

Rochdale

Regeneration & Investment Briefing

Funding, places and delivery.

A briefing for the organisations bringing forward homes and regeneration across Rochdale, Heywood, Middleton and the Pennine townships.

Inside this briefing

A practical guide to funding routes, local programmes and the organisations turning sites and neighbourhood priorities into delivery.

For organisations delivering housing and regeneration in Rochdale.

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Touchstones

DATES AND DECISIONS TO WATCH

As at 19 September 2026	Published position
Local Plan Publication	Regulation 19 consultation closes 23:59 on 25 September 2026. The September 2025 Local Development Scheme timetables submission December 2026, examination 2027 and adoption 2027. [5,47]
Hurstead, Smallbridge & Belfield (phase two)	GOV.UK names it "Hurstead & Smallbridge". £19.6m approved 25 Aug 2026; plan due to MHCLG 30 Nov 2026; endowment from April 2027. [44,51]
Heywood (phase one)	Boundaries final, no Plan deadline. Board's own site names Brian Davies JP as Chair; council still vacant. Monitoring 1–29 Oct 2026. [9,50,52,53,54]
GMCA affordable housing	Good Growth Fund applications are rolling, with no fixed deadline; subject to funding and priorities. [3]
Pride in Place Impact Fund	£750,000 under each of the 2025/26 and 2026/27 determinations (Annex A, 94 authorities each). [12,13,35]

Figures in this briefing cover different programmes, geographies and periods. They should not be added into a single borough investment total.

Up to £46 billion over ten years

Homes England and its subsidiary, the National Housing Bank, have up to £46 billion to deploy across England to 2036. These are the principal streams. [1]

The joint Investment Prospectus, published on 31 March 2026 ahead of the Bank's opening on 1 April, brings grant, land and finance into one framework. The Bank aims to attract more than £50 billion of additional private capital over the decade.

Stream	Amount	What it funds / who it reaches
Social and Affordable Homes Programme 2026–2036	At least £27bn outside London £39bn nationally, including London	Capital grant for social and affordable rent, shared ownership, supported housing and estate regeneration. Registered Providers, councils, housebuilders and community-led organisations, through continuous market engagement or strategic partnerships.
Housing and Infrastructure Capital Grant	About £3.1bn Homes England's share of the £5bn national pot*	Land assembly, remediation and strategic infrastructure; dedicated viability-gap support planned for later in 2026/27. Councils, developers and landowners with sites the market cannot unlock alone.
National Housing Delivery Fund Debt, equity and guarantees	Up to £16bn	Loans, equity and guarantees, including funding that may be devolved to mayoral authorities. Housebuilders, Registered Providers, funds and lending partners.

*The prospectus describes the agency's share as £3.1bn, subject to final confirmation. These are programme envelopes, not a ring-fenced allocation to Rochdale.

PROGRAMME MILESTONES

Date	Milestone
31 March / 1 April 2026	Investment Prospectus published / National Housing Bank opens
25 August 2026	First wave: £9.58bn to 33 strategic partners outside London [2]
Later in 2026/27	Dedicated viability-gap grant planned [1]
To 2036	Ten-year programme period

Land, grant and finance can be combined around the needs of a scheme.

Grant, land and finance

Which support fits a scheme depends less on its size than on what is holding it up: a funding gap, a difficult site, or the tenure of the homes to be delivered. [1]

Family	Product	Purpose	Typical user
Grant	Social and Affordable Homes Programme	Affordable tenures, supported housing and estate regeneration	RPs, councils, developer partners
Grant	Housing and Infrastructure Capital Grant	Viability gaps, infrastructure, land assembly and remediation	Councils, landowners, master developers
Land	Homes England land	Acquisition, enabling and disposal through sale, lease, development agreement or joint venture	Developers of all sizes
Finance	SME Accelerator Loan	Site finance for smaller builders establishing a track record	SME housebuilders
Finance	Revolving credit facility	Multi-site support alongside commercial lenders	Growing builders
Finance	Senior and mezzanine debt	Project funding for build to rent, later living and brownfield schemes	Developers and funds
Finance	Corporate lending	Balance-sheet finance for growth, including modern methods of construction	Housebuilders
Finance	Infrastructure loans	Long-term finance, up to 15 years, for upfront infrastructure	Developers and councils
Finance	Low-interest RP loans	Unlocking capital investment in social and affordable homes	Registered Providers
Finance	Equity	Minority investment in vehicles typically delivering more than 3,000 homes	Funds and partnerships
Finance	Guarantees	Bonds and loans to reduce institutional financing costs	Funds and RPs

Two grant routes in Greater Manchester. Housing and infrastructure grant is normally expected to come first through GMCA's integrated settlement. Social and Affordable Homes Programme grant remains administered by Homes England. The National Housing Bank makes its own finance decisions while working alongside the agency.

