



Oldham Metropolitan Borough Council

What does the rule relate to?	Rule	Live example (before and after)
Textual data – Creation dates	Oldham Metropolitan Borough Council now has registration dates present for all charges, and a creation date is available for most charges. The local authority was previously displaying incorrect creation dates for a subset of its records. As the correct creation dates could not be sourced, the decision was made to remove the creation dates for those records, leaving the field blank where the correct creation date could not be confirmed.	Before: An inaccurate creation date was present in the register. After: Creation date left blank where a correct/accurate date could not be sourced.
Textual data - Supplementary information length	48 charges exceeded the maximum length for Description. The affected charges have the full text cropped to the prescribed length and appended with the following text: "...end of text...For further information contact the originating authority"	Before: Example supplementary information for charge LLC-BQ5PN: AE/P11/720 Planning Application Number: FUL/345630/20 This entry is to remain on the register until further notice. Subject S106 Agreement – Land to the east of Huddersfield Road, Diggle I have completed a S106 agreement the details of which are as follows: 1. Planning Application Number: FUL/345630/20 2. Planning Officer: Matthew Taylor 3. Property concerned: Land to the east of Huddersfield Road, Diggle OL3 5NU 4. Date of Agreement: 11 March 2022 5. Parties: WRT Developments Limited of Viking House, 449 Middleton Road, Chadderton OL9 9LB The developer paid £775 in legal fees to the Council by bank transfer which has been allocated to R93002 11800 A001. The Planning Obligation requires the landowner to:



		1. Pay a commuted sum of £378,747.20 towards the enhancement of the existing open space provision in Diggle at Ward Lane Play Area, Diggle Fields, Diggle Pond and Sunfield Avenue Play Area prior to the occupation of the 32nd dwelling 2. Pay a commuted sum of £55,000 towards the improvement of habitats for the Long Eared owl and both woodland and water habitats within the local area prior to the occupation of the 32nd dwelling. 3. To submit to the Council for written approval prior to the commencement of development an affordable housing scheme for the provision of 10% affordable housing units on site, which shall be either transferred to a registered social landlord or sold as Discount Market Sale Units at 80% of open market value in perpetuity. The First Schedule contains further details about restrictions relating to the Discount Market Sale Units. This entry is to remain on the register until further notice. After: Example supplementary information for charge LLC-BQ5PN: AE/P11/720 Planning Application Number: FUL/345630/20 This entry is to remain on the register until further notice. Subject S106 Agreement – Land to the east of Huddersfield Road, Diggle I have completed a S106 agreement the details of which are as follows: 1. Planning Application Number: FUL/345630/20 2. Planning Officer: Matthew Taylor 3. Property concerned: Land to the east of Huddersfield Road, Diggle OL3 5NU 4. Date of Agreement: 11 March 2022 5. Parties: WRT Developments Limited of Viking House, 449 Middleton Road, Chadderton OL9 9LB The developer paid £775 in legal fees to the Council by bank transfer which has been allocated to R93002 11800 A001. The Planning Obligation requires the landowner to: 1. Pay a commuted sum of £378,747.20 towards the enhancement of the existing open space provision in Diggle at Ward Lane Play Area, Diggle Fields, Diggle Pond and Sunfield Avenue Play Area prior to the occupation of the 32nd dwelling 2. Pay a commuted sum of £55,000 towards the improvement of habitats for the Long Eared owl and both woodland and water habitats within the local area prior to the occupation of the 32nd dwelling. 3. To submit to the Council for written approval prior to the commencement of
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		development an affordable housing scheme for the provision of 10% affordable housing units on site, which shall be either transferred to a registered social landlord or sold... end of text... <i>For further information contact the originating authority</i>
Textual data - Charge types and sub-categories	All charges in the Register now contain a charge type and a sub-category in accordance with the HMLR schema.	Before: Inconsistencies in charge-types, sub-categories, instruments, and statutory provisions found. After: Charge type mapping successfully applied to all charges where applicable in accordance with the HMLR schema to show relevant charge-types and sub-categories.
Textual data – Statutory provision	All charges in the register now contain a valid statutory provision in accordance with the HMLR schema or have been left blank. Upon the local authority going live, all statutory provisions will be provided using the most up-to-date legislation.	Before: Inconsistencies in statutory provisions found. After: Charge type mapping successfully applied to all charges where applicable in accordance with the HMLR schema to show the correct legislations where appropriate, this will now continue as part of the local authorities BAU for all new registered charges.
Textual data - Financial charges	Where the value of the amount originally secured is populated then rate of interest becomes mandatory. The correct interest value has now been updated, where unknown, the following text is displayed: “Interest may be payable, contact Oldham Metropolitan Borough Council”	Before: amount originally secured: is populated; rate-of-interest: is not populated After: Rate-of-interest is now populated or the following text is displayed: “ <i>Interest may be payable, contact Oldham Metropolitan Borough Council</i> ”
Textual data - Originating authority	Charges registered with inconsistencies in the originating authority names have now been standardised to what’s on HMLR valid list for Originating Authorities and Other Originating Authorities.	Before: <u>Origination authority inconsistencies:</u> Greater Manchester County Council, Greater Manchester Council, Planning Department, Building Department, Legal Department, Building Control, Environmental Services etc. After: <u>Origination authority as found on the valid list:</u> Oldham Metropolitan Borough Council



		Manchester City Council Natural England Peak District National Park Authority
Textual data- Further information location (FIL) field for Conditional planning consent	The Source information for Conditional planning consent where Oldham Metropolitan Borough Council is the originating authority has been standardised to either direct the customers to their planning portal or local land charges central mailbox, based upon the further information reference (FIR) available.	Before: Various inconsistent addresses After: Charges with planning application numbers as the FIR i.e. FUL/354615/25 FIL: https://planningpa.oldham.gov.uk/online-applications/ Charges with TLC references or other references as the FIR i.e. PT299277 FIL: Land.charges@oldham.gov.uk * Please note: In some cases where the FIR of a charge may have a 'PT' reference, but a planning application number can be located in the description; the FIL will display the local authorities planning portal for the customer to self-serve. Additionally, some charges with a planning application number as the FIR i.e. HOU/348044/21 have a FIL of: Planning.admin@oldham.gov.uk. This decision was dictated by the local authority for a small subset of charges. *
Textual data - Charges removed from Register	The following charges have been cancelled and will not appear on the register: expired, paid in full, non-material amendments or duplications of other charges.	
Spatial Data – Missing spatial	Charges with missing spatial have all now been added.	
Spatial Data – Overlapping spatial	Oldham TPO charges may be revealed as overlapping against neighbouring TPO's, due to overhanging branches.	