

Oldham  
beyond

The 1000 Days Campaign Report  
By the **Oldham Beyond Commission, March 2008**

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Professor Peter Roberts



## Foreword

### By Professor Peter Roberts, Chair of the Oldham Beyond Commission

I am delighted to be able to introduce this report, which provides details of the progress made in delivering the Oldham Beyond regeneration agenda during the 1000 Days Campaign. This period of intensive action has seen Oldham take a major step towards realising the vision of a more inclusive, prosperous and sustainable future for all its communities and people.

Oldham Beyond is an ambitious and exciting programme aimed at delivering a better place for everyone. Created by the people of the communities of Oldham, the vision is providing a framework for transformational regeneration across the whole Borough up to 2020. The 1000 Days Campaign has enabled the initial implementation of the Oldham Beyond vision and has generated a powerful momentum amongst partners for the delivery of regeneration.

#### There has been significant progress on many fronts:

- The Hollinwood Business District has seen the opening of its first headquarters building. Given its location at Junction 22 of the M60, the area is already being considered as one of the major growth opportunities in the North West region.
- The first homes to be built as part of Housing Market Renewal have been completed and received national recognition.
- Major regeneration plans have been produced for University Centre Oldham, Oldham Sixth Form College and The Oldham College in the 'West End'. Improving knowledge and skills is vital for facilitating the future prosperity of the Borough.
- Within Oldham Town Centre, the popular Cultural Quarter has grown with the opening of Oldham Library and Lifelong Learning Centre.

These achievements over the first 1000 Days demonstrate the need to go beyond conventional physical regeneration in order to ensure that a broad agenda of social cohesion, environmental improvement and economic prosperity is delivered. Positive change is now apparent.

As part of the 1000 Days Campaign, the Oldham Beyond Commission has been monitoring and reviewing the delivery of regeneration. It is now publishing this report in recognition of the numerous achievements: 44 of the 50 key actions that were promised have been carried out. At the same time, in recognising that a pivotal stage has now been reached in moving regeneration plans into developments on the ground, this report identifies where further work is needed. Sustainable communities are never finished; there is always room for improvement.

The Commission concludes that the realisation of Oldham Beyond is on track. Whilst there is still much work to be done, the 1000 Days Campaign has laid firm foundations and a strong commitment has grown amongst partners. There are many clear indicators that further, major progress is afoot: join us in creating your future Oldham.



## The 1000 Days Campaign

The Oldham Partnership (Oldham's Local Strategic Partnership) and the Northwest Regional Development Agency commissioned Oldham Beyond to look at how regeneration could transform the whole Borough. Following in-depth analysis and extensive consultation, which included talking to more than 2,000 residents in the 'Thought Bubble' (an inflatable room that toured the Borough), a series of ideas were produced in 2004. These range from projects like the development of Hollinwood at Junction 22 of the M60 into a sub-regional business location to principles like the full use of latest renewable energy technology in new developments.

**The ideas were embedded in the Oldham Partnership's Community Strategy when it was revised in 2005.**

As part of this, the Oldham Partnership set up the 1000 Days Campaign. Running from the 24th June 2005 to the 19th March 2008, this has brought the various, regeneration delivery partners in the Borough together to co-ordinate and drive over a '1000 days' period the first steps towards the realisation of the Oldham Beyond ideas.

The Oldham Beyond Commission was created to evaluate and challenge the regeneration being delivered as part of the 1000 Days Campaign. Chaired by Professor Peter Roberts, who is also Chair of the National Academy for Sustainable Communities, its members are:

- [Professor Peter Roberts](#) - Independent member
- [Nick Brown](#) - Oldham Partnership
- [Philip Hirst](#) - Economic Partnership
- [Councillor David Hibbert](#) - Oldham Borough Council
- [Tom Flanagan](#) - Oldham Borough Council
- [Mike Hollows](#) - Northwest Regional Development Agency
- [Diane Goodwin](#) - English Partnerships
- [Andrew Fletcher](#) - Independent member
- [Dan Sequerra](#) - Independent member



Oldham Beyond Commission

**The Commission has focused on 12 of the big, Oldham Beyond projects, being:**

- (1) Hollinwood Business District – Development of sub-regional business premises at the new ‘Hollinwood Business District’ around Junction 22 of the M60
- (2) Mumps – Development of in-town business premises and residential properties in the Mumps area of Oldham Town Centre
- (3) Chadderton Technology Park – Development of business premises for high-technology companies at the new ‘Chadderton Technology Park’ off Lansdowne Road
- (4) Housing Market Renewal – Development of a range of new residential properties in areas of the Borough as part of the Housing Market Renewal programme
- (5) Local Town and District Centres – Development of local retail and leisure uses in the local town and district centres
- (6) Local Improvement Finance Trust – Development of new health and social-care facilities across the Borough as part of the Local Improvement Finance Trust initiative
- (7) The West End – Development of facilities for the further- and higher-education institutions in the ‘West End’ of Oldham Town Centre
- (8) Building Schools for the Future - Development of new secondary schools across the Borough as part of the Building Schools for the Future programme
- (9) Metrolink – Development of light-rail through the Borough as part of the Metrolink network’s extension programme
- (10) Oldham Town Centre Core – Development of retail, leisure and cultural uses in the ‘Core’ of Oldham Town Centre
- (11) Oldham Athletic – Development of a new stadium for Oldham Athletic Football Club
- (12) The Mills – Development of new uses for vacant mills across the Borough

The Commission has evaluated the progress made against 50 actions, which were identified to be the first steps towards the delivery of the 12 projects. The Report now sets out the actions, the progress made against them, and the Commission’s final assessment of their implementation status, classified into:

- Green** Action has been progressed as expected and has either been completed or is soon-to-be completed;
- Amber** Action has been progressed but further work is needed for its completion, and;
- Red** Action has not been progressed as expected and substantial work is needed for its completion.