How the regional routes fit together

For a Rochdale scheme, the first conversation depends on the funding gap. Homes England and GMCA have complementary roles; a regional headline figure is not a borough award.

FIRST-WAVE SAHP ESTIMATE FOR GREATER MANCHESTER

£529m

c.4,400 homes

Estimated strategic-partnership spend and homes across the city-region in the August announcement. The release does not give a Rochdale allocation. [2]

Scheme requirement	Route to establish	What to resolve
Social and affordable homes	Homes England's SAHP, through strategic partnership or continuous market engagement.	Eligible tenure, delivery partner, grant requirement and programme timing. [1]
Land, infrastructure or abnormal costs	Rochdale Borough Council, Rochdale Development Agency and GMCA; the integrated settlement is normally the first route.	Why the site cannot proceed, what intervention unlocks it and the local strategic case. [1]
Additional affordable-housing support	GMCA's Good Growth Fund social and affordable housing team.	SAHP should be secured or actively progressing; explain the remaining gap and deliverability. [3]
Debt, equity or guarantees	National Housing Bank via Homes England.	Borrower or investment structure, commercial funding, security and the route to repayment. [1]

Good Growth Fund: current position. Affordable-housing applications are rolling, with no fixed deadline and subject to available funding. Most other GGF applications start through the relevant local authority. [3]

Atom Valley. Rochdale sits at the centre of the Atom Valley Mayoral Development Zone with Bury and Oldham: 17m sq ft across Northern Gateway, Stakehill and Kingsway Business Park, with published ambitions of c.20,000 jobs and 7,000 homes across the zone. These are zone-wide ambitions, not Rochdale awards. [17]

REGIONAL AMBITIONS TO DESIGN FOR

GM's published priorities include 10,000 energy-efficient Social Rent homes by 2030. Places for Everyone, covering nine GM authorities, seeks 50,000 affordable homes by 2039, including 30,000 for social or affordable rent. These are regional ambitions across delivery routes. [21]

Who decides what

Funding, planning and delivery sit with different organisations. Identify the decision you need before choosing the first conversation.

01

Homes England / National Housing Bank

Homes England takes final SAHP funding and contractual decisions. The Bank assesses its finance investments. [1,18]

02

Greater Manchester Combined Authority

Shapes regional priorities, tenure mix and priority sites; leads the Atom Valley Mayoral Development Zone and the Good Growth Fund. [3,17]

03

Rochdale Borough Council

Local housing need, planning and council land; accountable body for Pride in Place and the Impact Fund. [5,9,12]

04

Rochdale Development Agency

Council-controlled company acting as client and delivery vehicle for regeneration schemes such as Station Gardens. [15,16]

05

Neighbourhood and town boards

Heywood Town Board and the Hurstead, Smallbridge & Belfield Neighbourhood Board shape local plans. Council accountability and national programme rules still apply. [9,10]

PUBLIC ROUTES FOR THE NEXT CONVERSATION

Enquiry	Public route
National grant / finance	enquiries@homesengland.gov.uk
GMCA housing / infrastructure	Good Growth Fund teams and funding guidance
Rochdale regeneration / land	Rochdale Development Agency · info@investinrochdale.co.uk · 01706 927000
Strategic planning / Local Plan	strategic.planning@rochdale.gov.uk · 01706 924252
Neighbourhood projects	external.funding@rochdale.gov.uk · Pride in Place pages
Procurement	STAR Procurement · 0161 912 1616 · The Chest

A useful first enquiry names the site, landowner, proposed use, delivery lead, funding gap and next decision. Attach a concise programme and explain what the requested intervention changes.

A route for smaller providers

A first-wave strategic allocation is one route into delivery. Continuous Market Engagement also gives eligible organisations a direct route to Homes England.

