



A Co-operative approach to working with communities on housing development

Co-operatives Councils Innovation Network

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Existing partnership approach with Housing



Excellent partnership working in place and many achievements around:

- Developing new homes
- Making best use of existing homes
- Addressing fuel poverty
- Preventing homelessness
- Improving neighbourhoods
- Allocating social housing
- Bringing back empty homes

Partners already contributing to co-operative working, but highlighted need to reinforce this..

Oldham's Co-operative Housing Offer



- Themes focussed on existing achievement and planned activity
- Reinforced partnership relationships
- Focus on key themes
- 'Something for something' approach to working with communities
- Included number outcomes, including- 'Improving access to appropriate private housing'
- Not just about 'community-led', but community-focussed

Residential Development Prospectus



- Commitment to support growth & wider choice
- Pro active working with investors, developers, partners & communities
- Work with housing providers on tenure diversification
- Disposal programme with priority on deliverability, quality & local economic benefit
- Support for self-build and custom build with groups & individuals
- Market smaller sites for self-build

Self build/ custom build offer



- Council supports range approaches Custom-build & self build
- Chosen as a vanguard Council
- Custom-build Register for individuals via website
- Offering smaller sites & opportunities within larger schemes (Lancaster Club)
- Developer-led approach gives most certainty
- Important to understand local markets & speak to residents

Community-focussed approach - Werneth



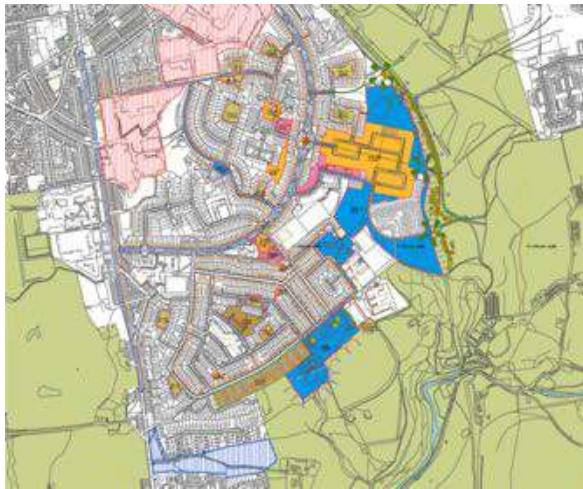
- Following loss HMR, discussed options with residents
- Clear demand for home ownership
- Agreed sales of 38 empty homes for refurbishment under licence
- Disposal 33 homes for conversion into 20 affordable homes
- Consulted on interest in self-build on major cleared site
- Concluding negotiations with Community Build Werneth for 37 large bespoke homes

Limehurst – joint work with Regenda

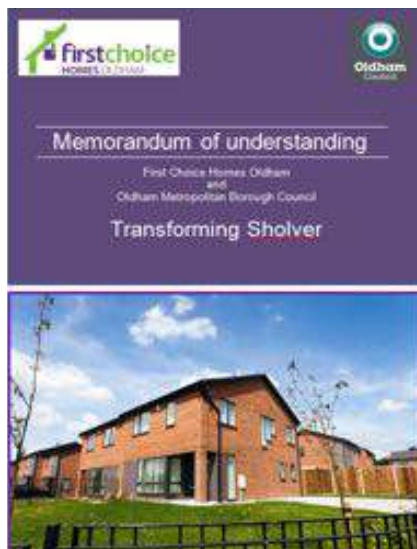


- Joint plan between Council, Regenda and residents on Co-operative agreement in estate
- Focus on engaging residents & identifying aspirations
- Masterplanning
- Joint procurement for development partner (Keepmoat)
- 135 new homes being built – all private sale
- Providing an offer to meet local demands

Fitton Hill & Sholver



- Using Limehurst model elsewhere
- MoU agreed with First Choice Homes on Sholver – up to 70 homes planned as part of plan
- Developing master plan with 4Viva at Fitton Hill – up to 320 homes
- New build Emphasis on private sale
- Partnership working with communities key element
- Uplifting existing estates & aspirations



Primrose Bank



- Part of Gateways to Oldham PFI
- Number of vacant development plots
- Consultation with communities led to re-design
- Council & developer partner selling plots off plan to more bespoke designs
- Initial phase of 16 homes to start in November
- Potential to extend model
- Less risky than self-build



Thanks

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