



Housing Strategy

Public Consultation Findings

Tuesday, 18 June 2019

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1 Executive Summary

The following is a summary of the key points taken from the final stage of a wider consultation around the latest Housing Strategy for Oldham.

- 1.1 60 responses were received. Most commonly respondents are White British and aged between 35 and 64 years of age. Seven in ten respondents are female
- 1.2 Around a third of respondents experience a limiting long-term illness. Most commonly this emerges as a Long-standing illness, physical impairment or mental health condition.
- 1.3 A high volume of respondents used the platform to raise concerns around the use of Greenbelt land for the delivery of homes. Most commonly citing the impacts on the environment and the wider impacts on the health and wellbeing of residents.
- 1.4 Further to comments around the use of greenbelt land, respondents supported the smarter use of existing homes and the use of brownfield sites. Further to this there were calls that the council should lobby the government for changes to the 2012 Planning Act and HMRC regard VAT levied on such sites
- 1.4 Respondents felt that the housing strategy should have a clearer focus around existing residents rather than encouraging greater levels of internal migration into the town.
- 1.5 Respondents felt that the delivery of many new homes should be matched by an improved infrastructure to match increased levels of demand around services such as schools, health and highways.
- 1.7 There should be a mixture of homes made available with homes offered across the spectrum for single person to larger families. Equally, respondents felt there should be homes that are affordable to the most deprived of the town, but also for those most aspirational.
- 1.8 Respondents felt there should be greater support around the purchase of affordable housing and information around the use of financial products designed to facilitate this.
- 1.9 Respondents felt that the council should do more to work with private landlords and investors around the condition of properties and in the purchase and improvement of properties.

2 Background

Oldham Council has embarked on extensive consultation around the development of its Housing Strategy. This report considers the public response to the final draft document, brought together following previous consultation with residents and other interested stakeholders including council members and officers, District Executives, Parish Councils, community and voluntary organisations, health and social care representatives from Oldham Cares, Public Health, housing associations and estate and letting agents

3 Methodology

A short questionnaire was developed by the Oldham council Business Intelligence Service in collaboration with colleagues in the Regeneration and Marketing and Communications Team.

The questionnaire, which sought the views of interested parties on the various elements of the Housing Strategy document was made available online for a period of four weeks from Monday 13 May to Monday 4 June 2019. Interested parties were able to view the full document via the Oldham Council website.

3.1 About this report

- The following report has been completed by Paul Shelmerdine of the Oldham Council Business Intelligence service based upon the sixty responses received.
- All numbers have been rounded to the nearest whole figure. The sections highlighted in grey are lifted directly from the consultation document. Any figures lower than or equal to five have been removed due to the risk of personal identification.
- The Council will be reviewing the delivery plan that sits under the Housing Strategy every year and will take account fully of the feedback provided here in any future decisions that are made by the Council in implementing or bringing forward any themes or actions from it.

3.2 Respondent Profile

The following is a demographic summary of the 46 respondents who consented to the use of their demographic data within this report. Included below are details around age, ethnic group and health. Details of other characteristics collected from respondents can be found in the appendices.

3.2.1 Gender

70% respondents (n30) are females whilst 28% (n12) are male.

3.2.2: Age Group

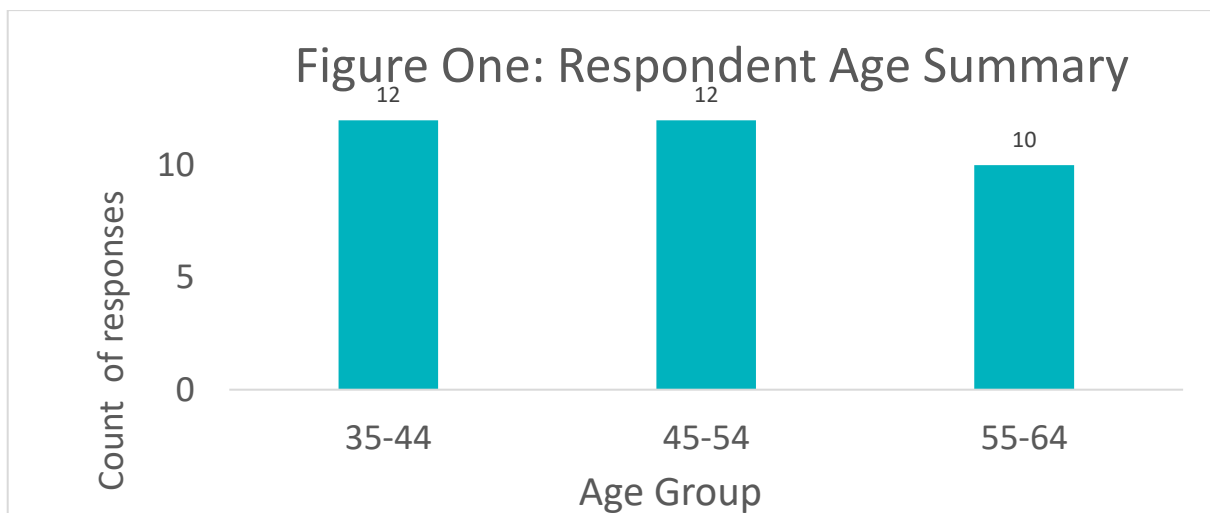


Figure 1: Age Group Summary. Source Q7 (n42)

Under 18	18-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	Total
0%	0%	10%	29%	29%	24%	10%	0%	0%	0%

Figure one shows that respondents were most commonly aged between 35 and 64 years of age. There were no respondents aged under 25 or over 75 years.

3.2.3 Ethnic Group

83% respondents received were of White British heritage. Whilst only around 12% responses emerged from BAME communities.

3.2.4 Health and Wellbeing

- 26% respondents (n16) stated that they are limited a little by a Long-Term Illness whilst a further 9% stated that they were affected a lot. Of these, eight have a long-standing illness, seven have a physical impairment and four have a mental health condition.
- 24 respondents stated that they have a caring role, with 11 of these acting in the role of primary carer of a child aged 18 or under and 4 for adults aged 50 or over.

4.0 Results

The following findings are taken from representations made to this stage of the consultation. Given the low number of responses, any findings should not be treated as representative. Instead they should be used alongside other elements of the wider housing strategy consultation before any conclusions and resulting adjustments to the final strategy are made.

4.1 Our Vision

We want to make Oldham a place where every resident, as well as those looking to settle here, can find a home they want in a place they like and at a price they can afford. There are too many local people who have no home at all, including rough sleepers, and some of our neighbourhoods have large numbers of transient households and high levels of overcrowding. At the same time economically, active households look outside the borough for more modern, attractive housing to settle and bring up their families. In common with other areas, Oldham has also growing numbers of older residents who will need homes to meet their changing needs.

Table 1: Summary of key issues around "Our Vision".	Count	% Total
Greenbelt (Disagree)	6	14%
Affordable Housing	5	11%
Brownfield Development	5	11%
Suitable Housing	5	11%
Thriving economy (investment)	4	9%
Oldham Residents only	4	9%
Environmental impact	3	7%
Supports Vision	2	5%
Impact on Services	2	5%
Overcrowding	2	5%
Planning	1	2%
Greenbelt (agree)	1	2%
Vision too broad	1	2%
Homelessness	1	2%
Change of use	1	2%
Community Safety	1	2%
Total	44	100%

Source Q1 (n31)

A total of 31 respondents provided comment on the explanation provided by Oldham Council around its vision for housing (table one) the following is a summary of the key issues that emerged.

4.1.1 Development and Planning

Most commonly respondents used the opportunity to voice their disapproval around the use of Oldham's greenbelt. This was supported by numerous calls for the use of Brownfield sites.

"Then utilise areas that are derelict and need to be improved rather than taking green spaces just because they are a: easier to develop or b: cheaper to purchase. Our children need open spaces to play and exercise"

4.1.2 Housing Supply

Of the issues clearly outlined within the vision, respondents were most vocal around the issues of affordable and suitable housing (11.4%) Some note was made around the impact of overcrowding, particularly in the Private rented sector.

“ . . .The more affordable - or social housing you introduce the more likely economically active households will look outside the borough... Look at rebuilding Fitton Hill, Sholver etc.... Real social housing... what is affordable housing?” Male aged 45-54, White British

“Supply of Housing does not singularly make an area attractive to live in. The area needs a thriving local economy, namely well-paid jobs and a well-connected and free flowing infrastructure for mobility.”

4.1.3 Focus on existing residents

Perhaps the greatest contention offered by respondents was the call for the vision to focus on the current residents of Oldham and not including those “wishing to settle here” (9.1%)

“Your Vision is too broad - Why don't you just have a vision, only for existing residents, of making Oldham a place they like!”

4.2 An attractive Housing Offer to support an inclusive economy

Our aim is to provide a diverse Oldham Housing Offer (see below) that is attractive and meets the needs of different sections of the population at different times of their lives. We are being more creative than in the past so people can find solutions that suit them. Our proposals go beyond the projected numbers of new homes and focus on the dynamics between people, homes and the wider economy.

