

STRATEGIC HOUSING DIRECTORATE**From:** Strategic Housing Service**To:** Nick Brookman**Name:** Daniel McGrath**Date:** 24/03/2026

Application No: PL/2026/0141**Location:** Land at Queens Drive, Rochdale, OL11 2NP**Site Location:**

Thank you for consulting Strategic Housing.

The scheme proposes the erection of 28 dwellings consisting of 23no. one-bedroom apartments and 5no. four-bedroom houses.

The application confirms that all dwellings are to be for social rent. Strategic Housing strongly supports the delivery of a 100% social rent scheme, in accordance with national and local priorities.

Rochdale Council has declared a housing crisis and there is a critical need within the borough for 1-bedroom properties and 4/5-bedroom houses for social rent. As of December 2025, there are circa 3000 households on the Rochdale Housing Register in priority bands (A-C).

The table below details current demand of property size within the borough:

Total number of applicants in Priority Need (Bands A-C) (across all areas in Rochdale Borough)	3,007
Applicants in priority need requiring a 1-bedroom property (across all areas in Rochdale Borough)	1,126
Applicants in priority need requiring a 2-bedroom property (across all areas in Rochdale Borough)	844
Applicants in priority need requiring a 3-bedroom property (across all areas in Rochdale Borough)	678
Applicants requiring 4+ bedroom property (across all areas in Rochdale Borough)	359

The table below details how many properties in the whole Rochdale Borough became available for let to applicants on the housing register in the last quarter, and the average number of bids per property.

Whole Rochdale Borough - Lettings Data & Average Number of Bids During Q3 (October-December 2025/26) (Locata Data)

1 Bedroom	Properties available for let = 110 Average Bids Per Property = 187
2 Bedroom	Properties available for let = 38 Average Bids Per Property = 386
3 Bedroom	Properties available for let = 38 Average Bids Per Property = 288
4 Bedroom	Properties available for let = 1 Average Bids Per Property = 260
5 Bedroom	Properties available for let = 0 Average Bids Per Property = N/A

The table below details how many properties in the Rochdale 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.

1 Bedroom	Properties available for let = 74 Average Bids Per Property = 189
2 Bedroom	Properties available for let = 27 Average Bids Per Property = 721
3 Bedroom	Properties available for let = 22 Average Bids = 525
4+ Bedroom	Properties available for let = 1 Average Bids = 260

Strategic Housing strongly supports delivery of 1- bedroom apartments, to meet acute local and indeed borough-wide demand as the data above confirms.

Within the current financial year only two 4-bedroom or larger dwellings have been advertised for rent through Rochdale Council's 'Choice Based Lettings' system emphasising the urgent need for 4 bedroom or larger properties for social rent. The application confirms that 5 of the dwellings will be four-bedroom homes which Strategic Housing strongly approves of.

The application confirms all dwellings will meet Nationally Described Space Standards (NDSS) which Strategic Housing welcomes.

As of December 2025, 60 households are still awaiting fully wheelchair adapted accommodation with the average wait time currently at 529 days. 36 households that are currently residing in council-provided temporary accommodation in Rochdale include at least one family member with a physical or mental disability (23 physical, 13 learning and 7 both).

The data emphasises the need for properties that are constructed to M4(3) and M4(2) standard.

The scheme states that all apartments are to meet M4(2) standards. In addition to this all four-bedroom houses are to meet M4(3) standards. Strategic Housing strongly supports this.

Overall, Strategic Housing is strongly supportive of the proposed scheme. The inclusion of four-bedroom dwellings and dwellings that meet M4(2) and M4(3) standards is a welcome addition which will help alleviate the increasing demand for these types of dwellings.

Strategic Housing
Rochdale Borough Council