

Anfield and Breckfield Renewal Area



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Anfield and Breckfield Implementation Plan

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In the first five years of the new century, Liverpool and the wider Merseyside area have witnessed significant levels of economic growth and a buoyant housing market. With a vibrant and expanding business district, new waterfront developments and improved infrastructure, there is strong evidence that the city is beginning to transform itself.

However, the positive effects of growth and investment in Liverpool have not been experienced evenly. Whilst property prices in the south of city have surged and city centre

living has exploded, some areas such as those in the Inner Core ¹ and Garston have suffered from decline and in the most serious cases, housing market failure.

Such areas are characterised by high vacancy rates, abandoned properties, high concentrations of social housing, long letting periods, properties in disrepair / poor condition ² and prices increasing at lower rates than surrounding areas. This is often coupled with a poor quality environment, a lack of local facilities and limited access to jobs and services.



Liverpool City Council (the Council) is committed to improving the areas where its residents live and in response has embarked on a major programme of housing market restructuring through Housing Market Renewal (HMR) ³. In parallel to this, the Council has also undertaken the largest Neighbourhood Renewal programme in the country, covering approximately 17,000 properties across six neighbourhoods, namely Anfield/ Breckfield, Garston, Kensington, Lodge Lane, Picton and Princes Park.

This document seeks to set out the strategic context to the Council's Housing Strategy, provide background information on the Neighbourhood Renewal Assessments (NRA) undertaken, give a summary of the intended approach to delivering renewal and outline an indicative 3-year programme of intervention and investment.

It is important to note that this global programme will underpinned by detailed consultation with residents, carried out by the Neighbourhood Teams, in order to explore investment decisions at a local level and determine the most appropriate type, scale and location of intervention.

¹ The Inner Core of Liverpool covers approximately 76,000 properties in neighbourhoods surrounding the city centre.
² Liverpool's Private Sector Stock Condition Survey (2000) indicates that 8.6% of the private stock is unfit with a further 10.3% in poor repair.
³ The Merseyside HMR Pathfinder, NewHeartlands covers 122,000 properties across Liverpool, Sefton and Wirral.



2.1 National Level

2.1.1 The Sustainable Communities Plan

The Sustainable Communities Plan 'Building for the Future' was launched in February 2003 and included a Regional Action Plan for the North West. The plan recognised that to deliver sustainable communities, housing strategy needs to be linked to improving the economy, public services, transport and the environment at local level. The plan aimed to tackle both low housing demand and abandonment in many deprived communities in the North West and Midlands and high demand for housing in the South. Policy developments of particular relevance to Liverpool include the establishment of a Housing Market Renewal Fund to finance nine Housing Market Renewal Pathfinder. These included NewHeartlands, the Merseyside Housing Market Renewal Pathfinder covering the inner areas of Liverpool, Wirral and Sefton.

In January 2005 the then Office of the Deputy Prime Minister (ODPM), now Communities and Local Government (CLG) issued two partner documents 'Sustainable Communities: Homes for All' and 'Sustainable Communities: People, Places and Prosperity'.

These updated the Sustainable Communities Plan and set out five year action plans which re-emphasised the direction the Government wishes to see housing strategies pursue.

2.1.2 Sustainable Communities: Homes for All

'Sustainable Communities: Homes for All' is a response to the Comprehensive Spending Review (July 2004) and the Barker Report on Housing Supply (March 2004). It stresses four themes, Choice, Opportunity, Fairness and Quality and highlights six policy areas:

1. Balancing new housing provision with environmental protection
2. Tackling low demand and abandonment
3. Quality and choice in letting
4. Promoting Home Ownership (through various new initiatives)
5. The strengthened strategic role of local authorities
6. Tackling homelessness

2.2 Regional Level

2.2.1 The Northern Way

In February 2004 the Deputy Prime Minister published an update on the Sustainable Communities Plan entitled 'Making it Happen: the Northern Way'.

In 2005 a Liverpool City Region Development Plan (CRDP) was submitted to the North West Development Agency (NWD) to inform the Northern Way initiative over the next 25 years. This builds upon the report 'The Liverpool City Region Contributing to the Northern Way' published in early 2005. The CRDP sets out the assets, opportunities and priority actions for sustainable economic growth for the city region.

2.2.2 Regional Economic Strategy

The Regional Economic Strategy for the North West (2003) identified the two core cities of Liverpool and Manchester as the region's major economic drivers. Promoting the regeneration of these areas is identified as a major opportunity.

A Merseyside Economic Strategy and Action Plan (MESAP) was produced in 2005 which informed the new Regional Economic Strategy. The MESAP is a 10 year strategy with a three year action plan which sets a clear set of economic development priorities and actions with a regular progress monitoring system.



2.2.3 Regional Spatial Strategy for the North West

The Planning and Compulsory Purchase Act 2004 introduced Regional Spatial Strategies (RSS) as replacements for Regional Planning Guidance.

The Regional Spatial Strategy's key objective is the renewal and renaissance of Liverpool and Manchester Salford as Regional Poles. Liverpool City Centre and its surrounding inner area are identified as investment priorities for new development. The RSS sets a clear aim to tackle housing market restructuring in areas worst affected by low demand and abandonment.

The North West Regional Assembly (NWRA) is currently preparing the new Regional Spatial Strategy to be issued by the Secretary of State in 2007. The Liverpool City Region local authorities with relevant sub-regional organisations submitted a detailed commonly agreed City Regional Strategy entitled 'Proposed Liverpool City Region Policy Issues and Proposed Policies' to the NWRA in April 2005.