The Oldham Housing Offer

- Greater diversity in the type of new homes built
- More choice in affordable homes and financial products
- Attractive homes for young people
- Homes suitable for older people
- Specialised and supported housing for vulnerable people
- More homes accessible to large and intergenerational families to relieve overcrowding
- Options to ‘Do it yourself’ and support for community-led housing
- Greater choice for existing tenants
- Making better use of existing properties by bringing empty homes back into use
- Changing our governance arrangements so that the Strategic Housing Partnership Board and Oldham Cares work together to consider and make commissioning decisions about how services are organised and funded in order to help people to stay well and living independently in their homes.
- Develop a housing, Health and Care delivery plan that sets out the full range of actions we will take to ensure that housing-related matters that impact on people’s health and wellbeing are addressed.
- We provide advice and signposting to the full range of housing options available through the Oldham Housing offer.

A total of 32 respondents provided comment on Oldham’s aim to provide an attractive housing offer to support an inclusive economy.

Table 2: Summary of key issues around an Housing Offer to support an inclusive economy.	Count	% Total
Greenbelt	12	34%
Appropriate Affordable Housing	9	26%
Services and infrastructure	5	14%
Housing Supply	3	9%
Empty homes	2	6%
Housing need	1	3%
Overcrowding	1	3%
Single People	1	3%
Design	1	3%
Total	35	100%

Source: Q2 (n32)

4.2.1 Greater Diversity in the type of new homes built

4.2.1a: More choice in affordable homes and financial products

Nine respondents (28%) provided comment around the council’s proposal to provide more choice in affordable homes and financial products. Of these the key issues emerging were around the need to provide homes and/or support to encourage those less able to afford entry level housing.

“Homes should be restricted to affordable homes built on brown field sites only. People living in Oldham are not made of money and cannot afford to buy designer homes for executives” Female, aged 65-74, White British

Four respondents provided feedback/suggestions on ways in which the council could be more proactive in providing financial support/incentives such as the reduction of council tax, help for those who accessed schemes such as Shared ownership and the Tenants Incentive Scheme

“People have no money in Oldham, reduce council tax and help the local people. Run the council like a business.” Male aged 35-44

“Help for those who have accessed schemes such as shared ownership and are now, or in the future wanting, to sell their homes needs to be considered, i.e. there appears to be lots of help to get people onto the housing ladder but when they move on the terms of their lease / agreement can be prohibitive. For example, Guinness Partnership require a shared owner to pay all survey fees, Guinness' legal fees and an additional cost of £1200 when they want to sell their share. How is this affordable housing??? A Guinness shared owner with a 25% share that is worth less than £20,000 will end up having to pay thousands of pounds if they want to sell their share.” Female, aged 35-44 White British

“I'm interested in the Tenants Incentive Scheme especially, I'm currently in social housing and desperately want to own a house. I don't even want to leave the borough; I just want a sensible 3 bed in Chadderton with off road parking. Which would benefit obviously myself and would free up my current one bed flat for someone else to live in!! Trying to save up for a deposit as a single person is a nightmare, I'm doing everything I should: I opened the Lifetime ISA (rather than help to buy ISA.)!!!” Female aged 35-44, White British

“Single people excluded as always in Oldham with absolutely nothing on the table for them, yet they contribute a higher rate of income and local taxes than families supported by thousands in tax reduction and family benefits like tax credits.” **Male aged 45-54, White British**

4.2.1b: Attractive homes

Respondents felt the need for Oldham council to offer a range of housing suitable to those with higher levels of income.

“As has been proven in many other areas we need to attract upwardly mobile families. Oldham is too keen to turn away people with money who can pay higher taxes and help support less financially secure residents. Anyone with slightly higher incomes mostly rush to live in other areas. Why not provide homes for all types of people. Level up!!! Not down. Make the area attractive to many types of people not a sink area” **Female, aged 25-34 Mixed heritage**

4.2.2 Making better use of existing properties and bringing empty homes back into use

Only two respondents made direct mention of plans to bring empty homes back into use. Other suggestions for making use of existing properties included the restoration of derelict properties and the purchase of empty privately rented properties.

“Any empty existing properties should be refurbished and put back on the market, or used as community housing”

“I would like to see derelict sites and outdated town centres regenerated as part of this strategy”

4.2.3 Housing Health and Care

Whilst overall, respondents welcomed this part of Oldham council’s housing vision, respondents (n5) commented that increased housing provision should be strengthened by improvements to the town’s services and infrastructure i.e. roads, schools and health care.

“Consider the traffic and the local amenities, all these new homes bring families and therefore increase the needs for health care in primary care, more capacity is needed in the acute care, this is already struggling. More school places will be needed, and the schools are already full. There is more to improving access to housing than building houses. the infrastructure to care for these people needs to be strong and have the capacity to cope.” **Female aged 35-44, White British**

“feeling safe and secure is a basic human need, without a permanent suitable home how do you feel secure and able to thrive? housing is central to the health and wellbeing of Oldham's residence”.

“The link between housing and good health is well researched and it is good to see links between this strategy and Oldham Cares which aims to help people stay well and live independently. Also need to ensure housing stock improves and not reduce social isolation. Houses need to be in communities with access to green open spaces, facilities, schools, GPs etc.” **Female aged 35-44, White British**

4.3 Delivering the housing offer

The Greater Manchester (GM) Plan for Homes, Jobs and the Environment and framework is starting to provide a credible new context for Oldham to envisage its future on a broader stage than in the past. Our Local Housing Needs evidence base calculates the need for 13, 604 new homes over the period 2018-2037, equivalent to 716 per annum. Scaling up the level of development over the next five years and making sure we deliver the right mix of style, tenure and affordability of homes in each neighbourhood to make Oldham an attractive place to live is going to require a whole new way of working. This as an opportunity to increase the quality and choice of homes available at different prices, and across tenures including homes for social rent.

A total of 30 respondents provided comment on how Oldham council's proposals to deliver the housing offer outlined in point 4.2 above.

Table 3: Summary of key issues around delivering the housing offer	Count	% Total
Greenbelt	13	35%
Housing availability	7	19%
HSC	5	14%
Economic Deprivation	4	11%
Stock condition	3	8%
Empty homes	2	5%
Specialist Housing	1	3%
Planning reform	1	3%
More affordable homes and financial products	1	3%
Total	37	100%

Source: Q3 (n30)

4.3.1: Greenbelt

13 of the 30 respondents leaving comments to this question raised one or more concerns about the impact of development on greenbelt in and around the town. Of these four commented on the use of brown belt land as a priority before greenbelt.

"You are intent on turning Royton north and surrounding area into a car park and increasing asthma and cancer rates. Thornham cannot handle 1000 new houses the road network is at capacity and you can't put in bus corridors as large roads have rows of terraced houses on each side. You would do well to rethink your plans as you only seem to be chasing council tax revenue" **Asian/Asian British respondent**

"Building on the areas identified in the Greater Manchester Spatial Framework document is an assault on nature itself and will cause devastation to the natural environment. The council should be lobbying government for changes to the 2012 planning Act and HMRC in respect of VAT being levied on Brownfield sites and reverse the perverse incentives that result and make building on greenfield locations more appealing to developers." **Male aged 45-54, White British**

4.3.2 Housing Supply

Seven respondents remarked both on the quantity of housing available in the town but also on the type and quality of it.

“Do we really so much more housing - it attracts people in to buy not make houses for vulnerable and homeless of Oldham” Female aged 55-64, White British

“The more properties for social rent the more we become s social rent town and the less attractive we become to those with money. We have to get out of the downward spiral” Female aged 55-64, White British

Only one property developer openly contributed to this element of this consultation. Their thoughts will be shared with those developing the housing strategy and those involved in wider planning issues, along with the views of other developers who have contributed to other stages of the consultation.

“Russell Homes welcome the future availability of an up-to-date local housing needs assessment noting that there is a need for additional housing accommodation to meet the clear and varied housing needs that exist across the Borough. OMBC should be mindful however that there has been a substantial under-delivery of housing previously and that OMBC needs to make immediate progress with the delivery of new housing, critically new family housing in the eastern wards of the Borough. OMBC intends to outline site-specific requirements for the proposed GMSF allocations. These should provide a flexible framework to ensure high quality development proposals are not unduly burdened. OMBC should provide recognition and support for developments which are not specifically identified in the GMSF but provide benefits which accord with the Housing Strategy. Developments which provide clear, demonstrable benefits should be strongly supported by the Council during the planning and post-planning process.” Russell Homes, independent Housebuilder.

4.4 Place offer to support the Oldham Plan

Our newly refreshed local housing needs assessment provides us with a robust evidence – base that helps provide substantiated insights into how our housing economy currently works, forecasts future housing needs projections and identifies gaps. These ‘Housing Insights’ will help to contribute to the development of a better Local Plan. Housing insights will help steer the right sort of new development within the borough. But rather than being a merely a paper exercise, we want Oldham’s residents to work with us to make sense of the evidence base and shape what happens in their neighbourhoods. We therefore want to provide a vehicle through the creation of Place Plans for local people to share the long-term future for their neighbourhoods within the wider context of the Oldham Plan and Greater Manchester Jobs and the Environment. These Place Plans will help to explain some of the changes and challenges Oldham is experiencing - they point to land and investment decisions that will need to be taken; and they put forward proposals for the type and size of homes, and specialised/supported housing, that could be built in each district to provide for the high level of housing needs experienced now by Oldham Residents and our projected population increase.

