

Anfield and Breckfield Renewal Area



Anfield and Breckfield Area Declaration Report

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1.1 What is a Renewal Area

A Renewal Area is a defined geographical area, where resources are focussed to achieve housing and environmental improvements that are sensitive to the overall needs of an area. The coordinated activities that are set up to deliver renewal area objectives are also designed to achieve economic gains and assist sustainable regeneration. Liverpool City Council has adopted the principle of identifying priority areas and of utilising renewal areas and neighbourhood renewal strategic approaches to stem decline.



The concept of Renewal Area status as a means of focusing effort to secure long term meaningful and sustainable improvement in the condition of the housing stock, environment and socio economic status of an area was introduced by the Local Government and Housing Act 1989. The use of Neighbourhood Renewal Assessment (NRA) has long been seen as an integral part of urban regeneration strategy development.

In dealing with areas of poor housing and / or those experiencing low quality environmental and socio-economic conditions, local authorities are guided by the Secretary of State to focus their attention on broad based strategies.

Guidance relating to the declaration of a Renewal Area is set out in the Department of the Environment Circular 17/96 "Private Sector Renewal: a Strategic Approach",

(Annex C). The guidance is primarily concerned with a method of appraisal known as Neighbourhood Renewal Assessment (NRA). This method provides a systematic approach by which local authorities can develop various options for action in an area. Consideration of these options will occur not only against a background of the local authority's housing strategy but also policies and strategies linked to other non housing issues. ODPM Circular 05/2003 "Housing Renewal" explains the purpose and Content of the Regulatory Reform Order (RRO) on Housing Renewal. Annex C3 continues to apply but new guidance is to be issued eventually.

The NRA process provides reasonable information upon which estimates of the investment required to bring an area up to minimum legal and acceptable contemporary standards can be made.

The process consists of a series of logical steps that have been developed to help local authorities develop their urban regeneration strategies. The purpose of carrying out the process is to ensure that:

- Economic, social and environmental factors are taken into account in determining the most satisfactory course of action.
- The long term consequence of action are considered, and
- Any individual action takes into account the effects of that action on neighbouring premises.

1.2 Why declare the Anfield and Breckfield Renewal Area?

For the area to be declared a Renewal Area it must meet the criteria laid down by the 1989 Local Government and Housing Act as amended by the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.

An evaluation of the Anfield and Breckfield area indicates that the regeneration of the area will best be achieved by declaring a Renewal Area.

An examination of a range of indices from the Index of Multiple Deprivation 2000, shows that the Anfield ward is ranked 20th and Everton (Breckfield) is ranked 6th against the 33 wards within Liverpool and nationally Anfield is ranked 268th and Everton (Breckfield) is ranked 12th, placing them both within the top 10% of the most deprived wards.

14.4% of houses within the Anfield and Breckfield NRA Area have been assessed as unfit for human habitation and non decency stood at 47.5%. Within Liverpool the rates are 8.6% unfit and 35% non decent and within the HMRI area they are 13.4% unfit and 46.6% none decent. This compares to the national figures which are 4.2% unfit and 33.1% non decent.



1.3 The Strategic Context

City Context

The need for major regeneration across the inner core of Liverpool is well understood and has been the subject of proposals developed by the Council and partner agencies over a number of years. This report does not restate the obvious need for regeneration but it is worth framing the context of the Anfield Breckfield proposals.

The area cannot be looked at in isolation but it is a key element in the City's strategic regeneration plan. The City Council have designated six priority areas to deliver a holistic cross-tenure neighbourhood renewal strategy, one of which is Anfield/Breckfield. It also lies at the heart of one of four designated "Zones of opportunity".



The Council therefore see Anfield / Breckfield as a key element in transforming the City. Also synonymous with Anfield is of course Liverpool Football Club (LFC) who themselves have major proposals for ground expansion or relocation within the Anfield / Breckfield area. Their proposals are to some extent inter-dependant on the wider housing and related regeneration objectives

The Anfield / Breckfield area is within the HMRI boundary and is its primary focus in North Liverpool. The strategic planning already completed in the area needed a delivery framework and money to translate the proposals into action.

Breckfield area is within the HMRI boundary and is its primary focus in North Liverpool. The strategic planning already completed in the area needed a delivery framework and money to translate the proposals into action. The NRA now provides the delivery framework and the HMRI along with the Councils capital programme, the Neighbourhood Renewal Fund (NRF), private sector investment, RSL development programmes and funding from English Partnerships the money to achieve the housing regeneration. HMRI is the catalyst, which when used in conjunction with these other funding sources will bring about wholesale change within the area.

Local Context

Anfield / Breckfield consists of two inner-city wards, and the NRA boundary encloses Liverpool Football Club, which is renowned both nationally and internationally. The NRA study area contains 9 sub-areas which have been largely defined within existing resident group boundaries, Big Triangle, Cobra, Granton Plus, Rockfield, Salisbury, Sleepers Hill, St. Domingo, Thirlmere and Walton Breck.

Recent related studies have been borne out of expansion proposals generated by Liverpool Football Club. In 1999 the club, the City Council and Arena Housing Association, held a public exhibition (the 'Brackenfields' exhibition) which put forward a range of ideas for the redevelopment of the area around the football stadium. It included the extension of the stadium and the demolition of around 200 homes to facilitate this. As these proposals were developed without any community involvement, this led to substantial public unease that they had been excluded from any input or consultation over the proposals that would have a direct impact on them.

The strength of local feeling about the proposals led the Council to launch an investigation into what became known as 'Anfield Plus'. This resulted in a commitment that any future area strategy would be led by the local community.

From this unfortunate beginning sprang the vehicle that was to provide the future lead for the community and its regeneration strategy with the formation of the Anfield and Breckfield Community Steering Group (ABCSG) which is a partnership between the two neighbourhood councils for Anfield and Breckfield. In early 2000, the ABCSG embarked on a major process of community consultation and regeneration planning through a structure of focus groups.

Uncertainties surrounding Liverpool Football Club's stadium proposals, made planning for the future of the area more difficult, especially, when in June 2000 Liverpool Football Club announced that it was considering building a new stadium at Stanley Park rather than expanding the existing ground.

ABCSG remained neutral over the stadium proposals and maintained its primary position that any proposal by the Club should be assessed in terms of its potential contribution to the regeneration of the area. In November 2001 a 'Joint Steering Group' was

established between the community steering group, other stakeholders and statutory agencies to bring together proposals for the comprehensive regeneration of the Anfield / Breckfield area.

In June 2002 the ABCSG published 'The Community's Report on the Regeneration of Anfield and Breckfield', which set out the background and process leading up to the production of the report and the outcomes of the work undertaken by the ABCSG and its focus groups. It was a significant piece of work, wide ranging in its remit and the subject of much consultation with the wider community. It now acts as the 'blue print' for the community's acceptance of the regeneration strategy for Anfield / Breckfield.

This report, together with work carried out by G V A Grimley, formed the basis for major community and stakeholder consultation on the stadium and regeneration proposals during summer 2002. The consultation was carried out by PS consultants. This included a door-to-door survey of 18,000 households in the wider Anfield / Breckfield area, meetings with individual stakeholder groups, four Open Days for the general public to explain the proposals at local venues, local newsletters and other materials.



1.4 The Housing Context

The housing proposals contained within the Community report and those included in the PS consultation were developed by the Housing Strategy Group, which is a sub group of the ABCSG. It included representatives from: -

- all of the resident groups' areas,
- Housing Associations who own or manage property in the area, and
- Council officers.

The Housing Strategy Group developed the proposals through consultation with residents groups and housing associations and public events. These included a 'road show', when the proposals were taken around each residents' area on a mobile trailer during two weeks in September 2001 and the 'Peoples Exhibition' entitled 'Delivering The Vision' held in November 2001. The proposals were developed using feed back from these events and the policy context provided by the Housing Market Research work undertaken in Liverpool.

Thus it can be seen that most of the strategic thinking about the regeneration of Anfield / Breckfield, including a publicly participated (and agreed) housing strategy, which includes a large element of demolition and redevelopment) was in place at the start of this study.

The task of the NRA has primarily therefore been to re-examine the housing proposals through professional scrutiny, to confirm their continued applicability or recommend changes as necessary, to confirm the socio-economic circumstances of the residents and thereby their ability to partake in the proposals and building on this work to examine with the private sector and RSL partners redevelopment options. There was no reason to repeat work previously undertaken in respect of other strategic themes particularly the work completed by the ABCSG as this already represents the settled view of the community.

The 'holistic' planned regeneration programme can only succeed if it is addressed in a truly corporate and co-ordinated manner. It will need to link together all existing initiatives from across all departments of the City Council, with initiatives from the other public sector agencies and those from the voluntary and private sectors. The establishment of a



formal delivery framework is proposed. The declaration of Anfield / Breckfield as a 'Renewal Area' will facilitate focussed action by all parties.



2.1 The NRA Process

The NRA process consists of a series of logical steps which, when taken together, provide a thorough and systematic appraisal method for considering alternative courses of action.