The Report then gives some concluding comments on the 1000 Days Campaign by the Commission members.



Artist's impression of Mumps from Oldham Beyond



Artist's impression of Royton Town Centre from Oldham Beyond





Artist's impression of the former Lime Mill site scheme

# (1) Hollinwood Business District

Actions	Progress	Status
(1) Creation of a masterplan	<p>Hollinwood is a prime location for economic regeneration in Oldham and also North Manchester, given its position at Junction 22 of the M60. Oldham Borough Council and English Partnerships produced a masterplan to guide this in November 2005. It includes the proposals:</p> <ul style="list-style-type: none"> <li>• c. 50,000 sq ft, headquarters building on the Roxy Cinema site off Hollins Road</li> <li>• a hotel on the corner of Manchester Road and Pump Street</li> <li>• c. 300,000 sq ft of further office/business space</li> <li>• conversion of the existing, heavy-rail line and Hollinwood Station to Metrolink (see Project 9)</li> <li>• a gateway, art feature to the Borough</li> </ul> <p>The masterplan envisages that the proposals would bring around £100 million of investment into the area and create around 3,000 jobs.</p>	Green (Completed)
(2) Acquisition of the Roxy Cinema site off Hollins Road	Oldham Borough Council acquired the Roxy cinema when it closed in September 2006. Demolition of it was completed in February 2007.	Green (Completed)
(3) Acquisition of the former Lime Mill site on Albert Street	Oldham Borough Council acquired the 14-acre site in March 2006.	
(4) Appointment of a development partner	Oldham Borough Council appointed Langtree in October 2007. As part of Phase I of Hollinwood's transformation, Langtree is proposing a 100,000 sq ft office development on the former Lime Mill site. It is anticipated that construction will start in summer 2008.	Green (Completed)
(5) Start of construction of a hotel on the site cornering Manchester Road and Pump Street	The construction of a 33,000 sq ft, 96-bed hotel has been delayed because of set-backs with site assembly. Oldham Borough Council issued Compulsory Purchase Orders on the properties that it had not been possible to acquire on a voluntary basis in October 2007. It is anticipated that demolition will start soon.	Amber
(6) Completion of the Northern Counties' headquarters building on the corner of Manchester Road and Hollinwood Avenue	Northern Counties is one of the largest housing associations in England and Wales. It opened its new headquarters in October 2006. Costing £10 million, the 57,000 sq ft building replaces Northern Counties' previous headquarters in Manchester City Centre. 285 jobs have been transferred or created in the Borough.	Green (Completed)
(7) Completion of the extension to Hollinwood Business Centre on Albert Street	With assistance from the Northwest Regional Development Agency, Oldham Borough Council created a 20,000 sq ft extension, which was completed in December 2006. Costing £2 million, it has led to the creation of around 100 jobs.	Green (Completed)



## (2) Mumps

Victory Apartments,  
Union Street



Actions	Progress	Status
(8) Creation of a masterplan	<p>Oldham Borough Council and English Partnerships produced the masterplan in October 2007. It includes the proposals:</p> <ul style="list-style-type: none"> <li>• c. 50,000 sq ft, landmark building on the old B&amp;Q site, which could include a hotel or function facilities</li> <li>• c. 30,000 sq ft of creative industries incubator- and work-space around Rhodes Bank</li> <li>• c. 70,000 sq ft of further office/business space</li> <li>• c. 750 residential units</li> <li>• as part of Metrolink (see Project 9), the creation of a light-rail line along Union Street as well as a new Mumps Station, which will involve the reconfiguration of the roundabout</li> </ul>	Green (Completed)
(9) Develop proposals for digital and creative industries accommodation around Rhodes Bank	<p>Oldham has a growing digital and creative industries sector, which has the potential to play an important part in the restructuring of the Borough's economy. A lack of suitable accommodation is however impeding its growth.</p> <p>The Oldham Evening Chronicle and developers have produced proposals for the development of such accommodation around Rhodes Bank. Detailed plans are now being considered.</p>	Green (Completed)
(10) Completion of an office development at Southlink Business Park	<p>The new Social Services and Pennine Care Trust offices opened in November 2005.</p>	Green (Completed)
(11) Completion of a residential development on The Victory Cinema site on Union Street	<p>Oldham Town Centre currently has a handful of residents. The Victory Cinema development by Hillstone Developments and Millerbrook Properties signals the start of a renaissance in Town Centre living. The 32 apartments will be fully completed soon.</p> <p>There are now planning permissions in place for nearly 600 residential units across the Town Centre.</p>	Green



**ZETEX**

**SEMICONDUCTORS**

[www.zetex.com](http://www.zetex.com)

### (3) Chadderton Technology Park



**Actions**

(12) Creation of a masterplan

**Progress**

Zetex is a global-trading designer and manufacturer of semiconductors - and is Britain's only silicon chip manufacturer. It has its headquarters in Oldham. Following the recent consolidation of Zetex's operations in Oldham off Lansdowne Road, there is an opportunity to attract other high-tech, high-value companies into the vicinity.