A total of 30 respondents provided comment on the explanation provided by Oldham Council around its place offer to support the Oldham plan.

Table 4: Summary of key issues around a place offer to support the Oldham plan.	Count	% Total
Challenge	6	32%
Greenbelt	4	21%
Investment	2	11%
Resident involvement	2	11%
Investing/Supporting Landlords	1	5%
Jobs	1	5%
Health	1	5%
Infrastructure	1	5%
Older people Housing	1	5%
Total	19	100%

Source Q4 (n30)

Two respondents shared that the belief that the residents’ voice should be considered before any developments are approved.

“Producing plans with residents is a welcome approach but the voices of your residents must be heard when making Difficult decisions.”

Female aged 35-44, White British

“These plans need to be shared in a timely fashion with factual data and allow for the constituents of Oldham to consult on them. it needs to be a fair plan so that ALL districts have developments” **Female aged 35-44, White British**

4.5 Better housing and support to improve people's lives

Partners in Oldham share an ambition to achieve and sustain the greatest and fastest possible improvement in the health and wellbeing of Oldham’s residents by 2020. Making our homes and neighbourhood healthy places to live is also key to realising this ambition. We intend to work together to develop and implement a comprehensive, coordinated and person-centred approach across health, care and housing to improving people's health and wellbeing through the home. This Housing Strategy and underpinning delivery plan mark a significant change in how we think about, organise for and take decisions and action on housing over the coming years. We have built this strategy on exciting work that is already underway and that is working well. We are not deterred by the significant challenges and a lack of resources, rather we are determined to create and to grasp opportunities to overcome the significant housing, economic and other challenges Oldham faces and work towards achieving our long-term vision for Oldham with Greater Manchester.

A total of 27 respondents provided comment on the explanation provided by Oldham Council around its vision for housing.

Table 5: Summary of key issues around Better housing and support to improve people's lives.	Count	% Total
Greenbelt	10	42%
Challenge	5	21%
Services	5	21%
Use of empty homes/Sold by private landlords	2	8%
Impact of Housing	1	4%
Current Residents	1	4%
Total	24	100%

Source: Q5 (n27)

Again, respondents reiterated the importance of greenbelt land and the potential negative impact of such land on the health and wellbeing of residents (n10) whilst others again echoed the challenge that any increase in housing and subsequent population should be matched by improvements to the capacity and quality of services.

“You state that you want to improve health and wellbeing, yet you propose to build on a large proportion of our greenbelt. Any homes need to have decent back gardens to improve quality of life and safety. especially for younger families. However, this would mean fewer homes or more land being built on.” **Female aged 45-54. White British**

“Before you bring in 13K new families why not look to make the current population of Oldhamers lives better? do not develop new homes that actually negatively impact on those of us who are already here.” **Female aged 35-44. White British**

5. Conclusions

The key issues below should not be considered alongside the findings of all elements of the wider consultation around the development of the Oldham Housing Strategy.

- The use of greenbelt for property development and its impact on the health and wellbeing of Oldham residents.
- Several respondents raised issues with the Greater Manchester Spatial Framework in particular:
 - The use of greenbelt land
 - The use of outdated 2014 based data used to provide the demographic baseline for assessment of local housing need as recommended by central government.
 - Building on the areas identified in the Greater Manchester Spatial Framework document is an assault on nature itself and will cause devastation to the natural environment.
 - The council should be lobbying government for changes to the 2012 planning Act and HMRC in respect of VAT being levied on Brownfield sites and reverse the perverse incentives that result and make building on greenfield locations more appealing to developers.
- Respondents felt that the council should do more to work with both private landlords and with investors:
 - To support landlords with LHA (Local Housing Allowance) tenants falling into arrears. This is impacting on landlord's ability to offer affordable rents.
 - To establish further private and public partnerships such as that experienced at Tandle View, Royton.
 - To work with private investors wishing to invest in Oldham's housing stock.
 - To buy cheap houses that come on the market from private landlords.
- The scope of the vision particularly in that in welcoming residents from outside of the town when some feel that the Council should focus more on resolving issues for existing tenants.
- Further to the above, respondents felt that any increase in population should be matched by improvements to the town's infrastructure e.g. health, schools, highways.
- Residents also made several suggestions around ways to use current housing stock to relieve existing pressures on housing needs. These included support for the "bringing back into use" initiative as well as the purchase of properties being sold by private investors.

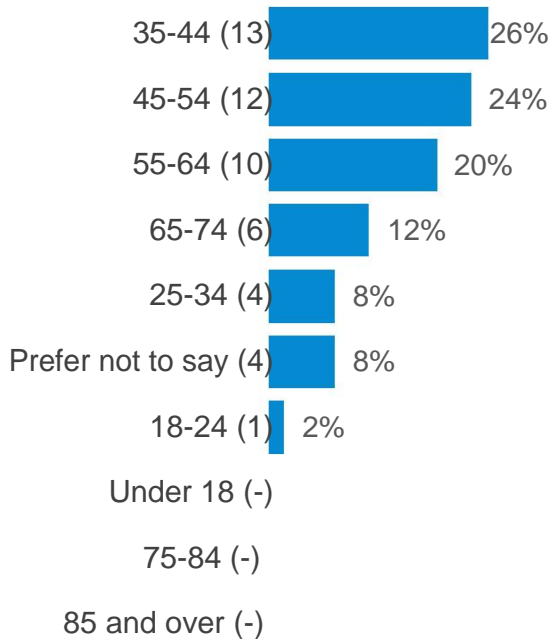
6. Appendices

Appendix One: Respondent Characteristics

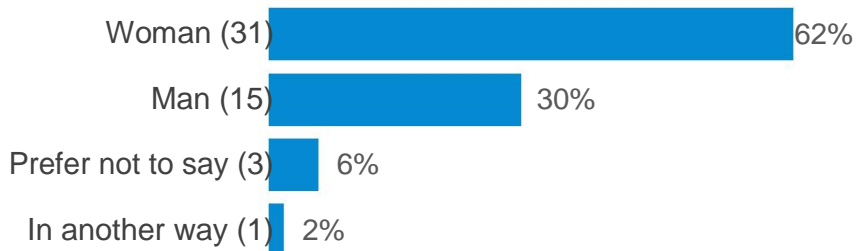
**Do you consent that the following data can be used in the ways described above?
(Please check one box)**



To which of the following age bands do you belong? (Please check one box)



Which of the following best describes your gender identity? (Please check one box)



Is this different from the gender assigned at birth? (Please check one box)



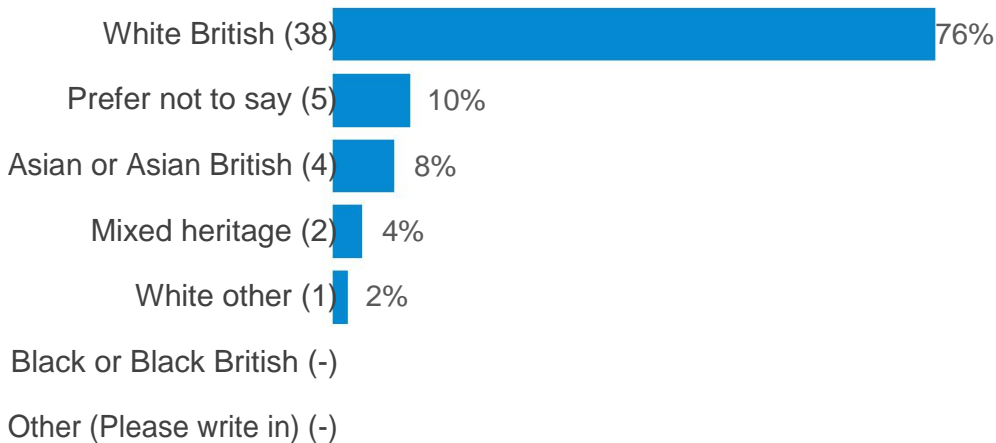
Are you currently considering or undergoing gender reassignment? (Please check one box)



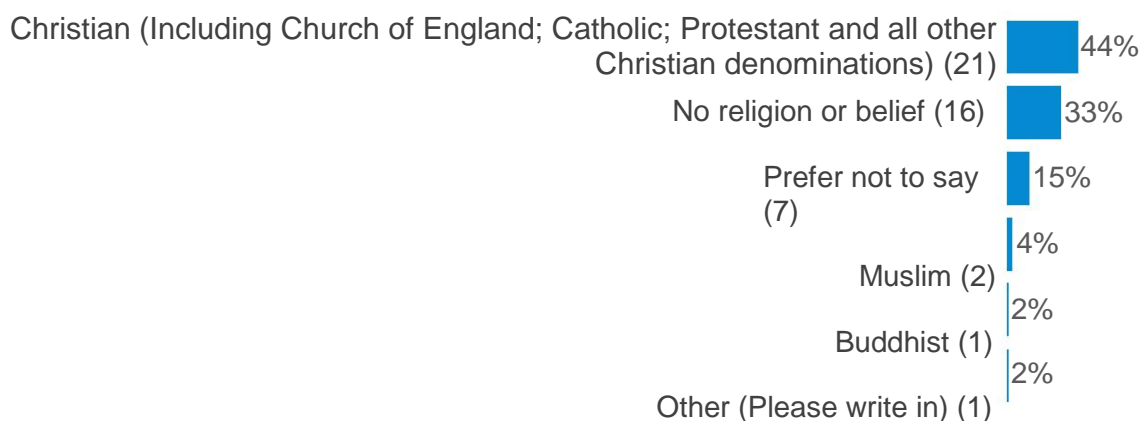
Are you pregnant, on maternity leave or returning from maternity leave? (Please check one box)