- Help Authorities identify boundaries based on cohesive neighbourhoods
- Help authorities to think about the long term future by considering the cost consequences over 30 years, of alternative option packages
- Encourage authorities to consider all of the land users and opportunities within the area they are assessing
- Encourage authorities to take account of a wide range of views
- Help build up a commitment by all concerned to secure the implementation of the chosen strategy
- Make explicit the costs which will be incurred by adopting the selected option

Although the NRA process is often described as a sequence of small steps following a linear pattern, in practice it is best viewed as a series of small cycles. The main steps can be summarised as: -

- Decide on the vision for the area, i.e. the desired outcome for the area and set out clearly the objectives necessary to achieve this;
- Define the boundary of the study area;
- Determine the conditions of the dwellings, including their fitness or otherwise;

- Appraise the socio-economic circumstances of the stakeholders;
- Determine the views, wishes and preferences of the residents and commercial users in the area;
- Evaluate the environmental conditions prevailing in the area;
- Consider the scope for the involvement of the private sector;
- Determine a broad range of options for the area;
- Appraise the options against financial and non-financial criteria;
- Select a preferred option and document the proposals.

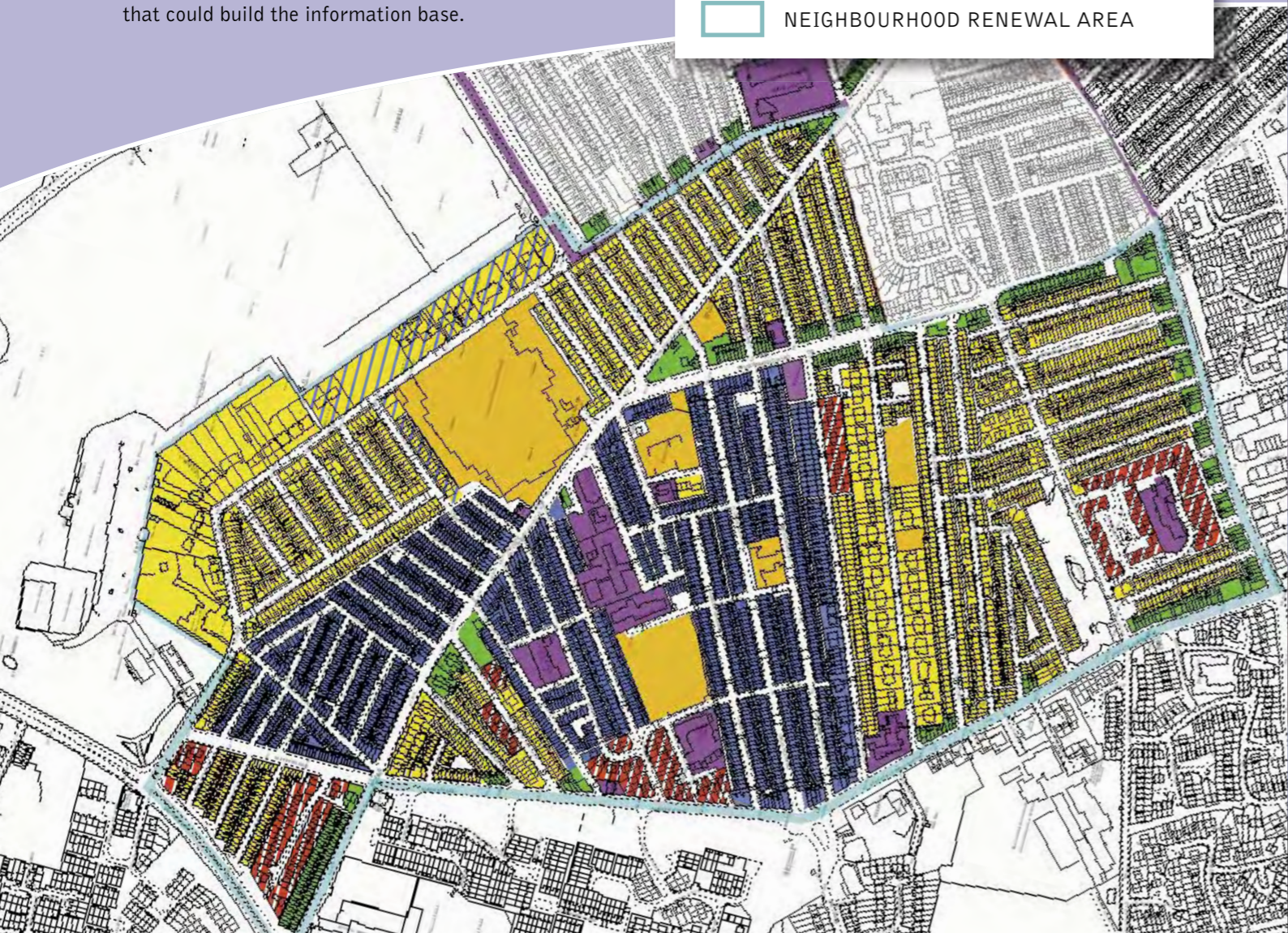


The NRA process needed to supplement and build on previous work undertaken by community officers and ensure that it provided an in-depth understanding of the area's needs. A wide range of information needed to be gathered, key aspects of which included: -

- A detailed house condition survey.
- A household questionnaire – to gain information about people's circumstances, household make-up and economic ability to contribute towards improvements.
- A series of meetings to allow residents to bring forward ideas and proposals for consideration by the officer team.
- Newsletters to be distributed throughout the area at key points during the study process to keep stakeholders informed and invite comments that could build the information base.

2.2 Defining the Renewal Area Boundaries

Having regard to existing physical, social and historical boundaries, evidence of deprivation and taking into account the existing Council initiatives a study boundary was established.



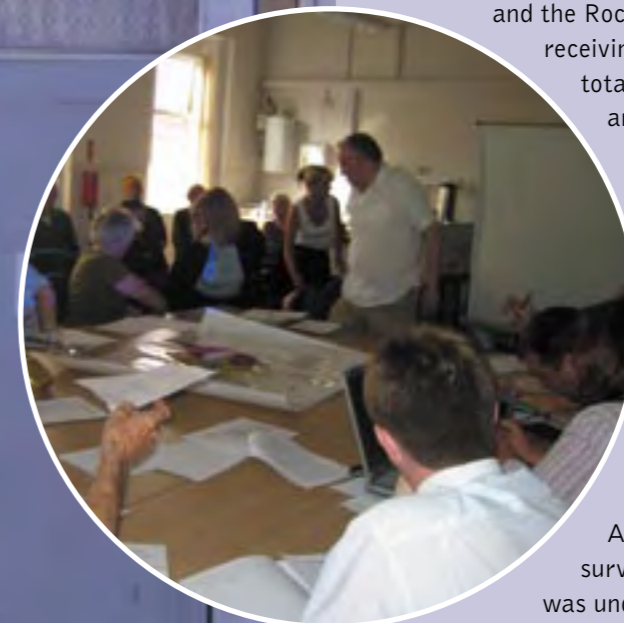
2.3 Property Condition Survey

A house condition survey was undertaken covering 100% of the external fabric of each property with ranges of between 10% and 33% of those also being surveyed internally. The physical survey achieved an external inspection of 4,836 properties from a total of 5,227 dwellings. When flats were inspected the whole of the external block was included as one survey, this led to a lower level of external inspections to actual dwellings. The results were analysed in detail to achieve the following:

- To establish the relative condition of all dwellings in the Anfield and Breckfield NRA study area as compared to Liverpool as a whole.
- To consider the extent to which the properties meet the Decent Homes Standard.
- To determine to what extent individual building elements require attention.
- To project the likely costs of improvements on a limited and comprehensive scale.
- To establish the extent of unfit, non decency and substantial disrepair in the dwelling stock of the Anfield and Breckfield NRA area.

2.4 Residents Social Survey

As part of the assessment a survey of resident's attitudes towards the state of their homes and the surrounding environment was conducted by personal interview for the areas designated as "new housing/ environment" and the Rockfield area, with the balance receiving a postal questionnaire. Of the total occupied dwellings within Anfield and Breckfield, 1,679 questionnaires were completed at a response rate of 32.1%. Typical postal questionnaire surveys expect to gain a response rate of approximately 20%, therefore, the overall response rate is well above the norm for this type of survey.