**Oldham Borough Council produced the masterplan in January 2008. It includes the proposals:**

- c. 50,000 sq ft of research and development/advanced engineering space off Stockfield Road
- an Innovation and Business Incubator Centre on the corner of Lansdowne Road and Arkwright Street, which will have links to the West End (see Project 7)
- c. 30,000 sq ft of workshop space on Lansdowne Road and Peel Street
- Mechanical Biological Treatment facility as part of the redevelopment of the Arkwright Street Waste and Recycling Transfer Station
- conversion of the existing, heavy-rail line to Metrolink and the creation of a new Station at Freehold (see Project 9) Other key, progress:

**Status**

Green (Completed)

Viridor Waste Management received planning permission in February 2008 to redevelop the Arkwright Street Waste and Recycling Transfer Station. Costing £33 million, the development will raise the rate of recyclables sent from the site to processing facilities from 17 to 60 per cent. It will also include a Mechanical Biological Treatment plant that produces green fuel from organic waste for power generation. It is anticipated that construction will start in May 2008 and be completed by 2010.



# (4) Housing Market Renewal

Artist's impression of the redevelopment of Suthers Street



## Actions

## Progress

## Status

<p>(13) Submit and secure approval of 'Wave 2' Housing Market Renewal proposals</p>	<p>Oldham Rochdale Partners in Action's Wave 1 proposals, relating to the period April 2004 to March 2006, specifically identified for Oldham interventions in Derker and Werneth/Freehold. They secured £53.5 million of Housing Market Renewal funding.</p> <p>The Wave 2 proposals, relating to the period April 2006 to March 2008, were submitted to the Government in August 2005 and specified for Oldham the continuation of work in Derker and Werneth/Freehold as well as interventions in the New Deal for Communities areas of Hathershaw and Fitton Hill as well as in the areas of Alt and Sholver. In March 2006, they secured £67.5 million of funding.</p> <p>Oldham Rochdale Partners in Action was named as one of the top 25 regeneration organisations in the country by the journal Regenerate in June 2007.</p>	<p>Green (Completed)</p>
<p>(14) Submit and secure approval of 'Wave 3' Housing Market Renewal proposals</p>	<p>The Wave 3 proposals, relating to the period April 2008 to March 2011, were submitted to the Government in November 2007 and specified for Oldham the continuation of work in Derker, Werneth/Freehold, Hathershaw, Fitton Hill, Alt and Sholver as well as interventions in two areas that are part of the Gateways to Oldham Private Finance Initiative, Primrose Bank and Clarkwell. In February 2008, they secured £90 million of Housing Market Renewal funding.</p>	<p>Green (Completed)</p>
<p>(15) Acquisition of:</p> <ul style="list-style-type: none"> <li>• 200 properties in Derker</li> <li>• 200 properties in Werneth/Freehold</li> </ul>	<p>In September 2005, Compulsory Purchase Orders were served on 336 properties in Derker and Werneth/Freehold that it had not been possible to acquire on a voluntary basis. A public inquiry into the serving of 102 them was held from February to April 2007 and the Government upheld them all in October 2007.</p> <p>361 properties have now been acquired in Derker and 239 properties have now been acquired in Werneth/Freehold</p>	<p>Green (Completed)</p>
<p>(16) External renovation of:</p> <ul style="list-style-type: none"> <li>• 150 properties in Derker</li> <li>• 125 properties in Werneth/Freehold</li> </ul>	<p>The external renovation of properties in both Derker and Werneth/Freehold has been very popular.</p> <p>165 properties have been renovated in Derker and 130 have been renovated in Werneth/Freehold. In June 2005, Gleeson Regeneration and Bellway were chosen as preferred developers for Derker, whilst Keepmoat was chosen for North Werneth and BASE for South Werneth.</p>	<p>Green (Completed)</p>



