

Housing need and mix

The scheme proposes a total of 30 dwellings, consisting of 12 one-bedroom apartments, 12 two-bedroom apartments and 6 three-bedroom houses. The scheme is 100% affordable and proposed for Social Rent which Strategic Housing welcomes. The delivery of social rent units is a local priority, a GMCA priority and a Government priority.

Strategic Housing is strongly supportive of the provision of new affordable homes within Rochdale. In line with the Rochdale Core Strategy - *'The need for **affordable housing** has increased in recent years due to an ever-increasing gap between housing costs, particularly for owner occupation, and household incomes. This national trend is evident throughout the borough and, coupled with the difficulty in getting mortgages, has meant that people are finding it increasingly difficult to access market housing.'*

As of September 2025, there are over 7,000 households on the Rochdale Housing Register.

The table below details current demand for households within the Borough.

Rochdale Housing Register Data (Q2) (across all areas in Rochdale Borough)

Total Number of Applicants on Rochdale Housing Register as at the end of March 2025 (across all areas in Rochdale Borough)	7,004
Applicants in Reasonable Preference Bands (Bands A-C) (across all areas in Rochdale Borough)	2,728
Applicants requiring a 1-bedroom property (across all areas in Rochdale Borough)	1,512
Applicants requiring a 2-bedroom property (across all areas in Rochdale Borough)	769
Applicants requiring a 3-bedroom property (across all areas in Rochdale Borough)	457
Applicants requiring 4+ bedroom property (across all areas in Rochdale Borough)	350

The table below details how many properties in the Heywood Ward (where the site is situated) became available for let to applicants on the housing register in the last quarter, and the average number of bids per property.

Heywood - Lettings Data & Average Number of Bids During Q2 (July-September 2025/26) (Locata Data)

1 Bedroom Properties Let during Q2	Properties Available = 11 Average Bids Per Property = 164
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2 Bedroom Properties Let during Q2	Properties Available = 5 Average Bids Per Property = 367
3 Bedroom Properties Let during Q2	Properties Available = 0 Average Bids = N/A
4 Bedroom Properties Let during Q2	Properties Available = 0 Average Bids = N/A
5 Bedroom Properties Let during Q2	Properties Available = 0 Average Bids = N/A

Rochdale Borough Council has declared a housing crisis, with demand for social rent housing ever rising. Strategic Housing's priority is to deliver accommodation at social rent. Similarly, the delivery of homes for social rent is a government priority in this Parliament.

With regard to housing mix, while there is a demand for 1-bedroom dwellings, Strategic Housing is very disappointed by this scheme's lack of provision of 4/5-bedroom houses. Within the current financial year, across the borough, only one 4-bedroom dwelling has been advertised for rent through Rochdale Council's 'Choice Based Lettings' system emphasising the urgent need for 4 bedroom or larger properties.

Between October 2023 – September 2024, the number of new applicants to Rochdale Council's Housing Register with a physical disability was 382 of which 100 required an adapted or wheelchair accessible property. Out of the 382 applicants the bedroom need was as follows:

Applicant bedroom need	Applications
Household requiring 1 bedroom	247
Household requiring 2 bedrooms	71
Household requiring 3 bedrooms	40
Household requiring 4+ bedrooms	24
Grand Total	382

In comparison, between October 2024 – September 2025 the number of new applicants to Rochdale Council's Housing Register with a physical disability rose to 702 of which 209 required an adapted or wheelchair accessible property. Out of the 702 applicants the bedroom need was as follows:

Applicant bedroom need	Applications
Household requiring 1 bedroom	429
Household requiring 2 bedrooms	144
Household requiring 3 bedrooms	85
Household requiring 4+ bedrooms	44
Grand Total	702

The data emphasises the rapidly growing need for 4 bedroom and larger properties that are constructed to M4(3) standard.

The application states that all dwellings are intended to meet M4(2) standards which Strategic Housing welcomes given the crucial need for dwellings of an M4(2) standard. Given the significant need for dwellings that meet M4(3), Strategic Housing requires the applicant to revisit the proposal and include a reasonable proportion of M4(3) dwellings in particular larger family homes.

Strategic Housing would expect all units to comply with or indeed exceed the standard for Nationally Described Space Standards (NDSS). The application states that all dwellings will meet the minimum NDSS standards required. While Strategic Housing approves of the dwellings meeting NDSS standards we are disappointed that only the minimum standards are to be met.

Housing Tenure

In line with Rochdale Core Strategy '*We will seek affordable housing on all developments of 15 dwellings or more*', the strategy then states that affordable housing should be provided on site or via an off-site provision. The scheme proposes all dwellings will be 100% affordable and at Social Rent which goes above and beyond Rochdale's Core Strategy which Strategic Housing welcomes.

Conclusion

The development provides affordable housing at social rent. The dwellings are intended to meet NDSS standards while all dwellings are to comply with M4(2) building regulations standards.

In principle Strategic Housing is supportive of this scheme however Strategic Housing looks forward to discussing this scheme with the applicant to explore the inclusion of 4/5 bedroom dwellings and the inclusion of M4(3) dwellings.

Strategic Housing
Rochdale Borough Council