.40
E. On state benefit unemployed lowest grade workers	16.2	17.30	16.60
D. Semi-skilled and unskilled manual workers	20.4	21.60	17.20
C2. Skilled manual workers	18.2	18.00	15.10

Urban Area Class Groupings 1991

GB Area Class Groupings 1991



Class Groupings 1991 (%)

	Urban Area	District	GB
I	2.6	2.5	4.1

II	14.8	15.0	18.9
III Non-manual	10.2	8.2	8.3
Manual	20.4	19.6	16.4
IV	10.3	10.0	8.4
V	3.3	3.0	2.9
Other	0.5	1.1	1.6
Econom. Inactive	37.2	39.5	38.3
Unclassified	0.7	1.1	1.1

Car Ownership (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Households with no car (%)	30.0	37.7	34.4	42.6	27.5	33.4
1 Car	47.2	44.6	43.6	40.6	43.8	43.5
2 Cars +	19.3	17.7	18.7	16.8	23.1	23.1
3 Cars	2.8	N/a	2.7	N/a	4.4	N/a
4 Cars +	0.6	N/a	0.7	N/a	1.3	N/a
Cars per Household (no. of cars)	1.0	0.8	0.9	0.8	1.1	0.9

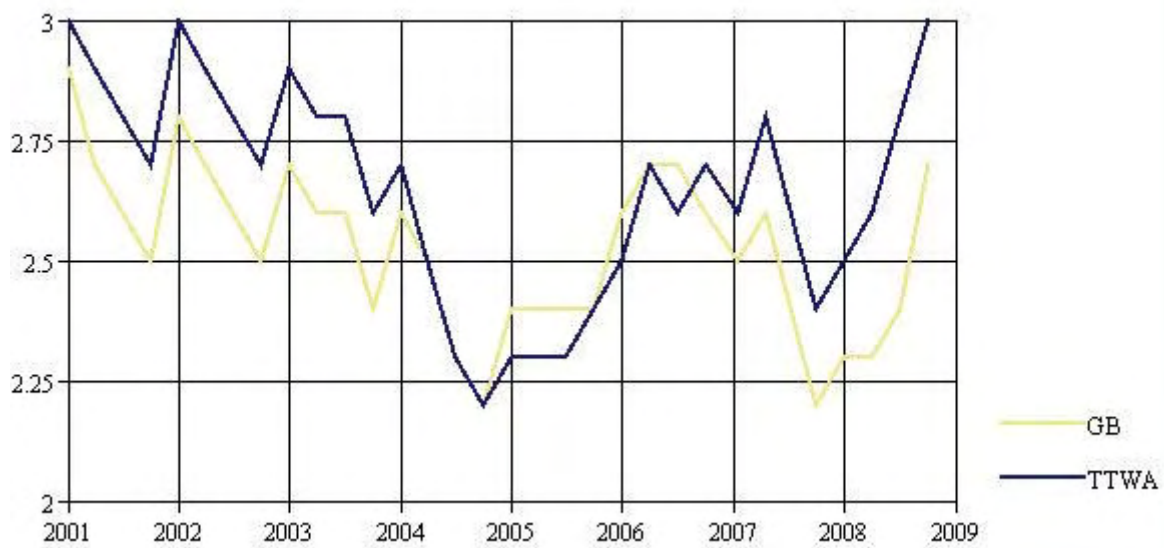
Household Tenure (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Owner Occupier	74.6	72.9	68.5	67.3	68.3	66.4
Rented	18.8	21.2	22.9	24.3	19.9	21.4
Private Rented	4.0	2.7	6.3	3.7	9.6	7.1
Other Housing	2.6	3.2	2.3	4.6	2.2	5.1

Economy

Employment Profile(%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Note: 16-74 for 2001, but 16-64 for 1991*						
Male 16 - 74 Full Time * (active)	56.0	68.1	50.7	61.0	49.6	60.3
Male 16 - 74 Part Time * (active)	3.4	1.9	4.1	1.6	4.7	2.1
Male 16 - 74 Self Employed * (active)	9.5	10.7	10.7	12.0	11.3	13.1
Male 16 - 74 Unemployed (active)	3.7	N/a	5.0	N/a	4.2	N/a
Male 16 - 74 Full-time student (active)	2.1	N/a	2.1	N/a	2.5	N/a
Male 16 - 74 Retired (inactive)	11.3	N/a	10.8	N/a	12.1	N/a
Male 16 - 74 Student (inactive)	3.2	N/a	4.0	N/a	4.7	N/a
Male 16 - 74 Looking after home (inactive)	0.9	N/a	1.3	N/a	1.7	N/a
Male 16 - 74 Permanently disabled (inactive)	7.3	N/a	8.4	N/a	6.3	N/a
Male 16 - 74 Other (inactive)	2.6	N/a	3.1	N/a	2.9	N/a
Note: 16-74 for 2001, but 16-64 for 1991*						
Female 16 - 74 Full Time * (active)	34.8	43.4	31.3	39.1	19.8	36.2
Female 16 - 74 Part Time * (active)	20.6	25.3	18.6	20.4	30.0	21.9
Female 16 - 74 Self Employed * (active)	2.5	3.3	3.1	3.5	4.3	4.0
Female 16 - 74 Unemployed (active)	1.8	N/a	2.5	N/a	2.5	N/a
Female 16 - 74 Full-time student (active)	2.2	N/a	2.2	N/a	2.8	N/a
Female 16 - 74 Retired (inactive)	16.6	N/a	15.2	N/a	15.5	N/a
Female 16 - 74 Student (inactive)	3.5	N/a	3.9	N/a	4.6	N/a
Female 16 - 74 Looking after home (inactive)	8.2	N/a	11.7	N/a	11.7	N/a
Female 16 - 74 Permanently disabled (inactive)	7.0	N/a	7.0	N/a	5.1	N/a
Female 16 - 74 Other (inactive)	2.9	N/a	4.5	N/a	3.6	N/a

Note: Data marked N/a = Not Available

Claimant Count Unemployment Rate (%)



	TTWA	GB
Oct-08	3.0	2.7
Jul-08	2.8	2.4
Apr-08	2.6	2.3
Jan-08	2.5	2.3
Oct-07	2.4	2.2
Apr-07	2.8	2.6
Jan-07	2.6	2.5
Oct-06	2.7	2.6
Jul-06	2.6	2.7
Apr-06	2.7	2.7
Jan-06	2.5	2.6
Oct-05	2.4	2.4
Jul-05	2.3	2.4
Apr-05	2.3	2.4
Jan-05	2.3	2.4
Oct-04	2.2	2.2
Jul-04	2.3	2.3
Apr-04	2.5	2.5
Jan-04	2.7	2.6
Oct-03	2.6	2.4
Jul-03	2.8	2.6
Apr-03	2.8	2.6
Jan-03	2.9	2.7
Oct-02	2.7	2.5
Jul-02	2.8	2.6
Apr-02	2.9	2.7
Jan-02	3.0	2.8
Oct-01	2.7	2.5
Jul-01	2.8	2.6
Apr-01	2.9	2.7
Jan-01	3.0	2.9

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Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64).

Copyright © Greater London Authority, 2007. Claimant Count Unemployment Rates for London Boroughs are supplied by GLA (excluding GB figure). Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force.

Employment by Sector	TTWA		District		GB	
	2001	1991	2001	1991	2001	1991
Main Sectors						
Manufacturing Industries	20.7	45.2	20.3	24.5	14.8	21.2
Primary Industries	0.5	0.0	0.5	1.6	1.9	3.3
Construction	7.4	0.0	7.1	4.9	6.8	4.5
Hotels & Catering (*)	3.8	*20.3	4.6	*21.2	4.8	*21.5
Transport & Communication	7.2	3.7	6.7	6.3	7.0	6.1
Banking, Finance & Business Services	13.4	5.4	12.8	11.2	17.5	12.1
Other Services	20.9	25.3	21.9	30.4	23.9	31.2
Utilities	0.8	N/a	0.8	N/a	0.8	N/a
Public Admin & Defence	4.9	N/a	5.0	N/a	5.8	N/a
Retail (*)	20.5	*10.3	20.4	*10.4	16.6	*10.7

Note I: Data marked N/a = Not Available

(*) **Note II:** % for 1991 not directly comparable

(*) **Note III:** for further explanation of non-comparable sectors, see Notes at end of Report

Commercial Property

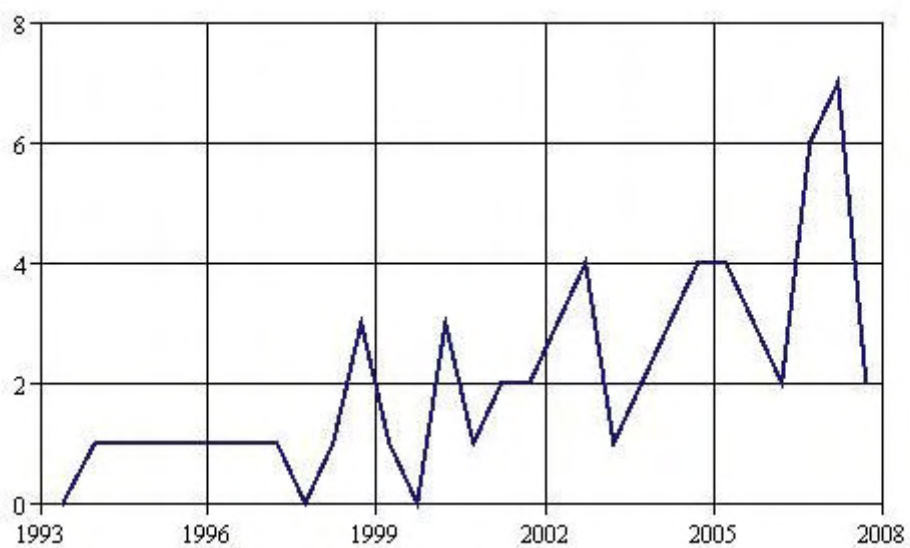
Guide to Prime Rents

Residential Property

No residential data available for this town

Retailing

Chart of Number of Requirements by Date



Retail Demand (extracted from Retail FOCUS)

No. of Requirements	Ranking (1st highest)	Date
2	1008	Oct 07
7	719	Apr 07
6	770	Oct 06
2	1050	Apr 06
3	945	Oct 05
4	895	Apr 05
4	900	Oct 04
3	930	Apr 04
2	1010	Oct 03
1	1098	Apr 03
4	748	Oct 02
3	807	Apr 02
2	848	Oct 01
2	855	Apr 01
1	962	Oct 00
3	716	Apr 00
0	n/a	Oct 99
1	917	Apr 99
3	668	Oct 98
1	919	Apr 98
0	n/a	Oct 97
1	866	Apr 97
1	912	Nov 96
1	n/a	Apr 96
1	n/a	Jul 95
1	n/a	Feb 95
1	n/a	Jun 94
1	n/a	Jan 94
0	n/a	Jun 93

Top 20 Retailers

Top 20 Retailers Present in Town Centre

5% of top 20 Retailers present

Rank	Retailer
1	BOOTS

Top 20 Retailers Not Present in Town Centre

Rank	Retailer
2	MARKS AND SPENCERS
3	ARGOS
4	WOOLWORTHS
5	DEBENHAMS
6	JOHN LEWIS
7	WH SMITH
8	BHS
9	NEXT
10	DIXONS
11	SUPERDRUG
12	LLOYDS PHARMACY
13	WILKINSON
14	CO OP DEPARTMENT STORES
15	PRIMARK
16	NEW LOOK
17	HMV
18	DOROTHY PERKINS
19	ROSEBYS
20	WATERSTONES

Definition of Top 20 Retailers :

These are the top 20 comparison goods multiples ranked by ORC's forecast of average town centre sales for individual Retailers within GB.

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

Street Ranking - Top 3

Town	Street	Postcode
CHADDERTON	MIDDLETON ROAD	OL9 0LQ
CHADDERTON	MELBOURNE STREET	OL9 9EJ
CHADDERTON	MILNE STREET	OL9 0JE

Definition of Street Rankings :

Street RankingsTM identifies multiples (stores with 5 or more locations) located on the main shopping streets of 760 major retail towns in Great Britain. Multiples are then allocated an attraction value based on sales density and average selling area. Using these attraction values, Street RankingsTM ranks each street, within a town centre, by the combined attractiveness of its stores

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

No Information Available

Retail Developments

Retail Shopper Population

Retail Shopper Population Legend

Band A	1,000,000 - 1,782,658
Band B	500,000 - 999,999
Band C	200,000 - 499,999
Band D	150,000 - 199,999
Band E	100,000 - 149,999
Band F	50,000 - 99,999
Band G	30,000 - 49,999
Band H	20,000 - 29,999
Band I	15,000 - 19,999
Band J	10,000 - 14,999
Band K	5,000 - 9,999
Band L	3,000 - 4,999
Band M	2,000 - 2,999
Band N	1,000 - 1,999
Band O	1 - 999

Source: CACI Limited, CACI House, Kensington Village, Avonmore Road, London W14 8TS (Tel: 0800 181 851; Fax: 020 7603 5862) www.datadepot.co.uk

Planning

District related Development Plans

Plan Name:	Oldham Metropolitan Borough Council Housing Land Release
Current Status:	Abandoned
Action Date:	
Last Updated:	15/12/08
Notes:	This document is no longer going to be produced and has been removed from the Local Development Scheme.
Plan Name:	Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 1
Current Status:	Approved
Action Date:	
Last Updated:	15/12/08
Notes:	The association of Greater Manchester Authorities which include Bolton Bury Manchester City Oldham Rochdale Salford Stockport Tameside Trafford and Wigan commissioned Simon Wilson to undertake the Joint Strategic Flood Risk Assessment. Draft was issued in November 2007 and Final Document approved in August 2008
Plan Name:	Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 2
Current Status:	Under Preparation
Action Date:	
Last Updated:	15/12/08
Notes:	A document defining the requirements of Level 2 Strategic Flood Risk Assessment was finalised in August 2008. Final Assessment expected to be completed February - March 2009 but this is yet to be confirmed.

Plan Name: Oldham Metropolitan Borough Council Providing for Wildlife Habitats
Current Status: Adopted
Action Date:
Last Updated: 15/12/08
Notes: To review and update after 2006.

Plan Name: Oldham Metropolitan Borough Council Trees on Development Sites
Current Status: Adopted
Action Date:
Last Updated: 15/12/08
Notes: To review and update after 2006.

Plan Name: Oldham Metropolitan Borough Council Waste Disposal
Current Status: Adopted
Action Date:
Last Updated: 15/12/08
Notes: The need for this SPG will be reviewed after 2006.

Plan Name: Oldham Metropolitan Borough Council - Core Strategy and Development Control Policies
Current Status: Under Preparation
Action Date: 02/11/07
Last Updated: 15/12/08
Notes: Issues and Options 2 November - 14 December 2007. Preferred Options consultation expected Spring 2009 but no firm dates are available. A full timetable will be available following the review of the Local Development Scheme which is expected to be available January - February 2009.

Plan Name: Oldham Metropolitan Borough Council - Greater Manchester Joint Waste Development Plan Document
Current Status: Under Preparation
Adopted: 01/06/11

Plan Name: Oldham Metropolitan Borough Council - Renewable Energy
Current Status: Adopted
Action Date:
Last Updated: 15/12/08
Notes: Public consultation on draft 19th October - 5PM 30 November 2007. Adopted 3 March 2008. There were no legal challenges.

Plan Name: Oldham Metropolitan Borough Council Shop Front Design
Current Status: Adopted
Action Date:
Last Updated: 15/12/08
Notes: The need for this SPG will be reviewed after 2006.

Plan Name: Oldham Metropolitan Borough Council -Site Allocations
Current Status: Under Preparation
Action Date:
Last Updated: 15/12/08
Notes: Call for sites consultation 10 March - 30 April 2008. Due to changes made in the production of documents (PPS12) there will not be an Issues and Options consultation. This document will not progress until the Core Strategy has been adopted. A new timetable will be published on approval of the revised Local Development Scheme which is expected January - February 2009.

Plan Name: Oldham Metropolitan Borough Council - Local Development Scheme
Current Status: Approved

Action Date:

Last Updated: 15/12/08

Notes: Local Development Scheme approved May 2005. Revised Local Development Scheme approved September 2006. Revised Local Development Scheme (4th issue) came into effect 28 March 2007. The Local Development Scheme is under review and is expected to be available January - February 2009.

Plan Name: Oldham Metropolitan Borough Council The Assessment of Employment Sites

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Public consultation on draft expected 19 June - 5pm 31 July 2007. Adopted 29 October 2007. Challenge period is within 3 months from adoption date. No challenge received

Plan Name: Oldham Metropolitan Borough Council Wind Power

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: This SPG will be incorporated into the renewable energy SPD.

Plan Name: Oldham Metropolitan Borough Council -- Unitary Development Plan Review

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Unitary Development Plan adopted 14 July 2006.

Plan Name: Oldham Metropolitan Borough Council Air Quality and Development

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Public consultation on draft 31 January - 5pm 14 March 2007. Adopted on 18 June 2007. No legal challenges received.

Plan Name: Oldham Metropolitan Borough Council Contaminated Land

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Draft Consultation 31 January - 5pm 14 March 2007. Adopted 18 June 2007. No legal challenge received.

Plan Name: Oldham Metropolitan Borough Council Agricultural Buildings

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Will review and may combine into urban design guide.

Plan Name: Oldham Metropolitan Borough Council Hot Food Takeaways

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: To be reviewed and updated after 2006.

Plan Name: Oldham Metropolitan Borough Council Travel Plans and Transport Assessments

Current Status: Abandoned

Action Date:

Last Updated: 15/12/08

Notes: This document has been abandoned due to Government instructions.

Plan Name: Oldham Metropolitan Borough Council Urban Design Guide

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Three design based Supplementary Planning Documents are being produced jointly between Oldham and Rochdale Borough Council. These are Public realm Residential Design Guide and Urban Design Guide. Public consultation on draft 9 March - 5pm 20 April 2007. Adopted 1st October 2007. Challenge periodis within 3 months from adoption date. No challenge received.

Communications

Road: Located 6 miles from M62(J18), and M66. London - 193 miles.

Rail: Manchester Piccadilly-London Euston (2hrs 30mins).

Air: Manchester Airport.

Nearby Centres	Road Distance (miles)	Travel Time (mins)	Population (Urban Area 1991)
Manchester	7	17	402,288
Huddersfield	22	28	143,235
Macclesfield	24	46	50,212
Warrington	27	32	82,870
Preston	35	39	177,957

Reports

No Reports available for Chadderton

Notes

Employment by Sector - Primary Industries, Manufacturing Industries and Construction figures combined.

Mosaic Consumer Classifications

Mosaic Consumer Classifications are provided by Experian, the leading supplier of consumer segmentation. This dataset provides a picture of UK consumers in terms of their socio-demographics, lifestyles, culture and behaviour and is updated annually.

The definitions of the Mosaic Consumer Classifications are as follows:

Symbols of Success	People with rewarding careers who live in sought after locations, affording luxuries and premium quality products.
Happy Families	Families with focus on careers and home, mostly younger age groups now raising children.
Suburban Comfort	Families who are successfully established in comfortable, mature homes. Children are growing up and finances are easier.
Ties of Community	People living in close-knit inner city and manufacturing town communities, responsible workers with unsophisticated tastes.
Urban Intelligence	Young, single and mostly well-educated, these people are cosmopolitan in tastes and liberal in attitudes.
Welfare Borderline	People who are struggling to achieve rewards and are mostly reliant on the council for accommodation and benefits.
Municipal Dependency	Families on lower incomes who often live in large council estates where there is little owner-occupation.
Blue Collar Enterprise	People who, though not well-educated, are practical and enterprising and may well have exercised their right to buy.
Twilight Subsistence	Elderly people subsisting on meagre incomes in council accommodation.
Grey Perspectives	Independent pensioners living in their own homes who are relatively active in their lifestyle.
Rural Isolation	People living in rural areas where country life has not been influenced by urban consumption patterns.

Claimant Count Unemployment Rate

Travel To Work Area (TTWA) figures based on Manchester TTWA

The claimant count measures the number of people claiming Jobseeker's allowance (JSA) including those who sign on for National Insurance credits but receive no benefit but those unemployed people who fall outside the eligibility criteria for JSA are likely to be missed including women, young people and those living in higher income households.

Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64). The working age population figures are derived from the mid-year population estimates which are compatible with the 2001 Census. Before February 2003, Unemployment Rates were expressed as a proportion of the corresponding mid-year estimate of the workforce jobs in the area plus the number of claimants. Differences are mainly explained by the fact that the number of jobs in an area may be different from the resident population of working age as a result of:

- commuting patterns (which can work either way, the new proportions being higher than the old rates for some city areas, for example).
- different proportions of the resident population who are working or seeking work (i.e. differences in economic activity rates).

Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force. The resident labour force is based on 2001 census data on economic activity (economically active residents in that area at the 2001 census, excluding economically active full-time students) adjusted for changes in national economic activity rates between 2001 and the current year, and applied to the current years GLA ward population projections. Discontinuities are likely to occur when the January data is released each year because it is the first to incorporate the new labour force data for that year. In addition, data from February 2004 is not comparable with earlier data because it was the first to be released on the basis of 2002 ward geography rather than the old model which related to the size of the labour force as at 1991 and the older ward boundaries.