## (4) Housing Market Renewal (continued)

Actions	Progress	Status
<p>(17) Construction of:</p> <ul style="list-style-type: none"> <li>• 25 properties in Derker</li> <li>• 125 properties in Werneth/Freehold</li> </ul>	<p>In June 2005, Gleeson Regeneration and Bellway were chosen as preferred developers for Derker, whilst Keepmoat was chosen for North Werneth and BASE for South Werneth.</p> <p><b>Derker:</b></p> <ul style="list-style-type: none"> <li>• McInerney will fully complete 44 apartments and 29 houses on the former Granville Mill site on Vulcan Street soon. The development has cost £6.5 million.</li> </ul> <p>Outline planning applications for residential developments on the Derker Station, London Road and Abbotsford Road sites were approved in June 2006.</p> <p><b>Werneth/Freehold:</b></p> <ul style="list-style-type: none"> <li>• The Great Places Housing Group completed 18 homes on Selwyn Close in August 2006. Costing £2.8m, it is the first residential development in the Borough to gain the EcoHomes, top 'excellent' rating. It is also the first development in the North West to receive a Building for Life 'Gold Standard' Award, which it did in September 2006. The development was short-listed as well for the Royal Institution of Chartered Surveyors North West's 2007 'Sustainability' Award. English Partnerships cited the development as an example of how environmental principles can be applied to smaller sites in the 2007 edition of its Urban Design Compendium.</li> <li>• The Great Places Housing Group is building 16 houses, 6 apartments and a supported care leavers' centre on the Norfolk/Devon Street site. Some of the homes were completed in September 2007 and it is anticipated that the remainder will be completed by summer 2008. It is the first development in the Borough to have a 'Home Zone', which gives pedestrians and vehicles equal priority in the streetscape.</li> <li>• Keepmoat will start building 47 houses and 16 apartments on the Suthers Street site soon. The development will cost £8 million.</li> <li>• The Spencer Street site was one of three sites in the UK that was entered into the European8 competition in 2005/06. Young architects from across Europe competed to design apartments and houses for the site. A team of UK-based German architects were chosen as the winner, and runners-up of the overall European8 competition, in February 2006. BASE are taking forward the designs. Costing £28 million, it plans to build around 160 homes. An outline planning application for residential on the site was approved in June 2006.</li> </ul> <p>Outline planning applications for residential developments on the North Werneth site off Featherstall Road South and in Hartford Mill on Edward Street were approved in June 2006.</p>	<p>Amber</p>
<p>(18) Start construction of a residential development on the former St Mary's Estate off St Mary's Way</p>	<p>Gleeson Regeneration received full planning permission in December 2006 to build 121 apartments and 71 houses. Costing £41.5 million, the development will include a landmark, 10-storey apartment tower. It is expected to gain the EcoHomes 'excellent' rating and to be an exemplar for sustainable regeneration in the Borough. A funding gap, which has now been resolved, and now a need to change the residential mix of the scheme has delayed the start of construction. The Commission for Architecture and the Built Environment awarded the HMR Core Team in January 2006 for championing good design in the development.</p>	<p>Red</p>



## (5) Local Town and District Centres

Artist's impression of the North Bank scheme



Actions	Progress	Status
<p>(19) Start the development of a masterplan for Royton Town Centre</p>	<p>The local town and district centres work well as focal point for local communities. Masterplans are going to be devised for each of them, which will guide their future development and continued success.</p> <p>Oldham Borough Council has started work on a masterplan for Royton Town Centre and another for Shaw and Crompton Town Centre. Initial consultation was undertaken between September and November 2006. Proposals are now being developed.</p> <p>Options are also being developed for Chadderton Town Centre. Consultation was undertaken between March and June 2007. It is anticipated that a feasibility study on the future use of vacant, historic buildings will be produced in April 2008.</p>	<p>Green (Completed)</p>
<p>(20) Develop proposals to improve the Huddersfield Road District Centre area</p>	<p>Modus Properties received planning permission in October 2006 to create a new, 130,000 sq ft Tesco store on the existing site. Costing £35 million, the development will involve the store being stilted with car parking and seven, independent retail units underneath. It is anticipated that construction will start in early 2008. Around 750 full and part-time jobs will be safeguarded or created.</p>	<p>Green (Completed)</p>
<p>(21) Develop plans for commercial and residential space north of the Rochdale Canal off Oldham Road in Failsworth Town Centre</p>	<p>Failsworth Town Centre has recently seen the re-opening of the Rochdale Canal. A masterplan has also been produced for it, which includes proposals for commercial and residential space on this 'North Bank' site.</p> <p>Oldham Property Partnerships submitted planning applications in February 2008 for new premises for current retailers, a new community centre that will incorporate a new library and community rooms, and 150 apartments. Costing £30 million, the development will include a landmark, 11-storey apartment tower. Subject to planning permission, it is anticipated that construction will start in summer 2008 and be completed by the end of 2010.</p>	<p>Green (Completed)</p>
<p>(22) Start of construction of a marina and Tesco store on the Knoll Mill site on Chew Valley Road in Greenfield District Centre</p>	<p>Wiggett Construction and Parkland Properties have started construction of the marina on the Frenches Wharf part of the site next to the Huddersfield Narrow Canal. It will include moorings for 16 canal boats. Completion is anticipated in spring 2008.</p> <p>Tesco Stores received full planning permission in January 2008 for a 25,000 sq ft Tesco store and a 13,500 sq ft commercial unit on the Wellington Mills part of the site. It is anticipated that construction will start soon.</p> <p>Costing £25 million, the development will create around 230 jobs.</p>	<p>Green</p>

Left - Artist's impression of the redevelopment of the Knoll Mill site



## (5) Local Town and District Centres (continued)



Artist's impression of the Chadderton Health and Well-Being Centre



### Actions

### Progress

### Status

(23) Completion of a Primary Care Resource Centre off Ashton Road West in Failsworth Town Centre
(24) Completion of a supermarket on the former health centre site off Ashton Road West in Failsworth Town Centre
(25) Completion of an Asda store on the Dawn Mill site off Eastway in Shaw Town Centre

The £7 million Primary Care Resource Centre opened in June 2005. It is the first development of its kind in Oldham that brings health and social-care facilities together.
An 86,000 sq ft Tesco store and a petrol station opened in July 2007. 390 full and part-time jobs have been created.
A 35,000 sq ft Asda store opened in August 2007. Costing £20 million, it is the first store in the country to be built from a sustainable, timber frame and includes several other sustainable regeneration features. It is Asda's first eco-friendly store and has been short-listed for the Royal Institution of Chartered Surveyors North West's 2008 'Sustainability' Award.  309 full and part-time jobs have been created and the store sources local produce.