This strategy proposes 'a true polycentric approach which recognises and promotes



the role of Liverpool as the core city and economic driver for its city region'.

The Strategy addresses three key policy areas in which it is considered that there is a strategic policy deficit within the current RSS. These policy areas are Housing in Sustainable Communities; Economic Development; and the Coast.

The NWRA has been requested to have regard to the following spatial priorities which support those of the Draft Regional Housing Strategy 2005:

- a. The need to secure the scale of housing development within NewHeartlands to facilitate market restructuring
- b. The requirement for significant intervention in other low demand housing areas
- c. Recognition of the regeneration needs in certain parts of the city region which require housing investment and development to secure regeneration objectives
- d. The requirement to promote housing choice through diversity of housing type and affordability
- e. Recognising that where necessary, a policy of housing development restraint may be required in certain parts of the city region in order to support housing regeneration policies

2.2.4 North West Regional Housing Strategy 2005

The North West Regional Housing Strategy (RHS), prepared by the Regional Housing Board (RHB), is a key regional element of the national Sustainable Communities Plan. It provides the overarching strategic direction for intervention in North West housing markets. It is the basis on which allocations from the Regional Single Housing Capital Pot and Housing Corporation Affordable Housing Programme (AHP) are made.

The North West Regional Housing Board submitted the 2005 Regional Housing Strategy to Government in May 2005. The Merseyside local authorities have submitted a joint Merseyside Response to the North West Regional Housing Strategy 2005.

The RHS 2005 largely builds on and develops the first RHS (2003) and maintains the same four strategic priorities and their order of importance. Liverpool supports these priorities, which are:

- Delivering Urban Renaissance
- Providing affordable homes to maintain balanced communities
- Delivering decent homes in thriving neighbourhoods
- Meeting the needs of communities and providing support for those who need it

2.2.5 Regional Priorities and Liverpool's Housing Strategy

Liverpool City Council is:

- Supporting the NewHeartlands Housing Market Renewal Pathfinder, restructuring

its housing market and tackling low demand areas within and neighbouring NewHeartlands

- Regularly monitoring affordability through the Liverpool Asset Management Project and helping to promote affordability by various measures within its Private Sector Housing Renewal Strategy
- Striving to reach the Decent Homes PSA target by transferring its Council housing stock to a new tenant led mutual RSL and through the Private Sector Housing Renewal Strategy
- Delivering housing quality and choice to Liverpool's diverse and complex pattern of communities and vulnerable groups through its Five Year Supporting People Programme, Black and Racial Minority (BRM) Housing Strategy, Homelessness Strategy and Fuel Poverty and Warm Homes Strategy

The RHS continues to inform spatial and planning policy evolution in Liverpool for example the City Council's new Housing Development Draft Supplementary Planning Document, part of its Local Development Framework.





2.3 Sub Regional Context

2.3.1 NewHeartlands: The Housing Market Renewal Pathfinder

Around a third of Liverpool's homes (76,000 properties) are included in the Merseyside Housing Market Renewal Pathfinder, NewHeartlands, which also includes the Birkenhead and Wallasey areas of Wirral and the Bootle and Litherland areas of Sefton.

Of the 76,000 properties, 12% are in City Council ownership, 26% owned by RSLs with the remaining 62% being in private ownership. The stock is predominantly pre-1919 terraced housing, over 93% of which falls within Council Tax Bands A and B.

The Merseyside Housing Market Renewal Pathfinder is one of nine national projects announced by the Government in April 2002 and funded through dedicated housing market renewal funding to develop radical and innovative solutions to tackle areas with low housing demand and housing abandonment across the North and the West Midlands. NewHeartlands brings together the local authorities of Liverpool, Wirral and Sefton with key partners under an independent chair and with an independent support unit.

The Housing Market Renewal Initiative (HMRI) represents a once in a lifetime opportunity to restructure failing housing markets and secure the sustainable regeneration of the inner area of Merseyside by rebuilding community, economic and social infrastructure as well as responding to unsatisfactory housing.

In October 2003 NewHeartlands submitted to ODPM (now CLG) a strategic prospectus with an operational plan for a comprehensive regeneration programme over 15 years. In February 2004 NewHeartlands was granted £86 million housing market renewal funding for a two-year programme from 2004 to 2006. Liverpool's allocation was £45 million with an additional funding of £5 million from English Partnerships.

In July 2005 NewHeartlands submitted a Scheme Update to ODPM which resulted in housing market renewal funding of £97.7 million for the period 2006 – 2008. Liverpool's allocation was £56.5 million.

2.4 Liverpool's Corporate Context

2.4.1 The Liverpool First Community Strategy

The Liverpool First Community Strategy has been prepared on behalf of the Liverpool First Board⁴ by the Liverpool Partnership Group (LPG). The LPG is Liverpool's Local Strategic Partnership (LSP), which brings together the key public, private, voluntary, community and faith organisations and representatives in the city.

Transforming Liverpool's housing needs to be achieved alongside its economic resurgence which is accelerating rapidly.

The City Council with support from the LPG and partners has submitted a draft proposal to Government Office North West in relation to reaching a phase 3 Local Area Agreement⁵.

⁴ The Liverpool Partnership Group and their board (Liverpool First Board) is a voluntary association of key public, private, voluntary and community sector organisations. In February 2002 they were accredited as Liverpool's Local Strategic Partnership.

⁵ Local Area Agreements set out the priorities for a local area as agreed between central government, local authorities and their partners. They simplify some central funding, help join up public services more effectively and allow greater flexibility for local solutions tailored to local circumstances.