Office Rental Data

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Retail Rental Data

The Colliers CRE Retail Rents Map and Database is based upon the company's opinion of the open market Zone A rent in 609 shopping locations in the UK. The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed as £ per square foot per annum. In the case of shopping centre locations where the rent payable is the greater of a base Rent (a percentage of Full Rental Value (typically 80%) or a percentage of turnover, the rental contained in the Rents Map and Database is Full Rental Value (ie. the grossed up Base Rent). In assessing it's opinion of the open market Zone A rent Colliers CRE only acknowledge the presence of shopping centres once completed and open to the public.

Neither the whole or any part of the Colliers CRE Rents Map and Database, or any reference thereto, may be included in any published document, circular or statement or disclosed in any way without the company's written consent to the form and context in which it may appear. The Rents Map and Database gives information which may be helpful in identifying trends in the retail property market. However, no warranty is given as to the accuracy of, and no liability is accepted in relation to, the figures contained in it and they must not be relied upon for investment or any other purposes. The Rents Map and Database does not constitute and must not be treated as investment, rent review, lease renewal or valuation advice.

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Employment sectors

Employment Sector variations between 2001 & 1991.

Hotels & Catering refers to 2001 but in 1991 it was Distribution, Hotels & Catering.

Transport Storage & Communications refers to 2001, but in 1991 it was just Transport & Communication.

Retail in 2001 includes Wholesale & Retail Trade and Repair of Motor Vehicles, whereas in 1991 it was Retail Distribution.

Planning Data

All Local & Structure Plan data is provided by Fusion Online Ltd which has been collected through regular contact with UK planning authorities.

The various stages of the planning process are assigned a status, these are;

Adopted: The document has been adopted by the council and is the referable document for planning purposes.

Approved: This is basically the same as the ADOPTED status, however we allocate an 'approved' status to documents that are reviewed each year. For example Local Development Schemes.

Under Preparation: The document is being worked on and is somewhere within the formal development plan process.

Preparation Planned: Work on the document has not yet began but is planned for the future.

Pre-Preparation: The council are carrying out informal evidence based work on the document.

On Hold: The document has been placed on hold.

Abandoned: The document has abandoned by the council.

Archive: This is normally used to house documents in excess of 10 years old on the system. However this status is currently not use

Shopper Population Data

CACI Retail Shopper Populations data is supplied by CACI Limited (Head Office 0800 181 851). The Retail Shopper Population is a percentage of the estimated Retail Catchment Population (e.g. for major city centres on average over 31% of shoppers in the catchment are drawn to the centre). Figures are based on the Comparison Goods Model for products such as clothes, books and CDs, but not food.

Produced by: CoStar UK Limited
10 Great Pulteney Street
London W1F 9NB

Telephone 020 3214 0100
Fax 020 3214 0126
Email Sales@costar.co.uk
Web www.costar.co.uk

Introduction

Town FOCUS Report on Failsworth

District (LA):

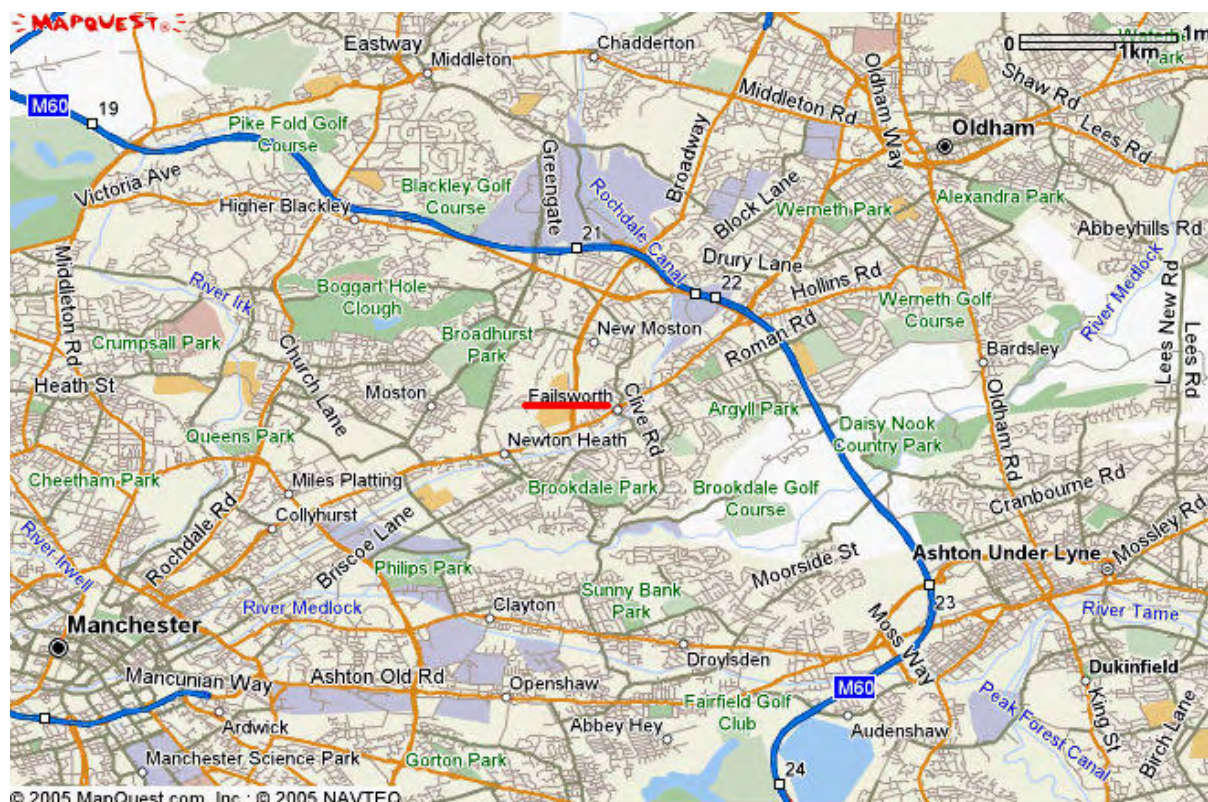
County:

Report Produced 03/02/2009

Oldham

Greater Manchester

Failsworth is a town in the Metropolitan Borough of Oldham, Greater Manchester, North West England. It is generally seen as the area that directly links the town of Oldham to the city of Manchester. Road communications is good with the A62, A57 and A635 providing access to the M60, M6, M56 and M66. Rail services to London Euston are available in approximately 3 hours 25 minutes.



Demographic

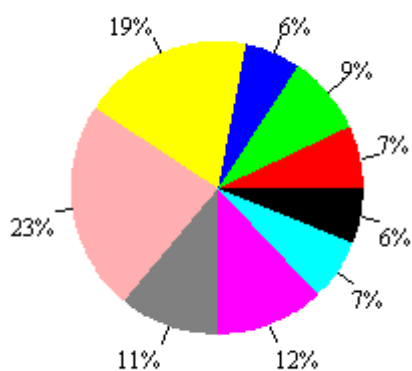
	Urban Area	District	GB
Population			
Resident 2001	20,007.0	217,273	57,103,927
Resident 1991	20,162	216,531	54,888,844
	Urban Area	District	GB
Households			
2001 Total	8,428.0	87,779	23,852,721
1991 Total	8,169	85,210	21,897,322
Population within 10km of Centre		987,933	(1994 estimate)
Population within 20km of Centre		2,222,298	(1994 estimate)

Urban Area	District	GB
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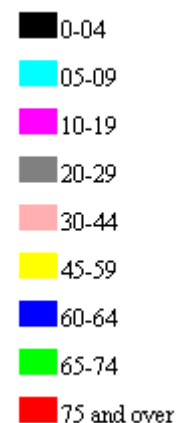
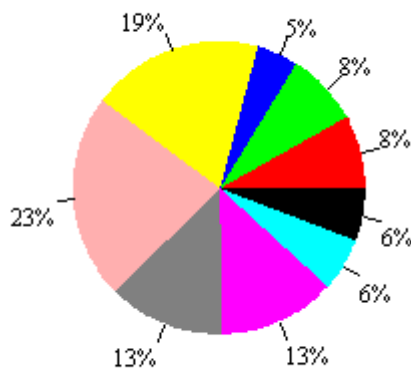
	2001	1991	2001	1991	2001	1991
% Total Population Male	48.0	49	48.3	48.35	48.6	48.42
% Total Population Female	52.0	51	51.7	51.65	51.4	51.58

Note: Care must be taken when interpreting intercensal population change, as there have been changes in definition between 1991 and 2001, and the 2001 counts have been adjusted to account for under-enumeration.

UA 2001 Age Structure



GB 2001 Age Structure

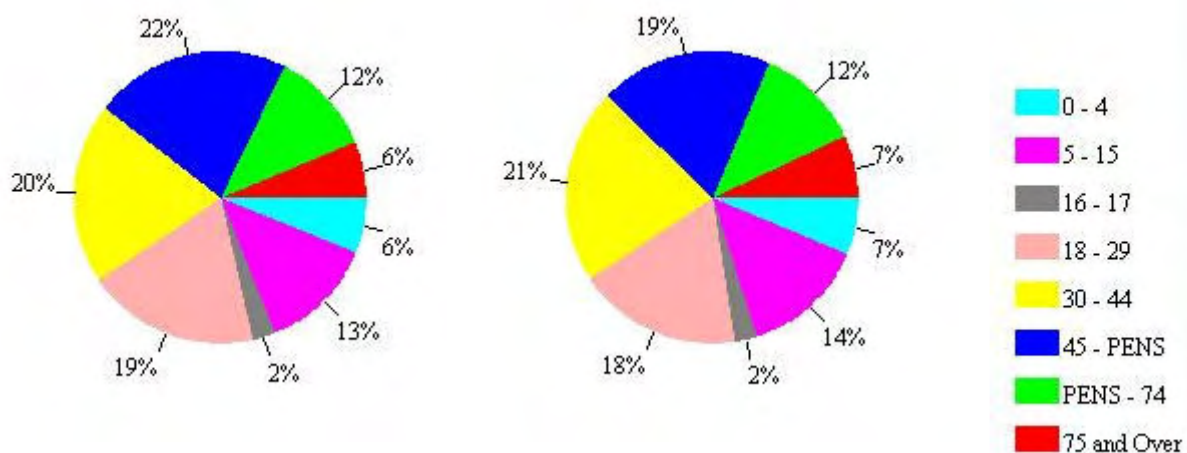


2001 Census Data - Population by Age

Age (%)	Urban Area	District	GB
0-04	6.2	7.0	5.9
05-09	6.5	7.2	6.3
10-19	12.3	14.0	12.8
20-29	10.9	11.8	12.6
30-44	23.1	21.9	22.6
45-59	18.5	18.8	19.0
60-64	5.9	5.0	4.9
65-74	9.3	7.5	8.4
75 and over	7.3	6.8	7.5
All Ages	20,007.0	217,273	57,103,927

UA 1991 Age Structure

GB 1991 Age Structure



Age Structure 1991 (%)

	Urban Area	District	GB
0 - 4	6.1	7.4	6.6
5 - 15	12.8	15.1	13.5
16 - 17	2.5	2.6	2.5
18 - 29	19.2	17.9	18.2
30 - 44	20.0	20.8	21.2
45 - Pensionable age	21.6	18.8	19.3
Pension - 74	11.7	10.8	11.7
75 and Over	6.2	6.6	7.0

Socio-Economic

Mosaic Consumer Classifications

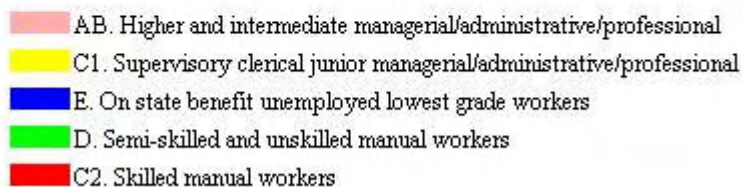
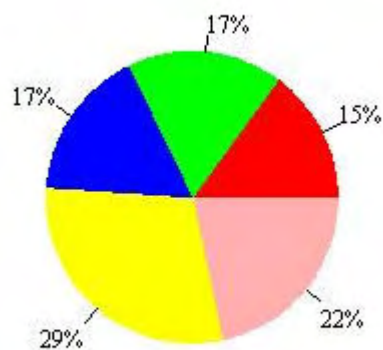
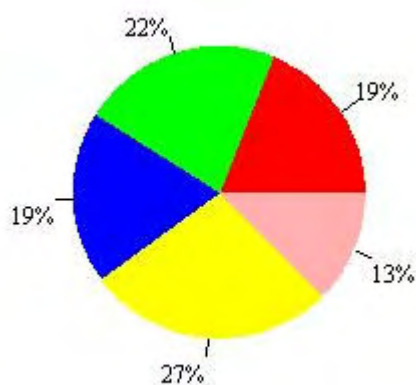
	Urban Area	GB
Symbols of Success	0.76	9.70
Happy Families	6.39	11.64
Suburban Comfort	10.20	14.69
Ties of Community	52.20	16.36
Urban Intelligence	0.00	7.35
Welfare Borderline	1.88	6.16
Municipal Dependency	12.50	6.73
Blue Collar Enterprise	9.89	11.08
Twilight Subsistence	4.08	3.26
Grey Perspectives	2.10	7.36
Rural Isolation	0.00	5.32
Unclassified	0.00	0.33

Note: A brief definition of each consumer group can be found in the Notes section.

Source: Mosaic UK, Experian Ltd, Embankment House, Electric Avenue, Nottingham, NG80 1EH (Tel. 0115 968 5151)

Urban Area Class Groupings 2001

GB Area Class Groupings 2001

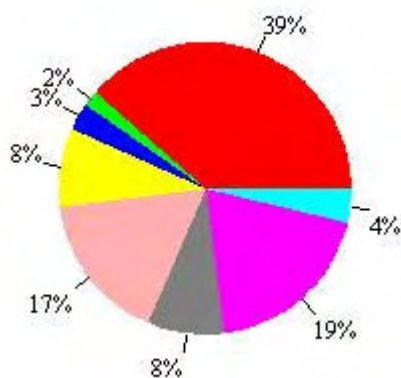
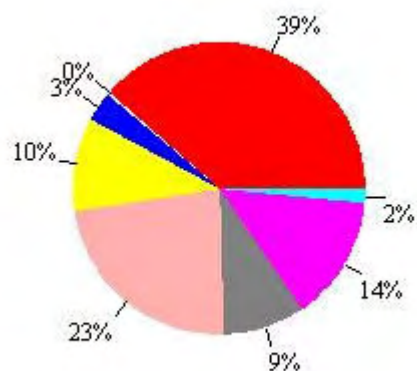


Class Groupings 2001 (%)

	Urban Area	District	GB
AB. Higher and intermediate managerial/administrative/professional	12.7	16.40	21.70
C1. Supervisory clerical junior managerial/administrative/professional	27.4	26.70	29.40
E. On state benefit unemployed lowest grade workers	18.9	17.30	16.60
D. Semi-skilled and unskilled manual workers	22.1	21.60	17.20
C2. Skilled manual workers	18.9	18.00	15.10

Urban Area Class Groupings 1991

GB Area Class Groupings 1991



Class Groupings 1991 (%)

I

Urban Area

1.7

District

2.5

GB

4.1

II	13.6	15.0	18.9
III Non-manual	8.7	8.2	8.3
Manual	22.9	19.6	16.4
IV	10.2	10.0	8.4
V	3.3	3.0	2.9
Other	0.3	1.1	1.6
Econom. Inactive	38.2	39.5	38.3
Unclassified	1.1	1.1	1.1

Car Ownership (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Households with no car (%)	32.8	38.9	34.4	42.6	27.5	33.4
1 Car	47.4	46.5	43.6	40.6	43.8	43.5
2 Cars +	17.0	14.7	18.7	16.8	23.1	23.1
3 Cars	2.3	N/a	2.7	N/a	4.4	N/a
4 Cars +	0.6	N/a	0.7	N/a	1.3	N/a
Cars per Household (no. of cars)	0.9	0.8	0.9	0.8	1.1	0.9

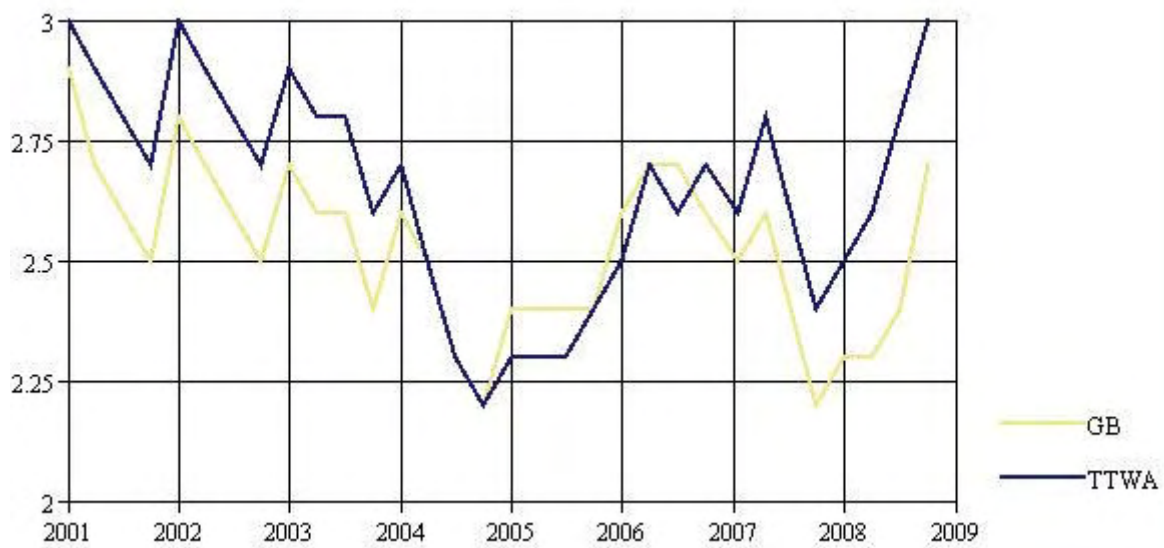
Household Tenure (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Owner Occupier	74.6	74.8	68.5	67.3	68.3	66.4
Rented	17.7	16.7	22.9	24.3	19.9	21.4
Private Rented	5.4	3.9	6.3	3.7	9.6	7.1
Other Housing	2.3	4.6	2.3	4.6	2.2	5.1

Economy

Employment Profile(%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Note: 16-74 for 2001, but 16-64 for 1991*						
Male 16 - 74 Full Time * (active)	55.1	65.4	50.7	61.0	49.6	60.3
Male 16 - 74 Part Time * (active)	2.7	1.8	4.1	1.6	4.7	2.1
Male 16 - 74 Self Employed * (active)	9.8	11.1	10.7	12.0	11.3	13.1
Male 16 - 74 Unemployed (active)	3.6	N/a	5.0	N/a	4.2	N/a
Male 16 - 74 Full-time student (active)	1.9	N/a	2.1	N/a	2.5	N/a
Male 16 - 74 Retired (inactive)	13.1	N/a	10.8	N/a	12.1	N/a
Male 16 - 74 Student (inactive)	2.9	N/a	4.0	N/a	4.7	N/a
Male 16 - 74 Looking after home (inactive)	0.8	N/a	1.3	N/a	1.7	N/a
Male 16 - 74 Permanently disabled (inactive)	7.9	N/a	8.4	N/a	6.3	N/a
Male 16 - 74 Other (inactive)	2.2	N/a	3.1	N/a	2.9	N/a
Note: 16-74 for 2001, but 16-64 for 1991*						
Female 16 - 74 Full Time * (active)	33.4	41.9	31.3	39.1	19.8	36.2
Female 16 - 74 Part Time * (active)	20.1	23.9	18.6	20.4	30.0	21.9
Female 16 - 74 Self Employed * (active)	2.7	3.2	3.1	3.5	4.3	4.0
Female 16 - 74 Unemployed (active)	2.5	N/a	2.5	N/a	2.5	N/a
Female 16 - 74 Full-time student (active)	2.1	N/a	2.2	N/a	2.8	N/a
Female 16 - 74 Retired (inactive)	17.7	N/a	15.2	N/a	15.5	N/a
Female 16 - 74 Student (inactive)	3.3	N/a	3.9	N/a	4.6	N/a
Female 16 - 74 Looking after home (inactive)	8.8	N/a	11.7	N/a	11.7	N/a
Female 16 - 74 Permanently disabled (inactive)	6.4	N/a	7.0	N/a	5.1	N/a
Female 16 - 74 Other (inactive)	3.1	N/a	4.5	N/a	3.6	N/a

Note: Data marked N/a = Not Available

Claimant Count Unemployment Rate (%)



	TTWA	GB
Oct-08	3.0	2.7
Jul-08	2.8	2.4
Apr-08	2.6	2.3
Jan-08	2.5	2.3
Oct-07	2.4	2.2
Apr-07	2.8	2.6
Jan-07	2.6	2.5
Oct-06	2.7	2.6
Jul-06	2.6	2.7
Apr-06	2.7	2.7
Jan-06	2.5	2.6
Oct-05	2.4	2.4
Jul-05	2.3	2.4
Apr-05	2.3	2.4
Jan-05	2.3	2.4
Oct-04	2.2	2.2
Jul-04	2.3	2.3
Apr-04	2.5	2.5
Jan-04	2.7	2.6
Oct-03	2.6	2.4
Jul-03	2.8	2.6
Apr-03	2.8	2.6
Jan-03	2.9	2.7
Oct-02	2.7	2.5
Jul-02	2.8	2.6
Apr-02	2.9	2.7
Jan-02	3.0	2.8
Oct-01	2.7	2.5
Jul-01	2.8	2.6
Apr-01	2.9	2.7
Jan-01	3.0	2.9

Claimant count data are © Crown Copyright and are reproduced with the permission of the Controller of HMSO and the Queen's Printer for Scotland. Claimant Count Unemployment Rates for UK towns and GB figures, excluding London Boroughs are supplied by ONS.

Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64).

Copyright © Greater London Authority, 2007. Claimant Count Unemployment Rates for London Boroughs are supplied by GLA (excluding GB figure). Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force.

Employment by Sector	TTWA		District		GB	
	2001	1991	2001	1991	2001	1991
Main Sectors						
Manufacturing Industries	19.5	20.5	20.3	24.5	14.8	21.2
Primary Industries	0.5	1.7	0.5	1.6	1.9	3.3
Construction	7.6	4.7	7.1	4.9	6.8	4.5
Hotels & Catering (*)	4.4	*20.4	4.6	*21.2	4.8	*21.5
Transport & Communication	8.3	7.0	6.7	6.3	7.0	6.1
Banking, Finance & Business Services	15.2	13.8	12.8	11.2	17.5	12.1
Other Services	18.2	32.0	21.9	30.4	23.9	31.2
Utilities	0.7	N/a	0.8	N/a	0.8	N/a
Public Admin & Defence	5.1	N/a	5.0	N/a	5.8	N/a
Retail (*)	20.5	*9.8	20.4	*10.4	16.6	*10.7

Note I: Data marked N/a = Not Available

(*) **Note II:** % for 1991 not directly comparable

(*) **Note III:** for further explanation of non-comparable sectors, see Notes at end of Report

Commercial Property

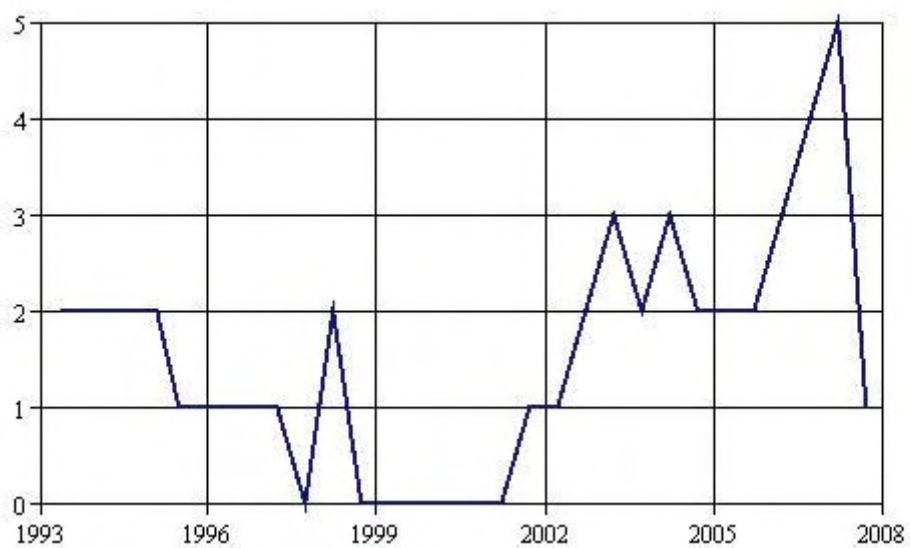
Guide to Prime Rents

Residential Property

No residential data available for this town

Retailing

Chart of Number of Requirements by Date



Retail Demand (extracted from Retail FOCUS)

No. of Requirements	Ranking (1st highest)	Date
1	1131	Oct 07
5	824	Apr 07
4	895	Oct 06
3	966	Apr 06
2	1042	Oct 05
2	1067	Apr 05
2	1062	Oct 04
3	930	Apr 04
2	1010	Oct 03
3	853	Apr 03
2	930	Oct 02
1	1039	Apr 02
1	994	Oct 01
0	n/a	Apr 01
		Oct 00
0	n/a	Apr 00
0	n/a	Oct 99
0	n/a	Apr 99
0	n/a	Oct 98
2	784	Apr 98
0	n/a	Oct 97
1	866	Apr 97
1	912	Nov 96
1	n/a	Apr 96
1	n/a	Jul 95
2	n/a	Feb 95
2	n/a	Jun 94
2	n/a	Jan 94
2	n/a	Jun 93

Top 20 Retailers

Top 20 Retailers Not Present in Town Centre

Rank	Retailer
1	BOOTS
2	MARKS AND SPENCERS
3	ARGOS
4	WOOLWORTHS
5	DEBENHAMS
6	JOHN LEWIS
7	WH SMITH
8	BHS
9	NEXT
10	DIXONS
11	SUPERDRUG
12	LLOYDS PHARMACY
13	WILKINSON
14	CO OP DEPARTMENT STORES
15	PRIMARK
16	NEW LOOK
17	HMV
18	DOROTHY PERKINS
19	ROSEBYS
20	WATERSTONES

Definition of Top 20 Retailers :

These are the top 20 comparison goods multiples ranked by ORC's forecast of average town centre sales for individual Retailers within GB.

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

Street Ranking - Top 3

Town	Street	Postcode
FAILSWORTH	POPLAR STREET	M35 0HY
FAILSWORTH	OLDHAM ROAD	M35 0BX
FAILSWORTH	ASHTON ROAD EAST	M35 9PN

Definition of Street Rankings :

Street RankingsTM identifies multiples (stores with 5 or more locations) located on the main shopping streets of 760 major retail towns in Great Britain. Multiples are then allocated an attraction value based on sales density and average selling area. Using these attraction values, Street RankingsTM ranks each street, within a town centre, by the combined attractiveness of its stores

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

No Information Available

Retail Developments

Retail Shopper Population

Failsworth	Band O	Urban Centres
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Retail Shopper Population Legend

Band A	1,000,000 - 1,782,658
Band B	500,000 - 999,999
Band C	200,000 - 499,999
Band D	150,000 - 199,999
Band E	100,000 - 149,999
Band F	50,000 - 99,999
Band G	30,000 - 49,999
Band H	20,000 - 29,999
Band I	15,000 - 19,999
Band J	10,000 - 14,999
Band K	5,000 - 9,999
Band L	3,000 - 4,999
Band M	2,000 - 2,999
Band N	1,000 - 1,999
Band O	1 - 999

Source: CACI Limited, CACI House, Kensington Village, Avonmore Road, London W14 8TS (Tel: 0800 181 851; Fax: 020 7603 5862) www.datadepot.co.uk

Planning

District related Development Plans

Plan Name:	Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 1
Current Status:	Approved
Action Date:	
Last Updated:	15/12/08
Notes:	The association of Greater Manchester Authorities which include Bolton Bury Manchester City Oldham Rochdale Salford Stockport Tameside Trafford and Wigan commissioned Simon Wilson to undertake the Joint Strategic Flood Risk Assessment. Draft was issued in November 2007 and Final Document approved in August 2008
Plan Name:	Oldham Metropolitan Borough Council - Renewable Energy
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Public consultation on draft 19th October - 5PM 30 November 2007. Adopted 3 March 2008. There were no legal challenges.
Plan Name:	Oldham Metropolitan Borough Council Housing Land Release
Current Status:	Abandoned
Action Date:	
Last Updated:	15/12/08
Notes:	This document is no longer going to be produced and has been removed from the Local Development Scheme.
Plan Name:	Oldham Metropolitan Borough Council Trees on Development Sites
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	To review and update after 2006.
Plan Name:	Oldham Metropolitan Borough Council Shop Front Design

Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	The need for this SPG will be reviewed after 2006.
Plan Name:	Oldham Metropolitan Borough Council Waste Disposal
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	The need for this SPG will be reviewed after 2006.
Plan Name:	Oldham Metropolitan Borough Council - Local Development Scheme
Current Status:	Approved
Action Date:	
Last Updated:	15/12/08
Notes:	Local Development Scheme approved May 2005. Revised Local Development Scheme approved September 2006. Revised Local Development Scheme (4th issue) came into effect 28 March 2007. The Local Development Scheme is under review and is expected to be available January - February 2009.
Plan Name:	Oldham Metropolitan Borough Council Travel Plans and Transport Assessments
Current Status:	Abandoned
Action Date:	
Last Updated:	15/12/08
Notes:	This document has been abandoned due to Government instructions.
Plan Name:	Oldham Metropolitan Borough Council Urban Design Guide
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Three design based Supplementary Planning Documents are being produced jointly between Oldham and Rochdale Borough Council. These are Public realm Residential Design Guide and Urban Design Guide. Public consultation on draft 9 March - 5pm 20 April 2007. Adopted 1st October 2007. Challenge periodis within 3 months from adoption date. No challenge received.
Plan Name:	Oldham Metropolitan Borough Council Wind Power
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	This SPG will be incorporated into the renewable energy SPD.
Plan Name:	Oldham Metropolitan Borough Council -- Unitary Development Plan Review
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Unitary Development Plan adopted 14 July 2006.
Plan Name:	Oldham Metropolitan Borough Council -Site Allocations
Current Status:	Under Preparation
Action Date:	
Last Updated:	15/12/08
Notes:	Call for sites consultation 10 March - 30 April 2008. Due to changes made in the producation of documents (PPS12) there will not be an Issues and Options consultation. This document will not progress until the Core Strategy has been adopted. A new timetable will be published on approval of the revised Local Development Scheme which is expected January - February 2009.

Plan Name:	Oldham Metropolitan Borough Council The Assessment of Employment Sites
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Public consultation on draft expected 19 June - 5pm 31 July 2007. Adopted 29 October 2007. Challenge period is within 3 months from adoption date. No challenge received
Plan Name:	Oldham Metropolitan Borough Council - Greater Manchester Joint Waste Development Plan Document
Current Status:	Under Preparation
Adopted:	01/06/11
Plan Name:	Oldham Metropolitan Borough Council Air Quality and Development
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Public consultation on draft 31 January - 5pm 14 March 2007. Adopted on 18 June 2007. No legal challenges received.
Plan Name:	Oldham Metropolitan Borough Council Hot Food Takeaways
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	To be reviewed and updated after 2006.
Plan Name:	Oldham Metropolitan Borough Council Providing for Wildlife Habitats
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	To review and update after 2006.
Plan Name:	Oldham Metropolitan Borough Council Agricultural Buildings
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Will review and may combine into urban design guide.
Plan Name:	Oldham Metropolitan Borough Council - Core Strategy and Development Control Policies
Current Status:	Under Preparation
Action Date:	02/11/07
Last Updated:	15/12/08
Notes:	Issues and Options 2 November - 14 December 2007. Preferred Options consultation expected Spring 2009 but no firm dates are available. A full timetable will be available following the review of the Local Development Scheme which is expected to be available January - February 2009.
Plan Name:	Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 2
Current Status:	Under Preparation
Action Date:	
Last Updated:	15/12/08
Notes:	A document defining the requirements of Level 2 Strategic Flood Risk Assessment was finalised in August 2008. Final Assessment expected to be completed February - March 2009 but this is yet to be confirmed.
Plan Name:	Oldham Metropolitan Borough Council Contaminated Land
Current Status:	Adopted

Action Date:

Last Updated: 15/12/08

Notes: Draft Consultation 31 January - 5pm 14 March 2007. Adopted 18 June 2007. No legal challenge received.

Communications

Road:	Located 7 miles from M62(J18). London - 191 miles.		
Rail:	Failsworth-Manchester Vic. Manchester Picc-London Euston (3hrs 28mins).		
Air:	Manchester Airport.		
Nearby Centres	Road Distance (miles)	Travel Time (mins)	Population (Urban Area 1991)
Ashton Under Lyne	4	9	43,897
Oldham	4	10	104,092
Manchester	6	17	402,288
Rochdale	10	19	94,222
Bury	12	19	62,170

Reports

No Reports available for Failsworth

Notes

Mosaic Consumer Classifications

Mosaic Consumer Classifications are provided by Experian, the leading supplier of consumer segmentation. This dataset provides a picture of UK consumers in terms of their socio-demographics, lifestyles, culture and behaviour and is updated annually.

The definitions of the Mosaic Consumer Classifications are as follows:

Symbols of Success	People with rewarding careers who live in sought after locations, affording luxuries and premium quality products.
Happy Families	Families with focus on careers and home, mostly younger age groups now raising children.
Suburban Comfort	Families who are successfully established in comfortable, mature homes. Children are growing up and finances are easier.
Ties of Community	People living in close-knit inner city and manufacturing town communities, responsible workers with unsophisticated tastes.
Urban Intelligence	Young, single and mostly well-educated, these people are cosmopolitan in tastes and liberal in attitudes.
Welfare Borderline	People who are struggling to achieve rewards and are mostly reliant on the council for accommodation and benefits.
Municipal Dependency	Families on lower incomes who often live in large council estates where there is little owner-occupation.
Blue Collar Enterprise	People who, though not well-educated, are practical and enterprising and may well have exercised their right to buy.
Twilight Subsistence	Elderly people subsisting on meagre incomes in council accommodation.
Grey Perspectives	Independent pensioners living in their own homes who are relatively active in their lifestyle.
Rural Isolation	People living in rural areas where country life has not been influenced by urban consumption patterns.

Claimant Count Unemployment Rate

Travel To Work Area (TTWA) figures based on Manchester TTWA

The claimant count measures the number of people claiming Jobseeker's allowance (JSA) including those who sign on for National Insurance credits but receive no benefit but those unemployed people who fall outside the eligibility criteria for JSA are likely to be missed including women, young people and those living in higher income households.

Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64). The working age population figures are derived from the mid-year population estimates which are compatible with the 2001 Census. Before February 2003, Unemployment Rates were expressed

as a proportion of the corresponding mid-year estimate of the workforce jobs in the area plus the number of claimants. Differences are mainly explained by the fact that the number of jobs in an area may be different from the resident population of working age as a result of:

- commuting patterns (which can work either way, the new proportions being higher than the old rates for some city areas, for example).
- different proportions of the resident population who are working or seeking work (i.e. differences in economic activity rates).

Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force. The resident labour force is based on 2001 census data on economic activity (economically active residents in that area at the 2001 census, excluding economically active full-time students) adjusted for changes in national economic activity rates between 2001 and the current year, and applied to the current years GLA ward population projections. Discontinuities are likely to occur when the January data is released each year because it is the first to incorporate the new labour force data for that year. In addition, data from February 2004 is not comparable with earlier data because it was the first to be released on the basis of 2002 ward geography rather than the old model which related to the size of the labour force as at 1991 and the older ward boundaries.

Office Rental Data

All data contained in the office rental report has been compiled by King Sturge LLP and is published for general information purposes only. Whilst every effort has been made to ensure the accuracy of the data and other material contained in this report, King Sturge LLP does not accept any liability (whether in contract, tort or otherwise) to any person for any loss or damage suffered as a result of any errors or omissions. The information, opinions and forecasts set out in the Report should not be relied upon to replace professional advice on specific matters and no responsibility for loss occasioned to any person acting, or refraining from acting, as a result of any material in this publication can be accepted by King Sturge LLP.

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Retail Rental Data

The Colliers CRE Retail Rents Map and Database is based upon the company's opinion of the open market Zone A rent in 609 shopping locations in the UK. The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed as £ per square foot per annum. In the case of shopping centre locations where the rent payable is the greater of a base Rent (a percentage of Full Rental Value (typically 80%) or a percentage of turnover, the rental contained in the Rents Map and Database is Full Rental Value (ie. the grossed up Base Rent). In assessing its opinion of the open market Zone A rent Colliers CRE only acknowledge the presence of shopping centres once completed and open to the public.

Neither the whole or any part of the Colliers CRE Rents Map and Database, or any reference thereto, may be included in any published document, circular or statement or disclosed in any way without the company's written consent to the form and context in which it may appear. The Rents Map and Database gives information which may be helpful in identifying trends in the retail property market. However, no warranty is given as to the accuracy of, and no liability is accepted in relation to, the figures contained in it and they must not be relied upon for investment or any other purposes. The Rents Map and Database does not constitute and must not be treated as investment, rent review, lease renewal or valuation advice.

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Employment sectors

Employment Sector variations between 2001 & 1991.

Hotels & Catering refers to 2001 but in 1991 it was Distribution, Hotels & Catering.

Transport Storage & Communications refers to 2001, but in 1991 it was just Transport & Communication.

Retail in 2001 includes Wholesale & Retail Trade and Repair of Motor Vehicles, whereas in 1991 it was Retail Distribution.

Planning Data

All Local & Structure Plan data is provided by Fusion Online Ltd which has been collected through regular contact with UK planning authorities.

The various stages of the planning process are assigned a status, these are;

Adopted: The document has been adopted by the council and is the referable document for planning purposes.

Approved: This is basically the same as the ADOPTED status, however we allocate an 'approved' status to documents that are reviewed each year. For example Local Development Schemes.

Under Preparation: The document is being worked on and is somewhere within the formal development plan process.

Preparation Planned: Work on the document has not yet begun but is planned for the future.

Pre-Preparation: The council are carrying out informal evidence based work on the document.

On Hold: The document has been placed on hold.

Abandoned: The document has abandoned by the council.

Archive: This is normally used to house documents in excess of 10 years old on the system. However this status is currently not use

Shopper Population Data

CACI Retail Shopper Populations data is supplied by CACI Limited (Head Office 0800 181 851). The Retail Shopper Population is a percentage of the estimated Retail Catchment Population (e.g. for major city centres on average over 31% of shoppers in the catchment are drawn to the centre). Figures are based on the Comparison Goods Model for products such as clothes, books and CDs, but not food.

Produced by: CoStar UK Limited
10 Great Pulteney Street
London W1F 9NB

Telephone 020 3214 0100
Fax 020 3214 0126
Email Sales@costar.co.uk
Web www.costar.co.uk

Introduction

Town FOCUS Report on Oldham

District (LA):

County:

Report Produced 03/02/2009

Oldham

Greater Manchester

Oldham is a major regional town located within Greater Manchester area situated approximately 7 miles north east of Manchester City Centre. The town benefits from excellent road communications with the A627 situated immediately to the south, linking with the A67(M) dual carriageway and therefore the motorway network via the M62 junction 22. Rail services to London Euston are available in approximately 3 hours 16 minutes. Major facilities include The Spindles Shopping Centre and the Central Retail Park.



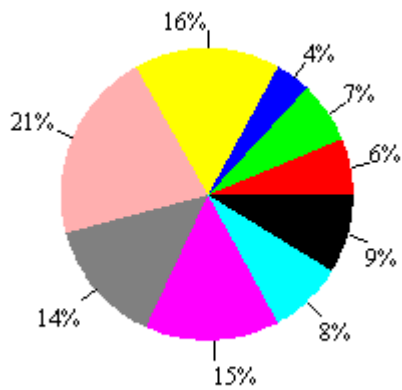
Demographic

	Urban Area	District	GB
Population			
Resident 2001	103,544.0	217,273	57,103,927
Resident 1991	104,092	216,531	54,888,844
	Urban Area	District	GB
Households			
2001 Total	40,266.0	87,779	23,852,721
1991 Total	40,428	85,210	21,897,322
Population within 10km of Centre		674,507	(1994 estimate)
Population within 20km of Centre		1,910,253	(1994 estimate)

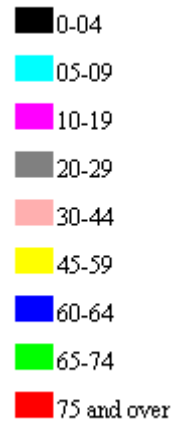
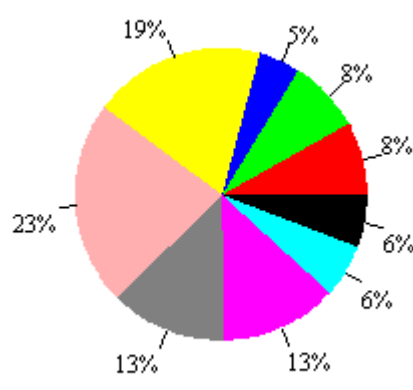
	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
% Total Population Male	48.3	48.1	48.3	48.35	48.6	48.42
% Total Population Female	51.7	51.9	51.7	51.65	51.4	51.58

Note: Care must be taken when interpreting intercensal population change, as there have been changes in definition between 1991 and 2001, and the 2001 counts have been adjusted to account for under-enumeration.