What is your ethnic group? (Please check one box)



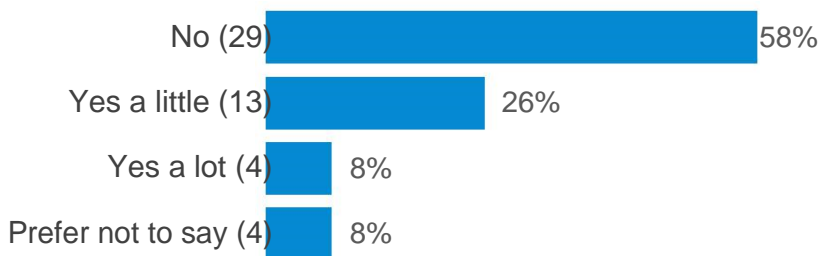
Do you have a religion or belief that you would like to mention? (Please check one box)



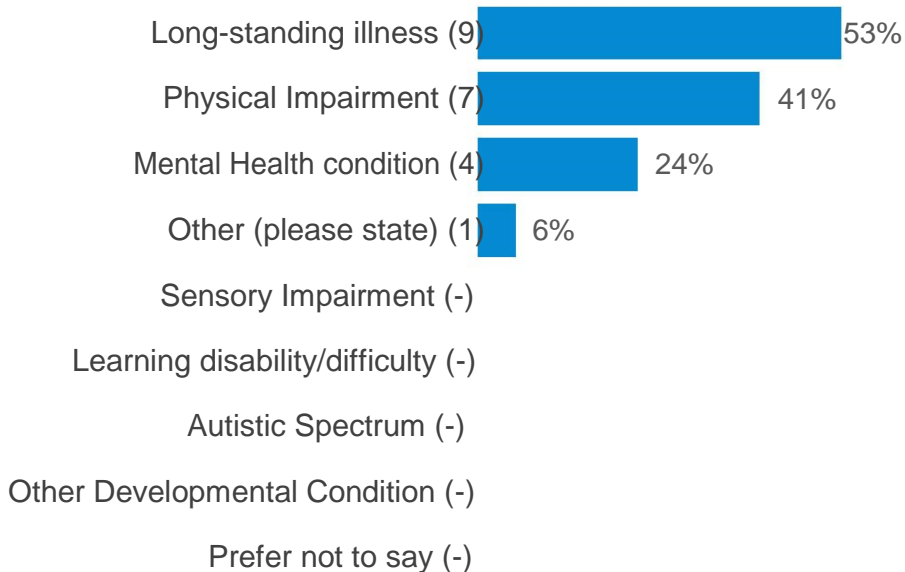
Other

monotheist

Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months? (Please check one box)



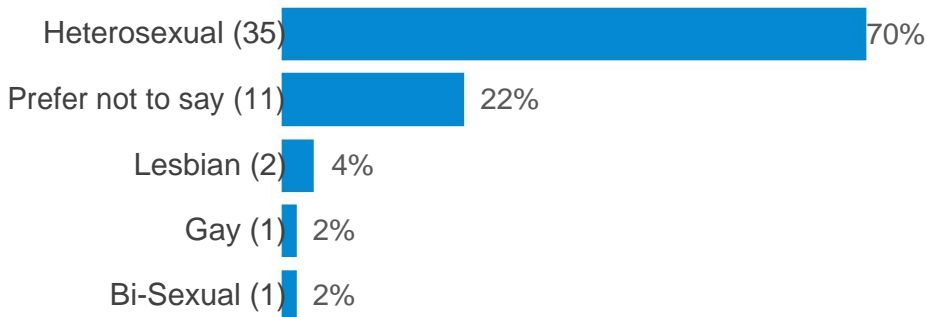
Please state the type of impairment. (Please check all that apply).



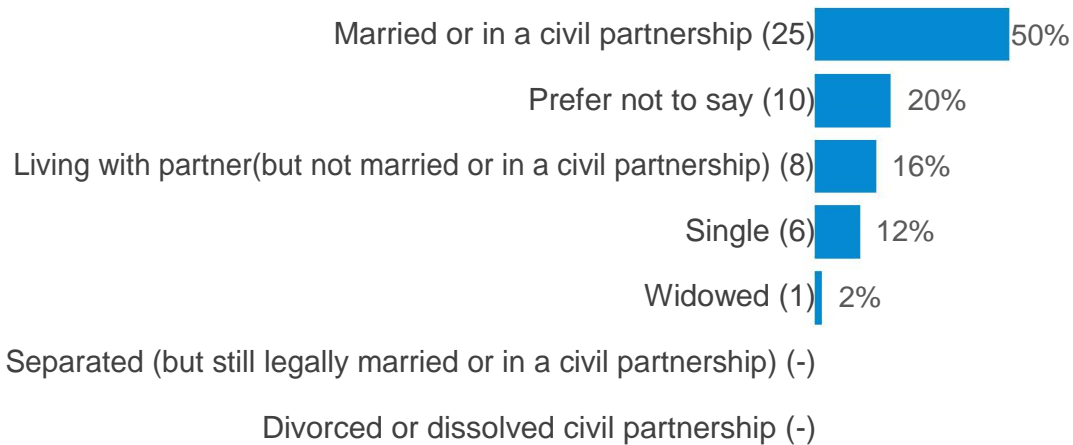
Other

Migraine with aura

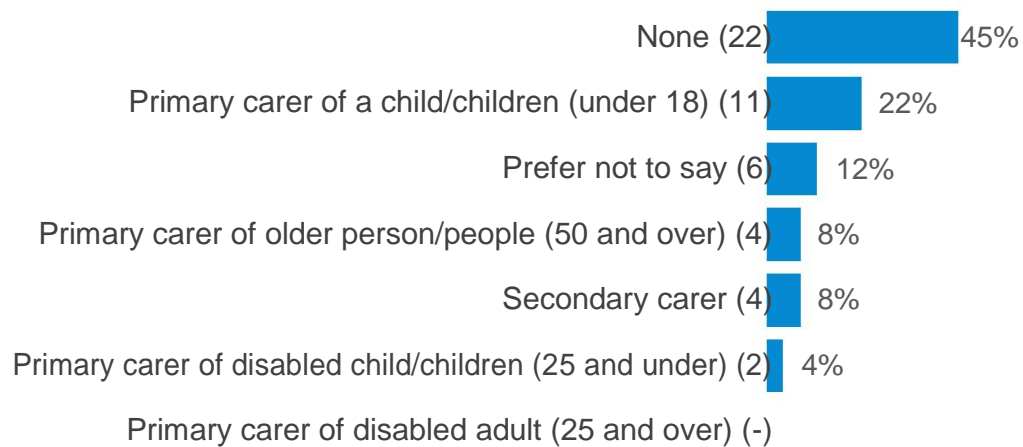
How would you best describe your sexual orientation? (Please check one box)



What is your relationship status? (Please check one box)



Do you have caring responsibilities? (Please check all that apply).



Appendix two: Questions and Objections

Scope

Your Vision is too broad - Why don't you just have a vision, only for existing residents, of making Oldham a place they like! The more affordable - or social housing you introduce the more likely economically active households will look outside the borough... Look at rebuilding Fitton Hill, Sholver etc.... Real social housing... what is affordable housing?

Greenbelt

- I feel that OMBC has the wrong attitude towards their building policy. The release of greenbelt land throughout the borough is not (in my opinion) the correct direction. Affordable housing with access to facilities and public transport is the direction we need to go. Building large detached /semidetached aspirational houses in the middle of greenbelt areas will only be affordable by affluent individuals who would use the area to commute to the major cities.
- Objection: building on green belt land in Royton. Results: premium rather than affordable homes, increase in congestion and exhaust emissions from 2/3 cars per household; loss of mental and physical health.
- why do we need to build on our greenbelt sites though?
- All residents need green spaces near places they live. So why is Sean Fielding saying that he is happy to see the greenbelt built in around Oldham?

Affordable Housing

- The more affordable - or social housing you introduce the more likely economically active households will look outside the borough... Look at rebuilding Fitton Hill, Sholver etc.... Real social housing... what is affordable housing?" Male aged 45-54, White British
- Help for those who have accessed schemes such as shared ownership and are now, or in the future wanting, to sell their homes needs to be considered, i.e. there appears to be lots of help to get people onto the housing ladder but when they move on the terms of their lease / agreement can be prohibitive. For example, Guinness Partnership require a shared owner to pay all survey fees, Guinness' legal fees and an additional cost of £1200 when they want to sell their share. How is this affordable housing??? A Guinness shared owner with a 25% share that is worth less than £20,000 will end up having to pay thousands of pounds if they want to sell their share.
- "Before you bring in 13K new families why not look to make the current population of Oldhamers lives better? do not develop new homes that actually negatively impact on those of us who are already here." Female aged 35-44. White British
- I can't see any affordable homes in my area being built - just luxury - council tax anyone ???