2.4.2 Liverpool's Neighbourhood Renewal Strategy

Liverpool City Council with its partners on the LPG has developed a Local Neighbourhood Renewal Strategy (LNRS) to transform the most deprived areas and close the gaps between the poorest and best areas.

The LNRS has a core programme focused on 26 (out of 33) Liverpool wards and a Priority Neighbourhoods programme to bring more intensive, comprehensive support for 22 areas. These areas have specific Neighbourhood Action Plans to improve local economic, social, housing and environmental conditions.



In December 2000, the Government relaxed the criteria for declaring Renewal Areas, thereby enabling expansion and promotion of local, area based and coordinated programmes of activity. This is in part, a Government response to the Consultation Paper “Quality & Choice – A Decent Home for All” and is in line with giving local Councils more flexibility in delivering and implementing strategies. The Regulatory Reform (Housing Assistance) Order 2002 has also assisted in this respect by removing the constraints of declaration criteria.

The Government see Renewal Areas as a successful way for dealing with a range of local and national objectives for urban renewal. They provide a robust framework for the delivery of integrated actions by a variety of public and private sector agencies. They are seen as vehicles for the development and empowerment of communities.



In order to identify the actions necessary to revive areas in decline the Council has undertaken a series of Neighbourhood Renewal Assessments (NRA's). NRA's examine an area in close detail, studying the condition of people's homes and surroundings. Their purpose is to:

- Ensure that economic, social and environmental factors are taken into account in determining the most satisfactory course of action
- Ensure that the long-term consequences of action are considered and that the strategy is not based upon incomplete information
- Encourage the distribution of public funds based on realistic strategies aimed at those in greatest need and who live in the poorest housing and environmental conditions
- Establish clear priorities, which take into account the ability to deliver the strategy against the background of available resources

NRA's are a fundamental requirement in the process of granting Renewal Area status. This is a key feature of Council's Private Sector Housing Renewal Strategy that aims to tackle poor quality private sector housing and meet the Decent Homes target (PSA 7) for vulnerable people in the private sector.

Renewal Area status provides the Council with a number of powers which can assist them in carrying out the proposals for the area.

It is important to note that granting Renewal Area status is not associated with access to an additional funding stream but rather serves to bring together partners and co-ordinate actions so that an integrated approach to renewal is achieved.





The Anfield/ Breckfield Neighbourhood Renewal Assessment was commissioned in April 2003 and set out a clear vision for the area:

“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.”⁶

“Renewal Area” status was subsequently granted for a ten-year period in March 2005.

Neighbourhood Renewal Area status offers Anfield/ Breckfield a real opportunity to tackle and reverse historical decline. By acting upon the recommendations and proposals made by the NRA, resources will be targeted where they will have most effect. A detailed implementation plan is therefore required that identifies the scope and phasing of intervention and investment. This Implementation Plan sets out the early actions contained within the NRA and provides a framework to support future funding commitments over the lifetime of the programme. This will ensure:

- Regeneration is directed holistically, not just focused on housing, so that wider benefits to the environment, economy and social

fabric of the neighbourhood are achieved

- Investment is co-ordinated and takes into account other schemes and initiatives underway or planned
- Stakeholders and agencies work in partnership so that consistent approaches of delivery are adopted and the best use is made of limited resources

Clearly, bringing about regeneration involves significant planning, commitment and resources, but with these in place, renewal in Anfield/ Breckfield is firmly on the horizon.

⁶ Anfield and Breckfield Neighbourhood Renewal Assessment, Final Report (November 2004)

5.1 The Renewal Area

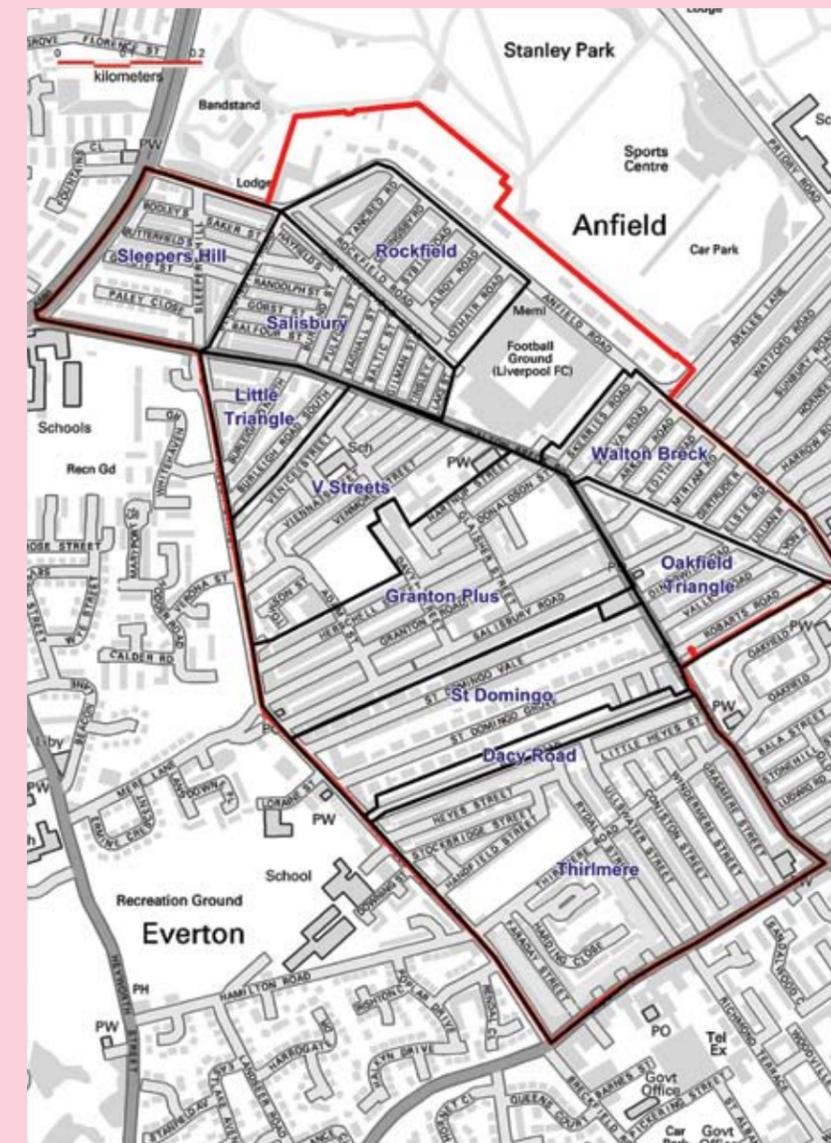
The Anfield/ Breckfield study area is located within Liverpool’s Inner Core and is home to Liverpool Football Club (LFC). The majority of housing in the area is high density, pre-1919 terraces. Tenure patterns in the area differ from citywide and national trends with levels of owner occupation between 42-44%, compared to 52.6% and 69.9% respectively.⁷