Green (Completed)

Green (Completed)

Green (Completed)

Following the identification of structural problems with Chadderton Swimming Pool and its closure in August 2006, Oldham Borough Council and Community 1st Oldham have developed plans for a Health and Well-Being Centre on the old environmental services depot site on Wellington Street. It is the first development of its kind in Oldham. Costing £5 million, Phase I will include a new swimming pool, gym, library, and three community rooms. Construction started in March 2008 and it is anticipated that it will be completed by Spring 2009.



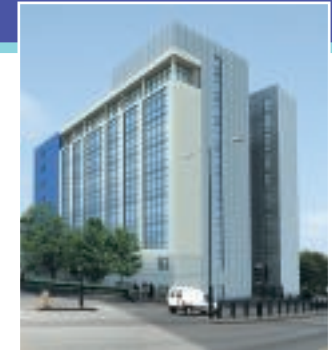
Oldham   
Primary Care Trust

Glodwick Primary  
Care Centre

Entrance

## (6) Local Improvement Finance Trust

Artist's impression of the Oldham Town Centre Integrated Care Centre



### Actions

(26) Develop plans for a new health centre in Royton Town Centre

(27) Completion of the Moorside health centre on Ripponden Road

(28) Completion of the new, Glodwick health centre on Glodwick Road

(29) Start of construction of the new, Oldham Town Centre health centre on part of the Civic Centre car park off St Mary's Way

### Progress

Community 1st Oldham has produced proposals for new health and integrated social-care centres in the following areas: Chadderton North, Chadderton South, Crompton, Fitton Hill, Glodwick, Greenfield, Moorside, Oldham Town Centre, Royton, and Werneth. These are at various stages of being developed into plans.

Plans for a Health and Well-Being Centre behind the Town Hall and Library on Byron Street in Royton Town Centre are being developed. It is anticipated that they will be unveiled soon.

Plans for Phase II of Chadderton Health and Well-Being Centre (see Project 5), constituting the Chadderton North health centre, are being progressed.

The £2.3 million Medical Centre opened in February 2006.

The £6 million Primary Care Centre opened in April 2007.

Construction of the Integrated Care Centre started in January 2007. Costing £24 million, it will replace the existing Cannon Street and Marjory Lees Health Centres and serve the local area as well as the Borough as a whole. At 10-storeys, the ICC is the largest, LIFT development in the country. It is anticipated that the development will be completed by summer 2009. Around 380 jobs will be safeguarded or created.

### Status

Green (Completed)

Green (Completed)

Green (Completed)

Green (Completed)



# (7) The West End

Artist's impression of the redevelopment of The Oldham College



## Actions

## Progress

## Status

<p>(30) Creation of a masterplan</p>	<p>The Oldham Partnership sees further- and higher-education as a priority for delivering the transformation of Oldham, prescribing 'regeneration through education'.</p> <p>Oldham Borough Council produced a masterplan to guide the development of further- and higher-education in the 'West End' of Oldham Town Centre in April 2006. It includes the proposals:</p> <ul style="list-style-type: none"> <li>• a landmark building on the former Pennine Way Hotel site</li> <li>• an extension to University Centre Oldham</li> <li>• the redevelopment of much of The Oldham College campus</li> <li>• an extension to Oldham Sixth Form College</li> <li>• a relocated Oldham Coliseum Theatre on the Mecca Bingo site</li> <li>• as part of Metrolink (see Project 9), the creation of a light-rail line along Union Street as well as a Station at Union Street West</li> </ul>	<p>Green (Completed)</p>
<p>(31) Acquisition of sites in the King Street area</p>	<p>With assistance from the Northwest Regional Development Agency, Oldham Borough Council has started to acquire sites in the area, including the Transweb site on Manchester Street as well the leasehold interest in the vacant half of the former Co-op building on King Street.</p>	<p>Green</p>
<p>(32) Develop proposals for an extension to Oldham Sixth Form College</p>	<p>The Oldham Sixth Form College is now developing more ambitious plans for a Regional Academic Science Centre on the Pennine Way Hotel site. This will have science, technology, engineering and mathematics facilities that will be used not only by Oldham Sixth Form College but also students from secondary schools, The Oldham College and University Centre Oldham on connected courses. The development will also include exhibition space that will link academic discussion with local and regional, high-tech companies, notably through Chadderton Technology Park (see Project 3). Costing around £20 million, a funding bid will be made to the Learning and Skills Council soon.</p>	<p>Green (Completed)</p>
<p>(33) Develop plans for a Construction Craft Centre at The Oldham College on Middleton Road</p>	<p>The Oldham College is now developing more ambitious plans to replace many of the departmental buildings on its 280,000 sq ft campus with state-of-the-art facilities. Costing £81 million, a funding bid will be made to the Learning and Skills Council soon.</p>	<p>Green</p>



## (7) The West End (continued)



Artist's impression of the new,  
Oldham Coliseum Theatre

**Actions**

(34) Develop plans for the relocation of The Oldham Coliseum Theatre, Oldham Theatre Workshop and Peshkar Productions to the King Street area

(35) Start construction of an extension to University Centre Oldham on the old WH Smith depot site on Longley Street

(36) Start construction of a relocated Roxy Cinema in the King Street area

**Progress**

The Oldham Coliseum Theatre is a regionally-renown repertory theatre that is an integral part of the Borough's cultural life. Its present home is, however, approaching the end of its built life.

The Coliseum is therefore developing plans for a new home, which will include education space that can be used by University Centre Oldham and The Oldham College. Costing £25m, funding is also being sought.