2.5 Local Business Survey

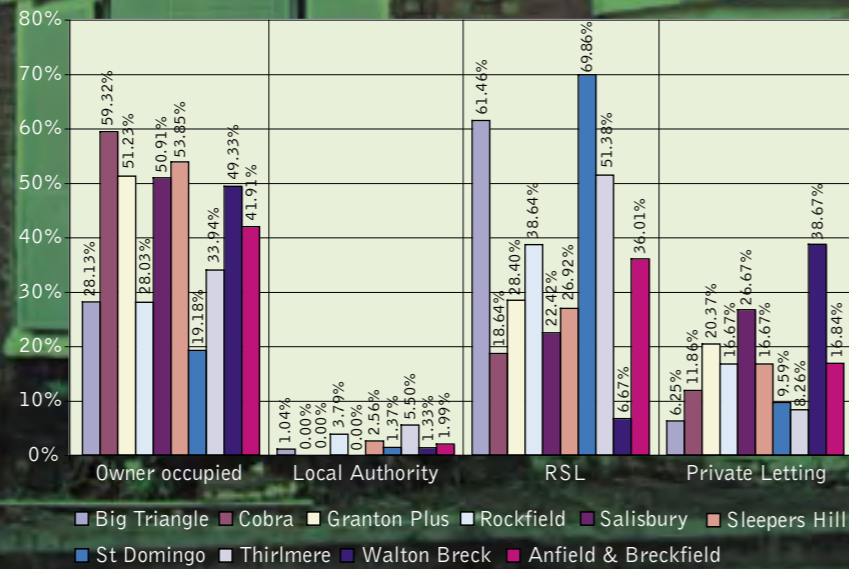
As part of the NRA process, a survey of businesses within the area was undertaken with the survey form being hand delivered by City Council staff. In total 157 were issued and 46 were returned giving a response rate of 29.3%. Proprietors were asked a number of questions relating to their business including type of business, length of operation, staffing levels, business trends, likelihood of expansion and things that would make Anfield and Breckfield a better area for their business.

Survey and Empirical Information

3.1 Tenure

The Census 2001 shows that the tenure pattern for Anfield and Breckfield was 44% Owner Occupation; 20% Privately Rented; 12% Local Authority Housing and 24% R.S.L. This compares to National figures of 69% Owner Occupation; 12% Privately Rented; 12% Local Authority Housing and 6% from RSL's.

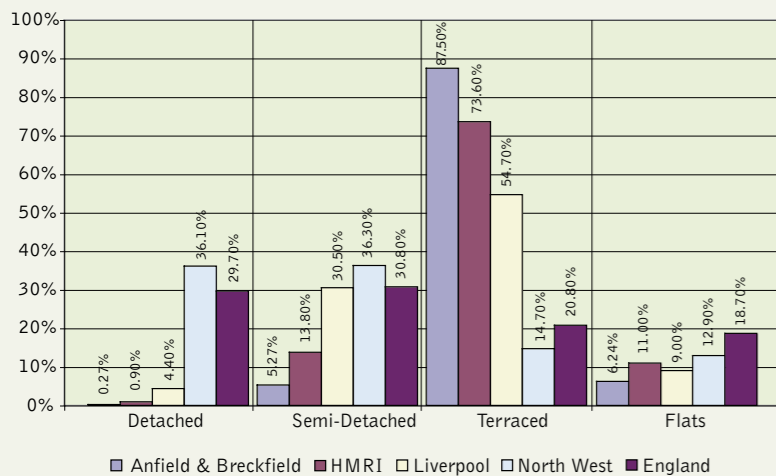
Tenure Pattern by Neighbourhood



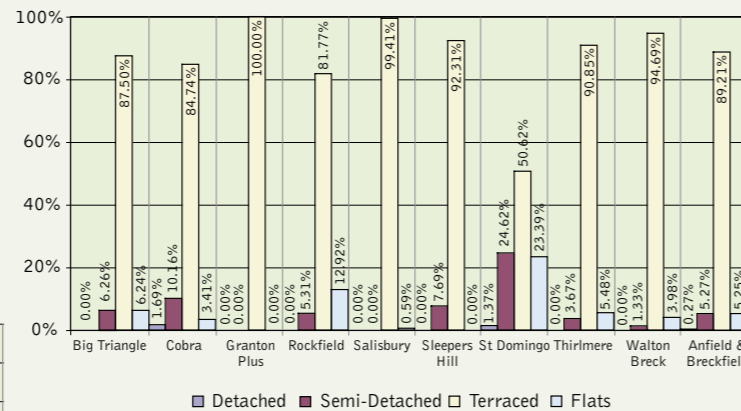
3.2 Dwelling Type

The dwelling type profile is shown at National, Regional and Neighbourhood level. This indicates significant differences to the National and North West picture with terraced type housing being represented at a rate of 4.2 times that of England as a whole and 6 times higher than that of the North West.

Dwelling Type



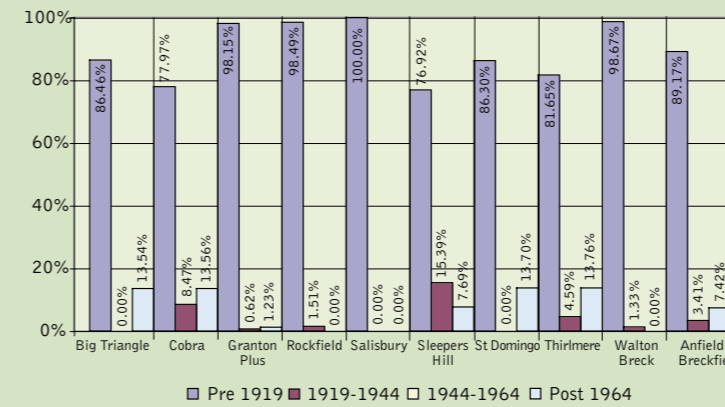
Dwelling Type by Neighbourhood



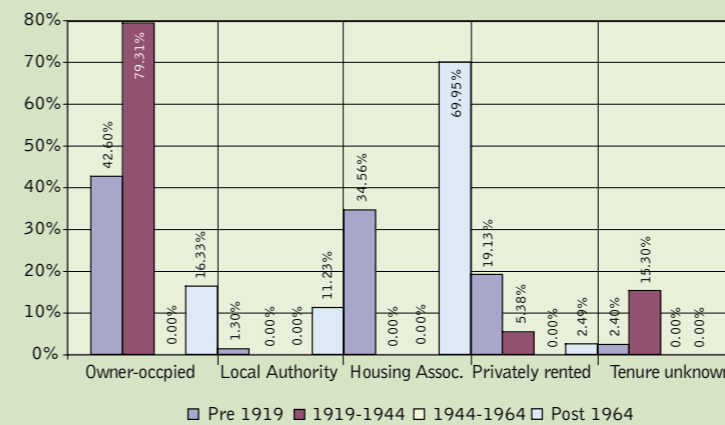
3.3 Construction Date

The property age profile and the property age by tenure profile of Anfield and Breckfield are shown below. These show a predominance of pre-1919 properties which are substantially higher than the National picture (20.8%) and that for the North West (25.8%).

Property Age



Property Age by Tenure



3.4 Empty Properties

Long term vacant properties represent 9.8% of the housing stock in the area, which using the Centre for Urban and Regional Studies (CURS) "Tipping Point" criteria places it below that point. However, the Rockfield sub-area has a long-term vacancy rate of 42.3% which is more than 2.9 times higher than the CURS tipping point and which would indicate an area with a high risk of housing market failure.

3.5 Stock Condition

14% of properties are unfit compared to the national average of 4%. A further 23% are in substantial disrepair or close to being unfit. 'Non-Decent' dwellings occur at 47% compared to 33% nationally.

- Length of residency

Length of residence both at the current address and within Anfield / Breckfield indicated that 78% had lived in the area for 5 years or more and 69% had lived at the same address for 5 years or more.

Period	This Address	Anfield/Breckfield
Less than one year	7.92%	4.47%
1 year	5.18%	3.04%
2 years	6.67%	3.10%
3 years	5.54%	2.74%
4 years	3.39%	1.61%
5 or more years	68.55%	77.72%
Don't Know/Refused	2.74%	7.33%

- The private rented sector

The private rented sector accounts for 17% of the total stock, which is higher than the national average, where the private rented sector accounts for 10.0% of total stock.

- The Social Rented Sector

Properties in the ownership of RSL's and the City Council within the renewal area represent 54% of the total housing stock.

4.1 Background

Survey and empirical information

In order to ascertain the key local issues the following matters were examined:

- Housing Environment
- Household Composition
- Satisfaction
- Reasons for dissatisfaction
- Disability

4.2 Housing Environment

54% of residents within the personal interview areas felt that a new housing environment was required with new street layouts, new types of housing and a different environment. 51% of the postal survey areas felt that the area needed an improved housing environment involving refurbishment packages and an improved environment.



4.3 Household Composition

- Gender and age

41% of heads of household are male and 57% female with a non response rate of 2%. The age profile of the head of household shows 74% aged between 16 and 64 with 26% aged 65 or over.

- Household size

There are 34% single person households, 19% single parent, 21% married or with partner with children at home, 17% married or with partner with no children and 3% sharing with another adult.

4.4 Satisfaction

Residents were asked to grade how happy they were, generally, with their home as a place to live. They were asked to grade the results on the basis of Very Satisfied through to Very Dissatisfied. The table below shows that overall 65% were either very satisfied or Fairly Satisfied, with 5% being neither satisfied or dissatisfied and 26% being Fairly Dissatisfied or Very Dissatisfied. This shows that most people have no inherent dislike of the property that they live in.