Continuous Market Engagement

Open for individual schemes and portfolios, while funding remains available. Designed to accommodate smaller partners, new entrants and complex projects. [19]

Strategic partnerships

Programme-level allocations support delivery at scale. The initial bidding round closed on 15 April 2026; future rounds will be announced. [18]

Route	Practical fit and requirements
CME general	A direct scheme bid. Establish eligible tenure, costs, delivery readiness and grant need with Homes England. [18,19]
CME portfolio	Discuss the pipeline before bidding. Initial portfolios normally deliver 300–500 homes; named sites should start by 31 March 2028 and complete by 31 March 2032. [19]
Delivery partnership	An eligible RP or council can work with a strategic partner under the programme's delivery-partner rules. Owning the funded homes is a different role from supplying construction services. [18,20]

BEFORE A GRANT APPLICATION

Organisations need Homes England Investment Partner qualification to receive grant. New partners can apply for that status alongside the funding application. Programme qualification and regulatory registration are separate steps. [19]

The bid should show how it meets local housing need and regional priorities. Greater Manchester seeks at least 60% Social Rent through SAHP. [21] Rochdale's emerging Local Plan goes further for planning-led affordable housing: 20% affordable on sites of 10 or more homes, with at least 80% of those at social rent. [6]

HOW TO PREPARE THE DISCUSSION

Bring a site schedule, proposed tenure mix, cost plan, planning position, delivery programme and confirmation of the intended landlord. Explain what is ready now and which dependencies still need resolving.

Places and programmes

Town-centre renewal, Atom Valley, the Heywood programme and the unresolved future of the Seven Sisters towers sit at different stages. Establish the live phase and the organisation commissioning it.



Drake Street · The station gateway masterplan area south of the town centre.

Station gateway / Drake Street

c.1,000 homes in the masterplan

RDA promotes around 1,000 homes across the former Central Retail Park, the canal corridor and Drake Street. Station Gardens, the first phase, is 81 net-zero homes across social, affordable and market tenures, on site since November 2025 with Willmott Dixon and completing early 2028. [14,15]

The £15m is Community Regeneration Partnerships Fund money, confirmed by RDA on 6 November 2025 after an earlier unsuccessful bid. [42]

Atom Valley

South Heywood 1,000 homes, 400 on site

South Heywood masterplan: 1,000 homes with 400 under construction and the M62 link road complete. Stakehill is a Places for Everyone allocation of around 1,650 homes plus employment space. [7,17]

Establish which landowner, developer and phase is live before approaching the zone partners.

Heywood town centre

£20m Pride in Place from April 2026

Delivery phase under way (phase 1, no plan deadline). The £6.3m Heywood Civic extension (£4.8m council, £696k Arts Council England) is at an advanced stage. The council has planning permission to demolish Regent Mill on St James Street; the press-reported figure of around 200 homes on the wider brownfield land carries no council number or timetable, so it remains not verified. [9,50]

Board chair: the board's own site names Brian Davies JP as Chair; the council page still shows the chair as vacant. No open project call found. [53,54]

Seven Sisters, College Bank

RBH-led; outcome unresolved

A 2025 structural survey deemed all seven towers unsafe and residents are expected to move out during 2026. A residents' alternative plan proposes at least 60 new homes on Sheriff Street with no demolition. [27]

No replacement homes number or final decision is verified. Treat as a live regeneration question, not a pipeline.

Two boards, two local plans

Heywood and Hurstead, Smallbridge & Belfield each have up to £20m over ten years. Their boards shape local priorities. [9–11]



Heywood

Neighbourhood	Published position / next conversation
Heywood (phase one)	Council page states £19.5m; the national headline is up to £20m over ten years. One of the 75 phase 1 places: boundaries final, in year 1 of delivery, and no Pride in Place Plan deadline. Heywood Town Board: the board's own website names Brian Davies JP as Chair; the council page still lists the chair as vacant. Cllr Bev Place is Vice-Chair; MP Elsie Blundell a member. Plan targeted end 2025, delivery from April 2026. MHCLG approval and any project call not verified. [9,50,53,54]
Hurstead, Smallbridge & Belfield (phase two)	Named by GOV.UK as "Hurstead & Smallbridge"; the council uses the fuller name. Cabinet approved a £19.6m ten-year grant on 25 August 2026: £0.15m capacity revenue 2025/26, then £7.02m revenue and £12.43m capital to 2035/36 on an endowment basis from April 2027. Board chaired by Laura Rodwell (M6 Theatre); council is secretariat and accountable body; MP Paul Waugh a member. Ten-year vision and four-year Investment Plan due 30 November 2026. [10,11,44,51]

BRING A PROJECT THAT CAN BE DELIVERED

Need, ownership and consent

Explain who benefits and how the proposal responds to residents. Identify land control, a delivery lead, consents and dependencies.