Private Landlords and investors

I am one of your private landlords. My choice was to always rent to LHA tenants set at affordable rent. In recent years more and more tenants get into arrears, some very large indeed. I found that I was getting to a point where I couldn't afford to have these tenants and carry out repairs. I have had no help at all from the council to help resolve these multiple issues. I have now had to make the decision that I cannot afford to offer affordable or lower rent. What can be done here?

All landlords and investors want to provide high level houses however we get no support when things go wrong, how can this be addressed to give us more confidence to invest in Oldham?

Private Investors really want to invest in Oldham's housing stock, refurbish and make better, how can we work together on this?

Health and Wellbeing

- As previous 13.604 new families need more than a roof providing how are you going to manage health, education, travel for all these new people in a town that is already struggling and with a health economy that is at breaking point?
- feeling safe and secure is a basic human need, without a permanent suitable home how do you feel secure and able to thrive? housing is central to the health and wellbeing of Oldham's residence.

Economic Activity

- Oldham cannot sustain the people who are already living here with work, how is it going to do so for anyone wanting to move into the area?
- What about working to keep the economically active who contribute most to the prosperity of the borough here? If we provide more housing at the lowest levels, then more of the economically dependent will come and the town already has more than its fair share. Not saying it should stop, just be balanced so we attract money, not just those in need or looking to use the system
- How can you ensure that in building these new homes we are creating jobs and skills for the people of Oldham?
- Bringing more jobs into the area would be much more helpful.

Challenge

Do the council and GM planning intend to challenge the Government advice to use outdated 2014-based data to provide the demographic baseline for assessment of local housing need instead of the latest set of ONS figures based on research from 2016? Could I also ask why, in the GMSF, a 19 year plan has been chosen in favour of a 15 year plan as permitted by NPPF paragraph 22 as this, in much the same way as using the ONS figures from 2016 would have the effect of minimising the acuteness of the objectively assessed need?

Appendix three: Respondent Feedback

1. Our Vision

	Do you consent that the following data can be used in the...	Age Group	Gender	Ethnic Group
Let's build new homes on brown field sites, of which there are very many such sites in Oldham. We cannot carry on the way we have been, building on every square inch of green. Our wildlife is in grave danger and species are going extinct through lack of habitat because we are taking it away from them.	Yes	65-74	Woman	White British
People [sic] need to feel safe in their homes. More police and neighbourhood cpo's are needed. There is a great shortage of one bed accommodation.	Yes	65-74	Woman	White British
Your Vision is too broad - Why don't you just have a vision, only for existing residents, of making Oldham a place they like! The more affordable - or social housing you introduce the more likely economically active households will look outside the borough... Look at rebuilding Fitton Hill, Sholver etc.... Real social housing... what is affordable housing??	Yes	45-54	Man	White British
I don't think that we should be encouraging people from outside the area to settle in Oldham. As you have already stated, Oldham already has a housing shortage without this being exacerbated by encouraging people from outside the area. This will have a detrimental effect on pollution, congestion, wildlife, medical appointments and school places to name a few of the negative's effects of the council's land grab to increase revenue through council taxes.	Yes	45-54	Woman	White British



Happy for more houses but please knock down dilapidated factories and mills first before building on arable land and green belt.	Yes	35-44	Woman	White British
We need to house all the homeless of the Borough before even considering those who want to come into the area. We need more community housing.	Yes	Prefer not to say	Prefer not to say	White British
I feel that OMBC has the wrong attitude towards their building policy. The release of greenbelt land throughout the borough is not (in my opinion) the correct direction. Affordable housing with access to facilities and public transport is the direction we need to go. Building large detached /semi-detached aspirational houses in the middle of greenbelt areas will only be affordable by affluent individuals who would use the area to commute to the major cities.	Yes	45-54	Man	White British
Objection: building on green belt land in Royton. Results: premium rather than affordable homes, increase in congestion and exhaust emissions from 2/3 cars per household; loss of mental and physical health benefits; urban sprawl; exacerbation of flooding/sewer collapses. Unfair for Royton to bear largest percentage of building in borough. Instead change some shops (failing because of internet shopping) to dwellings; use brownfield sites closer to town centre, resulting in fewer cars needed.	Yes	65-74	Woman	White British
"Oldham has also growing numbers of older residents who will need homes to meet their changing needs." There are fewer OAP's in every GM borough including Oldham than in 2012 during the same period the population increased by over 100,000. It's a shame you can't be honest about the primary driver of housing shortages which is immigration rather than incorrectly blaming older people.	Yes	45-54	Man	White British
The houses need to be bigger. all new build currently being built in Oldham rooms are too small. you can barely move around the rooms once a bed and cupboards have been fitted.				
I am one of your private landlords. My choice was to always rent to LHA tenants set at affordable rent. In recent years more and more tenants get into arrears, some very large indeed. I found that I was getting to a point where I couldn't afford to have these tenants and carry out repairs. I have had no help at all from the council to help resolve these multiple issues. I have now had to make the decision that I cannot afford to offer affordable or lower rent. What can be done here?	Yes	45-54	Woman	White British
Supply of Housing does not singularly make an area attractive to live in. The area needs a thriving local economy, namely well-paid jobs and a well-connected and free flowing infrastructure for mobility.	No			

Don't sell the houses to tenants, let them buy like any other person would. This will enable stocks to be sufficient. Big buildings are available, fast track planning and work with potential landlords in getting these properties used as flats. Give them council loans to help them	Yes	35-44	Man	Prefer not to say
Some economically active households are happy with the condition of their housing but look to move outside of the borough for improved access to outstanding primary and secondary education.	Yes	35-44	Woman	White British
why do we need to build on our greenbelt sites though?	Yes	35-44	Woman	White British
p.s. my sexuality is not listed as an option on this survey, not even an "other" option!! There are more than three sexualities! You can do better than this!!	Yes	25-34	Woman	White British
Use brownfield sites, look at old mills that can be redeveloped into apartments, do not devalue Royton as a place to Live by building g on the greenbelt. The council must protect the greenbelt of the town for the wellbeing of existing residents	Yes	55-64	Woman	White British
Oldham still has a lot of undeveloped land especially in the housing estates which were demolished for regeneration scheme which was cancelled due to funding issues I believe these sites should be focused on before greenbelt is lost forever I agree we need housing but we also need a balance of greenbelt for healthier lifestyles and wild life a place where our children and grandchildren can go for peace and quiet and positive experiences	Yes	55-64	Man	White British
How would the services, doctors etc cope with more people - it currently takes me a month to get an appointment	Yes	35-44	Woman	White British
Then utilise areas that are derelict and need to be improved rather than taking green spaces just because they are an easier to develop or b cheaper to purchase. Our children need open spaces to play and exercise our communities need places to come together and exercise for the mental wellbeing and improvement of togetherness. STOP TAKING GREEN SPACES [sic]	Yes	35-44	Woman	White British
To achieve these goals, I believe that investment in town centres is paramount.	No			
Fully supportive of this vision.	Yes	35-44	Woman	White other

You are intent on turning Royton north and surrounding area into a car park and increasing asthma and cancer rates. Thornham cannot handle 1000 new houses the road network is at capacity and you can't put in bus corridors as large roads have rows of terraced houses on each side. You would do well to rethink your plans as you only seem to be chasing council tax revenue.	Yes	Prefer not to say	In another way	Asian or Asian British
This wouldn't have been as much of an issue if the Council hadn't taken more than its share of asylum seekers	Yes	45-54	Woman	Prefer not to say
The council should buy 2 bed properties and keep them in stock. Long term it will be worthwhile rather than filling landlords' pockets. E.g. 70k house rent will be 450 x 12 = 5400 per annum that will pay for itself and the property will stay within the council. Not worth paying out rent. Also work with people who have suitable buildings to make them into shelter accommodation. All cheap properties are being snapped up in Oldham by foreign investors	Yes	35-44	Man	Asian or Asian British
All residents need green spaces near places they live. So why is Sean Fielding saying that he is happy to see the greenbelt built in around Oldham?	Yes	55-64	Woman	White British
The Council needs a rented property registration system to prevent overcrowding by applying sanctions on private landlords that allow over occupancy to occur. Having up to 20 individuals living in a property designed for a single-family places undue stress on communities and drags down the area within a matter of months.	Yes	45-54	Man	White British
What about working to keep the economically active who contribute most to the prosperity of the borough here? If we provide more housing at the lowest levels, then more of the economically dependent will come and the town already has more than its fair share. Not saying it should stop, just be balanced so we attract money, not just those in need or looking to use the system	Yes	55-64	Woman	White British
Russell Homes welcomes and is supportive of the Housing Strategy: Vision for Oldham. It is aspirational, yet realistic, recognising the need to deliver an increased quantum and type of housing that meets the needs of the Borough. Russell Homes consider that this vision should be prevalent in the decision-making process in order to ensure that the homes that the Borough requires can be delivered, meeting the needs of residents over the short, medium and longer-term.	Yes	Prefer not to say	Prefer not to say	Prefer not to say
Building of any new homes should be on brownfield sites - they are available. Before accepting applications to build houses for people to buy consider the amount [sic] of houses for sale in Oldham	Yes	55-64	Woman	White British

