

Stakeholder Summary - Housing Strategy Consultation

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Main issues	Rural Affordability Developers want higher yield executive accommodation, which do not meet the needs of the population.	Not enough housing. Overcrowding. Extensions and retrospective planning permission. Cheaper and poor quality housing – increasing private rented sector, some areas with no sale market due to low values.	Transient communities. Overcrowding.	Selective licensing is starting to make a difference in Hollinwood. Disrepair issues. Private renting, lack of responsibility from tenants and landlords – not taking bins in, fly tipping, not enforcing ASB, not locking alley-gates.	Private renting leading to transient communities. Older settled community in private rented, living next to transient renters. Tier of people becoming un-accommodateable – evicted from social housing and then get shunted around the private rented sector.	Social Housing is no longer where the most vulnerable people are living due to access to it. There is a need to improve the state of behaviour of private landlords, including provision of support and key worker functions. The places which are in the worst state have significant levels of poor quality private rented housing. Creating space for innovation in the strategy to encourage and stimulate ideas,	No access to affordable Housing and broad housing choice of affordable housing products such as rent to buy, affordable rent etc. Felt any town centre residential offer must include an affordable housing option.	The OHAS contract and service delivery partner FCHO is too FCHO centric and needs to broaden out to a wider Oldham Housing Offer than just statutory minimum. Not enough affordable homes being constructed across the Borough. Need to look at our policy response to Empty Homes. Could we do more to bring Empty Homes back into use? There are areas of increasingly run down poor quality housing in particular in the Private Rented Sector and this is becoming an increasing political priority to try and look at ways the Council can work with partners, landlords and tenants to address and lift up standards.
Young people	Priced out of the market except in Lees. No private rented options.	Can't afford to buy. More likely to move away if they get qualifications. Overcrowding	Overcrowding lack of access to public open space in North Wards	No issues raised.	On minimum wage someone will never be able to buy, but they are also going to struggle to get into social housing. Stuck in a rent trap, so can't afford to save a deposit.	Affordability. Connectivity to society – what is the multi-occupancy environment like for young people. Does our housing stock promote connectivity?	As above	Not covered in detail in this session
Social Housing	Only really FCHO.	No issues raised.	No issues raised.	No issues raised.	Increasingly have to work like businesses, less tolerance for arrears / chaotic lifestyles / vulnerable tenants.	Linkages between building council housing and jobs.	No issues raised other than the lack of supply	There is a need to set out design standards expected from our developing Housing Associations.

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								Political will to look at how the Council can support the development of social housing directly and provide an alternative/complimentary new development offer to existing Registered Providers development pipeline. Any Council led/supported offer must increase quality and design standards in this sector.
Older People	<p>Aging demographic.</p> <p>Social isolation – public transport is an issue.</p> <p>Older community do not want to come to the council for help.</p> <p>A lot of older people who are under-occupying family properties, if they could downsize this would free up family housing.</p> <p>Purpose built properties for retired people (without care).</p>	<p>Large concentration of nursing homes.</p> <p>A lot of Housing and Care 21 stock and other sheltered.</p> <p>In Coldhurst, St Mary's and Werneth there is a young age profile, but there is a smaller proportion of older people who are living alone – social isolation and lack of support due to focus on young age profile.</p> <p>In Moorside, issue of transport and owner occupation where people are struggling, eg living in ground floor only.</p>	<p>There are a lot of elderly in the tower blocks.</p> <p>Aging population living on their own in private housing.</p> <p>Social isolation – especially men.</p>	<p>Transport.</p> <p>Transition from family home.</p> <p>Single one bed accommodation needed for all age groups.</p> <p>Extra Care is great when you get to that stage but there is a gap before that.</p>		No issues raised.	No issue raised	<p>Key piece for the new housing strategy is to gain the evidence base and assess the need in this market segment.</p> <p>Would like to see the development of more bungalows and retirement style villages/complexes.</p> <p>All new development must meet highest design standards, housing for life etc.</p>
Private rented	<p>Very limited market, properties are very easy to sell so don't tend to go to private renting.</p>	<p>Overcrowding, multiple households in one house leading to problems with noise, litter, waste, ASB.</p>	<p>New homes in Chadderton for private rent are unaffordable. (£750/month). People are forced</p>	No issues raised.	<p>Pockets of intense privately rented housing, especially in Shaw.</p>	<p>Main issue for Thriving Communities. We have great partnerships with social providers who are a significant partner in Thriving</p>	No issues raised	<p>Really big issue</p> <p>No control on RTB's going into PRS on second sale.</p>

