

Housing Market Renewal in Liverpool

Annual Report 2006/07





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Introduction

The Government announced the launch of the Housing Market Renewal Initiative (HMRI) to tackle housing market failure and the associated problems of poor quality and lack of choice and tenure across North England and the Midlands in February 2003, as part of its Sustainable Communities Plan.

Nine "Pathfinder" areas were selected to tackle the restructuring of local housing markets. The NewHeartlands pathfinder is one of these and covers parts of Sefton and Wirral, as well as Liverpool's inner core.

Housing Market Renewal in Liverpool is now an established 10-15 year programme, which is really starting to pick up pace. There are packages of both public and private sector finance in place not only to deliver the programme and make Liverpool a greater place to live, work and invest, but also through the use of support services, to make the area and environment a safer and more comfortable place for all those residents affected by the transformation taking place.

This is a once in a generation opportunity for Liverpool and it will form a major part of the city's renaissance.

This report sets out our key achievements and successes during 2006/07 and describes the progress of our programme to date.



Executive Lead Members Foreword

I am delighted to be introducing you to the very first annual report for the Housing Market Renewal programme in Liverpool, covering the 2006/07 financial year.

Parts of Liverpool, like many other urban areas in industrial cities in the UK, over the years have suffered from a significant population decline which has contributed to housing market failure; low demand, high vacancy rates, the wrong type and tenure of properties and, as a result, a general oversupply of housing.

Following the announcement of the Housing Market Renewal Initiative, NewHeartlands has received grant funding for the past three years from the Department for Communities and Local Government (formerly the Office of the Deputy Prime Minister) and this has been put to good use.

Clearly the programme will take some years to fully implement, but we have made good progress so far and our communities have given us great support.

178 new properties have been built in the Anfield and Breckfield and Princes Park areas providing much needed quality housing for residents from neighbouring clearance areas. In addition, we have undertaken a lot of refurbishment work, with properties being improved to high standards. This work includes numerous facelifting schemes to properties in the more sustainable parts of our Renewal Areas in Picton, Kensington, Princes Park and

Anfield and Breckfield. Land assembly has been continuing and some 1,200 properties have now been acquired for demolition.

We now have three confirmed Compulsory Purchase Orders and are expecting the momentum of change to accelerate further during 2007 in the City's 800th birthday celebration year and in 2008, our European Capital of Culture Year.

I would like to conclude by taking this opportunity to thank all of our staff, our partners and stakeholders for helping make the first few years of the Housing Market Renewal programme in Liverpool a success. In particular I would like to thank the residents living in the areas affected by the programme, for the relentless support that they have demonstrated throughout this important time of change.

We should all be proud to share in this emerging success story, making Liverpool an even better place to live, work and invest.



Councillor Marilyn Fielding
Executive Member, Housing and Neighbourhoods

Achievements during 2006 / 07

- £26.7m Housing Market Renewal funding spent
- £18.2m public sector match funding spent on Housing Market Renewal related activity
- £11.6m National Affordable Housing Programme (NAHP) funding paid to RSL's for investment into the Housing Market Renewal Area
- Three Compulsory Purchase Orders approved by the Secretary of State: Anfield and Breckfield Phase 1 and 2, Edge Hill Phase 2 and Edge Hill Phase 2A
- 429 residential and seven commercial properties demolished
- Acquired 410 residential dwellings and seven commercial properties for future demolition
- Completion of over 250 new build houses
- Target hardening services provided to over 500 properties
- 331 properties refurbished through enveloping schemes
- Energy efficiency improvements provided to over 200 properties
- 29 properties refurbished to decent homes standards through the Homeswap programme
- Maintained 40 vacant sites through the Jigsaw programme
- 10 sites both maintained and improved with a further 17 maintained through the KEEP project (Kensington Clean Team)



Successes of the programme to date

- 1,293 properties demolished within the Housing Market Renewal area
- Acquisition by agreement of 1,200 properties, representing nearly one third of the total stock to be acquired
- Over 950 properties received external improvements as part of the various refurbishment schemes
- Two completed new build development sites: 98% of properties on Clevedon Park in Princes Park and 53% of homes on Waterside in Anfield and Breckfield have been taken by residents of the nearby clearance areas
- A further three brownfield new build development schemes now on site, which will provide 423 modern homes
- Over 1,000 new build properties at various stages of development
- Enhanced void security provided to approximately 1,200 properties
- Energy efficiency measures provided to 795 properties
- 1,804 properties received target hardening measures
- 82 landlords and 518 properties included within the Landlord Accreditation Scheme
- 466 notices served to secure improvements to properties and remove nuisance
- 8 prosecutions to date for fly tipping through the installation of CCTV surveillance in fly tipping hot spots. Fines up to £2,000 have been imposed
- Over 2,300 skips sited around various neighbourhoods to facilitate area based clean up programmes
- Removal of 1,250 tons of fly tipping from over 1,100 properties
- Installation of approximately 100 baited litter bins to control rodent infestations



HMRI in Liverpool

Liverpool's Housing Market Renewal programme is targeted to the inner core, which is located just outside the city centre. The inner core has a population of 150,000 people and contains 76,000 properties, 80% of which are pre-1919 terraces. At the start of the programme, half of the inner core was within the 4%* worst wards in England and the remainder within the worst 1%*, with one in three properties being unfit for human habitation or in a bad state of repair.