University Centre Oldham was created in May 2005 and located in Oldham Business Centre. It is a satellite centre of the University of Huddersfield.

Proposals were developed to construct a purpose-built home for University Centre Oldham on the Pennine Way Hotel site. Oldham Borough Council acquired the Pennine Way Hotel when it closed in August 2006.

Time-constraints meant, however, that the original proposals were revived. University Centre Oldham demolished the old WH Smith depot site in August 2007 and construction of a 22,000 sq ft specialist teaching building is now underway. Costing £5 million, it is anticipated that the development will be completed by September 2008. University Centre Oldham also plans to fully occupy Oldham Business Centre by September 2009. This will allow student numbers to rise to 2,000.

Oldham Borough Council started to demolish the Pennine Way Hotel in November 2007 and it is anticipated that this will be completed in April 2008. The site will now be used for the Oldham Sixth Form College's Regional Academic Science Centre (see Action 32).

A funding gap and personal reasons meant that the Roxy did not relocate. It has also since ceased operation at Hollinwood.

A cinema is however planned as part of the regeneration of Oldham Town Centre Core (see Action 45).

**Status**

Green

Green (Completed)

Action Abandoned



## (8) Building Schools for the Future



Failsworth  
School Atrium

### Actions

(37) Submit and secure approval of the 'Readiness to Deliver' proposals

### Progress

Oldham Borough Council submitted its Readiness to Deliver proposals to the Partnerships for Schools (The Government's delivery agency for the national Building Schools for the Future programme) in October 2006. The proposals for secondary schools are for:

- the building of an academy school, which will replace Breezehill and Counthill Secondary Schools
- the building of an academy school, which replace the Kaskenmoor and South Chadderton Secondary Schools
- the building of an academy school, which will replace the Grange Secondary School
- the building of a new Roman Catholic school, which will replace Our Lady's and St Augustine of Canterbury Roman Catholic Secondary Schools
- the rebuilding of Royton and Crompton and Saddleworth Secondary Schools
- the remodeling of Hathershaw College of Technology and Sport on Bellfield Avenue and North Chadderton School on Chadderton Hall Road as well as the Sixth Form provision at New Bridge Specialist School on Roman Road
- the expansion of Blue Coat Church of England School on Horsedg Street and Crompton House Church of England School on Rochdale Road

Subject to the proposals being approved, they secured £230 million of Building Schools for the Future funding in August 2007. - The largest, single allocation for education ever in Oldham. Oldham Borough Council is also going to contribute £30 million.

The proposals were approved in October 2007.

Oldham Borough Council is now identifying sites for the new schools. It is also in talks with possible academy sponsors.

Oldham Borough Council submitted its Strategy for Change Stage I plans in January 2008. It will be submitting its Stage II plans in May 2008.

### Status

Green (Completed)



## (8) Building Schools for the Future (continued)



Radclyffe School  
stairwell

### Actions

(38) Completion of a new, Radclyffe Secondary School on Hunt Lane

(39) Completion of a new, Failsworth Secondary School on Brierley Avenue

### Progress

Radclyffe and Failsworth Schools have been built as part of a separate Private Finance Initiative between Oldham Borough Council and Academy Services Oldham. They are the first, new, mainstream secondary schools to open in Oldham for 40 years.

Radclyffe School opened in February 2008. Costing £28 million, it includes specialist technical facilities and an open-air amphitheatre.

Failsworth School also opened in February 2008. Costing £30 million, it includes specialist sports facilities.

### Status

Green (Completed)

Green (Completed)



# (9) Metrolink

Metrolink Tram



### Actions

(40) Re-secure approval of Phase 3 'a'

(41) Appointment of a development partner

(42) Submit and secure approval of the Transport Innovation Fund bid for Phase 3 'b'

### Progress

The extension of Greater Manchester's light-rail network to Oldham is important for the Borough's active participation in the Manchester City Region. Via Metrolink, Oldham will be just 20 minutes away from Manchester City Centre.

In July 2004, the Government had withdrawn approval for Phase 3 of Metrolink's development because of escalating costs.

Following the Greater Manchester Passenger Transport Authority identifying some savings and launching a high-profile 'Get Our Metrolink Back on Track' campaign, the Government re-approved the project and announced in July 2006 that £520 million would be available for the Phase 3 'a'. For Oldham, this involves replacing the existing, heavy-rail line from Manchester Victoria with light-rail/Metrolink.

The Greater Manchester Passenger Transport Executive is in the process of appointing a development partner to deliver Phase 3a, who will be announced soon. It is anticipated that construction will start in late 2008 and be completed by late 2011.

The Greater Manchester Passenger Transport Authority and the Association of Greater Manchester Authorities submitted a bid to the Government's Transport Innovation Fund in July 2007 to take forward various public transport improvements worth £3 billion, including Phase 3 'b'. For Oldham, Phase 3b involves the delivery of Phase 3a and also the creation of on-street track through Oldham Town Centre along Union Street.

An announcement on the Transport Innovation Fund bid is expected soon.