2 An attractive Housing Offer to support an inclusive economy

	Do you consent that the following data can be used in the...	Age Group	Gender	Ethnic Group
Homes should be restricted to affordable homes built on brown field sites only. People living in Oldham are not made of money and cannot afford to buy designer homes for executives.,	Yes	65-74	Woman	White British
Can you confirm that our green spaces will be protected please	Yes	55-64	Man	Mixed heritage
where houses are built-the local community facilities need to be improved also- health centres/schools.	Yes	65-74	Woman	White British
Happy for more houses but please knock down dilapidated factories and mills first before building on arable land and green belt.	Yes	35-44	Woman	White British
Any empty existing properties should be refurbished and put back on the market or used as community housing. If more housing is then needed, brown filled sites should also be used, rather than any greenbelt land. Greenbelt should not be used at all, as it is a proven fact that the greenbelt is conducive to better health and morale of those living in large towns like Oldham, and also is beneficial to the environment. Also, when considering building, you MUST consider what infrastructure is in place to meet the growing demands of any new housing.	Yes	Prefer not to say	Prefer not to say	White British
Again, the houses need to have access to all facilities and transport not in greenbelt areas use brownfield options first and empty housing.	Yes	45-54	Man	White British
Objection: building on green belt land in Royton. Results: premium rather than affordable homes, increase in congestion and exhaust emissions from 2/3 cars per household; loss of mental and physical health benefits; urban sprawl; exacerbation of flooding/sewer collapses. Unfair for Royton to bear largest percentage of building in borough. Instead change some shops (failing because of internet shopping) to dwellings; use brownfield sites closer to town centre, resulting in fewer cars needed.	Yes	65-74	Woman	White British
Single people excluded as always in Oldham with absolutely nothing on the table for them, yet they contribute a higher rate of income and local taxes than families supported by thousands in tax reduction and family benefits like tax credits.	Yes	45-54	Man	White British
We should be given the chance to add additional wiring for cctv and the internal layout should be decided by the person buying the property.	No			
I would love to bring empty homes back into use, how would this work?	Yes	45-54	Woman	White British
Young people need actual affordable homes based on average income. This would be in the £75,000 to £125,000 bracket. In Band A and B Council tax. Intergenerational overcrowding is a choice of individuals, as such they should be held liable for support and providing homes, this should not be the issue of the council to resolve.	No			

People have no money in Oldham, reduce council tax and help the local people. Run the council like a business. Take the town forward. Build houses on all the land in Royton and Saddleworth. We are the windiest town in the northwest why can't the council build wind farms and generate own electric? Economically viable. This town is going backwards not forwards the councillors are holding Oldham back	Yes	35-44	Man	Prefer not to say
Help for those who have accessed schemes such as shared ownership and are now, or in the future wanting, to sell their homes needs to be considered, i.e. there appears to be lots of help to get people onto the housing ladder but when they move on the terms of their lease / agreement can be prohibitive. For example, Guinness Partnership require a shared owner to pay all survey fees, Guinness' legal fees and an additional cost of £1200 when they want to sell their share. How is this affordable housing??? A Guinness shared owner with a 25% share that is worth less than £20,000 will end up having to pay thousands of pounds if they want to sell their share.	Yes	35-44	Woman	White British
build on brown belt then - why build on our greenbelt spaces - renovate the old mills that are falling down	Yes	35-44	Woman	White British
I'm interested in the Tenants Incentive Scheme especially, I'm currently in social housing and desperately want to own a house. I don't even want to leave the borough; I just want a sensible 3 bed in Chadderton with off road parking. Which would benefit obviously myself and would free up my current one bed flat for someone else to live in!! Trying to save up for a deposit as a single person is a nightmare, I'm doing everything I should: I opened the Lifetime ISA (rather than help to buy ISA..)!!!	Yes	25-34	Woman	White British
Agree	Yes	55-64	Woman	White British
Making Oldham an attractive place to live includes saving our greenbelt and not building on it. There are a high number of brownfield sites that need to be developed before greenbelt sites are even considered.	Yes	35-44	Woman	White British
Hi I am a commissioner for Oldham Cares and my remit is learning disability and dementia. Both of these groups of people have housing needs and I would like for commissioners to take an active role in planning new build housing. When new developments are planned commissioners have an understanding of what specialist housing is needed such as larger 4/5 bed bungalows and equipped for assistive technology. this would give greater diversity in Oldham's housing market and develop homes suitable for older people. I would be grateful if someone would contact me to invite me to any consultation or housing development groups that this work would feed into as this would greatly benefit under represented people of Oldham as currently many people have to access services out of area as there is no appropriate accommodation / service available.	Yes	45-54	Man	White British
I can't see any affordable homes in my area being built - just luxury - council tax anyone ???	Yes	35-44	Woman	White British
Listen to your constituents and look to improve areas that need it not take away areas of natural beauty and openness. Consider the traffic and the local amenities, all these new homes bring families and therefore increase the needs for health care in primary care, more capacity is needed in the acute care, this is already struggling. More school places will be needed, and the schools are already full. There is more to improving access to housing than building houses. the infrastructure to care for these people needs to be strong and have the capacity to cope.	Yes	35-44	Woman	White British

I would like to see derelict sites and outdated town centres regenerated as part of this strategy I would also like our open green spaces to be preserved thus giving appropriate weight to economic, social and environmental aspects of the strategy.	No			
I really think you should also consider working with landlords in a positive way and supporting them to support tenants. For example, if one of my tenants simply ups and leaves without giving the requisite notice, you pay his housing benefit claim on a new property instantly. As a result, your ease of HB access elsewhere facilitates him to breach the terms of his tenancy, and I am left instantly out of pocket with no recourse. As a landlord, this has happened multiple times to me, and I have never felt supported by the council; this obviously had the effect of discouraging me from housing social tenants, which is the opposite of what you should be aiming for. This is simply one example of how policy deters good housing provision. I wish you would work with good landlords to create a safer environment to offer social housing, rather than simply seeming to regulate us further and further, without any clear recognition of the value we bring, or a desire to work together.	No			
The link between housing and good health is well researched and it is good to see links between this strategy and Oldham Cares which aims to help people stay well and live independently. Also need to ensure housing stock improves and not reduce social isolation. Houses need to be in communities with access to green open spaces, facilities, schools, GPs etc.	Yes	35-44	Woman	White other
You are intent on turning Royton north and surrounding area into a car park and increasing asthma and cancer rates. Thornham cannot handle 1000 new houses the road network is at capacity and you can't put in bus corridors as large roads have rows of terraced houses on each side. You would do well to rethink your plans as you only seem to be chasing council tax revenue	Yes	Prefer not to say	In another way	Asian or Asian British
This shouldn't be at the expense of the loss of our green belt and any green/park areas. A lot of what is included above is not new. Where	Yes	45-54	Woman	Prefer not to say
Buy the properties now that majority of landlords are selling up	Yes	35-44	Man	Asian or Asian British
Recent changes to social housing policy are inherently unfair to UK citizens where need is given priority and the fact that young couples living in the back bedroom at their parents' home discounts that couple from being in need	Yes	45-54	Man	White British
As has been proven in many other areas we need to attract upwardly mobile families. Oldham is too keen to turn away people with money who can pay higher taxes and help support less financially secure residents. Anyone with slightly higher incomes mostly rush to live in other areas. Why not provide homes for all types of people. Level up!!! Not down. Make the area attractive to many types of people not a sink area	Yes	25-34	Woman	Mixed heritage

<p>Russell Homes note the acute need for new housing in the Borough, with evidence suggesting that this need extends to different types and tenures. Evidence confirms that residents are now moving out of the Borough in order to secure suitable accommodation. The wider social and economic impacts the delivery of much needed housing will bring cannot be understated. In achieving an attractive housing offer and an inclusive economy OMBC must first ensure that the necessary homes are being delivered. Clear political leadership is required to ensure that new homes, infrastructure and associated benefits are delivered. Support is required at all levels, to ensure that land is available and that planning applications can be supported when appropriate development proposals come forward. Further pressure has been placed on OMBC as a result of the increased housing requirement. OMBC's housing requirement will only be achieved if major development proposals are supported and approved by the Council.</p>	Yes	Prefer not to say	Prefer not to say	Prefer not to say
<p>make use of existing housing, do not build where there is no infrastructure, do not destroy Oldham's green spaces just to make money</p>	Yes	55-64	Woman	White British

