

STRATEGIC HOUSING DIRECTORATE

From: Strategic Housing Service **To:** Ryan Kileen
Name: Daniel McGrath **Date:** 24/03/2026

Application No: 25/00405/FUL

Location: Land South Of Greenvale, Bamford Rochdale

Site Location:



Thank you for consulting Strategic Housing.

The scheme proposes the erection of 45 dwellings consisting of a mix of three to five-bedroom houses.

The application confirms that the affordable contribution will be made on site with 3no. three-bedroom properties being for social rent and 3no. four-bedroom properties being 'intermediate' tenure.

Strategic Housing welcomes an on-site affordable contribution especially for social rent. We will require clarity on the type of tenure of the four-bedroom dwellings.

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 Bamford and Norden (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.

Bamford & Norden (OL11 5..) - Lettings Data & Average Number of Bids During Q3 (October-December 2025/26) (Locata Data)

1 Bedroom Properties Let during Q3	Properties Let = 2 Average Bids Per Property = 19
2 Bedroom Properties Let during Q3	Properties Let = 0 Average Bids Per Property = N/A
3 Bedroom Properties Let during Q3	Properties Let = 0 Average Bids = N/A
4 Bedroom Properties Let during Q3	Properties Let = 0 Average Bids = N/A
5 Bedroom Properties Let during Q3	Properties Let = 0 Average Bids = N/A

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 proposed site consists of 3no. four-bedroom dwellings and 3no. three-bedroom dwellings for affordable tenure. Strategic Housing strongly supports the delivery of larger family homes in particular 4-bedroom or larger.

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 makes no reference to whether any on-site affordable dwellings will be compliant with Part M of the Building Regulations. Strategic Housing expects a reasonable quantum of the affordable dwellings to meet M4(3) and all affordable dwellings to meet M4(2).