UA 2001 Age Structure



GB 2001 Age Structure

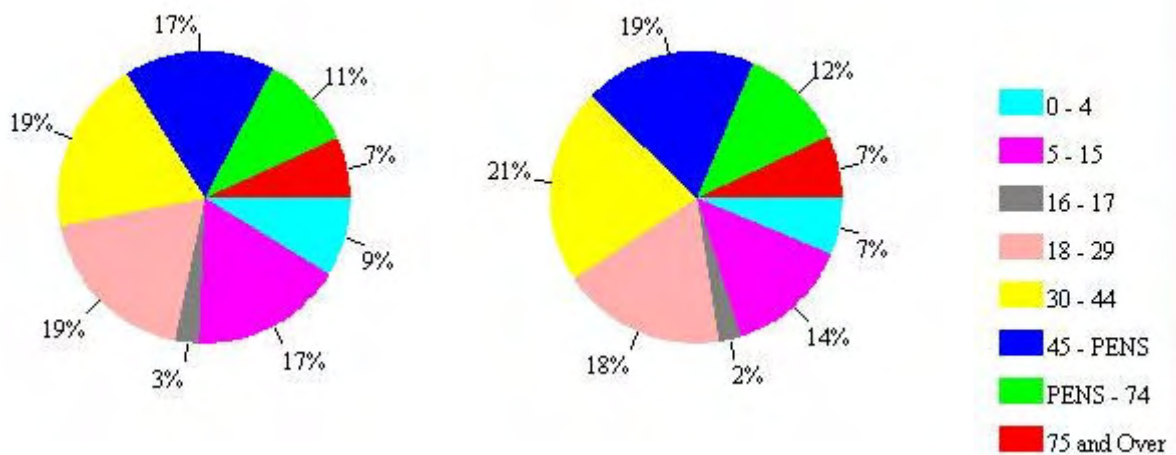


2001 Census Data - Population by Age

Age (%)	Urban Area	District	GB
0-04	8.6	7.0	5.9
05-09	8.2	7.2	6.3
10-19	15.4	14.0	12.8
20-29	13.5	11.8	12.6
30-44	21.3	21.9	22.6
45-59	15.9	18.8	19.0
60-64	4.3	5.0	4.9
65-74	6.6	7.5	8.4
75 and over	6.2	6.8	7.5
All Ages	103,544.0	217,273	57,103,927

UA 1991 Age Structure

GB 1991 Age Structure



Age Structure 1991 (%)

	Urban Area	District	GB
0 - 4	8.8	7.4	6.6
5 - 15	16.8	15.1	13.5
16 - 17	2.7	2.6	2.5
18 - 29	18.6	17.9	18.2
30 - 44	19.2	20.8	21.2
45 - Pensionable age	16.8	18.8	19.3
Pension - 74	10.6	10.8	11.7
75 and Over	6.6	6.6	7.0

Socio-Economic

Mosaic Consumer Classifications

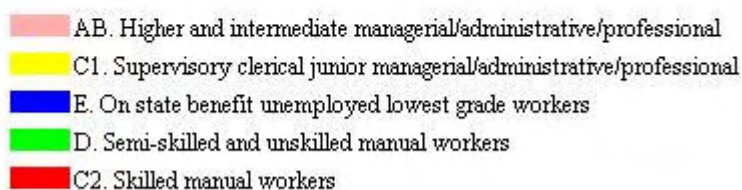
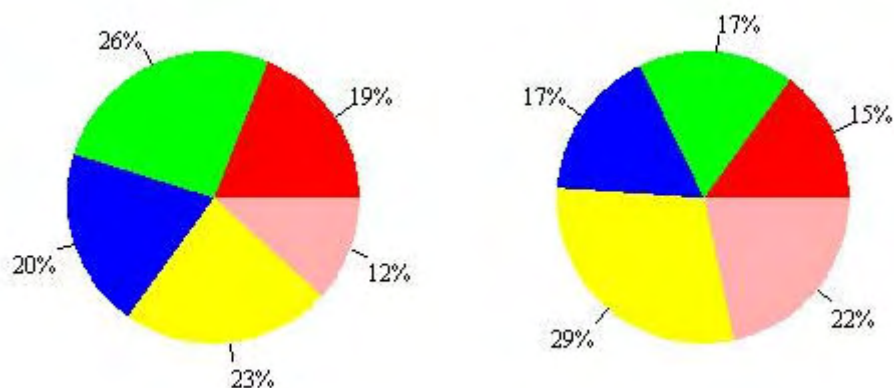
	Urban Area	GB
Symbols of Success	0.34	9.70
Happy Families	9.46	11.64
Suburban Comfort	5.81	14.69
Ties of Community	47.31	16.36
Urban Intelligence	0.00	7.35
Welfare Borderline	9.41	6.16
Municipal Dependency	17.77	6.73
Blue Collar Enterprise	3.71	11.08
Twilight Subsistence	5.28	3.26
Grey Perspectives	0.86	7.36
Rural Isolation	0.00	5.32
Unclassified	0.04	0.33

Note: A brief definition of each consumer group can be found in the Notes section.

Source: Mosaic UK, Experian Ltd, Embankment House, Electric Avenue, Nottingham, NG80 1EH (Tel. 0115 968 5151)

Urban Area Class Groupings 2001

GB Area Class Groupings 2001

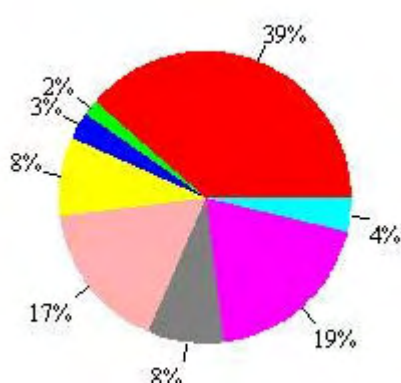
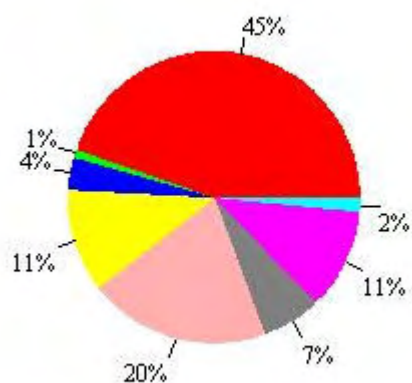


Class Groupings 2001 (%)

	Urban Area	District	GB
AB. Higher and intermediate managerial/administrative/professional	11.9	16.40	21.70
C1. Supervisory clerical junior managerial/administrative/professional	23.3	26.70	29.40
E. On state benefit unemployed lowest grade workers	19.6	17.30	16.60
D. Semi-skilled and unskilled manual workers	26.3	21.60	17.20
C2. Skilled manual workers	18.9	18.00	15.10

Urban Area Class Groupings 1991

GB Area Class Groupings 1991



Class Groupings 1991 (%)

I

Urban Area

1.5

District

2.5

GB

4.1

II	11.1	15.0	18.9
III Non-manual	6.7	8.2	8.3
Manual	19.7	19.6	16.4
IV	11.4	10.0	8.4
V	3.7	3.0	2.9
Other	0.8	1.1	1.6
Econom. Inactive	44.4	39.5	38.3
Unclassified	0.7	1.1	1.1

Car Ownership (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Households with no car (%)	43.3	53.2	34.4	42.6	27.5	33.4
1 Car	41.4	36.1	43.6	40.6	43.8	43.5
2 Cars +	13.2	10.7	18.7	16.8	23.1	23.1
3 Cars	1.7	N/a	2.7	N/a	4.4	N/a
4 Cars +	0.4	N/a	0.7	N/a	1.3	N/a
Cars per Household (no. of cars)	0.7	0.6	0.9	0.8	1.1	0.9

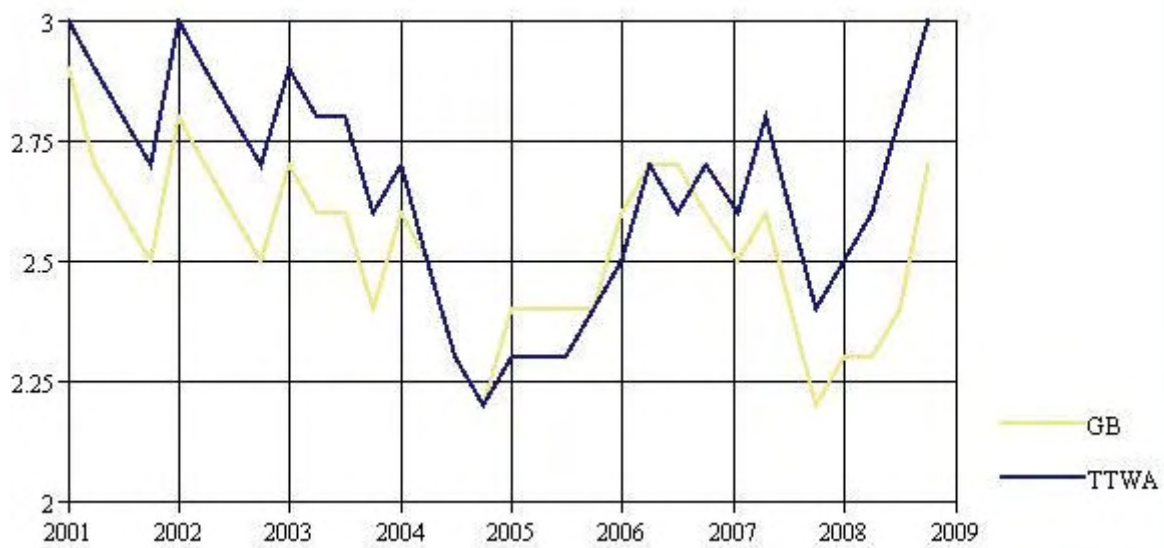
Household Tenure (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Owner Occupier	57.7	56.6	68.5	67.3	68.3	66.4
Rented	31.3	33.3	22.9	24.3	19.9	21.4
Private Rented	7.0	4.3	6.3	3.7	9.6	7.1
Other Housing	4.0	5.7	2.3	4.6	2.2	5.1

Economy

Employment Profile(%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Note: 16-74 for 2001, but 16-64 for 1991*						
Male 16 - 74 Full Time * (active)	45.0	55.2	50.7	61.0	49.6	60.3
Male 16 - 74 Part Time * (active)	5.3	2.0	4.1	1.6	4.7	2.1
Male 16 - 74 Self Employed * (active)	9.6	11.0	10.7	12.0	11.3	13.1
Male 16 - 74 Unemployed (active)	7.0	N/a	5.0	N/a	4.2	N/a
Male 16 - 74 Full-time student (active)	2.3	N/a	2.1	N/a	2.5	N/a
Male 16 - 74 Retired (inactive)	9.3	N/a	10.8	N/a	12.1	N/a
Male 16 - 74 Student (inactive)	4.9	N/a	4.0	N/a	4.7	N/a
Male 16 - 74 Looking after home (inactive)	1.9	N/a	1.3	N/a	1.7	N/a
Male 16 - 74 Permanently disabled (inactive)	10.3	N/a	8.4	N/a	6.3	N/a
Male 16 - 74 Other (inactive)	4.4	N/a	3.1	N/a	2.9	N/a
Note: 16-74 for 2001, but 16-64 for 1991*						
Female 16 - 74 Full Time * (active)	27.0	35.5	31.3	39.1	19.8	36.2
Female 16 - 74 Part Time * (active)	16.2	18.3	18.6	20.4	30.0	21.9
Female 16 - 74 Self Employed * (active)	2.3	3.1	3.1	3.5	4.3	4.0
Female 16 - 74 Unemployed (active)	3.2	N/a	2.5	N/a	2.5	N/a
Female 16 - 74 Full-time student (active)	2.3	N/a	2.2	N/a	2.8	N/a
Female 16 - 74 Retired (inactive)	13.1	N/a	15.2	N/a	15.5	N/a
Female 16 - 74 Student (inactive)	4.5	N/a	3.9	N/a	4.6	N/a
Female 16 - 74 Looking after home (inactive)	16.5	N/a	11.7	N/a	11.7	N/a
Female 16 - 74 Permanently disabled (inactive)	8.2	N/a	7.0	N/a	5.1	N/a
Female 16 - 74 Other (inactive)	6.7	N/a	4.5	N/a	3.6	N/a

Note: Data marked N/a = Not Available

Claimant Count Unemployment Rate (%)



	TTWA	GB
Oct-08	3.0	2.7
Jul-08	2.8	2.4
Apr-08	2.6	2.3
Jan-08	2.5	2.3
Oct-07	2.4	2.2
Apr-07	2.8	2.6
Jan-07	2.6	2.5
Oct-06	2.7	2.6
Jul-06	2.6	2.7
Apr-06	2.7	2.7
Jan-06	2.5	2.6
Oct-05	2.4	2.4
Jul-05	2.3	2.4
Apr-05	2.3	2.4
Jan-05	2.3	2.4
Oct-04	2.2	2.2
Jul-04	2.3	2.3
Apr-04	2.5	2.5
Jan-04	2.7	2.6
Oct-03	2.6	2.4
Jul-03	2.8	2.6
Apr-03	2.8	2.6
Jan-03	2.9	2.7
Oct-02	2.7	2.5
Jul-02	2.8	2.6
Apr-02	2.9	2.7
Jan-02	3.0	2.8
Oct-01	2.7	2.5
Jul-01	2.8	2.6
Apr-01	2.9	2.7
Jan-01	3.0	2.9

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Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64).

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Employment by Sector	TTWA		District		GB	
	2001	1991	2001	1991	2001	1991
Main Sectors						
Manufacturing Industries	21.4	45.2	20.3	24.5	14.8	21.2
Primary Industries	0.4	0.0	0.5	1.6	1.9	3.3
Construction	6.7	0.0	7.1	4.9	6.8	4.5
Hotels & Catering (*)	5.9	*20.3	4.6	*21.2	4.8	*21.5
Transport & Communication	7.3	3.7	6.7	6.3	7.0	6.1
Banking, Finance & Business Services	11.1	5.4	12.8	11.2	17.5	12.1
Other Services	20.7	25.3	21.9	30.4	23.9	31.2
Utilities	0.7	N/a	0.8	N/a	0.8	N/a
Public Admin & Defence	4.3	N/a	5.0	N/a	5.8	N/a
Retail (*)	21.6	*10.3	20.4	*10.4	16.6	*10.7

Note I: Data marked N/a = Not Available

(*) **Note II:** % for 1991 not directly comparable

(*) **Note III:** for further explanation of non-comparable sectors, see Notes at end of Report

Main Employers

Company Name	Size/Staff Number	Activity
Park Cakes Bakeries Ltd	1500	Cake Makers & Decorations
Sunday Mirror	1500	Newspapers & Magazines
Oldham Metropolitan Borough Council	1000	Local Government
Littlewoods Home Shopping Group Ltd	1000	Catalogue Shopping & Mail Order
Shop Direct	750	Catalogue Shopping & Mail Order
First Choice Homes (Oldham)	700	Property Management
Zetex Plc	600	Electronic Components
Mirror Group Newspapers Ltd	500	Newspapers & Magazines
Heyrod Construction Ltd	500	Builders
First Ltd	500	Bus, Coach & Tramway Services
Dunlopillo	500	Beds & Bedding
W M Morrison Supermarkets Plc	500	Supermarkets
Trinity Mirror Printing Ltd	500	Newspapers & Magazines
S S L International Plc	450	Medical Supplies
Mirror Colour Print Ltd	420	Printing-Colour
Asda Stores Ltd	400	Supermarkets
Slumberland Plc	349	Beds & Bedding
Oldham College The	305	Schools & Colleges
Viking Direct Ltd	300	Office Stationery

Source: Experian (July 2006)

Note: This is a guide to the main employers, from information available - in some cases, no staff numbers are given. Where possible, a maximum of 20 employers are shown

Commercial Property

Guide to Prime Rents

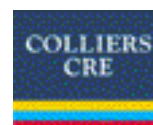
Retail ZA	-Jun 08	£ 110.00 psf
	-Jun 07	£ 110.00 psf
	-Jun 06	£ 110.00 psf
	-Jun 05	£ 110.00 psf
	-Jun 04	£ 110.00 psf
	-Jun 03	£ 110.00 psf
	-Jun 02	£ 80.00 psf
	-Jun 01	£ 75.00 psf
	-Jun 00	£ 75.00 psf
	-Jun 99	£ 75.00 psf
	-Jun 98	£ 75.00 psf
	-Jun 97	£ 65.00 psf
	-Jun 96	£ 65.00 psf
	-Jun 95	£ 65.00 psf
	-Jun 94	£ 65.00 psf
	-Jun 93	£ 65.00 psf
	-Jun 92	£ 60.00 psf
	-Jun 91	£ 60.00 psf
	-Jun 90	£ 55.00 psf
	-Jun 89	£ 55.00 psf
	-Jun 88	£ 45.00 psf
	-Jun 87	£ 40.00 psf

Retail ZA Chart:



Source: Retail Zone A Rental data is supplied by Colliers CRE, 9 Marylebone Lane, London W1U 1HL (Tel 020 7935 4499; Fax 020 7409 3124) www.collierscre.com

Note: These retail rents are based upon Colliers CRE's opinion of open market Zone A rents. The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch and have been arrived at by adopting zone sizes standard for the location. Also refer to Notes at the end of this report.

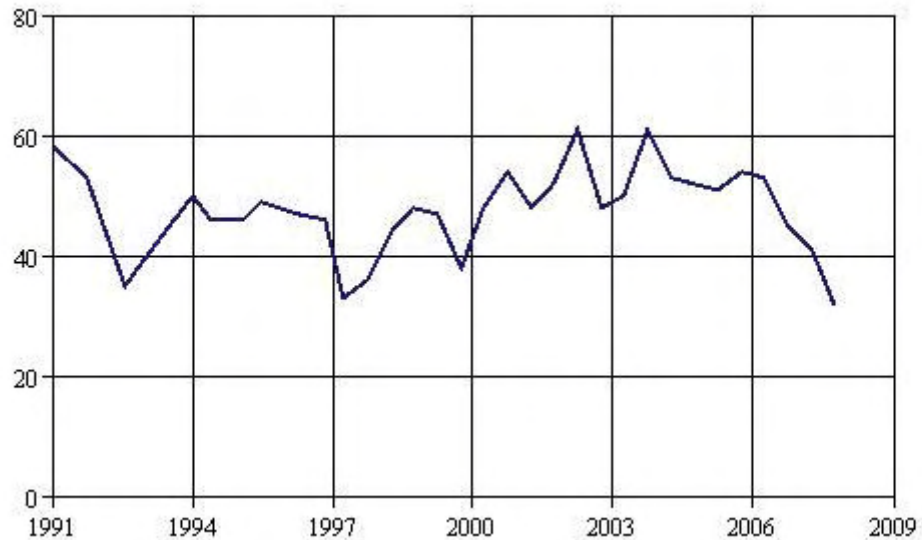


Residential Property

No residential data available for this town

Retailing

Chart of Number of Requirements by Date



Retail Demand (extracted from Retail FOCUS)

No. of Requirements	Ranking (1st highest)	Date
32	278	Oct 07
41	195	Apr 07
45	180	Oct 06
53	143	Apr 06
54	144	Oct 05
51	150	Apr 05
52	138	Oct 04
53	132	Apr 04
61	109	Oct 03
50	130	Apr 03
48	136	Oct 02
61	98	Apr 02
52	108	Oct 01
48	121	Apr 01
54	102	Oct 00
48	116	Apr 00
38	144	Oct 99
47	133	Apr 99
48	118	Oct 98
44	134	Apr 98
36	157	Oct 97
33	153	Apr 97
46	90	Nov 96
47	85	Apr 96

49	80	Jul 95
46	70	Feb 95
46	62	Jun 94
50	52	Jan 94
44	59	Jun 93
35	93	Aug 92
53	53	Oct 91
58	90	Feb 91

Top 20 Retailers

Top 20 Retailers Present in Town Centre

65% of top 20 Retailers present

Rank	Retailer
1	BOOTS
3	ARGOS
4	WOOLWORTHS
5	DEBENHAMS
7	WH SMITH
9	NEXT
10	DIXONS
11	SUPERDRUG
12	LLOYDS PHARMACY
16	NEW LOOK
17	HMV
18	DOROTHY PERKINS
19	ROSEBYS

Top 20 Retailers Not Present in Town Centre

Rank	Retailer
2	MARKS AND SPENCERS
6	JOHN LEWIS
8	BHS
13	WILKINSON
14	CO OP DEPARTMENT STORES
15	PRIMARK
20	WATERSTONES

Definition of Top 20 Retailers :

These are the top 20 comparison goods multiples ranked by ORC's forecast of average town centre sales for individual Retailers within GB.

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

Street Ranking - Top 3

Town	Street	Postcode
OLDHAM	SPINDLES SHOPPING CENTRE	OL1 1HE
OLDHAM	TOWN SQUARE SHOPPING CENTRE	OL1 1XF
OLDHAM	MARKET PLACE	OL1 3AB

Definition of Street Rankings :

Street RankingsTM identifies multiples (stores with 5 or more locations) located on the main shopping streets of 760 major retail towns in Great Britain. Multiples are then allocated an attraction value based on sales density and average selling area. Using these attraction values, Street RankingsTM ranks each street, within a town centre, by the combined attractiveness of its stores

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

Retail Developments
Name

Type

Size

Anchor Tenant

Anchor Tenant

Anchor Tenant

Letting Agent

Owner

Updated

Notes

Alexandra Retail Park

Retail Park

96,300 square feet

8,950.0 square metres

Bensons

Matalan

Topps Tiles

Harvey Spack Field

Legal & General

15-Mar-07

IKEA has turned its back on a multi-million regeneration project to bring one of its stores to Oldham. Following nine months of talks, the Swedish firm said that it had been 'priced out of a deal' to open a store at the Alexandra Retail Park which would have brought scores of jobs to the borough. Ikea were involved in negotiations with the owner of the land for the proposed new store, who put the site on the market, resulting in Ikea's bid being topped. Ikea had plans for redeveloping the site on Alexandra Retail Park's Park Road, together with an adjacent site owned by the council and had been working with Oldham Council's Regeneration team for several months, after being introduced by the Government's Underserved Markets Project via the Business in the Community initiative. However Legal and General, who owned the land, later sold it to Cranford Developments Ltd, based at Gailey, Staffordshire. (Rochdale News 08/05/2006)Next has taken space at the scheme. (EG 27/03/04)Castlemore Securities has secured planning consent for the retail park which is expected to be completed by late 2000. (EG 16/10/99)

Name

Type

Size

Opened

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Anchor Tenant

Letting Agent

Owner

Owner

Updated

Notes

Central Retail Park

Retail Park

270,000 square feet

25,093.0 square metres

1991

Allied Carpets

Boots

Carpetright

Carpetworld

Carphone Warehouse

Comet

Currys

DFS

Harveys

JJB Sports

KFC

Land of Leather

McDonalds

PC World

Pets at Home

ScS

Petch Hall

British Land

Gemsupa

27-Jul-07

British Land has purchase two retail parks - the Central Retail Park in Oldham and the Manchester Road Retail Park in Hyde - from Consolidated Property Holdings for £126.2m. The combined yield was 4%. (PW 19/01/07)Next has taken space at the scheme. (Shopping Centre Dec 03)Tiles R Us has taken space at the park. (RW 14/06/02)Used to be known as Elk Mill Retail Park.