Reason For Satisfaction	%
Very satisfied	25.61%
Neither satisfied nor dissatisfied	39.31%
Very dissatisfied	5.24%
Fairly satisfied	14.89%
Fairly dissatisfied	10.84%
Don't know/Can't say	4.11%

4.5 Reasons for dissatisfaction

Reason For Dissatisfaction	%
Property too big	3.42%
Property too small	13.47%
Don't like area	18.72%
Fear of crime	2.74%
Disrepair	12.56%
Need Adaptations	2.51%
Other	3.65%
Don't know/Can't say	32.88%

4.6 Disability

Those residents with disabilities were asked to provide information about difficulties that they may have with a number of situations. The table below provides a breakdown of their responses with 27% having difficulties climbing stairs, 22% having difficulties getting into/out off a bath and 14% climbing steps.

Disability Difficulties	%
Climbing stairs	26.54%
Getting in or out of the bath	21.74%
Climbing steps	13.88%
Cooking and preparing food	10.32%
Turning taps on or off	7.00%
Washing and drying clothes	6.76%
Using the WC	5.41%
Access to or from the house	5.04%
Access to internal rooms	3.32%



5.1 Employment

Residents were asked about their working status. Only 25% of the head of households who responded were in full time work and 31% of partners. 16% of the head of households were unemployed and 10% of partners. 31% of the head of households were retired and 28% of partners.

5.3 Mortgage / Rent payments

Residents were asked what their weekly/monthly outgoings were on rent (before housing benefit) and mortgage payments. The table below shows that 46% of those paying rent who responded had a weekly payment of between £50 and £75. 81% of mortgage payers who responded were paying less than £150 per month, with 11% paying between £150 and £200 per month.

Working Status

Working Status	You	Your Partner	Others aged 16+
Permanent full time job	24.85%	31.13%	37.37%
Permanent part time job	7.82%	10.81%	8.51%
Self-employed	1.58%	2.10%	1.03%
Casual/temporary work	0.59%	1.29%	1.55%
Training scheme	0.39%	0.48%	4.38%
Full-time education	1.78%	1.61%	20.88%
Unemployed and seeking work	5.39%	4.35%	9.02%
Unemployed - may wish to work in the future	10.45%	5.65%	3.35%
Unwaged and unable to work	15.91%	14.84%	6.70%
Retired	31.23%	27.74%	7.22%

Working Status	Weekly payment	
Rent	<£25	23.82%
	£25-£50	20.79%
	£50-£75	46.13%
	£75-£100	8.65%
	£100+	0.61%
Monthly payment		
Mortgage	<£150	81.46%
	£150-£200	10.60%
	£200-£300	6.29%
	£300+	1.66%



5.2 Benefit Receipt

69% of those who responded indicated that a person living in the property received one or more of a specified benefit. To summarise, 44% receive Income Support, 41% housing benefit and 47% Council Tax Benefit.

6.1 Key issues

Residents were then asked how strongly they agreed or disagreed with a number of neighbourhood statements. The table provides a breakdown and shows that 86% strongly agreed or agreed that housing conditions need improving, 85% that empty properties are a big problem and 80% that obsolete housing needs clearing



Neighbourhood Statements	Strongly Agree	Agree	Indifferent	Disagree	Strongly disagree	Don't Know
Housing conditions need improving	65.10%	20.43%	3.04%	2.74%	0.42%	8.28%
Empty houses are a big problem	69.80%	15.31%	2.92%	3.57%	0.71%	7.68%
There is not enough choice of housing	36.81%	21.38%	14.95%	6.91%	0.66%	19.30%
Obsolete housing needs clearing	58.90%	20.85%	4.11%	2.80%	1.07%	12.27%
Affordable to live in	18.40%	44.37%	13.22%	6.02%	1.07%	16.91%
Convenient for most things	21.56%	47.35%	6.19%	9.83%	3.04%	12.03%
People get on well with each other	12.75%	37.58%	18.64%	12.15%	5.54%	13.34%
It is safer from crime than most places in Liverpool	4.17%	9.89%	17.51%	26.33%	27.99%	14.12%
There are not enough places for children to play	43.36%	24.66%	6.67%	9.59%	3.93%	11.79%
There are good shops and local services	11.97%	30.02%	8.64%	22.10%	16.50%	10.78%
Feels isolated and cut off from wider area	5.00%	12.98%	16.91%	43.24%	6.37%	15.49%
My street is fine but the rest of the area is bad	14.65%	22.33%	14.00%	27.87%	10.42%	10.72%
The area has a bad reputation	45.80%	28.23%	6.61%	7.68%	2.92%	8.76%
A lot of money has been spent on the area	3.87%	10.13%	8.81%	29.90%	33.47%	13.82%

A survey of businesses within the area was undertaken. In total 157 were issued and 46 were returned giving a response rate of 29.3%.

7.1 Business Type

- 30% indicated retail,
- 20% restaurant, takeaway or café,
- 33% some other commercial type.

Type of Business

What type of business do you operate from these premises?	%
Retail	30%
Wholesale	2%
Restaurant/take away/café	20%
Services (insurance/banking/solicitors)	4%
Manufacturing	0%
Warehouse	0%
Repair/maintenance	11%
Other commercial	33%

7.2 Business Sustainability

- Trend in business turnover

37% indicated that turnover had remained static, 33% that it had increased and 26% that it had decreased. 39% indicated that they expected their turnover to increase over the next 5 years, whilst 33% felt that it will stay the same and 24% that it will decrease.

- Stability of location

83% said that they intended to remain in their current premises. Of the 17% who do not expect to remain in the same premises, an even split resulted with 50% indicating that they would remain in the area and 50% indicating that they would move out of the area.

- Business expansion

44% of respondents advised that they intended to expand their business in the near future with 54% indicating that they were not. Of those that stated they were going to expand, 40% said they would expand within the next 12 months, 35% within the next 3 years and 20% were already looking for extra space. 75% intended to expand within the area and 20% outside of the area.

- Aspects of Anfield / Breckfield which benefit business

20% stated that it was easy for customers to get to, 16% that there was a local demand for their products/ services and 11% that the road network was a benefit. 10% thought the proximity of Liverpool Football Club was a benefit.

Options Appraisal

Having established that there is a need for intervention, as well as recognising the main issues within the area, the next stage of the process was to consider the most appropriate methods to facilitate improvements. Prior to consideration of the options however, it is necessary to establish a set of ground rules against which the feasibility of each option can be assessed.

Decision Rules

- Financial practicability
- Technical feasibility
- With sound legal basis
- Publicly acceptable (socially and politically)
- Policy based
- Delivers the most beneficial impact within a value for money framework

A range of options were considered:

Option 1

Statutory action only – this is essentially the ‘base line’ position against which other options can be measured. It assumes that the area will receive no attention other than that required by legal process to intervene where warranted.

Option 2

Limited intervention to a 10 year standard – this option assumes that the existing housing is retained with only those repairs identified as being necessary within the next 10 years being carried out.

Option 3

Comprehensive intervention to a 30 year standard – this option assumes that the existing housing will be retained and will be improved within the parameters of the Council’s existing private sector renewal policy (the financial analysis assumes on-going maintenance over the 30 year time scale).

Option 3a

An alternative financial option modelled on option 3. This alternative option therefore assumes that the vast majority of the existing housing will be retained but will be ‘transformed’ through a range of largely publicly funded interventions to ‘breath new life’ into the existing housing.

Option 4

Redevelopment – this option therefore assumes a re-development perspective with the vast majority (if not all) of existing housing being demolished and replaced. This would offer a wider a housing choice within a new environment and modern street layout.

Option 5

Transformational Re-development and Improvement (Combined) – this option integrates elements from options 3 & 4. It acknowledges the ‘transformational’ approach but achieves this by combining comprehensive improvement in some parts of the area with redevelopment in others depending on the intentions identified by the housing strategy within the ‘community’s report’ and the analysis of the results of the physical survey at a ‘block level’.





Each of these options have been fully appraised as a key stage in the NRA. This has involved:

- A socio-environmental assessment – each option was scrutinised according to the cost benefit of improvements weighted against the importance placed on the proposed programme areas. Appendix 5 shows the outcome of this assessment
- An economic appraisal – the current and future costs of each option were assessed over a 30 year period using Net Present Value analysis to compare the long term financial consequences of each action. Appendix 3 shows the outcome of this assessment
- An assessment of the practicability of delivering a programme of action bearing in mind the capacities of partner agencies and their strategic objectives. Appendix 4 shows the outcome of this assessment

The outcome following appraisal of the options led to a conclusion that the most satisfactory course of action was the declaration of a Renewal Area, based on option 5. Appendix 7 shows the outcome of this assessment.

This overall approach will need to varied at individual neighbourhood level to meet local circumstances.