The area suffers from high levels of deprivation with both wards covering the area ranked within the top 3% most deprived wards nationally in terms of multiple deprivation.⁸

5.2 Renewal Area Boundary

The renewal area boundary was established by taking into account existing physical, social and historical boundaries and evidence of deprivation. The boundary, which covers 4960 properties, contains 11 sub-neighbourhoods⁹ in total; Dacy Road, Granton Plus, Little Triangle, Oakfield Triangle, Rockfield, Salisbury, Sleepers Hill, St. Domingo, Thirlmere, V-Streets and Walton Breck. These are illustrated below in figure 1.

Figure 1 - Renewal Area Boundary



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⁷ Source: Census 2001 and Anfield and Breckfield NRA, Final Report (Nov 2004).

⁸ The Anfield ward ranked 228th and Breckfield (the Everton ward) ranked 12th out of 8414 wards. Source: DETR: Index of Multiple Deprivation 2004

⁹ These neighbourhoods have largely been based on the boundaries of existing residents groups.

5.3 Renewal Area Assessment

The NRA in Anfield/ Breckfield involved a structural assessment of the condition of properties, a survey of the socio-economic circumstances of residents and a review of existing sources of data. The key findings were:

5.3.1 Stock Profile

- 89% of properties are pre-1919 terraces
- 14.37% of properties are unfit and 23% are in substantial disrepair or close to being unfit. These figures are higher than both Liverpool and national averages
- Over 47% of housing failed decency standards
- Long-term vacant properties account for 9.78% of stock¹⁰
- The majority of properties are in council tax band A

¹⁰ Figure as at April 2004.

5.3.2 Residents Survey

- 13% of residents taking part in the household survey indicated that they were dissatisfied with their home because of disrepair; with 89% of them advising that they would not be able to carry out any of the repairs within the next three years
- 60% of residents were either fairly or very dissatisfied with the area
- Of those completing the questionnaire, 86% stated that their housing conditions needed improving, 85% thought that empty properties are a problem and 80% thought that obsolete housing needs demolishing
- The majority of households (71%) have a

household income of less than £10,000 per annum with 69% of residents receiving some form of benefit

- Just 25% of residents were in full time employment.
- Nearly half of those paying rent paid £50 -£75 per week though a fifth paid £25 - £50
- For those paying a mortgage, 81% were paying less than £150 per month

The NRA found variation between the neighbourhoods in terms of unfit, non-decency, vacancy rates and the quality of the environment. A summary of the main characteristics of each area is provided below in section 6.



The majority of properties within the Anfield/ Breckfield area are high density, Victorian terraces, though these vary in size and layout from 2-bedroom back of pavement terraces up to larger 3-storey 4 bedroom properties. An overview of the general characteristics and approach recommended within each neighbourhood is outlined below. For further information please refer to the Anfield and Breckfield Renewal Area Declaration Report.

6.1 Dacy Road & Thirlmere

The Dacy Road area covers approximately 130 properties. Thirlmere is the largest neighbourhood within the NRA study area covering over 800 properties. There are small pockets of unfit and non-decency in the northern part of the neighbourhood though the NRA does not consider clearance to be the solution as the sites released would not be of an adequate depth to redevelop.

Consequently, the NRA recommends the adoption of the proposals identified in the Community's Report; to retain and comprehensively improve all of the properties in these neighbourhoods.

6.2 Granton Plus

The Granton Plus neighbourhood abuts the southern boundary of the V Streets neighbourhood and contains 607 properties. Many of the terraced properties in the area are situated on long streets with a poor environment and concentrations of vacant properties.

The original proposals for this area, as set out by the Community's Report, involved clearance of 309 properties and retention / improvement of the remaining 298. However, the lead developer for the area revealed that this would not restructure the housing market as any redevelopment would be constrained by the existing pattern of closely knit streets within a grid pattern. As such, the NRA recommends negotiations with owners to expand the clearance and redevelopment plans to cover the entire neighbourhood.

The resulting consultation exercise revealed there to be public support for clearance proposals, which were endorsed and approved by LCC accordingly.



6.3 Little Triangle

The Little Triangle neighbourhood contains approximately 118 properties. The area includes some new build infill schemes which have added vitality and increased the sustainability of the neighbourhood. The traditional terraced properties in the area are in reasonable condition.