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			<p>out of the area, weakening attachments.</p> <p>Conditions in private rented sector.</p> <p>HMOs (Serco), especially on residential family streets.</p>		<p>Some landlords are good, some are very poor. Examples of bullying by landlords to get tenants out.</p> <p>Many examples of abysmal maintenance and repair on properties.</p> <p>Often tenants feel they cannot go to outside bodies for help as they risk their tenancy. Examples of overcrowding and very fast turnover, which impacts on neighbourhood cohesion.</p>	<p>Communities, including resource input. As soon as you get into a community with significant amounts of private rented it is almost impossible to do this work. Anything which can be done to incrementally improve the sector, through standards, membership, licensing etc.</p> <p>Out of borough placements.</p>		<p>Perception of growing unfitness and general accelerated growth of the sector as now a major tenure in the Borough.</p> <p>Keen to review selective licencing and impact of the current scheme.</p> <p>Suggest we could have a better balance between tenants/landlords and their repair and maintenance responsibilities.</p> <p>Need to review education and regulation/enforcement and support offer within this sector.</p> <p>Is the current licencing situated in the right place or are we shifting the issues around. Needs thinking through.</p> <p>Feel that the Council is under- resourced in this area but hands tied due to austerity. Ideally self - financing from enforcement but reality is that current licencing scheme is not recovering all costs.</p> <p>Concerned about the high turnover in the sector, 'the churn' and not enough wrap around support offer available to support most vulnerable.</p> <p>Concerns raised about low value PRS stock magnet for transient and inward</p>

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								<p>migration from London and other parts of the country.</p> <p>Concerns raised about the lack of connections/understanding of the sector and how self-regulation via encouragement of more landlords joining the NLA.</p> <p>Affordability and insecurity of tenure and the impact of welfare reforms/universal credit a concern</p> <p>Concerns over perceived growth of HMO's and the impact they have on neighbourhoods/local communities. Keen to see a policy response on this issue.</p>
Custom build	<p>Land availability is an issue.</p> <p>Supply and demand – there is not much land available and when it does become available it gets snapped up quickly.</p>	No issues raised	<p>There would be interest in the more affluent parts of the North ward and Verwood Park in the Central ward.</p> <p>Issues with land availability.</p> <p>Issues with extensions and encroaching on public space.</p>	Not many aspirations towards this.	Haven't seen any examples but would love to see it happening.	No issues raised.	No issues raised	Would like to see this as part of the new Oldham Housing Offer and widen out to include full range of options including homesteading and housing Co-operatives.
Family housing	<p>Housing is expensive.</p> <p>A lot of extensions to smaller properties.</p>	<p>Overcrowding.</p> <p>Need for multiple generation homes.</p> <p>Lack of housing.</p> <p>Need for larger family housing.</p>	Affordability of new build.	<p>Community Safety issues – Blackpool comes to Oldham – Metrolink security issues.</p> <p>Limeside is now a settled community.</p>	Owner occupiers find it hard to move on from a terrace to a semi.	Policy of relocation and access to housing across the borough is resulting in people living in a place where they have no connection, this is leading to issues of isolation. Decisions about where people get	No issues raised	<p>Would like to see a policy on restricting homes in multiple accommodation as see this as reducing the supply of family housing.</p> <p>Empty homes policy to bring more stock into use</p>