The Aims, Objectives and Decision Rules

9.1 Vision

To provide a focus and framework to facilitate an increase in confidence levels in and about the area and secure its long term future and positive identity, recognising the social physical and economic aspirations of those who live, work and visit the area

9.2 Objectives

Objectives were established that the officer core group believed would have to be realised to attain the vision. These were:

- To achieve an overall improvement in living conditions within a finite timescale
- To preserve a viable and sustainable affordable housing market and to introduce opportunities for aspiring owner occupiers with a range of property types and values
- To enhance the image of the area in order to promote long-term confidence.
- To assist, promote and support commercial development for the area.
- To deal effectively with over-supply and obsolescence in the area in the long term.

9.3 Decision rules

Project Viability Criteria

- Financial practicability
- Technical feasibility
- With sound legal basis
- Publicly acceptable (socially and politically)
- Policy based
- Delivers the most beneficial and sustainable impact within a value for money framework



Anfield Breckfield Renewal Area Implementation Plan

There are 4960 residential properties within the Renewal Area. The proposals put forward in the implementation programme are based on the Community Plan and the understanding of all partners of expected progress over the next three years and have been "signed up to" by all involved with the commitment to make it happen.



The Renewal Area is divided into a number of smaller areas for delivery purposes and these are based on Resident Association defined areas as put forward in the Community Plan and endorsed in the NRA and declaration report as:

The phasing of demolitions throughout the Area has been agreed by the Community, Lead Developer, Lead RSL and other partners. The scale of the proposals means that there are parts of the Renewal Area which will suffer blight over a significant period.

This phasing is designed to meet the needs of the overall regeneration of the Area and the acquisitions that have already taken place.

The first phase of demolition will be around the Lake/Tinsley and Gilman Street area near the ground and around the site of the proposed Older Person's Housing Development, Herschell, Glaisher and Venmore Streets.

After this they will concentrate in the Granton Plus Neighbourhood leading down from the Robson Street end towards Oakfield Road in years 2-7 moving on to the "V" streets years 7-9 then to the Salisbury area years 9-11 and finally the remaining parts of Salisbury and the Sleepers Hill area in years 11 onwards.

The first three years implementation plan is based on concerns which are to ensure clearance as speedily as possible while bolstering the sustainable areas and retaining the community in the later phased non sustainable areas.

The proposed actions in each sub neighbourhood over the next three years are detailed below.



10.1 Big Triangle Neighbourhood

The proposals for this neighbourhood are a mixture of comprehensive refurbishment and demolition / redevelopment.

The parts to be demolished are contained in the programme for years 7-9, however included in this neighbourhood are the "V" streets which are in a very poor condition and suffer severe problems of anti social behaviour. An intensive programme is being developed to combat these problems. This will include HIT Team interventions, environmental works and possibly some selective demolition at an earlier than programmed stage.

Recognising the unique problems of this area and the severe blight a budget was allocated for 2005/6 to carry out selective acquisitions.

The planned interventions in this neighbourhood in the next three years are:

- Maintaining a clean and safe environment.
- Target hardening
- Demolition of selected properties
- Arena Housing as the major owner in the area to provide temporary relocation to assist in any selective demolitions.
- Area to be given priority for environmental enforcement by the Environmental HIT squad in order to protect investment
- Living Through Change programme offering target hardening packages to residents and a programme of enhanced treatment to void properties
- Equity Improvement Loans

Action	Aim	Expected results	Partners	Lead Agency
Demolition of selected properties	Demolish unsustainable housing	Cleared sites	HMRI/ NMS	HMRI
Target hardening	Fitting of window locks, alarms, additional lighting for residents living next to or near vacant properties	Safer environment/reduction in crime/feelings of safety for residents/reduction in abandonment	Arena/ NMS/ HMRI	Arena
Visits to residents	Establish rehousing requirements of residents	Database of information to assist the residents in clearance areas	NMS/ Arena	NMS
HIT Team	Area to be given priority for environmental enforcement by the Environmental HIT squad	Improved living environment/private properties properly secured	Hit team NMS	Hit team
Neighbourhood wardens	Reduction in crime/Feelings of safety for residents/ environmental enforcement	Cleaner/safer neighbourhood	Citysafe/ Police/ NMS	Citysafe
Elderly Persons Village	New purpose built accommodation and support services for the over fifties	100 plus units of mixed property type and tenure in support of the regeneration of the area	Arena/ Housing Corporation /NMS	Arena
Equity Improvement Loans	Encourage residents to invest in sustainable properties	Improved private properties	NMS/ Maritime	Maritime

10.2 St Domingo Neighbourhood

This area borders the Granton Plus Neighbourhood and the odd side of St Domingo Vale is included in the same phasing as this, in that demolition is phased for years 2- 7 starting at the Robson Street / Breckfield Road North end.

Additional care will be taken to ensure that any possible blight caused by the demolition does not spread to the

neighbourhood as a whole and LHT who are a major owner in the Vale will be involved in this process. A project group is being established to ensure the sustainability of this area.

Though the even side of the Vale and St. Domingo Grove are to be retained there may be requirement for a programme of selective demolition of vacant and derelict properties with some infill new build. This will be determined as the Renewal Area programme progresses.

Planned interventions in this neighbourhood in the next three years are:

- Maintaining a clean and safe environment
- Area to be given priority for environmental enforcement by the Environmental HIT squad
- Acquisition of selected properties

- Demolition of selected properties
- Visits to establish rehousing requirements
- Home owner advisors working with individual house holders on solutions to assist in their relocation.
- Living Through Change programme offering target hardening packages to residents and a programme of enhanced treatment to void properties
- Equity Improvements Loans

Action	Aim	Expected results	Partners	Lead Agency
Acquisition of selected properties	Acquire properties prior to demolition	Purchase by agreement or CPO where necessary	HMRI/NMS	HMRI
Demolition of selected properties	Demolish unsustainable housing	Cleared sites for new build	HMRI/NMS	HMRI
Target hardening	Fitting of window locks, alarms, additional lighting for residents living next to or near vacant properties	Safer environment/reduction in crime/feelings of safety for residents/reduction in abandonment	Arena/NMS/HMRI	Arena
Visits to residents	Establish rehousing requirements of residents	Database of information to assist the residents in clearance areas	NMS/Arena	NMS
HIT Team	Area to be given priority for environmental enforcement by the Environmental HIT squad	Improved living environment/private properties properly secured	Hit team NMS	Hit team
Neighbourhood wardens	Reduction in crime/Feelings of safety for residents/environmental enforcement	Cleaner/safer neighbourhood	Citysafe/Police/NMS	Citysafe
Equity Improvement Loans	Encourage residents to invest in sustainable properties	Improved private properties	NMS/Maritime	Maritime

10.3 Thirlemere Neighbourhood

All properties in this Neighbourhood are to be retained and there are no planned major interventions in the first three years.

There will be a need to monitor the area for such things as properties becoming vacant and property prices to ensure that the area does not deteriorate and there will be limited acquisitions to assist homeowners move from early

demolition phases in to improved properties in this area.

Planned interventions in this neighbourhood in the next three years are:

- Maintaining a clean and safe environment
- Acquisition of selected properties
- Area to be given priority for environmental enforcement by the Environmental HIT squad
- Equity Improvements Loans

Action	Aim	Expected results	Partners	Lead Agency
Clean and Safe Environment	Area to be monitored on a regular basis and enforcement action taken	Improved living environment/private properties properly secured	NMS/LCC	NMS
Neighbourhood wardens	Reduction in crime/Feelings of safety for residents/environmental enforcement	Cleaner/Safer neighbourhood	Citysafe/Police/NMS	Citysafe
Homeswap	Provide opportunities for residents in adjoining clearance areas to live in affordable homes in the neighbourhood	Retention of local community in sustainable area	HMRI/NMS/Arena	HMRI
Investment in sustainable social housing	Improve housing standards within the area	Achievement of Decent Homes standard	Arena	Arena
Equity Improvement Loans	Encourage residents to invest in sustainable properties	Improved private properties	NMS/Maritime	Maritime

10.4 Walton Breck Neighbourhood

This is a sustainable area of housing in which all properties are to be retained. The area last year benefited from a front environmental scheme and it is proposed to continue with this programme throughout the first three years which is reflected in the budget.

The planned interventions in this neighbourhood in the next three years are:

- Front environmental works
- Maintaining a clean and safe environment.
- Acquisition of properties put on the market to assist rehousing of local residents from demolition areas
- Equity Improvements Loans

Action	Aim	Expected results	Partners	Lead Agency
Clean and Safe Environment	Area to be monitored on a regular basis and enforcement action taken	Improved living environment/private properties properly secured	NMS/LCC	NMS
Neighbourhood wardens	Reduction in crime/Feelings of safety for residents/environmental enforcement	Cleaner/Safer neighbourhood	Citysafe/Police/NMS	Citysafe
Front Environmental Works	To improve the frontages of properties irrespective of tenure	Improved appearance of properties	NMS/Agency Services	Agency Services
Investment in sustainable social housing	Improve housing standards within the area	Achievement of Decent Homes standard	Arena	Arena
Homeswap	Provide opportunities for residents in adjoining clearance areas to live in affordable homes in the neighbourhood	Retention of local community in sustainable area	HMRI/NMS/Arena	HMRI
Equity Improvement Loans	Encourage residents to invest in sustainable properties	Improved private properties	NMS/Maritime	Maritime

10.5 Rockfield Neighbourhood

A developer partner has been chosen to work alongside the City Council, Arena (as lead RSL) and the community in developing a regeneration solution which will involve a range of interventions that will create a sustainable neighbourhood.