The spiral of decline across the inner core is not new and is partly the result of a prolonged period of depopulation as a result of the loss of manufacturing and industry since the 1970's. Until the establishment of the pathfinder programme there has not been sufficient capital resources to implement a significant programme to address these issues.

The Housing Market Renewal programme in Liverpool is working to address this housing market failure through a comprehensive approach of improving poor quality housing stock and providing new quality homes which will diversify the property type and provide a mixture of tenures. This approach includes the demolition of properties that have been abandoned due to long-term outward migration by those that were economically able and those properties that are unsustainable.

Through a long-term programme of refurbishment, redevelopment and improved management of the area, the Housing Market Renewal

programme is helping local communities to live in decent, desirable homes in attractive, healthier places.

'We will create sustainable communities by restructuring the housing market to enable choice and improve the conditions for private investment'.

Liverpool HMRI Vision

The journey will not be easy and the level of regeneration needed to revive the inner core requires a considerable amount of time and resources. The programme is expected to take 10 – 15 years to implement and has been phased to help it succeed and deliver long-term regeneration for the community involved in the process.

* 2004 Multiple Deprivation Indices

Consultation is key

The Housing Market Renewal programme in Liverpool is not just about bricks and mortar, it is about addressing issues that exist within the area to improve residents lives.

None of this can happen without the involvement of the local community. The residents living within the area are the central driver to the programme. They have the local knowledge and are the recipients of the improvement and re-development of an area, therefore their input and involvement is fundamental to the success of any programme such as this.

We have created four Zones of Opportunity to provide focus for the intervention and declared six Renewal Areas to support this. Residents in each of these areas have been involved at every stage. In some cases prior to the start of the programme, when housing market failure in these areas was becoming evident. The residents and their representatives have been instrumental in shaping the

plans for the neighbourhoods and in some cases have fought to increase the demolition provision in their area or change the proposals for a specific neighbourhood.

Some areas of Liverpool have strong communities and part of the engagement process is helping these communities through the transformation of their neighbourhoods to keep them together.

Each neighbourhood is unique and no one method of consultation could be applied across the Housing Market Renewal area. Therefore it is vital that the engagement process is tailored to meet the needs of each community, using existing and new structures where appropriate, to ensure that all residents can be involved.

The aim for all residents and stakeholders is to provide focus and a framework to facilitate improvement and redevelopment within the area, to secure their long-term future and positive identity, whilst recognising the social, physical and economic aspirations of those who live, work and visit these areas.

Creating sustainable neighbourhoods for the future that people want to live, work and invest in.



Listening to the community...

Rockfield Refurbishment Programme

Since 2000, there has been extensive consultation with the Anfield and Breckfield community, following Liverpool Football Club's plans to extend their stadium. The Neighbourhood Renewal Assessment (NRA) which started in 2003 found that the Rockfield neighbourhood showed significant problems in terms of the physical conditions of properties and high levels of abandonment.

However, following the results of the NRA in 2005, the community requested that due to the size and potential of the homes within Rockfield, they be refurbished rather than demolished. The Council listened to this request and worked with the community and Arena Housing, the lead RSL within the area, to recruit a private developer to take on the challenge of regenerating the neighbourhood. The Affordable Housing Development Company are now at work refurbishing the Arena Housing and City Council owned houses within Tancred Road, with the first two show homes being ready in June 2007, five years after the last resident moved out.



Chair of Granton Plus Residents Association, Ruth Little, said:

“Properties in the Rockfield area came out the absolute worst on the Neighbourhood Renewal Assessment but because the

community said ‘No’ to demolition, they have been saved. These properties have far more potential than some of the smaller houses within Anfield and Breckfield and the community likes the fact that they could be utilised for re-housing opportunities and also may attract people looking to move into the area.”

City Centre South Zone...

The housing market in the City Centre South zone suffers from problems of low demand private housing, high vacancy rates and concentrations of sub-standard privately-rented houses.