The proposals for this area are based on the recommendations of the “Community’s Report”¹¹ and involve retention of the stock with housing and environmental improvements.

¹¹ “The Community’s Report on the Regeneration of Anfield/ Breckfield” prepared by the Anfield/ Breckfield Community Steering Group (ABCSG) June 2002.



6.4 Rockfield

The Rockfield neighbourhood lies to the north of LFC and forms the eastern boundary of the NRA study area. The neighbourhood contains 426 properties and includes larger 2 and 3-storey, 4/5-bedroom Victorian terraces, some of which directly overlook the park. The Community’s Report identifies this neighbourhood as suffering from some of the worst incidences of vandalism, abandonment and dereliction and this is supported by the NRA findings which found over 47% of properties to be “unfit for human habitation.”

The NRA recommended that the housing strategy for the Rockfield neighbourhood be subject to further detailed investigation and review. Subsequently, the Affordable Housing Development Company (AHDC) have been appointed to take forward proposals for this area, with plans for a £15,000,000 refurbishment programme to be implemented shortly.

6.5 Salisbury

The Salisbury neighbourhood comprises of smaller terraced properties that open directly onto the street. The roads are generally quite narrow and there is no green space.

The NRA supports the recommendations within the Community’s Report, to clear and redevelop this entire neighbourhood.

6.6 Sleepers Hill

This neighbourhood lies at the northern end of the study area and can be divided into 2 distinct sub areas, to the east and west of Sleepers Hill. To the west there is an area of stable and popular council housing and some new build RSL accommodation. To the east are narrow streets containing traditional terraces with limited parking spaces and a lack of green space. In total there are 379 properties.



It is recommended that the 228 properties to the west of Sleepers Hill be retained for frontage improvements, with the remaining 151 properties, to the east, be cleared and redeveloped as originally identified in the Community’s Report.

6.7 St. Domingo

The St. Domingo neighbourhood contains 286 properties but comprises of 481 domestic dwellings indicating that a substantial number of properties have been converted into flats or are houses in multiple occupation. The area includes 2 and 3-storey terraces set back from the pavement with front garden areas and larger semi-detached

properties along narrow streets. Property conditions vary on a block-by-block area throughout the neighbourhood with levels of non-decency varying from 0–100% and vacancy rates from 0–33%.

The NRA proposes that all of the properties on the south side of St. Domingo Vale and on both sides of St. Domingo Grove be retained and refurbished. However, it recommends that negotiations be entered into with owners along on the northern side of St. Domingo

Vale to clear and redevelop this side of the road in order to provide better north/south access to the new developments opposite and to improve the site depth of the adjacent development in Granton Plus neighbourhood.

The resulting consultation exercise revealed there to be public support for clearance proposals, which were endorsed and approved by LCC accordingly.



6.8 V Streets

There are approximately 256 properties in the V Streets area, many of which are in very poor physical condition. The general environment in this neighbourhood is poor and problems with Anti-Social Behaviour (ASB) are commonplace. Consequently, homes in this area are unpopular leading to very high vacancy rates.

In the V Streets, comprehensive clearance has been proposed to create a new housing environment in part of the neighbourhood.

6.9 Walton Breck & Oakfield Triangle

The Walton Breck and Oakfield Triangle neighbourhoods include 553 properties, of which approximately 96% are privately owned. Levels of unfit, non-decent and vacancy rates vary across the neighbourhood with those properties to the south of Walton Breck Road generally in poorer condition than those to the north. However, even to the south of Walton Breck Road indicators do not vary significantly from the Anfield and Breckfield averages.

As such, the NRA proposes to retain all properties within this neighbourhood.

Resident consultation and involvement is integral to the NRA process. In Anfield/Breckfield a range of methods have been used to ensure that local issues are taken into account and residents are involved in determining the priorities for action.

7.1 Areas Covered

The consultation process in Anfield/Breckfield has been extensive and ongoing since 1999. The areas covered include:

- Information gathering e.g. property type, household composition, income, employment and tenure
- Views and opinions about property condition, the neighbourhood, local facilities and crime/ anti-social behaviour
- Future housing requirements and priorities
- Opinions surrounding masterplan options and development proposals
- Issues relating to tenure mix and affordability

7.2 Events

7.2.1 Exhibition / Door to Door Consultation (November 2004 – March 2005)

Exhibitions were held to ascertain whether residents were supportive of the proposals to demolish additional dwellings. Of the 232 households that participated, 198 (85.5%) supported the proposals, 13 were against (5.5%) and 21 were undecided (9%).

7.2.2 Concept Planning and Residential Phasing Event (March 2005)

The purpose of this event was to seek the views of community representatives and stakeholders, with regard to programme phasing and the location of key community facilities to inform the overall masterplan. In total, 40 representatives attended.

7.2.3 Masterplan Consultation Event (May 2005)

Facilitated by Urbed, 41 representatives attended this event to discuss options for the Anfield masterplan.

7.2.4 Three Day Consultation Programme (July 2005)

This Consultation Programme was held to inform residents within the NRA area and the Buffer Zones of the proposals and programme phasing associated with the masterplan. These events provided residents with an opportunity to discuss and comment on the masterplan and allowed practitioners to gather views and opinions on the masterplan. 1000 residents attended across the three days.





7.2.5 Frontages Exhibition / Individual Consultation (November 2005 – February 2006)

This exhibition was held to inform residents and businesses in frontage properties backing onto clearance areas, of the proposals for the area. 46 people attended in total. This event was subsequently followed by a series of individual consultations, whereby proposals were discussed on a one-to-one basis.