Until the work commences given the severe blight affecting the area there is a need for stabilisation work which will involve:

- Target hardening
- Maintaining a clean and safe environment.
- Area to be given priority for environmental enforcement by the Environmental HIT squad

Action	Aim	Expected results	Partners	Lead Agency
Target hardening	Fitting of window locks, alarms, additional lighting for residents living next to or near vacant properties	Safer environment/reduction in crime/feelings of safety for residents/reduction in abandonment	Arena/NMS/HMRI	Arena
HIT Team	Area to be given priority for environmental enforcement by the Environmental HIT squad	Improved living environment/private properties properly secured	Hit team NMS	Hit team
Neighbourhood wardens	Reduction in crime/Feelings of safety for residents/environmental enforcement	Cleaner/safer neighbourhood	Citysafe/Police/NMS	Citysafe
Action on Anti social behaviour and litter	Reduction in crime/Feelings of safety for residents/environmental enforcement	Cleaner, safer environment, retention of residents and encourage investment	NMS/Arena/Citywatch wardens Police	NMS

10.6 Granton Plus Neighbourhood

This neighbourhood contains 635 properties, all of which are scheduled for demolition in the first seven years of the Renewal Area.

Parts of the area around Herschell and Glaisher streets are included in the first phase of clearance, years 1-2, and acquisition is progressing well. The remaining parts of the neighbourhood are phased for years 2-7. The planned interventions in this neighbourhood in the next three years are:

- HMRI pursuing acquisitions by agreement.
- Target hardening.
- Maintaining a clean and safe environment.
- Demolition of properties.
- Visits to establish rehousing requirements
- Home owner advisors working with individual house holders on solutions to assist in their relocation.
- Area to be given priority for environmental enforcement by the Environmental HIT squad
- Ensuring that residents are retained in these areas with help to maintain the houses as warm weather proof secure and safe

Action	Aim	Expected results	Partners	Lead Agency
Acquisition of selected properties	Acquire properties prior to demolition	Purchase by agreement or CPO where necessary	HMRI/NMS	HMRI
Demolition of selected properties	Demolish unsustainable housing	Cleared sites for new build	HMRI/NMS	HMRI
Target hardening	Fitting of window locks, alarms, additional lighting for residents living next to or near vacant properties	Safer environment/reduction in crime/feelings of safety for residents/reduction in abandonment	Arena/NMS/HMRI	Arena
Visits to residents	Establish rehousing requirements of residents	Database of information to assist the residents in clearance areas. Relocation assisted by HOAS and 'packages' made available	NMS/Arena/Maritime (HOAS)	NMS
HIT Team	Area to be given priority for environmental enforcement by the Environmental HIT squad	Improved living environment/private properties properly secured	Hit team NMS	Hit team
Neighbourhood wardens	Reduction in crime/Feelings of safety for residents/environmental enforcement	Cleaner/safer neighbourhood	Citysafe/Police/NMS	Citysafe
Interim Repairs	Owner occupiers helped to maintain properties as warm weatherproof, secure and safe	Increased resident satisfaction	LCC/NMS	LCC



10.7 Salisbury Neighbourhood

This is the third neighbourhood in which the major intervention over the life of the Renewal Area is the demolition of the residential accommodation.

A small part of the area, nearest the football ground (Lake, Tinsley and the even side of Gilman Street) is included in the first phase of demolitions and acquisitions are at stage where these are likely to be the first demolitions in the whole of the Area, and it is hoped this will commence Summer 2006.

The remaining parts of the neighbourhood are included in the final phases of demolition, years 9-15, and this means a range of interventions will need to be carried out.

There are already a large number of void properties in the neighbourhood and it is hoped that as many residents are retained in the area for the longest possible time.

To achieve this planned interventions in this neighbourhood in the next three years are:

- Target hardening
- Maintaining a clean and safe environment.
- Returning some presently vacant properties for use as temporary accommodation
- Ensuring that residents are retained in these areas with help to maintain the houses as warm weatherproof, secure and safe.
- Acquisition of properties
- Demolition of properties

Action	Aim	Expected results	Partners	Lead Agency
Acquisition of selected properties	Acquire properties prior to demolition	Purchase by agreement or CPO where necessary	HMRI/NMS	HMRI
Demolition of selected properties	Demolish unsustainable housing	Cleared sites for new build	HMRI/NMS	HMRI
Target hardening	Fitting of window locks, alarms, additional lighting for residents living next to or near vacant properties	Safer environment/reduction in crime/feelings of safety for residents/reduction in abandonment	Arena/NMS/HMRI	Arena
Visits to residents	Establish rehousing requirements of residents	Database of information to assist the residents in clearance areas	NMS/Arena	NMS
HIT Team	Area to be given priority for environmental enforcement by the Environmental HIT squad	Improved living environment/private properties properly secured	Hit team NMS	Hit team
Temporary Accommodation	Refurbishment of vacants	Used as temporary accommodation	HMRI/Arena	HMRI/Arena
Interim Repairs	Owner occupiers helped to maintain properties as warm weatherproof, secure and safe	Increased resident satisfaction	LCC/NMS	LCC

10.8 Sleepers Hill Neighbourhood

This Neighbourhood has areas of both sustainability and demolition, though the phasing of clearance means this will not take place for a significant period of time (years 11-15)

This means that action in the neighbourhood will be aimed at retaining residents who though they will be aware that their property is to be demolished it will not take place for over ten years. It is unlikely that they will be able to sell their property prior to this as private owners are unlikely to be interested in purchasing a short life property and budget constraints means that it is unlikely the City Council would be able to buy them ahead of programme.

The early years programme will be around this retention of residents though with no large scale budget for interventions. There may be opportunities to use any void properties for temporary decanting of residents in the earlier phases while redevelopment is in progress.

Planned interventions in this neighbourhood in the next three years are:

- Maintaining a clean and safe environment.
- Returning some presently vacant properties for use as temporary accommodation
- Ensuring that residents are retained in these areas with help to maintain the houses as warm weatherproof, secure and safe.

Action	Aim	Expected results	Partners	Lead Agency
Target hardening	Fitting of window locks, alarms, additional lighting for residents living next to or near vacant properties	Safer environment/reduction in crime/feelings of safety for residents/reduction in abandonment	Arena/NMS/HMRI	Arena
Clean and Safe Environment	Area to be monitored on a regular basis and enforcement action taken	Improved living environment/private properties properly secured	Hit team NMS	Hit team
Neighbourhood wardens	Reduction in crime/Feelings of safety for residents/environmental enforcement	Cleaner/safer neighbourhood	Citysafe/Police/NMS	Citysafe
Return voids to use as temporary accommodation	Pool of temporary housing for residents from early demolition phases	15 properties returned to use	NMS/Arena	Arena
Interim Repairs	Owner occupiers helped to maintain properties as warm weatherproof, secure and safe	Retention of residents in the community, less voids in later phase, reduction in blight	NMS/Agency Services	NMS



Monitoring and Review

The residents in conjunction with the City Council will be the primary body responsible for the monitoring of implementation and progress within the Renewal Areas.

There is a need to ensure that the monitoring body is able to effectively influence the activities of all partner agencies, statutory and voluntary, and to monitor their service delivery to ensure that renewal area goals are being achieved.

It is recommended that a rigorous programme of monitoring over regular cycles should be implemented and that the annual progress review is detailed with the summary being formally presented to a scrutiny group made up of representatives from the various stakeholders, particularly resident and community groups.

The annual report should be circulated to all the households, businesses and groups living in or operating within the renewal area.



Conclusions and summary

The option appraisal has determined the way forward and inherent in the financial analysis was an assumption on clearance/redevelopment and refurbishment in different neighbourhoods. As stated this was initially based on the decisions already reached within the 'Community's Report' which reflected the 'settled view of the community'.

One of the primary tasks of the NRA has been to re-examine the housing proposals through professional scrutiny, to confirm their continued applicability or to recommend changes. The physical survey has provided a more comprehensive picture of housing conditions than was available when the 'Community's Report' was prepared and this has enabled a 'review process' to be undertaken on the housing proposals for each of the neighbourhoods. Whilst in the main supporting the decisions previously reached the review has raised a number of issues.

Property condition alone cannot however be the sole determinate in the retention / clearance debate, other factors such as location, size, layout, proposals for surrounding areas, environmental quality etc. were also factors considered by us in the review process.

In the latter stages of the NRA a lead private sector development partner (Keepmoat plc) was appointed. They were fully appraised of the 'Community's Report' and the progress of the NRA including the likely outcomes. Against this background they have themselves initiated a planning/review process to offer their perspective to inform the decision making about the area particularly around the clearance / retention debate. To some extent the 'Community's Report' and to a large extent the NRA have focussed on house condition as the driver in the clearance / retention debate at neighbourhood level.