Capital and continuing costs

Set out works, development costs and contingency, then identify the asset owner, operating budget and maintenance responsibility.

The programme has three cohorts, not a "phase three". The government announced a further 40 neighbourhoods on 4 February 2026, named in the phase 2 expansion methodology note of 20 March 2026; no Rochdale neighbourhood appears on that list. [28] National guidance sets the 30 November 2026 plan milestone for phase-two areas, which in Rochdale means Hurstead, Smallbridge & Belfield only; Heywood, as a phase 1 place, has no such deadline. Boards must have at least eight members; at least 51% should live or work locally. Public contact routes: page 6. [29,30]

Different pots, different decisions

Rochdale's Towns Fund and Future High Streets Fund programmes, the two neighbourhood plans and the borough-wide Impact Fund operate at different scales and on different timetables.

£40.7m

Rochdale town centre: Towns Fund and Future High Streets Fund awards combined [31,32]

Component	What the figure includes
£23.6m	Towns Fund Town Deal, announced November 2019, overseen by the Rochdale Town Board. Covers Balderstone, Castleton, Deeplish, Kingsway, Norden, the town centre and Smallbridge. [31]
£17.08m	Future High Streets Fund for Rochdale town centre, announced December 2020. [32]

Funding note: Levelling Up Fund bids for Rochdale, Heywood and Middleton are reported as unsuccessful; no award is verified. UKSPF's successor, the Economic Development and Regeneration Flexible Grant, is £1,262,423 for 2026/27, accepted by Cabinet on 23 June 2026 and committed to culture and placemaking, not housing. [45] Mayor's Challenge Fund schemes on the Rochdale Canal and Rochdale–Castleton corridors are recorded in GMCA decisions; boundaries and dates not verified. [33]

COUNCIL HOUSING SUPPLY PROGRAMME

Commitment	Published position
Just under £4.8m	Capital for 2026/27 and 2027/28, prioritising council land for affordable housing, with First Choice Homes Oldham and Great Places named as partners. Secondary source; Cabinet report not retrieved. [36]
£25m over five years	Target funded from capital reallocation, prudential borrowing, grant and partner match. [36]

The council has declared a housing emergency. The emerging Local Plan records 7,400 applications on the housing register, 4,200 in legally defined housing need. [6]

ROCHDALE PRIDE IN PLACE IMPACT FUND

£750,000 X 2	£750,000 in each of two years: the 2025/26 determination (29 September 2025) and the 2026/27 determination (8 April 2026), both confirmed in Annex A, which lists 94 authorities in each. [12,13] Allocation is borough-wide. No target wards are published; the Heywood & Middleton North MP has called for a Middleton focus. Not resolved. [34]
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National guidance requires commitment by 31 March 2027; uncommitted sums must be returned. [35] This is not extra funding for the two neighbourhood programmes.

Homes, partners and local need

Places for Everyone sets Rochdale's requirement at 10,472 homes for 2022–2039, an annual average of 616, phased 568, 616 then 632. Cabinet approved an Interim Housing Strategy 2025–2027 on 21 January 2025; it sets no annual housing target. [43,46]



Rochdale Canal · The corridor between the station and the town centre.

Partner / example	Documented local delivery
RDA / Willmott Dixon / Station Gardens	81 net-zero homes, mixed tenure, on site since November 2025, completion early 2028. [14]
Great Places / Calico Grove, Castleton	24 homes acquired from Vistry; Great Places owns 126 of the 222 homes, shared ownership and affordable rent. Date not verified. [37]
Great Places / Stonebond / Norden	49 shared ownership houses; planning resolved to grant. Date not verified. [38]
Onward / Cedar Gardens, Heywood	46 homes with Russell Homes, 16 to Onward; £8m scheme with c.£500k Homes England grant; 2018–19. [39]
RBH	No development pipeline is published on rbh.org.uk; housing allocations returned to the council on 1 April 2022. [24]

These are examples of local activity, not a complete provider list, procurement shortlist or evidence of a new SAHP award.

