

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 July 2026, 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)	3,122
Applicants in priority need requiring a 1-bedroom property (across all areas in Rochdale Borough)	1,187
Applicants in priority need requiring a 2-bedroom property (across all areas in Rochdale Borough)	868
Applicants in priority need requiring a 3-bedroom property (across all areas in Rochdale Borough)	696
Applicants requiring 4+ bedroom property (across all areas in Rochdale Borough)	371

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 (April - June 2026/27)

1 Bedroom	Properties available for let = 85 Average Bids = 205
2 Bedroom	Properties available for let = 36 Average Bids = 370
3 Bedroom	Properties available for let = 30 Average Bids = 474
4+ Bedroom	Properties available for let = 0

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 = 33 Average Bids Per Property = 140
2 Bedroom	Properties available for let = 13 Average Bids Per Property = 388
3 Bedroom	Properties available for let = 8 Average Bids = 399
4+ Bedroom	Properties available for let = 0

Within the previous financial year only four 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 within the borough. Strategic Housing requests the applicant review their proposal to include a quantum of four-bedroom or larger dwellings to help meet demand.

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

While Strategic Housing welcomes a scheme where all dwellings are to meet M4(2) of the Building Regulations we also require a quantum of dwellings to be constructed to M4(3) of the Building Regulations to help meet acute demand for adapted homes as reflected in Rochdale's emerging draft Local Plan.

Strategic Housing
Rochdale Borough Council