Taking into account the foregoing, we propose the strategic approach set out in this report.



BLOCK REPAIR – a scheme of works, more substantial than facelifting, designed to improve both the appearance of a block of houses and to carry out necessary repairs and improvements.

BUFFER ZONE - an area associated with the main renewal area that will benefit from a range of projects that will complement delivery of the overall renewal programme.

CLEARANCE – a term used to describe the demolition of unsuitable or obsolete properties.

EQUITY RELEASE – a term that covers a range of options for releasing money tied up in the value of a house.

FACELIFT SCHEMES – a relatively simple scheme of works designed to improve or enhance the appearance of houses or buildings and thereby improve the environment.

GROUP BASED RENEWAL SCHEMES - Schemes which seek to achieve the renovation of whole blocks or terraces of housing drawing in a mixture of public sector funding and contributions from owners.

HANDYPERSON SCHEME – a scheme established to assist elderly people to retain their independence by carrying out a wide range of minor household repairs. The scheme can help with minor repairs, help with additional security and crime prevention measures, energy efficiency, home safety and accident prevention. Labour is provided free of charge.

HOME REPAIR ASSISTANCE - Assistance given at the discretion of the local authority in the form of either grant or the provision of materials for small scale works of repair, improvement or adaptation. Assistance is generally restricted to low income, elderly or other vulnerable owner-occupiers or private tenants.

NEIGHBOURHOOD RENEWAL ASSESSMENT (NRA) - A Government recommended methodology to help local authorities through a series of logical steps which when taken together, provide a thorough and systematic appraisal technique for considering alternative courses of action for an area or individual dwellings.

NET PRESENT VALUES – an accountancy tool used to compare the lifetime costs of one option with those of another.

REGISTERED SOCIAL LANDLORD (RSL) - A non profit making organisation which provides social housing, is registered with the Housing Corporation and is eligible for public subsidy. Used to be known as housing associations.

RENEWAL AREA - An area declared at the discretion of the local authority to deal with unsatisfactory living conditions.

RENOVATION GRANT - A grant available at the discretion of the local authority for the improvement or repair of a dwelling or for the provision of dwelling by the conversion of a house or other building.

SINGLE CAPITAL POT - The Single Capital Pot guidelines are effective from 2002/2003 and require the Council to allocate funds using a corporate system of appraising schemes. This means that rather than each service receiving its own resources, a single pot must be created and resources allocated to schemes which best meet corporate objectives, regardless of which service they belong to.

POWERS AVAILABLE WITHIN A RENEWAL AREA

The powers available to Liverpool City Council, which enable the authority to carry out the proposed Renewal Area programme are contained in various acts and regulations as listed below:

- Local Government and Housing Act 1989
- Home Energy Conservation Act 1995
- Housing Act 1996
- Environmental Act 1991
- Town and Country Planning Act 1990
- Housing Act 1985
- Highways Act 1980 (as amended)
- Education Act 1944
- Road Traffic Regulations Act 1984
- Highways Act 1980
- Local Government (Miscellaneous Provisions) Acts 1972 and 1976
- Planning and Compensation Act 1991

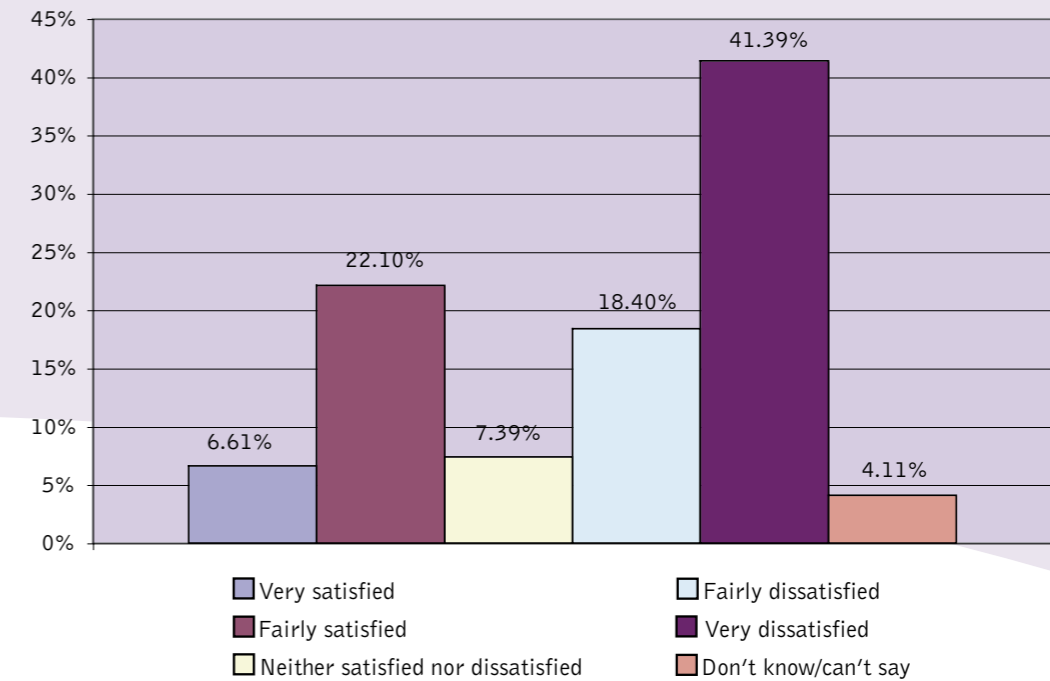
MAIN RENEWAL AREA POWERS

1. Section 93(2) of the Local Government and Housing Act 1989 (the 1989 Act) empowers authorities to acquire by agreement or compulsorily premises consisting of, or including, housing accommodation to achieve or secure their improvement or repair; their effective management and use; or the well-being of the residents in the area. They may provide housing accommodation on land so acquired.
2. Section 93(2) of the 1989 Act also provides that authorities may acquire by agreement or compulsorily properties for improvement, repair or management by other persons. Authorities acquiring properties compulsorily should consider subsequently disposing of them to owner-occupiers, housing associations or other private sector interests in line with their strategy for the renewal area.
3. Section 93(4) of the 1989 Act empowers authorities to acquire by agreement or compulsorily land and buildings for the purpose of improving the amenities in a renewal area. This power also extends to acquisition where other persons will carry out the scheme.
4. Section 93(5) of the 1989 Act (as amended by the Regulatory Reform Order) gives a local housing authority power to carry out works (including the works of demolition) on land which they own.

Section 93(6) allows an authority to contract out either of these functions on an agency basis.
5. Section 249 of the Town and Country Planning Act 1990 gives powers to the local authority as the statutory planning authority to apply for an order that extinguishes rights of way.
6. Section 97 of the 1989 Act provides powers of entry which an authority may use. Authorities will wish wherever possible to obtain entry by agreement and these powers should only be used where absolutely necessary.

Areas Likes and Dislikes

Satisfaction with the Area



Neighbourhood Conditions

Neighbourhood Statements	Strongly Agree	Agree	Indifferent	Disagree	Strongly disagree	Don't Know
Housing conditions need improving	65.10%	20.43%	3.04%	2.74%	0.42%	8.28%
Empty houses are a big problem	69.80%	15.31%	2.92%	3.57%	0.71%	7.68%
There is not enough choice of housing	36.81%	21.38%	14.95%	6.91%	0.66%	19.30%
Obsolete housing needs clearing	58.90%	20.85%	4.11%	2.80%	1.07%	12.27%
Affordable to live in	18.40%	44.37%	13.22%	6.02%	1.07%	16.91%
Convenient for most things	21.56%	47.35%	6.19%	9.83%	3.04%	12.03%
People get on well with each other	12.75%	37.58%	18.64%	12.15%	5.54%	13.34%
It is safer from crime than most places in Liverpool	4.17%	9.89%	17.51%	26.33%	27.99%	14.12%
There are not enough places for children to play	43.36%	24.66%	6.67%	9.59%	3.93%	11.79%
There are good shops and local services	11.97%	30.02%	8.64%	22.10%	16.50%	10.78%
Feels isolated and cut off from wider area	5.00%	12.98%	16.91%	43.24%	6.37%	15.49%
My street is fine but the rest of the area is bad	14.65%	22.33%	14.00%	27.87%	10.42%	10.72%
The area has a bad reputation	45.80%	28.23%	6.61%	7.68%	2.92%	8.76%
A lot of money has been spent on the area	3.87%	10.13%	8.81%	29.90%	33.47%	13.82%

Areas Likes and Dislikes continued

Neighbourhood Problems

Neighbourhood Problems	%
Empty/boarded-up properties	8.86%
Lack of play space for children	8.29%
Vandalism	7.65%
Traffic congestion	7.46%
Rubbish dumping or fly tipping	7.11%
Housing in poor condition	6.91%
Gangs of youths	6.87%
Litter/dirty streets	6.78%
Unsafe roads	6.53%
Drugs	5.14%
Burglary	4.78%
Lack of open space for the public/	4.76%
Noise or pollution from traffic	4.10%
Poor lighting	3.34%
Lack of access to shops/local facilities	3.16%
Bad neighbours	2.49%
Overcrowding	1.98%
Overgrown trees /bushes	1.06%
Racism/racial discrimination	1.05%
Bus services	0.67%
Other problem(write in)	0.44%
Smoke, pollution or noise from factories or other premises	0.40%
None of these	0.17%