Name	The Spindles
Type	Shopping Centre
Size	288,000 square feet 45,539.0 square metres
Opened	1993
Anchor Tenant	Debenhams
Anchor Tenant	Next
Anchor Tenant	Superdrug
Developer	Burwood House Developments
Letting Agent	Green & Partners
Letting Agent	Tushingham Moore
Managing Agent	Lee Baron
Owner	Bank of Scotland
Owner	Catalyst Capital LLP
Updated	04-Jul-07
Notes	Tenants include Andys Records, Early Learning Centre, Electronics Boutique, Allsports, Hammicks Bookshops and The Disney Store. (Visit Oldham website 26/01/06) Shoe Zone has taken space at the centre on assignment from Textiles Direct. (Shopping Centre July 04)West Coast Capital is selling the centre as part of a portfolio to ING Real Estate Investment Management. West Coast Capital owns the centres along with Catalyst Capital LLP and Bank of Scotland. (PW 02/07/04)Card Factory has taken space at the centre. (EG 06/12/03)Catalyst Capital, in conjunction with Bank of Scotland and West Coast Capital, has purchased the centre as part of a portfolio from Reit Asset Management for £310m. (PW 18/07/03)Reit Asset Management has agreed heads of terms on the sale of a portfolio of centres, including the Spindles, to Catalyst Capital for c£300m, reflecting an initial yield of c7%. (PW 16/05/03)Textiles Direct has taken space at the centre. (EG 03/11/01)JD Sports has taken space in the former Spoils Store unit. (RW 17/08/01)Lee Baron has been appointed managing agent for the Centre. (Shopping Centre May 01)REIT Asset Management has acquired the Centre as part of a £134.5m portfolio from Prudential. (PW 06/04/01)
Name	Town Square Shopping Centre
Type	Shopping Centre
Size	170,000 square feet 15,799.0 square metres
Opened	1981
Anchor Tenant	T J Hughes
Developer	Lesser Land
Letting Agent	Robert Pinkus & Co
Managed By	GVA ACR
Owner	Bank of Scotland
Owner	Catalyst Capital LLP
Updated	09-Mar-07
Notes	957 sq ft (89 sq m) of retail space has been taken at the centre on a lease at £68,000 pa with an undisclosed Zone A rent. Robert Pinkus & Co acted on behalf of the landlord. (Agent Website 28/03/06) Tenants include Thorntons, WH Smith, Burton, Radio Rentals, H Samuel, Lunn Poly, HMV, Argos and Barrows. (Visit Oldham website 26/01/06)Tenants include Etam, Boots and River Island. (Robert Pinkus & Co Website 08/09/04) West Coast Capital is selling the centre as part of a portfolio to ING Real Estate Investment Management. West Coast Capital owns the centres along with Catalyst Capital LLP and Bank of Scotland. (PW 02/07/04)Catalyst Capital, in conjunction with Bank of Scotland and West Coast Capital, has purchased the centre as part of a portfolio from Reit Asset Management for £310m. (PW 18/07/03)Reit Asset Management has agreed heads of terms on the sale of a portfolio of centres, including Town Square, to Catalyst Capital for c£300m, reflecting an initial yield of c7%. (PW 16/05/03)REIT Asset Management are looking to extend the centre by 160,000 sq ft. (EG 08/03/03)Phones 4U has taken space at the centre. (EG 11/01/03)Card Warehouse has taken space at the centre on assignment from Boxclever. (PW 03/05/02)REIT Asset Management has acquired the centre for c£40m from Scottish Amicable, represented by Prudential. (EG 15/12/01)

Retail Shopper Population

Oldham	Band E	Major Centres
Busk	Band M	Local Centres
Grasscroft	Band N	Urban Centres

Retail Shopper Population Legend

Band A	1,000,000 - 1,782,658
Band B	500,000 - 999,999
Band C	200,000 - 499,999
Band D	150,000 - 199,999
Band E	100,000 - 149,999
Band F	50,000 - 99,999
Band G	30,000 - 49,999
Band H	20,000 - 29,999
Band I	15,000 - 19,999
Band J	10,000 - 14,999
Band K	5,000 - 9,999
Band L	3,000 - 4,999
Band M	2,000 - 2,999
Band N	1,000 - 1,999
Band O	1 - 999

Source: CACI Limited, CACI House, Kensington Village, Avonmore Road, London W14 8TS (Tel: 0800 181 851; Fax: 020 7603 5862) www.datadepot.co.uk

Planning

District related Development Plans

Plan Name: Oldham Metropolitan Borough Council Hot Food Takeaways

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: To be reviewd and updated after 2006.

Plan Name: Oldham Metropolitan Borough Council Contaminated Land

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Draft Consultation 31 January - 5pm 14 March 2007. Adopted 18 June 2007. No legal challenge received.

Plan Name: Oldham Metropolitan Borough Council - Core Strategy and Development Control Policies

Current Status: Under Preparation

Action Date: 02/11/07

Last Updated: 15/12/08

Notes: Issues and Options 2 November - 14 December 2007. Preferred Options consultation expected Spring 2009 but no firm dates are available. A full timetable will be available following the review of the Local Development Scheme which is expected to be available January - February 2009.

Plan Name: Oldham Metropolitan Borough Council Housing Land Release

Current Status: Abandoned

Action Date:

Last Updated: 15/12/08

Notes: This document is no longer going to be produced and has been removed from the Local Development Scheme.

Plan Name: Oldham Metropolitan Borough Council -- Unitary Development Plan Review

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Unitary Development Plan adopted 14 July 2006.

Plan Name: Oldham Metropolitan Borough Council - Greater Manchester Joint Waste Development Plan Document

Current Status: Under Preparation

Adopted: 01/06/11

Plan Name: Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 1

Current Status: Approved

Action Date:

Last Updated: 15/12/08

Notes: The association of Greater Manchester Authorities which include Bolton Bury Manchester City Oldham Rochdale Salford Stockport Tameside Trafford and Wigan commissioned Simon Wilson to undertake the Joint Strategic Flood Risk Assessment. Draft was issued in November 2007 and Final Document approved in August 2008

Plan Name: Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 2

Current Status: Under Preparation

Action Date:

Last Updated: 15/12/08

Notes: A document defining the requirements of Level 2 Strategic Flood Risk Assessment was finalised in August 2008. Final Assessment expected to be completed February - March 2009 but this is yet to be confirmed.

Plan Name: Oldham Metropolitan Borough Council - Local Development Scheme

Current Status: Approved

Action Date:

Last Updated: 15/12/08

Notes: Local Development Scheme approved May 2005. Revised Local Development Scheme approved September 2006. Revised Local Development Scheme (4th issue) came into effect 28 March 2007. The Local Development Scheme is under review and is expected to be available January - February 2009.

Plan Name: Oldham Metropolitan Borough Council - Renewable Energy

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Public consultation on draft 19th October - 5PM 30 November 2007. Adopted 3 March 2008. There were no legal challenges.

Plan Name: Oldham Metropolitan Borough Council Agricultural Buildings

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Will review and may combine into urban design guide.

Plan Name: Oldham Metropolitan Borough Council Travel Plans and Transport Assessments

Current Status: Abandoned

Action Date:

Last Updated: 15/12/08

Notes: This document has been abandoned due to Government instructions.

Plan Name: Oldham Metropolitan Borough Council Urban Design Guide

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Three design based Supplementary Planning Documents are being produced jointly between Oldham and Rochdale Borough Council. These are Public realm Residential Design Guide and Urban Design Guide. Public consultation on draft 9 March - 5pm 20 April 2007. Adopted 1st October 2007. Challenge period is within 3 months from adoption date. No challenge received.

Plan Name: Oldham Metropolitan Borough Council Wind Power

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: This SPG will be incorporated into the renewable energy SPD.

Plan Name: Oldham Metropolitan Borough Council Trees on Development Sites

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: To review and update after 2006.

Plan Name: Oldham Metropolitan Borough Council Waste Disposal

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: The need for this SPG will be reviewed after 2006.

Plan Name: Oldham Metropolitan Borough Council Providing for Wildlife Habitats

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: To review and update after 2006.

Plan Name: Oldham Metropolitan Borough Council The Assessment of Employment Sites

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Public consultation on draft expected 19 June - 5pm 31 July 2007. Adopted 29 October 2007. Challenge period is within 3 months from adoption date. No challenge received

Plan Name: Oldham Metropolitan Borough Council -Site Allocations

Current Status: Under Preparation

Action Date:

Last Updated: 15/12/08

Notes: Call for sites consultation 10 March - 30 April 2008. Due to changes made in the production of documents (PPS12) there will not be an Issues and Options consultation. This document will not progress until the Core Strategy has been adopted. A new timetable will be published on approval of the revised Local Development Scheme which is expected January - February 2009.

Plan Name: Oldham Metropolitan Borough Council Air Quality and Development

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Public consultation on draft 31 January - 5pm 14 March 2007. Adopted on 18 June 2007. No legal challenges received.

Plan Name: Oldham Metropolitan Borough Council Shop Front Design

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: The need for this SPG will be reviewed after 2006.

Address: Oldham Metropolitan Borough Council
Civic Centre, Tower Block, Level 12
West Street
Oldham
OL1 1UQ

Telephone / Fax Numbers: 0161 911 3100/0161 911 3104

Contact: Mr Geoff Willerton
Asst Director (Planning & Building Control)

Communications

Road: Located on A62, near to A627 & M62. London - 190 miles.

Rail: Oldham to London Euston via MAnchester Piccadilly (2hrs 27 mins).

Air: Manchester Airport.

Nearby Centres	Road Distance (miles)	Travel Time (mins)	Population (Urban Area 1991)
Ashton Under Lyne	4	9	43,897
Rochdale	6	10	94,222
Manchester	8	18	402,288
Bury	12	15	62,170
Bolton	19	23	139,812

Reports

24/03/07 EG	16/07/04 PW	02/08/03 EG	09/10/98 PW	08/05/98 PW
12/09/97 PW	08/11/96 PW	22/02/96 PW	20/10/95 ET	05/10/95 PW
22/04/95 EG	24/11/94 PW	10/06/94 ET	26/03/94 EG	28/10/93 CSW
20/11/92 ET	02/10/92 IC	11/05/87 GU	12/07/85 ET	04/07/85 CSW

Legend

CSW - Chartered Surveyor Weekly
EG - Estates Gazette
ET - Estates Times
IC - Investors Chronicle
PW - Property Week

Notes

Employment by Sector - Primary Industries, Manufacturing Industries and Construction figures combined.

Mosaic Consumer Classifications

Mosaic Consumer Classifications are provided by Experian, the leading supplier of consumer segmentation. This dataset

provides a picture of UK consumers in terms of their socio-demographics, lifestyles, culture and behaviour and is updated annually.

The definitions of the Mosaic Consumer Classifications are as follows:

Symbols of Success	People with rewarding careers who live in sought after locations, affording luxuries and premium quality products.
Happy Families	Families with focus on careers and home, mostly younger age groups now raising children.
Suburban Comfort	Families who are successfully established in comfortable, mature homes. Children are growing up and finances are easier.
Ties of Community	People living in close-knit inner city and manufacturing town communities, responsible workers with unsophisticated tastes.
Urban Intelligence	Young, single and mostly well-educated, these people are cosmopolitan in tastes and liberal in attitudes.
Welfare Borderline	People who are struggling to achieve rewards and are mostly reliant on the council for accommodation and benefits.
Municipal Dependency	Families on lower incomes who often live in large council estates where there is little owner-occupation.
Blue Collar Enterprise	People who, though not well-educated, are practical and enterprising and may well have exercised their right to buy.
Twilight Subsistence	Elderly people subsisting on meagre incomes in council accommodation.
Grey Perspectives	Independent pensioners living in their own homes who are relatively active in their lifestyle.
Rural Isolation	People living in rural areas where country life has not been influenced by urban consumption patterns.

Claimant Count Unemployment Rate

Travel To Work Area (TTWA) figures based on Manchester TTWA

The claimant count measures the number of people claiming Jobseeker's allowance (JSA) including those who sign on for National Insurance credits but receive no benefit but those unemployed people who fall outside the eligibility criteria for JSA are likely to be missed including women, young people and those living in higher income households.

Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64). The working age population figures are derived from the mid-year population estimates which are compatible with the 2001 Census. Before February 2003, Unemployment Rates were expressed as a proportion of the corresponding mid-year estimate of the workforce jobs in the area plus the number of claimants. Differences are mainly explained by the fact that the number of jobs in an area may be different from the resident population of working age as a result of:

- commuting patterns (which can work either way, the new proportions being higher than the old rates for some city areas, for example).
- different proportions of the resident population who are working or seeking work (i.e. differences in economic activity rates).

Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force. The resident labour force is based on 2001 census data on economic activity (economically active residents in that area at the 2001 census, excluding economically active full-time students) adjusted for changes in national economic activity rates between 2001 and the current year, and applied to the current years GLA ward population projections. Discontinuities are likely to occur when the January data is released each year because it is the first to incorporate the new labour force data for that year. In addition, data from February 2004 is not comparable with earlier data because it was the first to be released on the basis of 2002 ward geography rather than the old model which related to the size of the labour force as at 1991 and the older ward boundaries.

Office Rental Data

All data contained in the office rental report has been compiled by King Sturge LLP and is published for general information purposes only. Whilst every effort has been made to ensure the accuracy of the data and other material contained in this report, King Sturge LLP does not accept any liability (whether in contract, tort or otherwise) to any person for any loss or damage suffered as a result of any errors or omissions. The information, opinions and forecasts set out in the Report should not be relied upon to replace professional advice on specific matters and no responsibility for loss occasioned to any person acting, or refraining from acting, as a result of any material in this publication can be accepted by King Sturge LLP.

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Retail Rental Data

The Colliers CRE Retail Rents Map and Database is based upon the company's opinion of the open market Zone A rent in 609 shopping locations in the UK. The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed as £ per square foot per annum. In the case of shopping centre locations where the rent payable is the greater of a base Rent (a percentage of Full Rental Value (typically 80%) or a percentage of turnover, the rental contained in the Rents Map and Database is Full Rental Value (ie. the grossed up Base Rent). In assessing it's opinion of the open market Zone A rent Colliers CRE only acknowledge the presence of shopping centres once completed and open to the public.

Neither the whole or any part of the Colliers CRE Rents Map and Database, or any reference thereto, may be included in any published document, circular or statement or disclosed in any way without the company's written consent to the form and context in which it may appear. The Rents Map and Database gives information which may be helpful in identifying trends in the retail property market. However, no warranty is given as to the accuracy of, and no liability is accepted in relation to, the figures contained in it and they must not be relied upon for investment or any other purposes. The Rents Map and Database does not constitute and must not be treated as investment, rent review, lease renewal or valuation advice.

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Colliers CRE is the principal business of Colliers CRE plc, and an independent affiliate of the worldwide Colliers International network. Colliers CRE plc is quoted on the Alternative Investment Market of the London Stock Exchange.

Employment sectors

Employment Sector variations between 2001 & 1991.

Hotels & Catering refers to 2001 but in 1991 it was Distribution, Hotels & Catering.

Transport Storage & Communications refers to 2001, but in 1991 it was just Transport & Communication.

Retail in 2001 includes Wholesale & Retail Trade and Repair of Motor Vehicles, whereas in 1991 it was Retail Distribution.

Planning Data

All Local & Structure Plan data is provided by Fusion Online Ltd which has been collected through regular contact with UK planning authorities.

The various stages of the planning process are assigned a status, these are;

Adopted: The document has been adopted by the council and is the referable document for planning purposes.

Approved: This is basically the same as the ADOPTED status, however we allocate an 'approved' status to documents that are reviewed each year. For example Local Development Schemes.

Under Preparation: The document is being worked on and is somewhere within the formal development plan process.

Preparation Planned: Work on the document has not yet begun but is planned for the future.

Pre-Preparation: The council are carrying out informal evidence based work on the document.

On Hold: The document has been placed on hold.

Abandoned: The document has been abandoned by the council.

Archive: This is normally used to house documents in excess of 10 years old on the system. However this status is currently not use

Shopper Population Data

CACI Retail Shopper Populations data is supplied by CACI Limited (Head Office 0800 181 851). The Retail Shopper Population is a percentage of the estimated Retail Catchment Population (e.g. for major city centres on average over 31% of shoppers in the catchment are drawn to the centre). Figures are based on the Comparison Goods Model for products such as clothes, books and CDs, but not food.

Produced by: CoStar UK Limited
10 Great Pulteney Street
London W1F 9NB

Telephone 020 3214 0100
Fax 020 3214 0126
Email Sales@costar.co.uk
Web www.costar.co.uk

Introduction

Town FOCUS Report on Royton

District (LA):

County:

Report Produced 03/02/2009

Oldham

Greater Manchester

Royton is located in the district of Oldham and county of Greater Manchester. Nearby towns include Oldham (2 miles), Rochdale (5 miles) and Manchester (10 miles). Road communications are good being located on the A627(M) and 3 miles from junction 20 of the M62. Rail services to London Euston via Rochdale are available in approximately 3 hours 24 minutes.



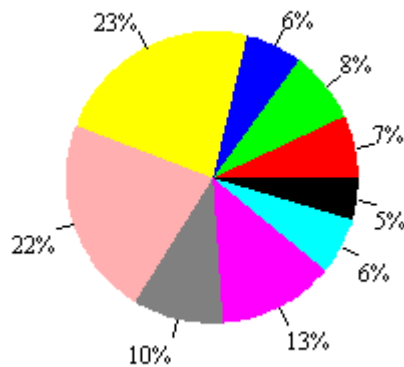
Demographic

	Urban Area	District	GB
Population			
Resident 2001	22,238.0	217,273	57,103,927
Resident 1991	21,464	216,531	54,888,844
	Urban Area	District	GB
Households			
2001 Total	9,202.0	87,779	23,852,721
1991 Total	8,379	85,210	21,897,322
Population within 10km of Centre		659,615	(1994 estimate)
Population within 20km of Centre		1,898,259	(1994 estimate)
	Urban Area	District	GB
	2001 1991	2001 1991	2001 1991

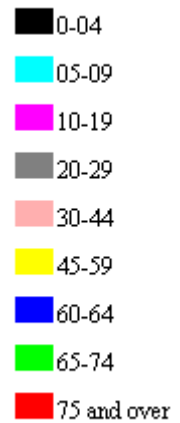
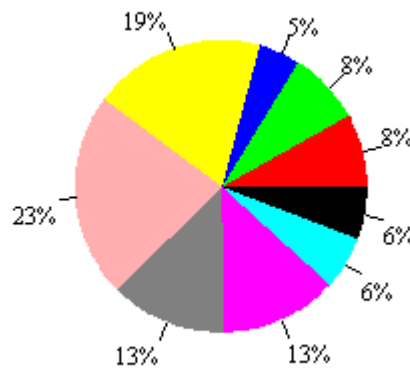
% Total Population Male	48.0	48.36	48.3	48.35	48.6	48.42
% Total Population Female	52.0	51.64	51.7	51.65	51.4	51.58

Note: Care must be taken when interpreting intercensal population change, as there have been changes in definition between 1991 and 2001, and the 2001 counts have been adjusted to account for under-enumeration.