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	Green belt means there is very little available land. Right to buy has affected availability of social housing. Older people are not necessarily downsizing to release family homes.	There is a demand even for sale.		Hollinwood has really improved since regeneration started in 2006.		housed are about where we can find a house that fits their housing need, rather than where they have some form of connectedness.		to help with supply of family housing. Too many former RTB's lost and now in PRS.
Disabled and supported housing	Only one Extra Care scheme. Pavements and terrain prove difficult for people to manage.	Adapted properties are needed. Issues with people finding properties to meet their needs. Adaptations referral process is too long. In low value housing it is hard for them to find somewhere to move out to.	Allocation.	Difficulty of adapting existing properties. - Hills - Layout - Narrow stairs Disabled younger person having to live in Extra Care surrounded by older people as there is nowhere else for them. Need to think more strategically about developments – when new bungalows are built we should also put drop kerbs in etc.		No issues raised	No issues raised	New developments designs must be 'cradle to grave' and Lifetime Homes to avoid costly retrospective disabled equipment and adaptations retro fit out.
Armed forces	No issues raised.	Not something which the District gets a lot of enquiries for.	Single men. Active Royal British Legion. No specific issues.	Unclear how much of an issue. Experience of ex-services being street homeless – refer to Housing options as well as specialist Royal British Legion.		No issues raised.	No issues raised	Encourage current providers and specialists in this sector to fill any gaps.
Homelessness	No rough sleepers	Do see the same people a lot, who have tenancies but periodically appear to other agencies as rough sleepers at points of crisis.	Issues with sofa surfing. 40-60 men attending soup bank at Christchurch. Evictions where people have no electricity, no	Individuals who 'want' to be homeless. Seeing more people with sleeping bags in Failsworth – moving around on the Metrolink, they are not necessarily from Oldham.	Hidden homeless Older people who do not know where their chaotic adult children are living Role of libraries in supporting homeless people.	Complex needs – housing is an ever present need for people who are vulnerable. We are not consistently working to the same objectives as a public service system, could we do more to line up the Housing Strategy to	No issues raised	Concerns about the lack of in borough temporary accommodation. Caseloads increasing of constituents complaining they have been either placed or made offers out of Borough and the negative impact that this has on access to schools, employment etc.

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			benefits and disabilities.		There is a gap as the FCHO Homeless advisors don't do 'casework'.	the wider ideals of the council. Need to wrestle with the question of who is social housing for? Are those people able to access it now?		Concerns over perceived numbers of hidden homeless –sofa surfing Concerns over current OHAS approach to declaring people intentionally homeless and lack of clarity on what service is offered/provided and if we could do more. Linked to the OHAS contract with FCHO and the need to develop a stronger 'Oldham Housing Offer.' Clear linkage with high turnover in PRS and lack of affordable housing supply and that the strategy must link and offer a holistic system wide leadership change that includes better options/support in PRS. Stronger offer and support to those residents presenting as homeless. Increased housing supply and review of the current allocation policy, including ending of the 50:50 and review of the WorkingXtra policy.
Gypsy and Travellers	No settled community. Do get encampments, but these are usually related to seasonal events or weddings / funerals etc.	No issues raised	Sporadic	Settled traveller community.	Tends to be seasonal, passing through. . .	No issues raised.	No issues raised	Not covered in this session

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Open space	No issues raised	Concern that any open space gets built on as residents are not protective, but the area has already been overdeveloped.	No issues raised.	No issues raised	No issues raised	No issues raised.	No issues raised	Not covered in this session
Looked after children	No issues raised.	Number of childrens homes, including ones run by other boroughs, implications when they leave care.	No issues raised.	No issues raised.	Co-location of childrens homes is desirable, but consideration needs to be made of existing neighbours if locating a specialist provider with more complex children who affect local neighbourhood.	No issues raised.	No issues raised	Not covered in this session
Students	No issues raised.	No issues raised.	Overcrowding of the family home	No issues raised.	No issues raised.	No issues raised.	Not seen as an issue as many students live and study in Oldham	Not seen as an issue or priority
Green belt and protected open space	High levels of engagement in GMSF and planning.	No issues raised.	No issues raised.	No issues raised.	Very sensitive issues. GMSF. Pressure needs to be put on owners of derelict mills.	No issues raised.	No issues raised	Not discussed in this session
Miscellaneous	No issues raised.	No issues raised.	No issues raised.	No issues raised.	Aspirational working poor – missed on many levels. People on interest only mortgages are a ticking time bomb.	Discussion took place in relation to Governance and linkages to the ICO structure including a need for better linkages with housing. Asset reinvestment through One Public Estate is not covered in the ICO structure. Linkage to the review of the Oldham Leadership Board. Work is taking place around commissioning as a borough. Warm		

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						Homes Oldham is a good example of the evidence thresholds needed for CCG funding. Need to be able to speak the language of commissioners.		