Financial Assessment Summary

Area	Statutory action only	Limited repairs (10 yr's)	Comprehensive repairs (30 yr's)	Transformational improvements	Redevelopment	Redevelopment and improvement
	Option 1	Option 2	Option 3	Option 3a	Option 4	Option 5
Big Triangle	£6,365,009	£8,950,728	£6,442,887	£33,419,533	£18,558,010	£10,981,812
Cobra	£5,870,702	£5,769,481	£308,411	£24,927,315	£17,182,057	£308,411
Granton Plus	£6,802,950	£7,003,981	£5,882,836	£26,170,496	£19,542,209	£13,803,916
Rockfield	£4,472,267	£6,926,800	£5,606,461	£20,695,717	£12,720,318	£5,606,461
Salisbury	£5,881,340	£6,999,881	£5,455,596	£23,098,633	£17,065,762	£17,065,762
Sleepers Hill	£4,561,930	£7,040,451	£1,647,344	£15,524,305	£15,395,542	£6,661,116
St. Domingo	£3,247,259	£4,331,487	£4,554,202	£15,084,510	£9,399,592	£4,554,202
Thirlmere	£11,345,351	£11,351,158	£8,932,582	£40,239,896	£33,596,470	£8,932,582
Walton Breck	£6,517,204	£8,523,350	£9,250,724	£14,311,190	£18,809,059	£9,250,724
NPV Totals	£55,064,012	£66,897,317	£48,081,043	£213,471,595	£162,269,019	£77,164,986

It can be seen from the summary table above that: -

- **Option 3** (comprehensive repair) - has the lowest NPV (and is therefore the most economical). It offers a cost effective solution to arrest the spiral of decline but it only 'holds onto' the present housing function of the area for the medium term.
- **Option 1** (statutory action only) - is the next most cost effective option but this approach would totally fail the residents of the area and not address the vision in any way whatsoever. It should be discounted.
- **Option 5** (Transformational Re-development and Improvement (Combined)) - has the lowest NPV when compared against the other two 'transformational' options (options 3A and 4) (and is therefore the most economical within this type of approach). The N.P.V. difference between the three transformational options is significant with option 5 being a clear preference in cost terms.

Assessment against Objectives
(Un-weighted)

No	Objective Criteria	Options				
		1	2	3	4	5
1	To achieve an overall improvement in living conditions with a finite timescale	0	2	4	5	4
2	To preserve a viable and sustainable affordable housing market and to introduce opportunities for aspiring owner occupiers with a range of property types and values	0	2	3	4	5
3	To enhance the image of the area in order to promote long-term confidence	0	1	3	5	5
4	To assist, promote and support commercial development for the area	0	0	2	3	3
5	The need to deal effectively with over supply and obsolescence in the area in the longer term	0	1	3	5	5
Totals		0	6	15	22	22
Rank Order		5	4	3	1	1

Scoring (Contribution objective makes in meeting the version)
0 = no contribution
1 = very little contribution
2 = limited contribution
3 = reasonable contribution
4 = significant contribution
5 = very significant contribution

(Weighted)

No	Objective Criteria	Weighting Factor	Options				
			1	2	3	4	5
1	To achieve an overall improvement in living conditions with a finite timescale	2	0	4	8	10	8
2	To preserve a viable and sustainable affordable housing market and to introduce opportunities for aspiring owner occupiers with a range of property types and values	3	0	6	9	12	15
3	To enhance the image of the area in order to promote long-term confidence	2	0	2	6	10	10
4	To assist, promote and support commercial development for the area	1	0	0	2	3	3
5	The need to deal effectively with over supply and obsolescence in the area in the longer term	3	0	3	9	15	15
Totals			0	15	34	50	51
Rank Order			5	4	3	2	1

Weighting
1 = Meets vision to some degree
2 = Meets vision to a large degree
2 = Meets vision to a greater degree or in full

Socio-Environmental Assessment
(Un-weighted)

Socio-Environmental Criteria	Options				
	1	2	3	4	5
Traffic congestion	0	1	1	5	4
Noise or pollution from traffic	0	1	1	3	2
Unsafe roads	0	1	3	4	3
Lack of open space for the public	0	0	2	4	4
Lack of play space for children	0	0	2	4	4
Lack of access to shops/local facilities	0	0	2	2	2
Rubbish dumping or fly tipping	0	1	3	4	3
Litter/dirty streets	0	1	3	4	3
Improve quality of existing housing	0	2	4	5	4
Empty/boarded-up properties	0	1	4	5	5
Overcrowding	1	1	1	4	4
Poor lighting	0	1	3	4	4
Burglary	0	2	4	5	4
Vandalism	0	2	4	5	4
Racism/racial discrimination	0	0	0	1	1
Gangs of youths	0	2	4	5	4
Bad neighbours	0	0	2	3	2
Drugs	0	0	2	3	2
Option Totals	1	16	45	70	59
Rank Order	5	4	3	1	2

Scores (Extent to which the option meets the criteria)
0 = none
1 = little
2 = some
3 = valuable
4 = significant
5 = very significant

(Weighted)

Socio-Environmental Criteria	Weighting Factor	Options				
		1	2	3	4	5
Traffic congestion	3	0	3	3	15	12
Noise or pollution from traffic	2	0	2	2	6	4
Unsafe roads	3	0	3	9	12	9
Lack of open space for the public	2	0	0	4	8	8
Lack of play space for children	3	0	0	6	12	12
Lack of access to shops/local facilities	2	0	0	4	4	4
Rubbish dumping or fly tipping	3	0	3	9	12	9
Litter/dirty streets	3	0	3	9	12	9
Improve quality of existing housing	3	0	6	12	15	12
Empty/boarded-up properties	3	0	3	12	15	15
Overcrowding	1	1	1	1	4	4
Poor lighting	2	0	2	6	8	8
Burglary	2	0	4	8	10	8
Vandalism	3	0	6	12	15	12
Racism/racial discrimination	1	0	0	0	1	1
Gangs of youths	3	0	6	12	15	12
Bad neighbours	2	0	0	4	6	4
Drugs	2	0	0	4	6	4
Option Totals		1	42	117	176	147
Rank Order		5	4	3	1	2

Scores (Extent to which the option meets the criteria)
0 = little importance
1 = important
2 = very important

Assessment of Options Against Decision Rules

Assessment of Options Against Decision Rules						
Decision Rule		Options				
		1	2	3	4	5
1	Legislative Conformity	1	1	3	3	3
2	Political Acceptance	0	0	3	1	3
3	Technical Achievability	3	3	2	3	3
4	Contribution to Corporate Objectives	0	1	2	2	3
5	Resource Availability	3	3	2	2	2
6	Resident/Community Support	0	0	2	0	3
Best fit against decision rules		7	8	14	11	17
Rank Order		5	4	2	3	1

Scoring (How option conforms to the decision rules)
0 = breaks rule
1 = meets rule in some respects
2 = meets rule in most respects
3 = meets rule in all respects

This assessment shows that a combination of re-development and renovation (option 5) best meets the decision rules however (unlike the previous assessments) the next best option that best fits the decision rules is comprehensive improvement (option 3). Option 4 (re-development) was not felt to command particular resident community or political support and was therefore reduced in overall scoring. Again options 1 & 2 respectively were the least best fit options against the decision rules.

Assessment Summary

Assessment Method	Options										
	1		2		3		4		5		
	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	
Financial Assessment (score in £m)											
1	Socio Economic Assessment	2	58.9	4	89.1	1	49.0	5	198.6	3	87.4
Non-financial Assessments											
2	Objectives (Un-weighted)	5	0	4	6	3	15	1=	22	1=	22
3	Objectives (Weighted)	5	0	4	15	3	34	2	50	1	51
4	Socio Environmental (Un-weighted)	5	1	4	16	3	45	1	70	2	59
5	Socio Environmental (Weighted)	5	1	4	42	3	117	1	176	2	147
6	Decision Rule Assessment	5	7	4	8	3	14	2	11	1	17

From the assessments it can be seen that: -

- The most economic option (on a financial basis only) is option 3 but this option only makes a modest contribution to meeting the vision.
- The best way to transform the area is option 5. Using a combination of renovation and redevelopment this option is both the most economic of its type and it significantly responds to meeting the identified vision.
- Our view is that option 5 offers the best way forward as it is the most cost effective of its type, it would command a high level of support from the community (as it most closely delivers the housing strategy within the 'Community's Report') and it delivers the 'transformation' that is sought for the area.
- We therefore recommend that the housing element of the total regeneration strategy for Anfield / Breckfield should be based on option 5 – a mixed refurbishment/redevelopment approach.



The City of Liverpool