UA 2001 Age Structure



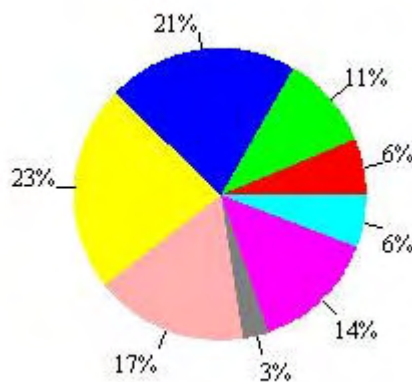
GB 2001 Age Structure



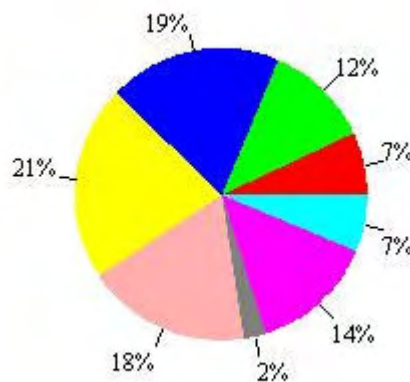
2001 Census Data - Population by Age

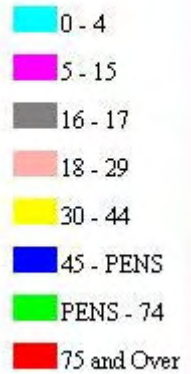
Age (%)	Urban Area	District	GB
0-04	5.0	7.0	5.9
05-09	6.1	7.2	6.3
10-19	12.9	14.0	12.8
20-29	10.3	11.8	12.6
30-44	22.2	21.9	22.6
45-59	22.5	18.8	19.0
60-64	5.6	5.0	4.9
65-74	8.2	7.5	8.4
75 and over	7.1	6.8	7.5
All Ages	22,238.0	217,273	57,103,927

UA 1991 Age Structure



GB 1991 Age Structure





Age Structure 1991 (%)	Urban Area	District	GB
0 - 4	5.8	7.4	6.6
5 - 15	13.9	15.1	13.5
16 - 17	2.7	2.6	2.5
18 - 29	17.0	17.9	18.2
30 - 44	22.8	20.8	21.2
45 - Pensionable age	21.0	18.8	19.3
Pension - 74	10.6	10.8	11.7
75 and Over	6.2	6.6	7.0

Socio-Economic

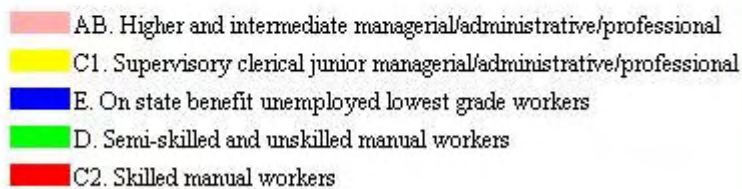
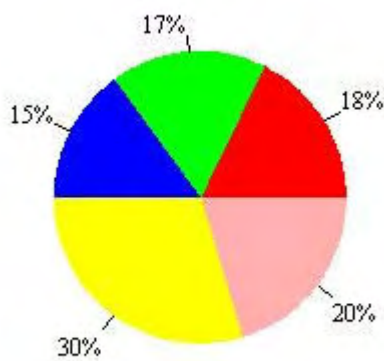
Mosaic Consumer Classifications	Urban Area	GB
Symbols of Success	2.53	9.70
Happy Families	18.86	11.64
Suburban Comfort	11.12	14.69
Ties of Community	36.52	16.36
Urban Intelligence	0.00	7.35
Welfare Borderline	4.58	6.16
Municipal Dependency	2.22	6.73
Blue Collar Enterprise	12.77	11.08
Twilight Subsistence	4.70	3.26
Grey Perspectives	6.70	7.36
Rural Isolation	0.00	5.32
Unclassified	0.00	0.33

Note: A brief definition of each consumer group can be found in the Notes section.

Source: Mosaic UK, Experian Ltd, Embankment House, Electric Avenue, Nottingham, NG80 1EH (Tel. 0115 968 5151)

Urban Area Class Groupings 2001

GB Area Class Groupings 2001

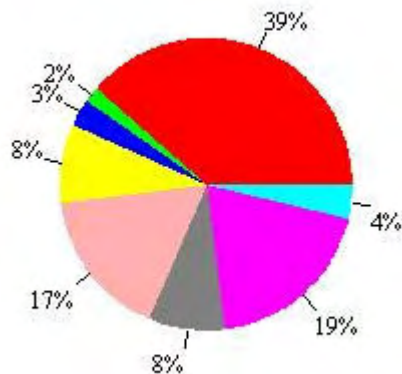
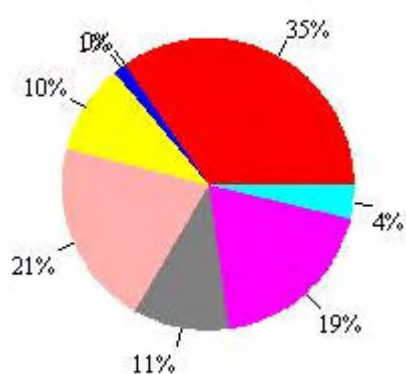


Class Groupings 2001 (%)

	Urban Area	District	GB
AB. Higher and intermediate managerial/administrative/professional	20.2	16.40	21.70
C1. Supervisory clerical junior managerial/administrative/professional	29.8	26.70	29.40
E. On state benefit unemployed lowest grade workers	15.0	17.30	16.60
D. Semi-skilled and unskilled manual workers	17.3	21.60	17.20
C2. Skilled manual workers	17.7	18.00	15.10

Urban Area Class Groupings 1991

GB Area Class Groupings 1991



Class Groupings 1991 (%)

I

Urban Area

4.0

District

2.5

GB

4.1

II	18.8	15.0	18.9
III Non-manual	10.6	8.2	8.3
Manual	20.6	19.6	16.4
IV	10.0	10.0	8.4
V	1.3	3.0	2.9
Other	0.0	1.1	1.6
Econom. Inactive	34.6	39.5	38.3
Unclassified	0.1	1.1	1.1

Car Ownership (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Households with no car (%)	25.6	31.9	34.4	42.6	27.5	33.4
1 Car	46.1	45.0	43.6	40.6	43.8	43.5
2 Cars +	23.9	23.1	18.7	16.8	23.1	23.1
3 Cars	3.6	N/a	2.7	N/a	4.4	N/a
4 Cars +	0.7	N/a	0.7	N/a	1.3	N/a
Cars per Household (no. of cars)	1.1	1.0	0.9	0.8	1.1	0.9

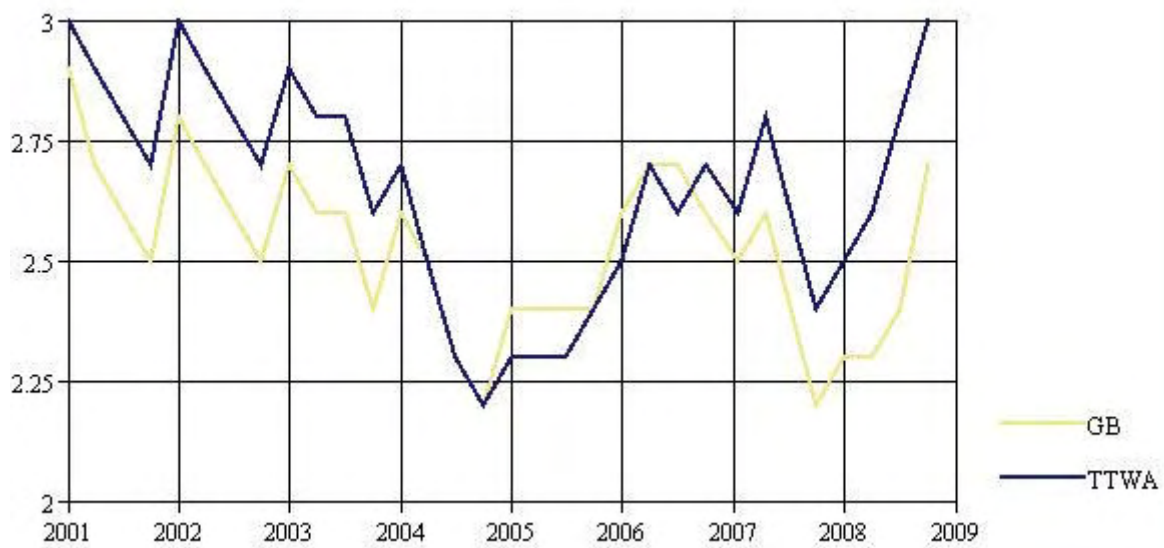
Household Tenure (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Owner Occupier	80.0	78.6	68.5	67.3	68.3	66.4
Rented	15.2	14.4	22.9	24.3	19.9	21.4
Private Rented	2.8	2.0	6.3	3.7	9.6	7.1
Other Housing	2.0	5.0	2.3	4.6	2.2	5.1

Economy

Employment Profile(%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Note: 16-74 for 2001, but 16-64 for 1991*						
Male 16 - 74 Full Time * (active)	58.0	67.6	50.7	61.0	49.6	60.3
Male 16 - 74 Part Time * (active)	2.8	1.9	4.1	1.6	4.7	2.1
Male 16 - 74 Self Employed * (active)	10.9	13.4	10.7	12.0	11.3	13.1
Male 16 - 74 Unemployed (active)	3.1	N/a	5.0	N/a	4.2	N/a
Male 16 - 74 Full-time student (active)	1.9	N/a	2.1	N/a	2.5	N/a
Male 16 - 74 Retired (inactive)	11.8	N/a	10.8	N/a	12.1	N/a
Male 16 - 74 Student (inactive)	2.9	N/a	4.0	N/a	4.7	N/a
Male 16 - 74 Looking after home (inactive)	0.6	N/a	1.3	N/a	1.7	N/a
Male 16 - 74 Permanently disabled (inactive)	6.6	N/a	8.4	N/a	6.3	N/a
Male 16 - 74 Other (inactive)	1.5	N/a	3.1	N/a	2.9	N/a
Note: 16-74 for 2001, but 16-64 for 1991*						
Female 16 - 74 Full Time * (active)	36.3	45.2	31.3	39.1	19.8	36.2
Female 16 - 74 Part Time * (active)	21.9	25.7	18.6	20.4	30.0	21.9
Female 16 - 74 Self Employed * (active)	3.2	3.5	3.1	3.5	4.3	4.0
Female 16 - 74 Unemployed (active)	1.7	N/a	2.5	N/a	2.5	N/a
Female 16 - 74 Full-time student (active)	2.1	N/a	2.2	N/a	2.8	N/a
Female 16 - 74 Retired (inactive)	16.7	N/a	15.2	N/a	15.5	N/a
Female 16 - 74 Student (inactive)	3.5	N/a	3.9	N/a	4.6	N/a
Female 16 - 74 Looking after home (inactive)	6.3	N/a	11.7	N/a	11.7	N/a
Female 16 - 74 Permanently disabled (inactive)	6.0	N/a	7.0	N/a	5.1	N/a
Female 16 - 74 Other (inactive)	2.3	N/a	4.5	N/a	3.6	N/a

Note: Data marked N/a = Not Available

Claimant Count Unemployment Rate (%)



	TTWA	GB
Oct-08	3.0	2.7
Jul-08	2.8	2.4
Apr-08	2.6	2.3
Jan-08	2.5	2.3
Oct-07	2.4	2.2
Apr-07	2.8	2.6
Jan-07	2.6	2.5
Oct-06	2.7	2.6
Jul-06	2.6	2.7
Apr-06	2.7	2.7
Jan-06	2.5	2.6
Oct-05	2.4	2.4
Jul-05	2.3	2.4
Apr-05	2.3	2.4
Jan-05	2.3	2.4
Oct-04	2.2	2.2
Jul-04	2.3	2.3
Apr-04	2.5	2.5
Jan-04	2.7	2.6
Oct-03	2.6	2.4
Jul-03	2.8	2.6
Apr-03	2.8	2.6
Jan-03	2.9	2.7
Oct-02	2.7	2.5
Jul-02	2.8	2.6
Apr-02	2.9	2.7
Jan-02	3.0	2.8
Oct-01	2.7	2.5
Jul-01	2.8	2.6
Apr-01	2.9	2.7
Jan-01	3.0	2.9

Claimant count data are © Crown Copyright and are reproduced with the permission of the Controller of HMSO and the Queen's Printer for Scotland. Claimant Count Unemployment Rates for UK towns and GB figures, excluding London Boroughs are supplied by ONS.

Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64).

Copyright © Greater London Authority, 2007. Claimant Count Unemployment Rates for London Boroughs are supplied by GLA (excluding GB figure). Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force.

Employment by Sector	TTWA		District		GB	
	2001	1991	2001	1991	2001	1991
Main Sectors						
Manufacturing Industries	21.1	45.2	20.3	24.5	14.8	21.2
Primary Industries	0.5	0.0	0.5	1.6	1.9	3.3
Construction	7.9	0.0	7.1	4.9	6.8	4.5
Hotels & Catering (*)	3.0	*20.3	4.6	*21.2	4.8	*21.5
Transport & Communication	5.4	3.7	6.7	6.3	7.0	6.1
Banking, Finance & Business Services	12.6	5.4	12.8	11.2	17.5	12.1
Other Services	23.9	25.3	21.9	30.4	23.9	31.2
Utilities	1.0	N/a	0.8	N/a	0.8	N/a
Public Admin & Defence	5.8	N/a	5.0	N/a	5.8	N/a
Retail (*)	18.9	*10.3	20.4	*10.4	16.6	*10.7

Note I: Data marked N/a = Not Available

(*) **Note II:** % for 1991 not directly comparable

(*) **Note III:** for further explanation of non-comparable sectors, see Notes at end of Report

Commercial Property

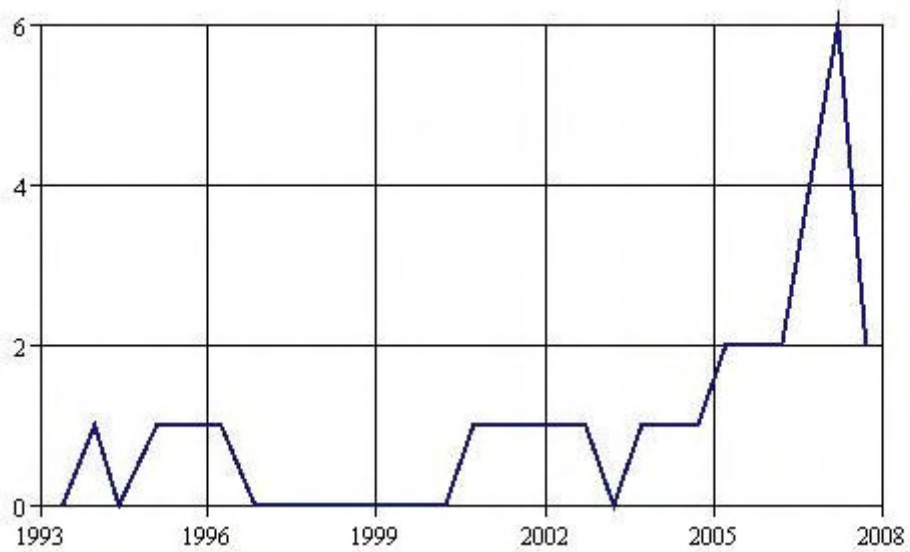
Guide to Prime Rents

Residential Property

No residential data available for this town

Retailing

Chart of Number of Requirements by Date



Retail Demand (extracted from Retail FOCUS)

No. of Requirements	Ranking (1st highest)	Date
2	1008	Oct 07
6	762	Apr 07
2	1050	Apr 06
2	1042	Oct 05
2	1067	Apr 05
1	1168	Oct 04
1	1133	Apr 04
1	1134	Oct 03
0	n/a	Apr 03
1	1070	Oct 02
1	1039	Apr 02
1	994	Oct 01
1	1005	Apr 01
1	962	Oct 00
0	n/a	Apr 00
0	n/a	Oct 99
0	n/a	Apr 99
0	n/a	Oct 98
0	n/a	Apr 98
0	n/a	Oct 97
0	n/a	Apr 97
0	n/a	Nov 96
1	n/a	Apr 96
1	n/a	Jul 95
1	n/a	Feb 95
0	n/a	Jun 94
1	n/a	Jan 94
0	n/a	Jun 93

Top 20 Retailers

Top 20 Retailers Not Present in Town Centre

Rank	Retailer
1	BOOTS
2	MARKS AND SPENCERS
3	ARGOS
4	WOOLWORTHS
5	DEBENHAMS
6	JOHN LEWIS
7	WH SMITH
8	BHS
9	NEXT
10	DIXONS
11	SUPERDRUG
12	LLOYDS PHARMACY
13	WILKINSON
14	CO OP DEPARTMENT STORES
15	PRIMARK
16	NEW LOOK
17	HMV
18	DOROTHY PERKINS
19	ROSEBYS
20	WATERSTONES

Definition of Top 20 Retailers :

These are the top 20 comparison goods multiples ranked by ORC's forecast of average town centre sales for individual Retailers within GB.

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

Street Ranking - Top 3

Town	Street	Postcode
ROYTON	ROCHDALE ROAD	OL2 5QB
ROYTON	MARKET SQUARE	OL2 5QD

Definition of Street Rankings :

Street RankingsTM identifies multiples (stores with 5 or more locations) located on the main shopping streets of 760 major retail towns in Great Britain. Multiples are then allocated an attraction value based on sales density and average selling area. Using these attraction values, Street RankingsTM ranks each street, within a town centre, by the combined attractiveness of its stores

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

No Information Available

Retail Developments

Retail Shopper Population

Retail Shopper Population Legend

Band A 1,000,000 - 1,782,658

Band B	500,000 - 999,999
Band C	200,000 - 499,999
Band D	150,000 - 199,999
Band E	100,000 - 149,999
Band F	50,000 - 99,999
Band G	30,000 - 49,999
Band H	20,000 - 29,999
Band I	15,000 - 19,999
Band J	10,000 - 14,999
Band K	5,000 - 9,999
Band L	3,000 - 4,999
Band M	2,000 - 2,999
Band N	1,000 - 1,999
Band O	1 - 999

Source: CACI Limited, CACI House, Kensington Village, Avonmore Road, London W14 8TS (Tel: 0800 181 851; Fax: 020 7603 5862) www.datadepot.co.uk

Planning

District related Development Plans

Plan Name:	Oldham Metropolitan Borough Council - Renewable Energy
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Public consultation on draft 19th October - 5PM 30 November 2007. Adopted 3 March 2008. There were no legal challenges.
Plan Name:	Oldham Metropolitan Borough Council Wind Power
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	This SPG will be incorporated into the renewable energy SPD.
Plan Name:	Oldham Metropolitan Borough Council Agricultural Buildings
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Will review and may combine into urban design guide.
Plan Name:	Oldham Metropolitan Borough Council Housing Land Release
Current Status:	Abandoned
Action Date:	
Last Updated:	15/12/08
Notes:	This document is no longer going to be produced and has been removed from the Local Development Scheme.
Plan Name:	Oldham Metropolitan Borough Council Travel Plans and Transport Assessments
Current Status:	Abandoned
Action Date:	
Last Updated:	15/12/08
Notes:	This document has been abandoned due to Government instructions.

Plan Name:	Oldham Metropolitan Borough Council -Site Allocations
Current Status:	Under Preparation
Action Date:	
Last Updated:	15/12/08
Notes:	Call for sites consultation 10 March - 30 April 2008. Due to changes made in the production of documents (PPS12) there will not be an Issues and Options consultation. This document will not progress until the Core Strategy has been adopted. A new timetable will be published on approval of the revised Local Development Scheme which is expected January - February 2009.
Plan Name:	Oldham Metropolitan Borough Council Air Quality and Development
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Public consultation on draft 31 January - 5pm 14 March 2007. Adopted on 18 June 2007. No legal challenges received.
Plan Name:	Oldham Metropolitan Borough Council Trees on Development Sites
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	To review and update after 2006.
Plan Name:	Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 1
Current Status:	Approved
Action Date:	
Last Updated:	15/12/08
Notes:	The association of Greater Manchester Authorities which include Bolton Bury Manchester City Oldham Rochdale Salford Stockport Tameside Trafford and Wigan commissioned Simon Wilson to undertake the Joint Strategic Flood Risk Assessment. Draft was issued in November 2007 and Final Document approved in August 2008
Plan Name:	Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 2
Current Status:	Under Preparation
Action Date:	
Last Updated:	15/12/08
Notes:	A document defining the requirements of Level 2 Strategic Flood Risk Assessment was finalised in August 2008. Final Assessment expected to be completed February - March 2009 but this is yet to be confirmed.
Plan Name:	Oldham Metropolitan Borough Council The Assessment of Employment Sites
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Public consultation on draft expected 19 June - 5pm 31 July 2007. Adopted 29 October 2007. Challenge period is within 3 months from adoption date. No challenge received
Plan Name:	Oldham Metropolitan Borough Council - Core Strategy and Development Control Policies
Current Status:	Under Preparation
Action Date:	02/11/07
Last Updated:	15/12/08
Notes:	Issues and Options 2 November - 14 December 2007. Preferred Options consultation expected Spring 2009 but no firm dates are available. A full timetable will be available following the review of the Local Development Scheme which is expected to be available January - February 2009.
Plan Name:	Oldham Metropolitan Borough Council - Local Development Scheme

Current Status:	Approved
Action Date:	
Last Updated:	15/12/08
Notes:	Local Development Scheme approved May 2005. Revised Local Development Scheme approved September 2006. Revised Local Development Scheme (4th issue) came into effect 28 March 2007. The Local Development Scheme is under review and is expected to be available January - February 2009.

Plan Name:	Oldham Metropolitan Borough Council -- Unitary Development Plan Review
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Unitary Development Plan adopted 14 July 2006.

Plan Name:	Oldham Metropolitan Borough Council Contaminated Land
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Draft Consultation 31 January - 5pm 14 March 2007. Adopted 18 June 2007. No legal challenge received.

Plan Name:	Oldham Metropolitan Borough Council Shop Front Design
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	The need for this SPG will be reviewed after 2006.

Plan Name:	Oldham Metropolitan Borough Council Urban Design Guide
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	Three design based Supplementary Planning Documents are being produced jointly between Oldham and Rochdale Borough Council. These are Public realm Residential Design Guide and Urban Design Guide. Public consultation on draft 9 March - 5pm 20 April 2007. Adopted 1st October 2007. Challenge periodis within 3 months from adoption date. No challenge received.