7.3 Groups and Sessions

- Anfield/ Breckfield Renewal Team and Neighbourhood Management Team – liaise with individual residents to help them in terms of re-housing
- The Partnership Forum (which replaced the Community Steering Group) meets on a quarterly basis
- The Housing and Physical Regeneration group meet every 4 - 6 weeks

- The Neighbourhood Management Group meet every 4 – 6 weeks

7.4 Communication

- Initially, door to door visits were conducted in residential areas to make contact with local residents and gather information
- Home Ownership Advisors visited homeowners providing advice and guidance
- A household questionnaire to find out about people’s circumstances and what they would like to see happen in the area
- Open Day’s

Other formal and informal activities have also taken place, designed to give residents as many opportunities as possible to get involved. The range of approaches used reflects the commitment to engage all residents and stakeholders in Anfield and Breckfield, and ensure they are able to participate in a way that they find comfortable and convenient.

The NRA sets out a long-term vision and series of actions for delivering renewal in Anfield and Breckfield over a 15-year period. Clearly, delivering comprehensive regeneration on such a large scale requires a significant amount of time and resources. In this instance, a phased approach is necessary to ensure that appropriate levels of funding and staffing resources are in place to deliver successful regeneration programmes which the local community are involved in.

- 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, obsolescence in the area in the long term

8.2 The 3-Year Programme (2006 – 2009)

This 3-year programme seeks to reflect the early interventions planned within the 10-year period of the NRA and target its key recommendations. Figure 2 overleaf details those activities scheduled to take place within each sub-neighbourhood.

8.1 Objectives

The objectives identified as necessary to achieve the vision for Anfield/ Breckfield were:

- To achieve an overall improvement in living conditions within a finite timescale



Figure 2 – Neighbourhood Plans

Anfield NRA Area	2006 - 07	2007 - 08	2008 - 09
New Build (Dobson Street)			
Home Swaps (Sustainable Areas)			
New Build Community Facilities			
Clearance of Properties			
New Build (Robson Street)			

Thirlmere & Dacy	2006 - 07	2007 - 08	2008 - 09
Energy Efficiency Scheme			
HIT Team Action			
Improvements to the Public Realm			
Target Hardening			

Granton	2006 - 07	2007 - 08	2008 - 09
Enhanced Void Security			
Interim Investment / Repair			
Clearance of Properties			
Target Hardening			
HIT Team Action			

Little Triangle	2006 - 07	2007 - 08	2008 - 09
Improvements: Decency Standards			
Energy Efficiency Scheme			
Frontage Improvement Programme			
HIT Team Action			
Improvements to the Public Realm			
Target Hardening			

Rockfield	2006 - 07	2007 - 08	2008 - 09
Energy Efficiency Scheme			
HIT Team Action			
AHDC Refurbishment Programme			
Target Hardening			
Improvements to the Public Realm			
Frontage Improvement Programme			

Salisbury	2006 - 07	2007 - 08	2008 - 09
Demolition (Lake, Tinsley & Gilman Street)			
Interim Investment / Repair			
Enhanced Void Security			
Target Hardening			
HIT Team Action			

Sleepers Hill	2006 - 07	2007 - 08	2008 - 09
Energy Efficiency Scheme			
HIT Team Action			
Frontage Improvement Programme			
Target Hardening			
Enhanced Void Security			
Interim Investment / Repair			
Improvements to the Public Realm			

St Domingo	2006 - 07	2007 - 08	2008 - 09
Energy Efficiency Scheme			
HIT Team Action			
Interim Investment / Repair			
Enhanced Void Security			
Target Hardening			
Clearance			
Improvements to the Public Realm			

V Streets	2006 - 07	2007 - 08	2008 - 09
Enhanced Void Security			
Interim Investment			
Target Hardening			
Clearance			
HIT Team Action			

Walton Breck & Oakfield Triangle	2006 - 07	2007 - 08	2008 - 09
Energy Efficiency Scheme			
External Investment			
HIT Team Action			
Improvements to the Public Realm			



The multi-faceted nature of decline in Anfield and Breckfield cannot be addressed single-handedly. Tackling the issues holistically and working co-operatively represents a far greater opportunity for success.

9.1 Housing

Housing conditions vary across the NRA area in terms of decency standards, levels of unfitness and vacancy rates. This implementation plan identifies the most appropriate measures for each neighbourhood and seeks to improve living conditions and introduce opportunities for aspiring owner-occupiers with a range of property types and values.

A range of tools will be used including:

- Refurbishment and improvement
- Clearance and redevelopment
- New build housing ¹²

The Governments view is that the prime responsibility for maintaining a property

¹² This will include a range of different types, sizes and tenures.

should be with the owner. This is accompanied by a gradual move away from the provision of grants to individual property owners, towards the encouragement of owners to access a range of loans and/ or equity release products to help improve and maintain their property. However, some grant assistance will remain to support vulnerable households, such as the elderly or disabled, who may not have the necessary resources to keep their home in good repair.

Where private tenants are found to be living in unsatisfactory accommodation, the Council will use statutory inspection and enforcement powers to achieve desirable improvements.

9.2 Environment

The NRA residents survey identified boarded up properties, a lack of play space for



children, vandalism, traffic congestion and fly tipping as the key environmental problems in the area. Such issues were part of the driving force behind the Councils move to establish neighbourhood management teams across the city, which bring together staff from a range of disciplines to address housing and broader neighbourhood regeneration issues. The team responsible for the Anfield/ Breckfield area is the City and North Neighbourhood Management Team.