3. Delivering the housing offer

	Do you consent that the following data can be used in the...	Age Group	Gender	Ethnic Group
Oldham will not be an attractive place to live once all its fields have been built on. It will be a hellhole to live in.	Yes	65-74	Woman	White British
Can you confirm that our green spaces will be protected please	Yes	55-64	Man	Mixed heritage
Okay as long as you don't build on greenbelt land	Yes	45-54	Man	White British
More needs to be done to take back control of vacant and neglected homes.	Yes	45-54	Woman	White British
Happy for more houses but please knock down dilapidated factories and mills first before building on arable land and green belt.	Yes	35-44	Woman	White British
Do not touch the Greenbelt. Brownfield sites must be the first target for any house building, whether social or private.	Yes	Prefer not to say	Prefer not to say	White British
More townhouses needed. Plus, schools' doctors a&e transport links and improved road network is needed to allow population expansion to grow. Get the infrastructure right first not build the houses and stretch the system past breaking point	Yes	45-54	Man	White British
Objection: building on green belt land in Royton. Results: premium rather than affordable homes, increase in congestion and exhaust emissions from 2/3 cars per household; loss of mental and physical health benefits; urban sprawl; exacerbation of flooding/sewer collapses. Unfair for Royton to bear largest percentage of building in borough. Instead change some shops (failing because of internet shopping) to dwellings; use brownfield sites closer to town centre, resulting in fewer cars needed.	Yes	65-74	Woman	White British
Oldham is considered by many residents and people in other areas as a dumping ground for poverty all your job schemes are in the lowest paid and most polluting industries. Diesel dependant logistics & warehouse the lowest GVA sector in the area you have destroyed around Foxdenton building on green undeveloped land.	Yes	45-54	Man	White British
Increase in housing development is not the remedy, this will cause more issues on inadequate infrastructure, amenities and access to basic schooling and health care. The plan is short-sighted and ill-conceived due to other issues it will cause, ultimately leading to more pressure on council services and social unrest.	No			
Ask landlords to give council first refusal in buying properties, that way costs will be down. stock will increase. People will have security knowing they will not be evicted. Plus, they won't be stressed and being ill which causes more costs to services. Not many properties are coming on the market.	Yes	35-44	Man	Prefer not to say

More detail needs to be provided on how the additional support services, e.g. schools, GPs will be provided for these additional homes.	Yes	35-44	Woman	White British
there are proposals for over 700 homes in bardsley alone all on our greenbelt land - not necessary plus plans for Failsworth, Chadderton Royton to name a few all on greenbelt land	Yes	35-44	Woman	White British
The council must consider the impact on public services if it is to build more homes, you cannot get a doctor's appointment for 8 weeks in Royton, schools are full and the roads are very busy. additional homes would add to the pressure on those services	Yes	55-64	Woman	White British
As previous page, we need to consider specialist housing at the earliest stage	Yes	45-54	Man	White British
Build in brown belt first please and review the tragedy than	Yes	35-44	Woman	White British
As previous 13.604 new families need more than a roof providing how are you going to manage health, education, travel for all these new people in a town that is already struggling and with a health economy that is at breaking point?	Yes	35-44	Woman	White British
The GMSF seeks to provide for the objectively assessed needs for housing and other uses contrary to the presumption in favour of sustainable development at NPPF paragraph 11b in which, the preposition "unless" is drawing attention to a policy constraint that is reinforced by footnote 6 where Green Belts are specifically referenced. As such, objectively assessed needs do not need to be met by the GMSF. Also, contrary to NPPF paragraph 137, I do not believe it will be possible to demonstrate that you have "examined fully" all other reasonable options for meeting the identified need for development in the absence of confirmation from Blackburn with Darwen, Cheshire East and and St. Helens regarding their ability to accommodate any of our need as detailed in table 9.2 of the statement of common ground. As such, exceptional circumstances cannot be demonstrated if this need can (and indeed must) be met in neighbouring areas and subsequently, Green Belt boundaries cannot be amended.	No			
How can you ensure that in building these new homes we are creating jobs and skills for the people of Oldham?	Yes	35-44	Woman	White other
You are intent on turning Royton north and surrounding area into a car park and increasing asthma and cancer rates. Thornham cannot handle 1000 new houses the road network is at capacity and you can't put in bus corridors as large roads have rows of terraced houses on each side. You would do well to rethink your plans as you only seem to be chasing council tax revenue	Yes	Prefer not to say	In another way	Asian or Asian British
The roads around Oldham are already gridlocked - more homes mean more people, more cars. Any strategy should sit closely with local development - where are the extra school places, GPs, health services (the hospital and community services are ready to burst.	Yes	45-54	Woman	Prefer not to say
Make planning easier and build d everywhere	Yes	35-44	Man	Asian or Asian British
There are 500 houses for sale in Saddleworth so why would they could need 256 more houses between Grotton, Lees and Holts estate, including the destruction of all the wildlife and their habitats, forever	Yes	55-64	Woman	White British

Building on the areas identified in the Greater Manchester Spatial Framework document is an assault on nature itself and will cause devastation to the natural environment. The council should be lobbying government for changes to the 2012 planning Act and HMRC in respect of VAT being levied on Brownfield sites and reverse the perverse incentives that result and make building on greenfield locations more appealing to developers.	Yes	45-54	Man	White British
You want healthy but you want to wipe out so much greenery. People need places to feel like they have gotten fresh air or stretched their legs. Not brick and concrete jungles!	Yes	25-34	Woman	Mixed heritage
The more properties for social rent the more we become s social rent town and the less attractive we become to those with money. We have to get out of the downward spiral	Yes	55-64	Woman	White British
Russell Homes welcome that the Council recognises they need to deliver more than twice as many homes up to 2037 than they are required to currently. It is important to note however that the 716 dwelling per annum is not a ceiling requirement and that the Council will have to deliver significantly more than this in the short-term if it is to compensate for the significant under-delivery in previous years. The Housing Delivery Test, published in February 2019 demonstrates that Oldham has delivered only 64% of the housing required and so it is essential that policy mechanisms, as well as officer and political support are available to ensure that development proposals can come forward and delivered in the short-term. Russell Homes welcome the Council's intention to deliver the homes that the Borough desperately needs. This position should be reflected in the Council's approach to the determination of major planning applications in the Borough.	Yes	Prefer not to say	Prefer not to say	Prefer not to say
Do we really so much more housing - it attracts people in to buy not make houses for vulnerable and homeless of Oldham.	Yes	55-64	Woman	White British

4 Place offer to support the Oldham Plan

	Do you consent that the following data can be used in the...	Age Group	Gender	Ethnic Group
Let's build new homes on brown field sites, of which there are very many such sites in Oldham. We cannot carry on the way we have been, building on every square inch of green. Our wildlife is in grave danger and species are going extinct through lack of habitat because we are taking it away from them.	Yes	65-74	Woman	White British
Plenty of brown field sights to build on. Places like Werneth, The Coppice and Glodwick need developing, clearing and investing in.	Yes	45-54	Man	White British
Figures need to be re-evaluated to take into consideration Brexit.	Yes	45-54	Woman	White British
Happy for more houses but please knock down dilapidated factories and mills first before building on arable land and green belt.	Yes	35-44	Woman	White British
Bringing more jobs into the area would be much more helpful. Oldham cannot sustain the people who are already living here with work, how is it going to do so for anyone wanting to move into the area?	Yes	Prefer not to say	Prefer not to say	White British
The gmsf is developer led to increase maximum profit. This is totally unacceptable.	Yes	45-54	Man	White British
Objection: building on green belt land in Royton. Results: premium rather than affordable homes, increase in congestion and exhaust emissions from 2/3 cars per household; loss of mental and physical health benefits; urban sprawl; exacerbation of flooding/sewer collapses. Unfair for Royton to bear largest percentage of building in borough. Instead change some shops (failing because of internet shopping) to dwellings; use brownfield sites closer to town centre, resulting in fewer cars needed.	Yes	65-74	Woman	White British
Record immigration is driving house building in Oldham your own documents state as much. Central Oldham is already unrecognisable and has the highest benefit dependency rates in Oldham including housing benefit, yet your local plan is to build thousands of more homes Oldham already had the least robust economy in Greater Manchester expanding the areas of greatest poverty further will be the final nail in the Oldham coffin.	Yes	45-54	Man	White British
All landlords and investors want to provide high level houses however we get no support when things go wrong, how can this be addressed to give us more confidence to invest in Oldham?	Yes	45-54	Woman	White British
Build them but do not sell them on. You are running a business. Make it easier for people who have big buildings to turn them into HMO or emergency shelter.	Yes	35-44	Man	Prefer not to say

what about highways, house prices of current residents - changes of use to the roads as they know them and have known them for the last 25 years. school places, doctors etc	Yes	35-44	Woman	White British
From my experience in Royton, facilities such as Tandle hill view are an excellent example of ways to support the aging population, private and public partnerships should be explored to develop more of this provision	Yes	55-64	Woman	White British
Go producing plans with residents is a welcome approach but the voices of your residents must be heard when making difficult decisions.	Yes	35-44	Woman	White British
These plans need to be shared in a timely fashion with factual data and allow for the constituents of Oldham to consult on them. it needs to be a fair plan so that ALL districts have developments	Yes	35-44	Woman	White British
I believe that Shaw lacks the 'public assets' necessary to support the kind of large-scale development proposed. It has lost its local waste and recycling depot, marketplace and swimming pool; its library and health centre are inadequate; its community centre is too expensive, and it is losing local jobs e.g. at Shop Direct. Shaw and Royton cannot afford to lose any of the local green belt land that the proposed developments will encroach upon and, instead, brownfield sites should be used, e.g. the former King's Arms site at the Big Lamp has been an empty eyesore for many years now and, though small, could provide housing space and there are other sites that could be used. The Beal Valley is particularly unsuitable for building houses as it is a river flood plain which floods on a regular basis after heavy rain. The local tram service is already very stretched: no chance of parking at Shaw or Derker after 8 am or of getting a seat at morning and afternoon rush hours.	Yes	65-74	Woman	White British
Do the council and GM planning intend to challenge the Government advice to use outdated 2014-based data to provide the demographic baseline for assessment of local housing need instead of the latest set of ONS figures based on research from 2016? Could I also ask why, in the GMSF, a 19 year plan has been chosen in favour of a 15 year plan as permitted by NPPF paragraph 22 as this, in much the same way as using the ONS figures from 2016 would have the effect of minimising the acuteness of the objectively assessed need?	No			
Yes, place plans make sense as there is diversity of need within Oldham and one size does not fit all.	Yes	35-44	Woman	White other
You are intent on turning Royton north and surrounding area into a car park and increasing asthma and cancer rates. Thornham cannot handle 1000 new houses the road network is at capacity and you can't put in bus corridors as large roads have rows of terraced houses on each side. You would do well to rethink your plans as you only seem to be chasing council tax revenue	Yes	Prefer not to say	In another way	Asian or Asian British
We will listen to you if you listen to us. stop building on green belt and build on brownfield sites first; there are lots of them i Oldham	Yes	55-64	Woman	White British