### Status

Green (Completed)

Green

Green



# (10) Oldham Town Centre Core

Artist's impression of the Old Town Hall Scheme (from the rear)



Actions	Progress	Status
(43) Develop proposals for the redevelopment of Alexandra Retail Park off Park Road	<p>Zurich Insurance owns the Alexandra Retail Park site.</p> <p>A consortium that included Oldham Borough Council sought to create an Ikea superstore on part of the site but terms could not be agreed and negotiations came to a close in October 2005. Zurich Insurance is now working-up alternative proposals for the redevelopment of the site.</p>	Green
(44) Develop plans for a museum in the soon-to-be vacated Central Library on Union Street	<p>The Cultural Quarter is home to the award-winning Gallery Oldham and now the Oldham Library and Lifelong Learning Centre (see Action 47). Proposals have also been developed to create a local history centre.</p> <p>Oldham Borough Council produced a feasibility study in February 2006, which looked at bringing its museum collections and the local studies and archives centre into the old Central Library. The development would cost around £10 million. A lack of revenue for the building's operation has however put the development of plans now on hold.</p>	Red
(45) Start development of new leisure and retail uses in the Old Town Hall and on the former Central Bus Station site, which will include the creation of a public square in front of them on Yorkshire Street	<p>The Old Town Hall is one of the Borough's much-loved, historic buildings but it is vacant. There have been several schemes over recent years to bring the Grade II-listed building back into active use, although these have all proved unfeasible.</p> <p>Oldham Borough Council appointed Wilson Bowden Developments as development partner for the building and - for the first time - the neighbouring, Clegg Street Car Park site in October 2005. They are proposing a 120,000 sq ft scheme containing a cinema, store, shops, restaurants, cafes/bars and two squares: one at the front to cater for big events and the other behind on Firth Street to provide outdoor seating for the restaurants and cafes. It would create around 450 jobs.</p> <p>Wilson Bowden received outline planning permission in May 2007 to develop the Clegg Street Car Park site.</p> <p>It was anticipated that the whole development would cost £20 million. Costs are however escalating and delaying the submission of further planning applications.</p>	Red



# (10) Oldham Town Centre Core (continued)



Oldham Library and Lifelong Learning Centre

### Actions

(46) Start redevelopment of Tommyfield Outdoor Market

(47) Completion of the new library and life-long learning centre behind Gallery Oldham

### Progress

Like many other outdoor markets, Tommyfield Outdoor Market has been in decline in recent years. To encourage its revival, Oldham Borough Council developed proposals before the start of the 1000 Days Campaign to cover the stalls with a glass-canopy and, in order to create additional footfall, to create a multi-storey car park with ground-floor retailing on part of the site. The development was to cost £7 million. A funding gap could however not be resolved. Oldham Borough Council therefore produced proposals in January 2007 to move the Outdoor Market to a more visible location on Market Place, the High Street, Curzon Street, and Albion Street. Detailed plans will be produced soon.

Oldham Library and Lifelong Learning Centre opened in April 2006. It has been built as part of a Private Finance Initiative between Oldham Borough Council and Kier. Costing £13 million, the development includes a 100-seat performance hall. It also has a sedum-planted roof, which provides recycled rainwater to the building, as well as several other sustainable regeneration features. The Lifelong Learning Centre is one of the largest in the Northwest. The building has gained a British Research Establishment Environmental Assessment Method 'very good' rating for its energy efficiency features. It was also short-listed for the Royal Institution of Chartered Surveyors North West's 2007 'Community Benefit' Award as well as the Prime Minister's 2007 'Better Public Building' Award.

### Status

Amber

Green (Completed)



## (11) Oldham Athletic



Artist's impression of the redevelopment of Boundary Park

### Actions

(48) Develop plans for the creation of a new stadium on Ferney Field Farm / the redevelopment of Boundary Park stadium on Furtherwood Road

### Progress

Oldham Athletic Football Club is the main focus of the Borough's sporting life.

It was considering creating a new stadium on the Ferney Field site but access and environmental issues made the scheme unfeasible.

Oldham Athletic is now planning to redevelop its Boundary Park home. Following the recent redevelopment of the Rochdale Road Stand, Oldham Athletic is going to redevelop its other, three stands in order to create a 16,000-seat stadium. Costing £80 million, the development will include a 500-seat function suite, an 80-bed hotel and a health and fitness centre.

A detailed planning application to demolish and rebuild the North Stand was approved in November 2007 and an outline planning application for the remainder of the development was approved in December 2007.

It is anticipated that redevelopment of the North Stand will start in May 2008 and be completed by September 2009.

1000 full and part-time jobs will be safeguarded or created.

### Status

Green (Completed)



## (12) The Mills



Robert Fletcher Mill and nearby Dovestones Reservoir

### Actions

(49) Start to develop options for Park Road Warehouse

(50) Start to develop options for Robert Fletcher Mill site off Holmfirth Road

### Progress

The Park Road Railway Warehouse is in a state of severe dereliction. There have been several schemes over recent years to bring the Grade II-listed building back into active use, although these have all proved unfeasible.

Given a number of recent restorations of derelict buildings nationally, Oldham Borough Council is again seeking a development partner for a 78,000 sq ft, mixed-use scheme in the Park Road Warehouse. A short-list of developers will be announced soon.

The Robert Fletcher Mill site is idyllically located at the gateway to the Peak District National Park.

Messrs Whiteoak, owners of the site, has been working with Oldham Borough Council to consider options for the 187 acre site.

### Status

Green (Completed)

Green (Completed)

# The Commission's Comments

## Philip Hirst

When the Metrolink extension to Oldham was announced around the turn of the century, it was clear that it ought to be a catalyst for regeneration - a chance for the borough to renew its infrastructure to provide a standard that its people deserve and inward investors demand. Oldham Beyond created the vision that allowed us to break out of old thinking - that Oldham was once great, but was forever diminished by the disappearance of textiles and engineering. In 1,000 days, the seeds of renewal have been planted; green shoots are already showing. Providing that the momentum can be maintained, the renaissance of Oldham will create a borough of which we can be proud - a borough that makes home-grown entrepreneurs want to stay and attracts industry looking to establish new roots.