FOR DEVELOPMENT AND ASSET TEAMS

Agree tenure, accessible homes and support needs before fixing the unit mix. Bring the operator into the appraisal: nominations, management, service charges and whole-life maintenance. Keep new-supply budgets separate from existing-stock investment.

From scheme assembly to appointment

The national programme supports delivery through councils, Registered Providers and developers. The local supply chain enters through their projects, procurement routes and contractor packages.

Stage	Lead organisations	Specialist input
01 · Site and viability	Council estates, RDA, landowner, developer, RP, funders	Land and planning advice, valuation, surveys and abnormal-cost assessment
02 · Enabling	Council, RDA, developer, Homes England / GMCA where relevant	Ground investigation, remediation, ecology, civils and utilities
03 · Funding and agreement	RP, developer, public funder, lender	Legal, cost advice, programme and development finance
04 · Design and consent	Client team, architect, planning authority	Architecture, engineering, arboriculture and technical coordination
05 · Construction	Main contractor and client delivery team	Groundworks, structure, roofing, M&E, scaffolding and site services
06 · Handover and operation	RP asset team, council or other operator	Commissioning, landscaping, compliance and maintenance

FINDING THE ACTUAL ROUTE TO WORK

Rochdale Borough Council, supported by STAR Procurement, advertises all open quotations and tenders on [The Chest](#). STAR is the shared service with Stockport, Trafford and others; 0161 912 1616. The council publishes no contracts register: its Publication Scheme lists and registers page does not include one. A forward pipeline is still not published. [22,48]

Social value follows STAR's framework aligned to the Greater Manchester Social Value Framework 2020. Agree measurable delivery commitments with the commissioner rather than treating them as a separate publicity activity. [22]

Rochdale Development Agency acts as client on council-led schemes such as Station Gardens. RP and developer appointments have their own routes. [15,16]

A funding announcement does not itself create an open invitation to tender. Confirm whether work is being commissioned directly, through a framework or by a main contractor.

Build the workforce into the plan

Construction skills, training capacity and local employment should be considered while the scheme and its contracts are being assembled.

CONSTRUCTION SKILLS AT HOPWOOD HALL COLLEGE

Hopwood Hall College delivers construction training (groundwork, brickwork, carpentry, finishing, health and safety) from the Advanced Manufacturing and Technology Centre at Middleton. [40]

A £39m DfE-funded redevelopment of the Rochdale campus is under way with Willmott Dixon, completing end 2028. It includes 15 apprenticeships, 20 placements and a Building Lives Academy skills programme. The regional North-West Construction Technical Excellence College is hosted by Wigan & Leigh College, with Rochdale served through the GM colleges consortium. [41]

01 · Forecast

Trades, numbers and start dates

02 · Agree

Training, supervision and delivery partners

03 · Evidence

Starts, qualifications and sustained work

A PRACTICAL WORKFORCE BRIEF FOR A LIVE SCHEME

Agree early	What to record
Demand and timing	Map likely labour needs to the programme: enabling works, structure, services, finishes and handover.
Employer and supervision	Name the employing organisation, site supervisor and training partner. Allow time for recruitment and induction.
Learning and progression	Identify the relevant qualification, practical experience and route into continuing work.
Evidence of delivery	Agree how starts, completions, qualifications and employment outcomes will be recorded by the contract owner.

Suggested briefing checklist for clients and contractors. Agree the actual commitments through the scheme's procurement and contract process.

CONNECT TRAINING WITH COMMUNITY BENEFIT

Use the college's employer routes alongside the workforce plan, with named responsibilities and outcomes that can be evidenced through STAR's social value framework. [22,40]

College enquiries: enquiries@hopwood.ac.uk · Rochdale 01706 345 346 · Middleton 0161 643 7560
Campus redevelopment: [Willmott Dixon, Hopwood Hall](#)

Evidence and source notes

Research checked on 19 September 2026. Numbered references link to primary sources; public enquiry routes are on page 6.

SOURCES · NUMBERS CORRESPOND TO REFERENCES IN THE TEXT

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