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new house target for rochdale mbc council



Rochdale Borough Council currently has a housebuilding target of **918 new homes per year**, which was set by the government in early 2025 [1.17, 1.34]. This represents a significant increase from the previous target of 616 homes per year, which had been set by the Greater Manchester Combined Authority (GMCA) [1.34].

Current Housing Strategy and Targets

The council's strategic approach involves several long-term and short-term goals: 

- **Total Ambition:** The council aims to bring around 10,000 new homes to the borough to support a growing population and improve the property mix [1.10].
- **Station Strategy:** Approximately 7,000 of these new homes are targeted for land around the borough's five railway stations [1.10, 1.31].
- **Town Centres:** Sites for up to 2,000 new homes have been identified in brownfield areas within town centres [1.10].
- **Homelessness Response:** The council's housing strategy for 2025–2027 includes a plan to provide 100 new homes specifically for the homeless to reduce reliance on temporary bed and breakfast accommodation [1.17].
- **Historical Delivery:** As of mid-2025, Rochdale was delivering an average of 609 homes per year, falling just short of its previous target [1.34]. 

Key Planned and Underway Developments

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- **Stakehill 'Garden Neighbourhood':** Plans have been proposed for a mammoth 1,380-home development south of the M62 [1.33, 1.42]. [↗](#)

Housing Challenges and Needs

The increased targets aim to address a critical housing situation in the borough: [↗](#)

- **Waiting Lists:** There are approximately 20,000 people on the housing waiting list (previously cited as 9,000 in early 2025), including over 400 children in temporary accommodation [1.16, 1.17].
- **Supply Gaps:** There is a severe lack of larger family homes; of the 813 social properties let in 2024, only 15 had four or more bedrooms [1.16, 1.34].
- **Sustainability:** New housing is expected to be sustainable, with goals focused on brownfield development and energy efficiency [1.10, 1.13]. [↗](#)

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is rochdale council meeting its housing targets



Rochdale Borough Council is currently **not meeting its projected housing needs**, which has led to the declaration of a "housing emergency". While the council is delivering 609 homes per year on average against its current target of 616, it faces a significant waitlist and upcoming increases in government-set targets.

Current Housing Performance and Targets

- **Current Delivery:** The borough is currently delivering an average of **609 homes per year**.
- **Previous Target:** The building target set by the Greater Manchester Combined Authority (GMCA) was **616 homes per year**.
- **New Target:** The government recently announced a new annual housebuilding target for Rochdale of **918 homes per year**, creating a further performance gap.

Key Housing Challenges

- **Housing Emergency:** The council officially declared a housing emergency in October 2023 due to critical shortages in supply.
- **Waiting Lists:** There are approximately **20,000 people** on the Council's Housing Register. Individuals may wait in excess of five years for social housing, and this wait time is expected to increase over the next five years.
- **Homelessness Demand:** There are 919 applicants with some form of homeless priority as of early 2025. The council is specifically focused on reducing reliance on emergency Bed & Breakfast accommodation for homeless families.

Council Response and Future Strategy

- **Interim Housing Strategy 2025-2027:** This strategy aims to lay foundations for a 10-year plan focused on homelessness prevention and accelerating growth of all affordable housing tenures.
- **Funding Commitments:** The council has committed to a cumulative **£25 million budget** for its Housing Supply Programme expected to run until 2030.
- **Greater Manchester Partnership:** Rochdale is working with the GMCA on a plan to deliver 75,000 new homes across the region, including at least 10,000 net-zero affordable homes.
- **Policy Changes:** In August 2025, the council adopted a new [Housing Allocation Policy](#) intended to replace the previous system, which was deemed no longer fit for purpose.

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Interim Housing Strategy 2025-2027

The Interim Housing Strategy 2025-2027 seeks to lay the foundations of a new 10 year plan for growth and development throughout th...



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Decision - Adoption of Rochdale Council's Allocation Policy

25 Aug 2025 — The policy had been drafted following comprehensive consultation with those directly affected by the new policy approac...

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