Plan Name:	Oldham Metropolitan Borough Council Waste Disposal
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	The need for this SPG will be reviewed after 2006.

Plan Name:	Oldham Metropolitan Borough Council Hot Food Takeaways
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	To be reviewd and updated after 2006.

Plan Name:	Oldham Metropolitan Borough Council Providing for Wildlife Habitats
Current Status:	Adopted
Action Date:	
Last Updated:	15/12/08
Notes:	To review and update after 2006.

Plan Name:	Oldham Metropolitan Borough Council - Greater Manchester Joint Waste Development Plan Document
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Current Status: Under Preparation
Adopted: 01/06/11

Communications

Road:	Located on A627(M), 3 miles from M62(J20). London - 193 miles.		
Rail:	Royton to London Euston via Manchester Piccadilly (2hrs 27 mins).		
Air:	Manchester Airport.		
Nearby Centres	Road Distance (miles)	Travel Time (mins)	Population (Urban Area 1991)
Oldham	2	5	104,092
Rochdale	5	12	94,222
Manchester	10	23	402,288
Bury	13	18	62,170

Reports

No Reports available for Royton

Notes

Employment by Sector - Primary Industries, Manufacturing Industries and Construction figures combined.

Mosaic Consumer Classifications

Mosaic Consumer Classifications are provided by Experian, the leading supplier of consumer segmentation. This dataset provides a picture of UK consumers in terms of their socio-demographics, lifestyles, culture and behaviour and is updated annually.

The definitions of the Mosaic Consumer Classifications are as follows:

Symbols of Success	People with rewarding careers who live in sought after locations, affording luxuries and premium quality products.
Happy Families	Families with focus on careers and home, mostly younger age groups now raising children.
Suburban Comfort	Families who are successfully established in comfortable, mature homes. Children are growing up and finances are easier.
Ties of Community	People living in close-knit inner city and manufacturing town communities, responsible workers with unsophisticated tastes.
Urban Intelligence	Young, single and mostly well-educated, these people are cosmopolitan in tastes and liberal in attitudes.
Welfare Borderline	People who are struggling to achieve rewards and are mostly reliant on the council for accommodation and benefits.
Municipal Dependency	Families on lower incomes who often live in large council estates where there is little owner-occupation.
Blue Collar Enterprise	People who, though not well-educated, are practical and enterprising and may well have exercised their right to buy.
Twilight Subsistence	Elderly people subsisting on meagre incomes in council accommodation.
Grey Perspectives	Independent pensioners living in their own homes who are relatively active in their lifestyle.
Rural Isolation	People living in rural areas where country life has not been influenced by urban consumption patterns.

Claimant Count Unemployment Rate

Travel To Work Area (TTWA) figures based on Manchester TTWA

The claimant count measures the number of people claiming Jobseeker's allowance (JSA) including those who sign on for National Insurance credits but receive no benefit but those unemployed people who fall outside the eligibility criteria for JSA are likely to be missed including women, young people and those living in higher income households.

Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64). The working age population figures are derived from the mid-year population estimates which are compatible with the 2001 Census. Before February 2003, Unemployment Rates were expressed as a proportion of the corresponding mid-year estimate of the workforce jobs in the area plus the number of claimants.

Differences are mainly explained by the fact that the number of jobs in an area may be different from the resident population of working age as a result of:

- commuting patterns (which can work either way, the new proportions being higher than the old rates for some city areas, for example).
- different proportions of the resident population who are working or seeking work (i.e. differences in economic activity rates).

Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force. The resident labour force is based on 2001 census data on economic activity (economically active residents in that area at the 2001 census, excluding economically active full-time students) adjusted for changes in national economic activity rates between 2001 and the current year, and applied to the current years GLA ward population projections. Discontinuities are likely to occur when the January data is released each year because it is the first to incorporate the new labour force data for that year. In addition, data from February 2004 is not comparable with earlier data because it was the first to be released on the basis of 2002 ward geography rather than the old model which related to the size of the labour force as at 1991 and the older ward boundaries.

Office Rental Data

All data contained in the office rental report has been compiled by King Sturge LLP and is published for general information purposes only. Whilst every effort has been made to ensure the accuracy of the data and other material contained in this report, King Sturge LLP does not accept any liability (whether in contract, tort or otherwise) to any person for any loss or damage suffered as a result of any errors or omissions. The information, opinions and forecasts set out in the Report should not be relied upon to replace professional advice on specific matters and no responsibility for loss occasioned to any person acting, or refraining from acting, as a result of any material in this publication can be accepted by King Sturge LLP.

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Retail Rental Data

The Colliers CRE Retail Rents Map and Database is based upon the company's opinion of the open market Zone A rent in 609 shopping locations in the UK. The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed as £ per square foot per annum. In the case of shopping centre locations where the rent payable is the greater of a base Rent (a percentage of Full Rental Value (typically 80%) or a percentage of turnover, the rental contained in the Rents Map and Database is Full Rental Value (ie. the grossed up Base Rent). In assessing its opinion of the open market Zone A rent Colliers CRE only acknowledge the presence of shopping centres once completed and open to the public.

Neither the whole or any part of the Colliers CRE Rents Map and Database, or any reference thereto, may be included in any published document, circular or statement or disclosed in any way without the company's written consent to the form and context in which it may appear. The Rents Map and Database gives information which may be helpful in identifying trends in the retail property market. However, no warranty is given as to the accuracy of, and no liability is accepted in relation to, the figures contained in it and they must not be relied upon for investment or any other purposes. The Rents Map and Database does not constitute and must not be treated as investment, rent review, lease renewal or valuation advice.

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Colliers CRE is the principal business of Colliers CRE plc, and an independent affiliate of the worldwide Colliers International network. Colliers CRE plc is quoted on the Alternative Investment Market of the London Stock Exchange.

Employment sectors

Employment Sector variations between 2001 & 1991.

Hotels & Catering refers to 2001 but in 1991 it was Distribution, Hotels & Catering.

Transport Storage & Communications refers to 2001, but in 1991 it was just Transport & Communication.

Retail in 2001 includes Wholesale & Retail Trade and Repair of Motor Vehicles, whereas in 1991 it was Retail Distribution.

Planning Data

All Local & Structure Plan data is provided by Fusion Online Ltd which has been collected through regular contact with UK planning authorities.

The various stages of the planning process are assigned a status, these are;

Adopted: The document has been adopted by the council and is the referable document for planning purposes.

Approved: This is basically the same as the ADOPTED status, however we allocate an 'approved' status to documents that are reviewed each year. For example Local Development Schemes.

Under Preparation: The document is being worked on and is somewhere within the formal development plan process.

Preparation Planned: Work on the document has not yet begun but is planned for the future.

Pre-Preparation: The council are carrying out informal evidence based work on the document.

On Hold: The document has been placed on hold.

Abandoned: The document has abandoned by the council.

Archive: This is normally used to house documents in excess of 10 years old on the system. However this status is currently not use

Shopper Population Data

CACI Retail Shopper Populations data is supplied by CACI Limited (Head Office 0800 181 851). The Retail Shopper Population is a percentage of the estimated Retail Catchment Population (e.g. for major city centres on average over 31% of shoppers in the catchment are drawn to the centre). Figures are based on the Comparison Goods Model for products such as clothes, books and CDs, but not food.

Produced by: CoStar UK Limited
10 Great Pulteney Street
London W1F 9NB

Telephone 020 3214 0100
Fax 020 3214 0126
Email Sales@costar.co.uk
Web www.costar.co.uk

Introduction

Town FOCUS Report on Shaw

District (LA):

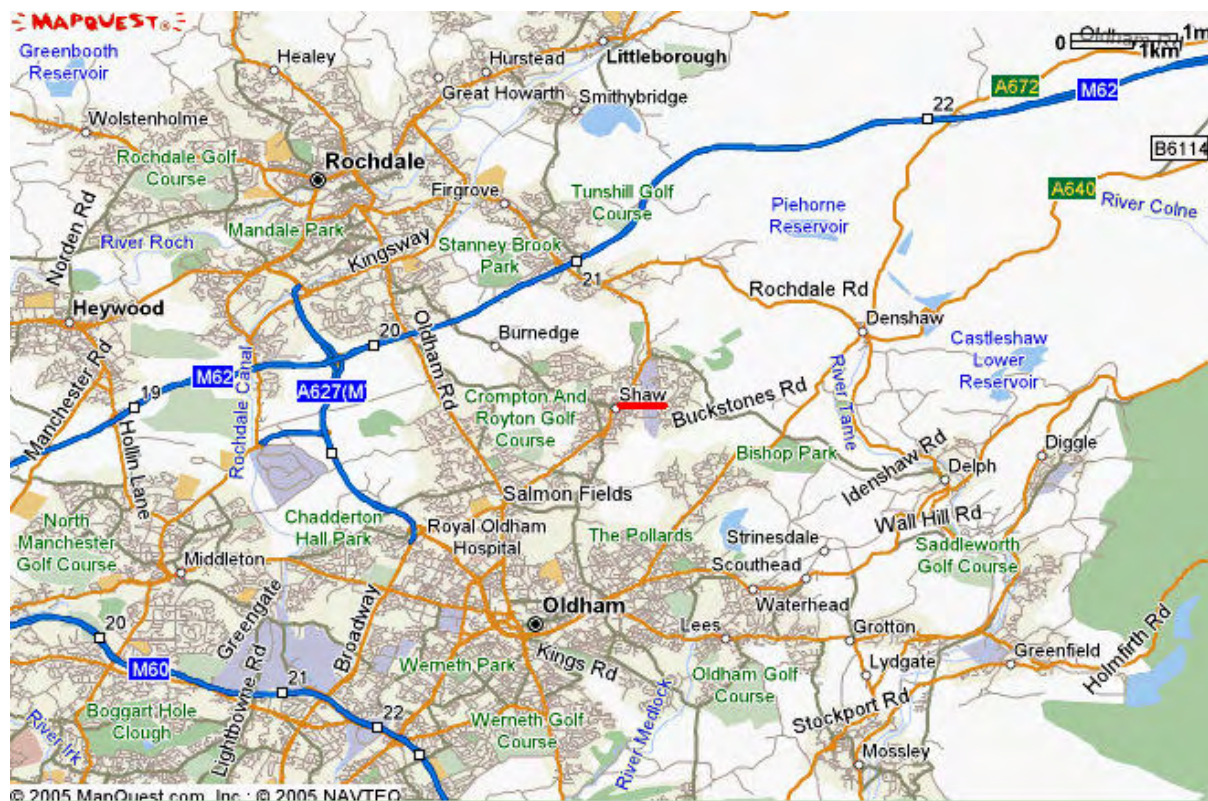
County:

Report Produced 03/02/2009

Oldham

Greater Manchester

Shaw is located in the district of Oldham and county of Greater Manchester. Nearby towns include Rochdale (7 miles), Manchester (11 miles) and Bury (14 miles). Road communications are good being located close to the A627 and junction 20 of the M62. Rail services to London Euston are available in approximately 3 hours 16 minutes.



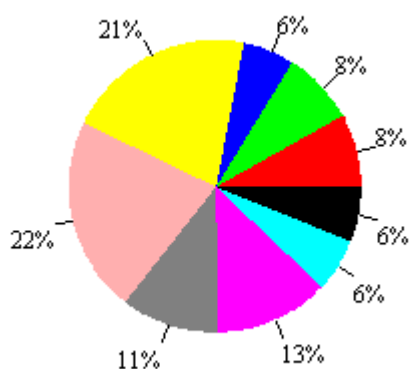
Demographic

	Urban Area	District	GB
Population			
Resident 2001	19,335.0	217,273	57,103,927
Resident 1991	19,337	216,531	54,888,844
	Urban Area	District	GB
Households			
2001 Total	8,150.0	87,779	23,852,721
1991 Total	7,680	85,210	21,897,322
Population within 10km of Centre		0	(1994 estimate)
Population within 20km of Centre		0	(1994 estimate)
	Urban Area	District	GB
	2001 1991	2001 1991	2001 1991

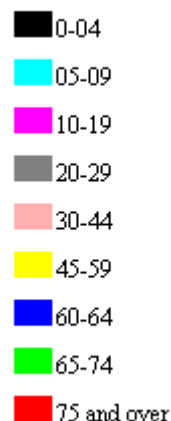
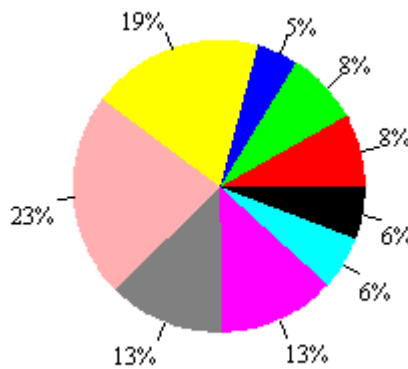
% Total Population Male	47.7	48.54	48.3	48.35	48.6	48.42
% Total Population Female	52.3	51.46	51.7	51.65	51.4	51.58

Note: Care must be taken when interpreting intercensal population change, as there have been changes in definition between 1991 and 2001, and the 2001 counts have been adjusted to account for under-enumeration.

UA 2001 Age Structure



GB 2001 Age Structure



2001 Census Data - Population by Age

Age (%)

0-04
05-09
10-19
20-29
30-44
45-59
60-64
65-74
75 and over
All Ages

Urban Area

5.6
6.0
12.8
10.6
22.4
21.4
5.7
7.9
7.5
19,335.0

District

7.0
7.2
14.0
11.8
21.9
18.8
5.0
7.5
6.8
217,273

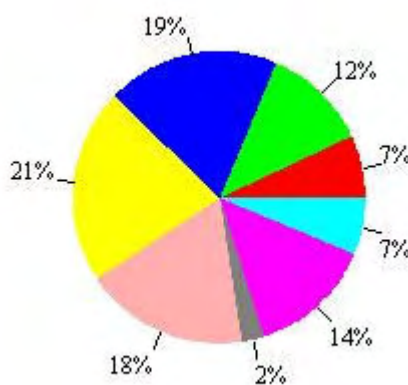
GB

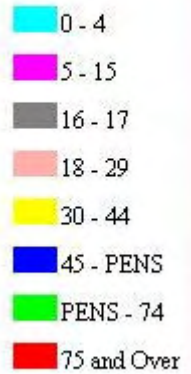
5.9
6.3
12.8
12.6
22.6
19.0
4.9
8.4
7.5
57,103,927

UA 1991 Age Structure



GB 1991 Age Structure





Age Structure 1991 (%)	Urban Area	District	GB
0 - 4	6.1	7.4	6.6
5 - 15	13.6	15.1	13.5
16 - 17	2.7	2.6	2.5
18 - 29	18.0	17.9	18.2
30 - 44	22.3	20.8	21.2
45 - Pensionable age	20.3	18.8	19.3
Pension - 74	10.5	10.8	11.7
75 and Over	6.5	6.6	7.0

Socio-Economic

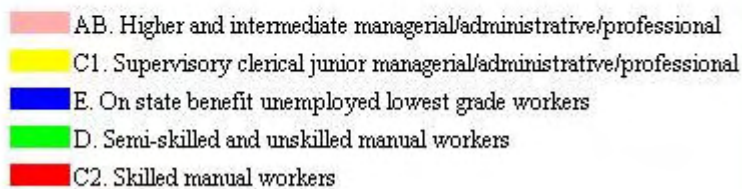
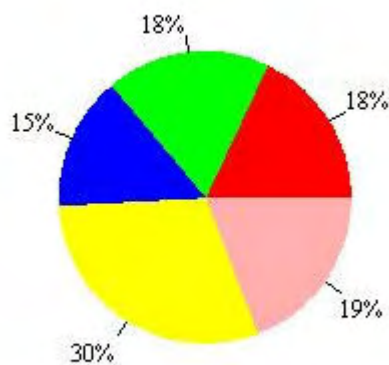
Mosaic Consumer Classifications	Urban Area	GB
Symbols of Success	4.51	9.70
Happy Families	18.13	11.64
Suburban Comfort	24.11	14.69
Ties of Community	21.06	16.36
Urban Intelligence	0.00	7.35
Welfare Borderline	4.17	6.16
Municipal Dependency	4.01	6.73
Blue Collar Enterprise	13.49	11.08
Twilight Subsistence	9.87	3.26
Grey Perspectives	0.66	7.36
Rural Isolation	0.00	5.32
Unclassified	0.00	0.33

Note: A brief definition of each consumer group can be found in the Notes section.

Source: Mosaic UK, Experian Ltd, Embankment House, Electric Avenue, Nottingham, NG80 1EH (Tel. 0115 968 5151)

Urban Area Class Groupings 2001

GB Area Class Groupings 2001



Class Groupings 2001 (%)

	Urban Area	District	GB
AB. Higher and intermediate managerial/administrative/professional	19.1	16.40	21.70
C1. Supervisory clerical junior managerial/administrative/professional	30.1	26.70	29.40
E. On state benefit unemployed lowest grade workers	14.7	17.30	16.60
D. Semi-skilled and unskilled manual workers	18.0	21.60	17.20
C2. Skilled manual workers	18.1	18.00	15.10

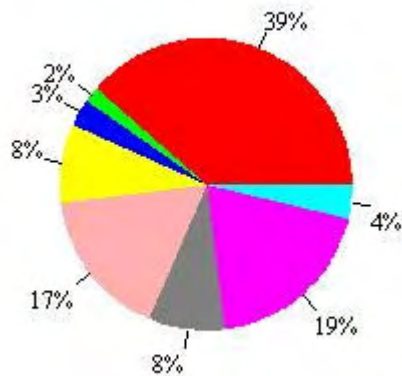
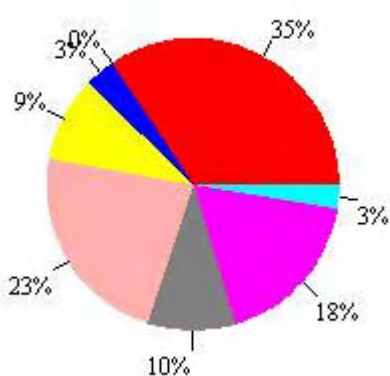
Urban Area

District

GB

Urban Area Class Groupings 1991

GB Area Class Groupings 1991



Class Groupings 1991 (%)

I

Urban Area

2.7

District

2.5

GB

4.1

II	17.5	15.0	18.9
III Non-manual	9.8	8.2	8.3
Manual	22.7	19.6	16.4
IV	9.3	10.0	8.4
V	3.2	3.0	2.9
Other	0.1	1.1	1.6
Econom. Inactive	34.4	39.5	38.3
Unclassified	0.3	1.1	1.1

Car Ownership (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Households with no car (%)	27.4	32.3	34.4	42.6	27.5	33.4
1 Car	45.0	45.1	43.6	40.6	43.8	43.5
2 Cars +	23.3	22.6	18.7	16.8	23.1	23.1
3 Cars	3.6	N/a	2.7	N/a	4.4	N/a
4 Cars +	0.7	N/a	0.7	N/a	1.3	N/a
Cars per Household (no. of cars)	1.1	0.9	0.9	0.8	1.1	0.9

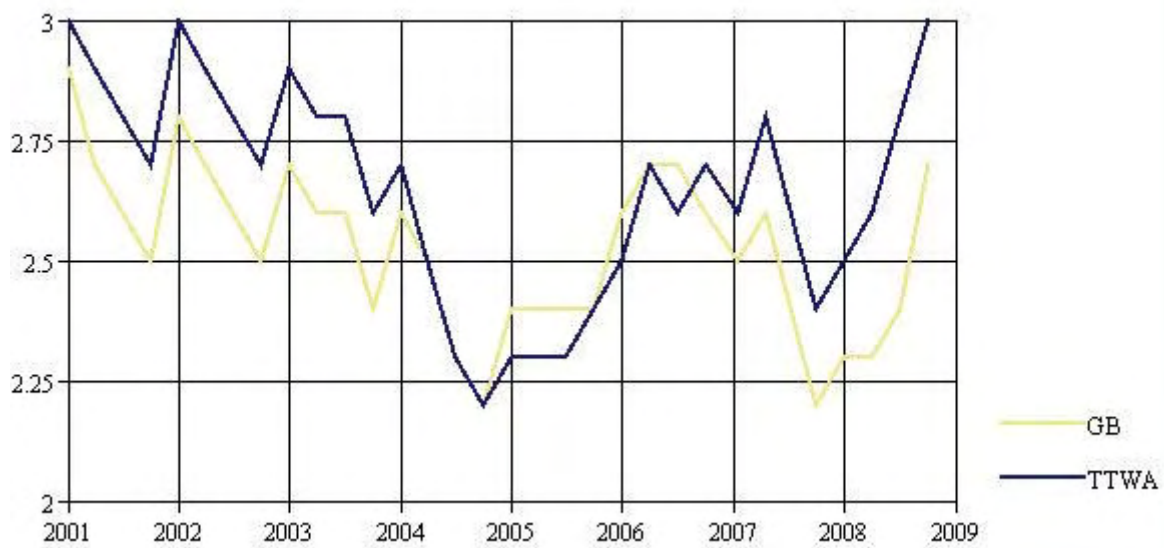
Household Tenure (%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Owner Occupier	76.3	76.3	68.5	67.3	68.3	66.4
Rented	17.3	17.5	22.9	24.3	19.9	21.4
Private Rented	3.9	2.6	6.3	3.7	9.6	7.1
Other Housing	2.5	3.6	2.3	4.6	2.2	5.1