Clearly, improvement and redevelopment of the housing stock will address some environmental issues and it is hoped will act as a catalyst for further improvements. This will be supplemented by regular patrols of the area to check for fly tipping and graffiti, increased street sweeping, and the introduction of home zone measures in some areas. Stronger enforcement will be an important feature in this campaign, to improve the environment particularly relating to fly tipping.

9.3 Social

The level and scale of investment planned in the study area demonstrates the commitment of agencies such as the Council, Arena and Liverpool Football Club (LFC) to raise confidence in the area and improve perceptions. There is a need to build

upon this so that the image of the area is enhanced further and long-term confidence is promoted.

An important aspect of raising confidence and ensuring stability in Anfield is the continued involvement of residents in the future plans for the area. Equally important though is the development of social inclusion initiatives so that all residents can benefit

from the resurgence of the area and the economic opportunities available.

Furthermore, social problems such as crime and anti-social behaviour will need to be tackled and social cohesion maintained so that the profile of the area as a desirable and affordable place to live is ensued.

9.4 Economic

The Anfield/ Breckfield NRA area incorporates shopping areas along Walton Breck Road, Anfield Road and a mixture of commercial and residential uses along Blessington Road. There is evidence of substantial levels of decline across these areas, with abandonment and poor condition of the stock. It is proposed that the units along Blessington Road will be cleared and redeveloped in line with the proposals for the Salisbury and Sleepers Hill neighbourhoods.

It is also important to consider the impact of LFC's proposals for the site of the current football stadium. It is envisaged that Anfield Plaza would be a tourist attraction and incorporate a hotel, bars and restaurants, shops and open space. This is likely to impact positively on the local economy in terms of increased jobs and spending in the local area.

Renewal Area status does not provide access to a specific funding stream to support regeneration efforts but it does serve to bring together, guide and co-ordinate other resources to ensure an integrated approach to renewal is achieved. In Anfield/ Breckfield, a range of public and private sector resources will be provided by the:

- NewHeartlands Pathfinder
- Regional Housing Board
- Liverpool City Council
- RSLs/ Housing Corporation
- Private Sector
- LFC



Housing Partnership to enable cooperative working and a structured approach to the management of the zones of opportunity.

Through the LIFE model RSLs take a Lead, Influence, Follow or Exit role in a particular area. In the Stanley Park ZOO, Arena is the “lead” social landlord with Maritime an “influencer”, Riverside and Liverpool Housing Trust (LHT) make up the “followers” and Venture, Cosmopolitan Housing and Hornby are the “exiters.” Arena is tasked with working with the Council and lead developer to deliver Housing Market Renewal.

In addition, the NRA area falls entirely within the boundary of the North West Community Housing Investment Area (CHIA). If the ballot to transfer City Council Housing stock to Liverpool Mutual Homes (LMH) is successful in Autumn 2006, LHT would take over the management of this stock.

The Council are committed to delivering the objectives set out by the NRA and have set aside resources, principally from Housing Capital, Neighbourhood Renewal and Housing Market Renewal funds, to ensure that the vision for the area is achieved.

However, in order to bring about neighbourhood renewal it is necessary for agencies to work together. The Council will work with key partner organisations including Arena and LFC, who are already investing substantial sums as part of their own commitments to the area, to ensure that resources are used effectively and the maximum impact is achieved.

A number of partnership agreements and arrangements are already in place in the area:

11.1 Registered Social Landlords (RSLs)

The LIFE model has been embraced in the Stanley Park Zone of Opportunity, which includes Anfield/ Breckfield. This framework was developed by Liverpool’s Strategic

11.2 Developers

A lead developer for the Stanley Road Zone of Opportunity has been selected to ensure that good quality, affordable housing is provided. Following a competitive bidding process, Keepmoat plc (and its house building subsidiary “Haslam Homes”) was selected to assist the Council and Arena housing deliver HMR in the zone.

11.3 Local Communities

As noted previously, involving communities is a crucial aspect of the renewal process. There are a variety of mechanisms in place through which residents can obtain information, contribute their ideas and participate in the regeneration of Anfield/ Breckfield.



11.4 LFC

As at January 2007, Liverpool FC were in take over negotiations with an investment consortia based in the United States. Early indications suggest that the new owners would support the proposed delivery of a new 60,000 seat stadium on a site in Stanley Park.

The scheme would be a major landmark development within Anfield, creating a range of full and part time jobs together with the emergence of a complementary gateway development known as Anfield Plaza.

The cost of realising this development will be significant. The NWDA and Objective 1 have demonstrated their support by contributing some £9m in public sector funds, with Liverpool FC and its patrons expected to

secure the project's outstanding balance – widely estimated to be in the region of £180m.

Given the uncertainty in delivery timescales and funding availability, costs associated with this project have been omitted from the NRA Financial Summary (section 12.0) - pending official approval of the scheme's viability.

11.5 Other Funding

Further investment of benefit to the Anfield/Breckfield NRA area has also been secured from Objective One, NWDA and other partners such as Barclays. This investment includes projects such as the restoration of Stanley Park, infrastructure improvements and a Public Health Programme.

The following implementation programme provides an indicative forecast of the interventions and funding that will be concentrated within Anfield over the next 3 years. This programme has been prepared for illustrative purposes and may be subject to change as plans continue to be developed with community members.

Furthermore, it should be noted that funding will remain an aspiration until officially committed by delivery partners. Accordingly, discussions are ongoing with a range of our partner agencies to determine the full extent of their proposed financial support.