## Tom Flanagan

Oldham is now seeing the benefits of a fantastic location and good transport links with major investments made in the office, industrial, retail and residential sectors. The arrival of Metrolink in the Borough will make Oldham one of the most sought after locations in the region, having the facilities of a major town centre together with the benefits of Manchester and the delights of the Peak District just short rides away - Oldham is going places!

## Mike Hollows

On behalf of Northwest Regional Development Agency, I am pleased and encouraged by the substantial and tangible progress that has been made within the borough since the Commission was established in 2005.

Many of the big Oldham Beyond projects highlighted in this report have a key local impact and they also fit with the Agency's regional economic agenda as well. During the Commission's time, a considerable number of these projects have moved from being broad conceptual ideas into detailed propositions which are being delivered on the ground.

I have been particularly encouraged by the manner in which Oldham Council has collaborated closely with Rochdale Council and other key stakeholders, including Manchester Enterprises and the Learning & Skills Council, in establishing ORESA - the Oldham and Rochdale Economic and Skills Alliance.

ORESAs was formed in response to the economic challenges faced by Oldham and Rochdale boroughs, and recognition of the need to bring about transformational change within the local economy. Such a change embraces property / infrastructure investment and enhancement of workforce skills, and will complement the housing market renewal activity which is underway in both boroughs. Under the guidance of the ORESA Board, a number of new projects are already being taken forward within Oldham borough.

Three of these are particularly noteworthy from NWDA's perspective, in relation to the Commission's overview of the Oldham Beyond vision.

Firstly, practical progress in Oldham town centre's West End has now been made during the 1000 Day Campaign period, through the production of a masterplan for a mix of uses within this substantial and readily accessible area, and its subsequent implementation. Oldham Council, using its own resources together with NWDA funding through the ORESA initiative, has already commenced land assembly in the area, and further new investment by the University of Huddersfield is already underway. There are exciting plans to transform the existing College campuses which will ensure that the West End is home to a modern, integrated resource for learning within the borough.

Secondly, a new initiative - the Chadderton Technology Park - is currently being pursued to the south of the town centre, regarding which new investment is planned to take place during 2008/09. The Technology Park will capitalise upon the specialist functions of some existing business occupiers, and create opportunities for others to co-locate into what will be a transformed business environment.

Thirdly, the new business district at Hollinwood is a major initiative by the borough, being both an important gateway into the borough and a highly accessible business location.. Since 2005, this initiative has moved from a conceptual level to implementation stage, and the Agency is pleased to be able to support the land assembly process, in order to enable its subsequent redevelopment by the private sector.

In conclusion, it is heartening to see the practical and tangible progress that has already been made in Oldham since the Commission's establishment.

### **Diane Goodwin**

The implementation of the HMR programme has progressed very well over the Campaign period. The Council's new build programme will provide a wide range of housing opportunities to cater for existing community needs as well as being attractive to others living outside the neighbourhoods. These new and high quality developments will also promote community cohesion and will provide valuable local training and job opportunities.

The Council has been very successful in acquiring strategic sites in Hollinwood during the campaign period to enable it to realise its vision for the Business District. This is an exciting development opportunity that has the potential to significantly contribute towards the economic performance of the Borough. The recent selection of the Langtree Group will now ensure its delivery.

The Council has made excellent progress towards realising its Oldham Beyond ambitions. The private sector is continuing to demonstrate confidence in the investment opportunities the Borough has to offer and the Council can therefore look forward to building on its work with confidence.

### **Andrew Fletcher**

From the perspective of the Oldham Town Centre Partnership, Oldham Beyond is clearly standing the test of time. It continues to provide an ambitious and exciting

vision of the place that Oldham can be. The detail of individual projects is bound to change as Oldham Beyond is taken forward, but the overall vision remains robust and compelling.

Oldham Beyond emphasises the importance of Oldham Town Centre as a focus for regeneration which will benefit the whole borough. One of the Oldham Beyond documents sets out a range of ideas to transform what it describes as the "Heart of Oldham". The Town Centre will become a vibrant centre, brimming with activity, and playing many roles – a stronger shopping location, a place for employment, education, leisure and culture, and a place for urban living in a safe and attractive environment. One of the main tasks of the Oldham Town Centre Partnership is help make the Oldham Beyond vision a reality.

There is, of course, no point at all in well intentioned documents which then just sit on a shelf. But, right from the start, it was clear that this was not going to be the case with Oldham Beyond. The Oldham Beyond 1000 Days Commission was established to help ensure that good ideas were turned into firm proposals, and then into action on the ground. In Oldham Town Centre the signs of success are already emerging. Many new developments are already underway – for instance, the new Health Centre, the expansion of University Centre Oldham, a new shopping area in the Spindles/Town Square Shopping Centre, and the new housing schemes which are changing the face of the area. And many more schemes are now in the pipeline – the exciting education projects in the West End of the Town Centre are just one example.

Successful regeneration takes time, and persistence. The members of the Oldham Beyond Commission have been greatly impressed by the pace of activity over the first thousand days.

Hold tight to the vision. Keep up the pace!



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