Economy

Employment Profile(%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Note: 16-74 for 2001, but 16-64 for 1991*						
Male 16 - 74 Full Time * (active)	56.6	65.9	50.7	61.0	49.6	60.3
Male 16 - 74 Part Time * (active)	2.8	2.2	4.1	1.6	4.7	2.1
Male 16 - 74 Self Employed * (active)	10.7	13.7	10.7	12.0	11.3	13.1
Male 16 - 74 Unemployed (active)	3.2	N/a	5.0	N/a	4.2	N/a
Male 16 - 74 Full-time student (active)	1.8	N/a	2.1	N/a	2.5	N/a
Male 16 - 74 Retired (inactive)	11.6	N/a	10.8	N/a	12.1	N/a
Male 16 - 74 Student (inactive)	3.2	N/a	4.0	N/a	4.7	N/a
Male 16 - 74 Looking after home (inactive)	0.8	N/a	1.3	N/a	1.7	N/a
Male 16 - 74 Permanently disabled (inactive)	7.4	N/a	8.4	N/a	6.3	N/a
Male 16 - 74 Other (inactive)	2.0	N/a	3.1	N/a	2.9	N/a
Note: 16-74 for 2001, but 16-64 for 1991*						
Female 16 - 74 Full Time * (active)	34.8	43.2	31.3	39.1	19.8	36.2
Female 16 - 74 Part Time * (active)	21.2	24.5	18.6	20.4	30.0	21.9
Female 16 - 74 Self Employed * (active)	4.0	4.5	3.1	3.5	4.3	4.0
Female 16 - 74 Unemployed (active)	1.9	N/a	2.5	N/a	2.5	N/a
Female 16 - 74 Full-time student (active)	2.5	N/a	2.2	N/a	2.8	N/a
Female 16 - 74 Retired (inactive)	15.9	N/a	15.2	N/a	15.5	N/a
Female 16 - 74 Student (inactive)	3.1	N/a	3.9	N/a	4.6	N/a
Female 16 - 74 Looking after home (inactive)	7.5	N/a	11.7	N/a	11.7	N/a
Female 16 - 74 Permanently disabled (inactive)	6.5	N/a	7.0	N/a	5.1	N/a
Female 16 - 74 Other (inactive)	2.8	N/a	4.5	N/a	3.6	N/a

Note: Data marked N/a = Not Available

Claimant Count Unemployment Rate (%)



	TTWA	GB
Oct-08	3.0	2.7
Jul-08	2.8	2.4
Apr-08	2.6	2.3
Jan-08	2.5	2.3
Oct-07	2.4	2.2
Apr-07	2.8	2.6
Jan-07	2.6	2.5
Oct-06	2.7	2.6
Jul-06	2.6	2.7
Apr-06	2.7	2.7
Jan-06	2.5	2.6
Oct-05	2.4	2.4
Jul-05	2.3	2.4
Apr-05	2.3	2.4
Jan-05	2.3	2.4
Oct-04	2.2	2.2
Jul-04	2.3	2.3
Apr-04	2.5	2.5
Jan-04	2.7	2.6
Oct-03	2.6	2.4
Jul-03	2.8	2.6
Apr-03	2.8	2.6
Jan-03	2.9	2.7
Oct-02	2.7	2.5
Jul-02	2.8	2.6
Apr-02	2.9	2.7
Jan-02	3.0	2.8
Oct-01	2.7	2.5
Jul-01	2.8	2.6
Apr-01	2.9	2.7
Jan-01	3.0	2.9

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Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64).

Copyright © Greater London Authority, 2007. Claimant Count Unemployment Rates for London Boroughs are supplied by GLA (excluding GB figure). Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force.

Employment by Sector	TTWA		District		GB	
	2001	1991	2001	1991	2001	1991
Main Sectors						
Manufacturing Industries	19.6	45.2	20.3	24.5	14.8	21.2
Primary Industries	0.4	0.0	0.5	1.6	1.9	3.3
Construction	7.0	0.0	7.1	4.9	6.8	4.5
Hotels & Catering (*)	3.4	*20.3	4.6	*21.2	4.8	*21.5
Transport & Communication	5.5	3.7	6.7	6.3	7.0	6.1
Banking, Finance & Business Services	12.4	5.4	12.8	11.2	17.5	12.1
Other Services	23.0	25.3	21.9	30.4	23.9	31.2
Utilities	0.7	N/a	0.8	N/a	0.8	N/a
Public Admin & Defence	5.4	N/a	5.0	N/a	5.8	N/a
Retail (*)	22.5	*10.3	20.4	*10.4	16.6	*10.7

Note I: Data marked N/a = Not Available

(*) **Note II:** % for 1991 not directly comparable

(*) **Note III:** for further explanation of non-comparable sectors, see Notes at end of Report

Commercial Property

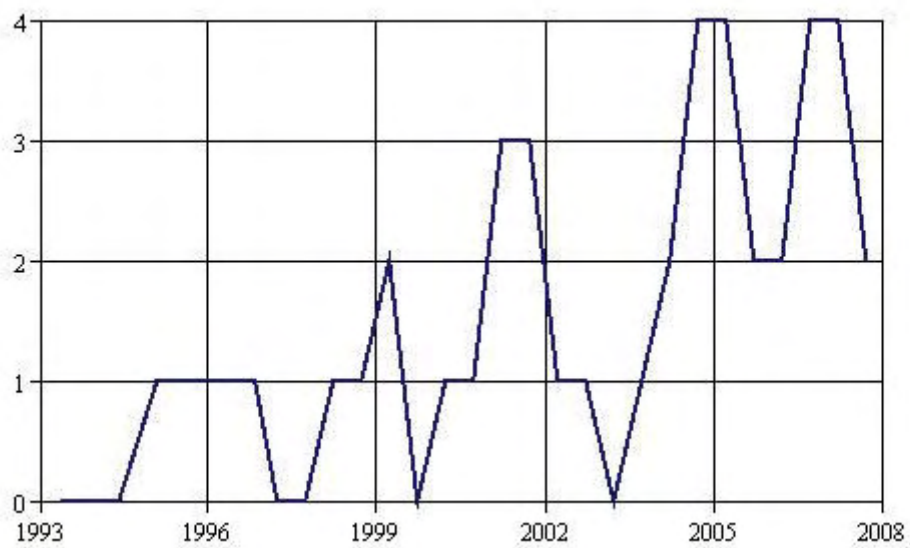
Guide to Prime Rents

Residential Property

No residential data available for this town

Retailing

Chart of Number of Requirements by Date



Retail Demand (extracted from Retail FOCUS)

No. of Requirements	Ranking (1st highest)	Date
2	1008	Oct 07
4	881	Apr 07
4	895	Oct 06
2	1050	Apr 06
2	1042	Oct 05
4	895	Apr 05
4	900	Oct 04
2	1010	Apr 04
1	1134	Oct 03
0	n/a	Apr 03
1	1070	Oct 02
1	1039	Apr 02
3	734	Oct 01
3	748	Apr 01
1	962	Oct 00
1	931	Apr 00
0	n/a	Oct 99
2	785	Apr 99
1	884	Oct 98
1	919	Apr 98
0	n/a	Oct 97
0	n/a	Apr 97
1	912	Nov 96
1	n/a	Apr 96
1	n/a	Jul 95
1	n/a	Feb 95
0	n/a	Jun 94
0	n/a	Jan 94
0	n/a	Jun 93

Top 20 Retailers

Top 20 Retailers Present in Town Centre

10% of top 20 Retailers present

Rank	Retailer
1	BOOTS
4	WOOLWORTHS

Top 20 Retailers Not Present in Town Centre

Rank	Retailer
2	MARKS AND SPENCERS
3	ARGOS
5	DEBENHAMS
6	JOHN LEWIS
7	WH SMITH
8	BHS
9	NEXT
10	DIXONS
11	SUPERDRUG
12	LLOYDS PHARMACY
13	WILKINSON
14	CO OP DEPARTMENT STORES
15	PRIMARK
16	NEW LOOK
17	HMV
18	DOROTHY PERKINS
19	ROSEBYS
20	WATERSTONES

Definition of Top 20 Retailers :

These are the top 20 comparison goods multiples ranked by ORC's forecast of average town centre sales for individual Retailers within GB.

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

Street Ranking - Top 3

Town	Street	Postcode
SHAW	MARKET STREET	OL2 8NH
SHAW	REFUGE STREET	OL2 8RH
SHAW	MILNROW ROAD	OL2 8EQ

Definition of Street Rankings :

Street RankingsTM identifies multiples (stores with 5 or more locations) located on the main shopping streets of 760 major retail towns in Great Britain. Multiples are then allocated an attraction value based on sales density and average selling area. Using these attraction values, Street RankingsTM ranks each street, within a town centre, by the combined attractiveness of its stores

Source: ORC Data Services, Goldings, Michaels Court, Hanney Road, Southmoor, Oxon, OX13 5HR (Tel: 01865 821112; Fax: 01865 821567) <http://www.orcpartnership.com>

No Information Available

Retail Developments

Retail Shopper Population

Shaw Band L Local Centres

Retail Shopper Population Legend

Band A	1,000,000 - 1,782,658
Band B	500,000 - 999,999
Band C	200,000 - 499,999
Band D	150,000 - 199,999
Band E	100,000 - 149,999
Band F	50,000 - 99,999
Band G	30,000 - 49,999
Band H	20,000 - 29,999
Band I	15,000 - 19,999
Band J	10,000 - 14,999
Band K	5,000 - 9,999
Band L	3,000 - 4,999
Band M	2,000 - 2,999
Band N	1,000 - 1,999
Band O	1 - 999

Source: CACI Limited, CACI House, Kensington Village, Avonmore Road, London W14 8TS (Tel: 0800 181 851; Fax: 020 7603 5862) www.datadepot.co.uk

Planning

District related Development Plans

Plan Name: Oldham Metropolitan Borough Council Providing for Wildlife Habitats

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: To review and update after 2006.

Plan Name: Oldham Metropolitan Borough Council Housing Land Release

Current Status: Abandoned

Action Date:

Last Updated: 15/12/08

Notes: This document is no longer going to be produced and has been removed from the Local Development Scheme.

Plan Name: Oldham Metropolitan Borough Council Travel Plans and Transport Assessments

Current Status: Abandoned

Action Date:

Last Updated: 15/12/08

Notes: This document has been abandoned due to Government instructions.

Plan Name: Oldham Metropolitan Borough Council Waste Disposal

Current Status: Adopted

Action Date:

Last Updated: 15/12/08
 Notes: The need for this SPG will be reviewed after 2006.

Plan Name: Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 2
 Current Status: Under Preparation
 Action Date:
 Last Updated: 15/12/08
 Notes: A document defining the requirements of Level 2 Strategic Flood Risk Assessment was finalised in August 2008. Final Assessment expected to be completed February - March 2009 but this is yet to be confirmed.

Plan Name: Oldham Metropolitan Borough Council - Renewable Energy
 Current Status: Adopted
 Action Date:
 Last Updated: 15/12/08
 Notes: Public consultation on draft 19th October - 5PM 30 November 2007. Adopted 3 March 2008. There were no legal challenges.

Plan Name: Oldham Metropolitan Borough Council Shop Front Design
 Current Status: Adopted
 Action Date:
 Last Updated: 15/12/08
 Notes: The need for this SPG will be reviewed after 2006.

Plan Name: Oldham Metropolitan Borough Council Trees on Development Sites
 Current Status: Adopted
 Action Date:
 Last Updated: 15/12/08
 Notes: To review and update after 2006.

Plan Name: Oldham Metropolitan Borough Council Wind Power
 Current Status: Adopted
 Action Date:
 Last Updated: 15/12/08
 Notes: This SPG will be incorporated into the renewable energy SPD.

Plan Name: Oldham Metropolitan Borough Council -Site Allocations
 Current Status: Under Preparation
 Action Date:
 Last Updated: 15/12/08
 Notes: Call for sites consultation 10 March - 30 April 2008. Due to changes made in the production of documents (PPS12) there will not be an Issues and Options consultation. This document will not progress until the Core Strategy has been adopted. A new timetable will be published on approval of the revised Local Development Scheme which is expected January - February 2009.

Plan Name: Oldham Metropolitan Borough Council - Local Development Scheme
 Current Status: Approved
 Action Date:
 Last Updated: 15/12/08
 Notes: Local Development Scheme approved May 2005. Revised Local Development Scheme approved September 2006. Revised Local Development Scheme (4th issue) came into effect 28 March 2007. The Local Development Scheme is under review and is expected to be available January - February 2009.

Plan Name: Oldham Metropolitan Borough Council Agricultural Buildings
 Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Will review and may combine into urban design guide.

Plan Name: Oldham Metropolitan Borough Council Hot Food Takeaways

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: To be reviewed and updated after 2006.

Plan Name: Oldham Metropolitan Borough Council Urban Design Guide

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Three design based Supplementary Planning Documents are being produced jointly between Oldham and Rochdale Borough Council. These are Public realm Residential Design Guide and Urban Design Guide. Public consultation on draft 9 March - 5pm 20 April 2007. Adopted 1st October 2007. Challenge period is within 3 months from adoption date. No challenge received.

Plan Name: Oldham Metropolitan Borough Council -- Unitary Development Plan Review

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Unitary Development Plan adopted 14 July 2006.

Plan Name: Oldham Metropolitan Borough Council - Greater Manchester Joint Waste Development Plan Document

Current Status: Under Preparation

Adopted: 01/06/11

Plan Name: Oldham Metropolitan Borough Council The Assessment of Employment Sites

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Public consultation on draft expected 19 June - 5pm 31 July 2007. Adopted 29 October 2007. Challenge period is within 3 months from adoption date. No challenge received

Plan Name: Oldham Metropolitan Borough Council - Core Strategy and Development Control Policies

Current Status: Under Preparation

Action Date: 02/11/07

Last Updated: 15/12/08

Notes: Issues and Options 2 November - 14 December 2007. Preferred Options consultation expected Spring 2009 but no firm dates are available. A full timetable will be available following the review of the Local Development Scheme which is expected to be available January - February 2009.

Plan Name: Oldham Metropolitan Borough Council - Greater Manchester Strategic Flood Risk Assessment Level 1

Current Status: Approved

Action Date:

Last Updated: 15/12/08

Notes: The association of Greater Manchester Authorities which include Bolton Bury Manchester City Oldham Rochdale Salford Stockport Tameside Trafford and Wigan commissioned Simon Wilson to undertake the Joint Strategic Flood Risk Assessment. Draft was issued in November 2007 and Final Document approved in August 2008

Plan Name: Oldham Metropolitan Borough Council Contaminated Land

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Draft Consultation 31 January - 5pm 14 March 2007. Adopted 18 June 2007. No legal challenge received.

Plan Name: Oldham Metropolitan Borough Council Air Quality and Development

Current Status: Adopted

Action Date:

Last Updated: 15/12/08

Notes: Public consultation on draft 31 January - 5pm 14 March 2007. Adopted on 18 June 2007. No legal challenges received.

Communications

Road:	Located near to A627(M)(J20) and M62. London - 194 miles.		
Rail:	Shaw to London Euston via Manchester Piccadilly (2hrs 27 mins).		
Air:	Manchester Airport.		
Nearby Centres	Road Distance (miles)	Travel Time (mins)	Population (Urban Area 1991)
Oldham	3	8	104,092
Rochdale	7	15	94,222
Manchester	11	25	402,288
Bury	14	19	62,170

Reports

No Reports available for Shaw

Notes

Employment by Sector - Primary Industries, Manufacturing Industries and Construction figures combined.

Mosaic Consumer Classifications

Mosaic Consumer Classifications are provided by Experian, the leading supplier of consumer segmentation. This dataset provides a picture of UK consumers in terms of their socio-demographics, lifestyles, culture and behaviour and is updated annually.

The definitions of the Mosaic Consumer Classifications are as follows:

Symbols of Success	People with rewarding careers who live in sought after locations, affording luxuries and premium quality products.
Happy Families	Families with focus on careers and home, mostly younger age groups now raising children.
Suburban Comfort	Families who are successfully established in comfortable, mature homes. Children are growing up and finances are easier.
Ties of Community	People living in close-knit inner city and manufacturing town communities, responsible workers with unsophisticated tastes.
Urban Intelligence	Young, single and mostly well-educated, these people are cosmopolitan in tastes and liberal in attitudes.
Welfare Borderline	People who are struggling to achieve rewards and are mostly reliant on the council for accommodation and benefits.
Municipal Dependency	Families on lower incomes who often live in large council estates where there is little owner-occupation.
Blue Collar Enterprise	People who, though not well-educated, are practical and enterprising and may well have exercised their right to buy.
Twilight Subsistence	Elderly people subsisting on meagre incomes in council accommodation.
Grey Perspectives	Independent pensioners living in their own homes who are relatively active in their lifestyle.
Rural Isolation	People living in rural areas where country life has not been influenced by urban consumption patterns.

Claimant Count Unemployment Rate

Travel To Work Area (TTWA) figures based on Manchester TTWA

The claimant count measures the number of people claiming Jobseeker's allowance (JSA) including those who sign on for National Insurance credits but receive no benefit but those unemployed people who fall outside the eligibility criteria for JSA are likely to be missed including women, young people and those living in higher income households.

Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64). The working age population figures are derived from the mid-year population estimates which are compatible with the 2001 Census. Before February 2003, Unemployment Rates were expressed as a proportion of the corresponding mid-year estimate of the workforce jobs in the area plus the number of claimants. Differences are mainly explained by the fact that the number of jobs in an area may be different from the resident population of working age as a result of:

- commuting patterns (which can work either way, the new proportions being higher than the old rates for some city areas, for example).
- different proportions of the resident population who are working or seeking work (i.e. differences in economic activity rates).

Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force. The resident labour force is based on 2001 census data on economic activity (economically active residents in that area at the 2001 census, excluding economically active full-time students) adjusted for changes in national economic activity rates between 2001 and the current year, and applied to the current years GLA ward population projections. Discontinuities are likely to occur when the January data is released each year because it is the first to incorporate the new labour force data for that year. In addition, data from February 2004 is not comparable with earlier data because it was the first to be released on the basis of 2002 ward geography rather than the old model which related to the size of the labour force as at 1991 and the older ward boundaries.

Office Rental Data

All data contained in the office rental report has been compiled by King Sturge LLP and is published for general information purposes only. Whilst every effort has been made to ensure the accuracy of the data and other material contained in this report, King Sturge LLP does not accept any liability (whether in contract, tort or otherwise) to any person for any loss or damage suffered as a result of any errors or omissions. The information, opinions and forecasts set out in the Report should not be relied upon to replace professional advice on specific matters and no responsibility for loss occasioned to any person acting, or refraining from acting, as a result of any material in this publication can be accepted by King Sturge LLP.

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Retail Rental Data

The Colliers CRE Retail Rents Map and Database is based upon the company's opinion of the open market Zone A rent in 609 shopping locations in the UK. The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed as £ per square foot per annum. In the case of shopping centre locations where the rent payable is the greater of a base Rent (a percentage of Full Rental Value (typically 80%) or a percentage of turnover, the rental contained in the Rents Map and Database is Full Rental Value (ie. the grossed up Base Rent). In assessing it's opinion of the open market Zone A rent Colliers CRE only acknowledge the presence of shopping centres once completed and open to the public.

Neither the whole or any part of the Colliers CRE Rents Map and Database, or any reference thereto, may be included in any published document, circular or statement or disclosed in any way without the company's written consent to the form and context in which it may appear. The Rents Map and Database gives information which may be helpful in identifying trends in the retail property market. However, no warranty is given as to the accuracy of, and no liability is accepted in relation to, the figures contained in it and they must not be relied upon for investment or any other purposes. The Rents Map and Database does not constitute and must not be treated as investment, rent review, lease renewal or valuation advice.

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Employment sectors

Employment Sector variations between 2001 & 1991.

Hotels & Catering refers to 2001 but in 1991 it was Distribution, Hotels & Catering.

Transport Storage & Communications refers to 2001, but in 1991 it was just Transport & Communication.

Retail in 2001 includes Wholesale & Retail Trade and Repair of Motor Vehicles, whereas in 1991 it was Retail Distribution.

Planning Data

All Local & Structure Plan data is provided by Fusion Online Ltd which has been collected through regular contact with UK planning authorities.

The various stages of the planning process are assigned a status, these are;

Adopted: The document has been adopted by the council and is the referable document for planning purposes.

Approved: This is basically the same as the ADOPTED status, however we allocate an 'approved' status to documents that are reviewed each year. For example Local Development Schemes.

Under Preparation: The document is being worked on and is somewhere within the formal development plan process.

Preparation Planned: Work on the document has not yet began but is planned for the future.

Pre-Preparation: The council are carrying out informal evidence based work on the document.

On Hold: The document has been placed on hold.

Abandoned: The document has abandoned by the council.

Archive: This is normally used to house documents in excess of 10 years old on the system. However this status is currently not use

Shopper Population Data

CACI Retail Shopper Populations data is supplied by CACI Limited (Head Office 0800 181 851). The Retail Shopper Population is a percentage of the estimated Retail Catchment Population (e.g. for major city centres on average over 31% of shoppers in the catchment are drawn to the centre). Figures are based on the Comparison Goods Model for products such as clothes, books and CDs, but not food.

Produced by: CoStar UK Limited
10 Great Pulteney Street
London W1F 9NB

Telephone 020 3214 0100
Fax 020 3214 0126
Email Sales@costar.co.uk
Web www.costar.co.uk