<p>The Council is failing in its duty of care towards residents in first choice housing properties that are in some cases barely fit for human habitation. Despite several approaches being made to Labour Councillors these properties and many more, that are presently being identified by UKIP in the borough are not being repaired or maintained adequately. UKIP are presently conducting a full evaluation of housing being provided by this service provider and the inappropriate level of scrutiny and supervision being exercised by Oldham Councillors</p>	Yes	45-54	Man	White British
<p>Russell Homes welcome the future availability of an up-to-date local housing needs assessment noting that there is a need for additional housing accommodation to meet the clear and varied housing needs that exist across the Borough. OMBC should be mindful however that there has been a substantial under-delivery of housing previously and that OMBC needs to make immediate progress with the delivery of new housing, critically new family housing in the eastern wards of the Borough. OMBC intends to outline site-specific requirements for the proposed GMSF allocations. These should provide a flexible framework to ensure high quality development proposals are not unduly burdened. OMBC should provide recognition and support for developments which are not specifically identified in the GMSF but provide benefits which accord with the Housing Strategy. Developments which provide clear, demonstrable benefits should be strongly supported by the Council during the planning and post-planning process.</p>	Yes	Prefer not to say	Prefer not to say	Prefer not to say

5 Better housing and support to improve people's lives

	Do you consent that the following data can be used in the...	Age Group	Gender	Ethnic Group
Let's build new homes on brown field sites, of which there are very many such sites in Oldham. We cannot carry on the way we have been, building on every square inch of green. Our wildlife is in grave danger and species are going extinct through lack of habitat because we are taking it away from them.	Yes	65-74	Woman	White British
Health and Wellbeing by keeping countryside!!	Yes	45-54	Man	White British
This statement is a contradiction. You state that you want to improve health and wellbeing, yet you propose to build on a large proportion of our greenbelt. Any homes need to have decent back gardens to improve quality of life and safety. especially for younger families. However, this would mean fewer homes or more land being built on.	Yes	45-54	Woman	White British
Happy for more houses but please knock down dilapidated factories and mills first before building on arable land and green belt.	Yes	35-44	Woman	White British
Health and wellbeing will not be improved by building on Green belt land. It will in fact be detrimental to both health and wellbeing.	Yes	Prefer not to say	Prefer not to say	White British
Oldham's greenbelt areas help to protect urban sprawl which is what they was [sic] intended to do. Removing the greenbelt would remove the areas where people go to relax and breath clean air. An increase in housing would increase traffic density removing the healthy areas. We are already seeing massive increase in childhood asthma and obesity it would only get worse with your current plan.	Yes	45-54	Man	White British
Objection: building on green belt land in Royton. Results: premium rather than affordable homes, increase in congestion and exhaust emissions from 2/3 cars per household; loss of mental and physical health benefits; urban sprawl; exacerbation of flooding/sewer collapses. Unfair for Royton to bear largest percentage of building in borough. Instead change some shops (failing because of internet shopping) to dwellings; use brownfield sites closer to town centre, resulting in fewer cars needed.	Yes	65-74	Woman	White British

You have put millions into Coldhurst to end child poverty to the detriment of every other area while ignoring the cultural practices such as female economic inactivity that has caused it. Your solutions can be summed up as "everything for free" free money, free hosting, free transport, free NHS.	Yes	45-54	Man	White British
Private Investors really want to invest in Oldham's housing stock, refurbish and make better, how can we work together on this?	Yes	45-54	Woman	White British
Buy cheap houses that come on the market from private landlords and keep hold of them. You will get your money back in 10 years Again council working with all landlords and investors. Not against them... Buy their stock of them as property in Oldham is still cheap compared to other boroughs	Yes	35-44	Man	Prefer not to say
it's a load of crap - whose envelope is fatter there is already loads of building work gone on in my area for social housing you have KNOCKED DOWN TREES PROTECTED BY PRESERVATION ORDERS, but the council could not give a monkeys	Yes	35-44	Woman	White British
It is very important for a healthy community and the wellbeing of any present or future residents to be able to access open spaces. If we build on areas known to be a community resource to walk and enjoy nature how can we expect to attract people to buy the houses planned. At present there are few areas in Chadderton where you are not near to the busy A roads and these are becoming less with new estates being built, e.g. Foxdenton. If plans to extend business parks such as Stakehill are put forward, then more of our greenbelt area will be taken. A lot of people need to feel able to get into areas of open space beyond the confines of a local busy park and at present that is very much the case. I feel that you have alienated a lot of existing residents with the present plans.	Yes	Prefer not to say	Prefer not to say	Prefer not to say
Building on the greenbelt does not improve, it negatively impacts on existing residents lives the public services must have capacity to support families	Yes	55-64	Woman	White British
The schools and infrastructure in certain areas of Oldham are not sufficient to support the housing target. Residents would like to see these plans before permission is granted to build on greenbelt sites. There is a higher proportion of housing being proposed in certain neighbourhoods and this should be more equally spread across the borough.	Yes	35-44	Woman	White British
As stated,	Yes	45-54	Man	White British
Again - see my point able healthcare - how on earth would you cope ???	Yes	35-44	Woman	White British

before you bring in 13K new families why not look to make the current population of Oldhamers lives better? do not develop new homes that actually negatively impact on those of us who are already here.	Yes	35-44	Woman	White British
Housing associations should focus on housing and not supplementing or replacing other services to the detriment of their main purpose. Their employment service of FCHO seems to have consisted mainly of them bullying Council and jobcentre staff into assisting them in drawing down funding as a reward for getting unemployed people to do unpaid work for them.	Yes	55-64	Woman	White British
In an email I received from Stephen Irvine, Head of planning and Development Management, he states "Officers consider that Oldham not meeting its objectively assessed need would be harmful to the economic and social well-being of Oldham and exacerbate the housing, employment, environmental, building condition and social issues Oldham unfortunately suffers from." This, I believe is subjective, not directly reinforced by policy and is contrary to NPPF para. 11bi. All 3 overarching objectives are referenced, with not meeting the objectively assessed need being tenuously linked to exacerbated environmental issues. I do not see how it could be convincingly argued that not meeting the objectively assessed need and retaining our areas of green space could be linked to an increase in severity of environmental issues. I believe that more weight should be given to the environmental objective in order to achieve and sustain any improvement at all in the health and wellbeing of Oldham's residents.	No			
feeling safe and secure is a basic human need, without a permanent suitable home how do you feel secure and able to thrive? housing is central to the health and wellbeing of Oldham's residence.	Yes	35-44	Woman	White other
You are intent on turning Royton north and surrounding area into a car park and increasing asthma and cancer rates. Thornham cannot handle 1000 new houses the road network is at capacity and you can't put in bus corridors as large roads have rows of terraced houses on each side. You would do well to rethink your plans as you only seem to be chasing council tax revenue	Yes	Prefer not to say	In another way	Asian or Asian British
Reduce council tax	Yes	35-44	Man	Asian or Asian British

If you are really interested in our physical and mental wellbeing, don't destroy our beautiful green spaces that enhance that. Don't support the building of 256 houses on Knowles Lane!	Yes	55-64	Woman	White British
Nice words but not in line with the findings of investigations presently underway by UKIP in the Oldham area	Yes	45-54	Man	White British
Need to include education to encourage people to care for their homes and the environment, and penalties if they cannot respect either.	Yes	55-64	Woman	White British
Russell Homes recognise and support the Council's desire to deliver quality housing and supporting infrastructure to improve the quality of life for its residents. They also support the collaborative approach to the allocation of funding and delivery of services to best meet the needs of residents. It is important to recognise how large-scale housing developments can be drivers for this through the social, economic and environmental benefits they bring but also through the delivery of new housing itself. The delivery of affordable homes provides an opportunity for residents to live in a modern, warm, high quality home, facilitating the renovation and rejuvenation of the poorer quality housing stock. Russell Homes support the Council's intention to use data and intelligence to identify problem areas where support is needed. It is important to ensure however that support is available across the Borough, and that developments are supported where they provide demonstrable community benefit	Yes	Prefer not to say	Prefer not to say	Prefer not to say
Ensure that the existing residents have healthy places to live - do not build on our green spaces	Yes	55-64	Woman	White British