Figure 3 - Anfield / Breckfield Implementation Programme

	2006/7	2007/8	2008/9	TOTAL COST
Description	Cost	Cost	Cost	
Private Sector Housing and Retail				
Improving Decency Standards	£100,000	£75,000	£0	£175,000
Frontage Improvement Programme	£1,145,000	£850,000	£1,485,000	£3,480,000
Investment in Unsustainable Properties	£100,000	£150,000	£200,000	£450,000
Homeswaps	£235,000	£230,000	£0	£465,000
AHDC Refurbishment Programme	£5,000,000	£5,000,000	£5,000,000	£15,000,000
Sub-Total	£6,580,000	£6,305,000	£6,685,000	£19,570,000
RSL Housing Investment				
Improving Decency Standards	£360,000	£220,000	£26,000	£606,000
Sub-Total	£360,000	£220,000	£26,000	£606,000
Environmental Improvements				
Target Hardening	£140,000	£140,000	£140,000	£420,000
Enhanced Void Security	£335,000	£240,000	£240,000	£815,000
HIT Team Enforcement Action	£315,000	£315,000	£315,000	£945,000
Improvements to the Public Realm	£3,330,000	£3,335,000	£3,635,000	£10,300,000
Site Treatment	£4,000,000	£4,000,000	£4,000,000	£12,000,000
Leisure Schemes	£2,950,000	£1,000,000	£1,000,000	£4,950,000
Sub-Total	£11,070,000	£9,030,000	£9,330,000	£29,430,000
Acq, Clearance and New Build				
Housing Acquisition Programme	£5,850,000	£6,500,000	£6,175,000	£18,525,000
Clearance Programme	£245,000	£420,000	£335,000	£1,000,000
New Build Housing Schemes	£17,305,000	£10,310,000	£10,585,000	£38,200,000
Sub-Total	£23,400,000	£17,230,000	£17,095,000	£57,725,000
TOTAL	£41,410,000	£32,785,000	£33,136,000	£107,331,000

City and North Neighbourhood Management Team 115 Anfield Road Anfield Liverpool L4 0TL	Arena Housing Association 115 Anfield Road Anfield Liverpool L4 0TL
0151 233 3018	0151 263 6236



Acquisition – The purchase of properties by agreement or through Compulsory Purchase Order (CPO) where necessary.

Audit Commission – An independent body responsible for ensuring that public money is used economically, efficiently and effectively.

Clean Team Initiative – An initiative which seeks to improve the general environment of an area by tackling litter, fly-tipping and graffiti.

Clearance – The demolition of obsolete properties.

Decent Homes Standard – A home is defined as being decent if it (a) meets the current statutory minimum for housing, (b) is in a reasonable state of repair, (c) has reasonably modern facilities and services and (d) provides a reasonable degree of thermal comfort. The Government has set a target that all homes in the social housing sector will be decent by 2010.

Department for Communities and Local Government (DCLG) – This is one of the ten central Government departments. The DCLG has responsibilities for local government, social exclusion, neighbourhood renewal, communities, race, faith, and equalities.

Government Office North West (GONW) – One of nine Government Offices in England that represent and undertake work at a regional level on behalf of the ten central Government departments.

Homeswap – Where the Council or its agents purchase and refurbish properties in sustainable areas for re-sale to homeowners in unsustainable areas who are affected by redevelopment proposals.

Housing Corporation – This is the Government agency that funds new affordable housing and regulates housing associations in England.

Housing Market Renewal (HMR) – This is a Government programme that aims to restore sustainable communities to those parts of the North and Midlands where demand for housing is relatively weak and which have seen significant decline in population, dereliction, poor services and poor social conditions as a result. Its objective is to renew failing or weak housing markets and reconnect them to regional markets.

Housing Market Renewal Fund – A designated fund to finance capital investment in the housing market and supporting infrastructure that other regeneration programmes have not been able to make on a strategic and long-term scale.

Housing Market Renewal Pathfinder – Pathfinders are partnerships made up of local authorities and other key regional and local stakeholders. There are 9 HMR Pathfinders across the North and Midlands. NewHeartlands is the Merseyside Pathfinder covering parts of Liverpool, Sefton and Wirral.

Local Area Agreement (LAA) – This is a three-year agreement between central government, local authorities and their partners. They aim to deliver national outcomes in a way that reflects local priorities.

Local Strategic Partnership – This is a single non-statutory, multi-agency body, which aims to bring together different parts of the public, private, community and voluntary sectors at a local authority level.

Long Term Void Level – The proportion of properties which remain empty for 6 months or longer.

Neighbourhood Renewal – This Government Initiative was launched in January 2001. It aims to tackle deprivation in the poorest 10% of neighbourhoods in England so that people are not seriously disadvantaged by where they live.

Neighbourhood Renewal Assessment – 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.

Neighbourhood Warden Scheme – This scheme aims to promote community safety, reduce fear of crime and strengthen communications between residents and local service providers. Neighbourhood Wardens regularly patrol local areas and provide a highly visible, uniformed, semi-official presence in the community.

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. Formerly known as housing associations.

Renewal Area – An area declared at the discretion of the local authority to deal with unsatisfactory living conditions.

Single Housing Capital Pot – Local authorities have to bid for an allocation of this housing budget to fund home improvements and housing renewal activity.

Sustainable Communities – Places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Target Hardening – Measures that create a safer environment or reduce crime i.e. fitting alarms and window locks.

Void Refurbishment – When empty properties receive improvement works so that they be brought back into use i.e. damp-proofing, structural works, new kitchens etc.

Zone of Opportunity – A defined area where HMR intervention is focused and market restructuring activity and housing development is encouraged.