Despite this, the area holds great potential for the future. In addition to its many buildings of distinctive character offering significant strength to build upon, the zone is located near to strong housing markets in the city centre, south Liverpool, Sefton Park and along the Mersey Waterfront. The Zone includes both the Lodge Lane, Granby and Princes Park Renewal Areas



RENEWAL AREA DECLARATION JULY 2006

Lodge Lane

Located within the City Centre South Zone, the Lodge Lane Renewal Area covers 2,127 properties.

The area consists of a mix of larger Victorian houses, smaller pre-1919 terraces and pockets of local authority / RSL infill development.

Although the area is predominantly sustainable, there are large elements of poor housing and evidence of partial market failure requiring targeted action, including some intervention to the run down shopping street, which lies at the core of the area.

The programme in Lodge Lane is expected to be a 10 year process. RSL partners are engaged to provide new housing development and home

improvement programmes for their own stock and to bring previously vacant properties back into use for owner occupation and meet local needs.

Further new build developments are being progressed by Gleasons, the lead developer, on nearby sites, to provide a choice of modern homes for the current community and people looking to move to the Lodge Lane area. There are plans for major commercial developments on Lodge Lane, providing improvements for business through an extension of the transformational shops up-front project. This includes a refurbishment programme to improve both the environment and the front elevations of residential dwellings.

What we've done

- Implemented an environmental improvements project, which added much needed colour and vibrancy to Lodge Lane
- A Home Ownership partnership project was undertaken with various stakeholders to bring 6 long-term void properties back into use

What we need to do

- Progress new build developments on gap sites
- Continue work to revitalise the Lodge Lane corridor
- Progress phased facelifting programmes and bring vacant properties back into use for owner occupation



RENEWAL AREA DECLARATION NOVEMBER 1995, BUT EXTENDED IN NOVEMBER 2005 FOR A FURTHER 5 YEARS

Granby

Located within the City Centre South Zone, the Granby Renewal Area covers 800 properties and has been the focus of sustained regeneration activity since the early 1970's, tackling deep-rooted problems of housing market decline and poor structural conditions.

The area consists of a mix of larger Victorian houses and smaller pre-1919 terraces, with a high proportion of RSL new housing. The area has great qualities, including the adjacent Conservation Areas, strong community ties within its multi-ethnic and multi-faith population, proximity to Princes Park and easy access to the city centre.



The programme in Granby has been progressing in recent years with a combination of demolition, new build and refurbishment. Further work is required to bring some properties back into use and introduce better quality homes for owner occupation to achieve a sustainable tenure mix and an attractive living environment for both current residents and those looking to move into the area.

What we've done

- Demolished over 400 properties
- Built 132 homes for social housing
- Completed a group repair scheme in Beaconsfield Street

What we need to do

- Progress developments in the Four Streets area, where Lovells, the lead developer, will be working on 235 homes. 70% will be remodelling and refurbishment, with the remaining 30% new build housing
- Plans for the Kingsley Road School site to be progressed, where Gleasons will be constructing approximately 100 new homes
- Continue engaging with residents in Hatherley Street to bring forward proposals for redevelopment and improvement of the area around the mosque
- Progress detailed strategy study of the former retail area on Granby Street

Princes Park

Located within the City Centre South Zone, the Princes Park Renewal Area covers 2,653 properties.

The area consists of a high level of terraced housing that is less able to meet the needs and expectations of changing households or modern standards in terms of living space, thermal efficiency and density.

Within Princes Park, the Welsh Streets neighbourhood shows particularly strong signs of housing market failure and has therefore been identified as the main clearance area.

The programme in Princes Park is expected to be a 10 year process and includes the demolition of approximately 500 properties within the Welsh Streets neighbourhood.

Approximately 370 houses will be built by Gleasons the lead developer on the cleared site, with further new build developments proposed in nearby locations. This will provide the current community and people looking to move into the area with modern homes, gardens and parking facilities, which are not available with the current terraces.

Plans for the Renewal Area also include a refurbishment programme in the sustainable neighbourhoods to improve both the environment and the front elevations of dwellings. This is complimented by Plus Housing Group, the lead RSL investing in their-own stock.



What we've done

- Acquired 163 properties by agreement
- Listened to the wishes of the community to include the extra 3 Welsh streets within the clearance programme
- Completion of the 107 new properties on the Clevedon Park development, providing a selection of new modern housing, property type and tenure, which successfully re-housed residents affected by clearance to 105 of these new homes
- Completion of a programme of Environmental improvements in the Camelot neighbourhood

What we need to do

- Continue to acquire properties by agreement
- Progress design concepts for the housing re-provision with the lead developer, housing association, CABE and local community
- Facelifting scheme to be rolled out within the Camelot neighbourhood and to the retained Welsh Streets
- Environmental improvements to be implemented in sustainable neighbourhoods



Elsewhere in and around the City Centre South Zone...

WHAT WE'VE DONE Northumberland Street new build development now on site, offering 60 new modern homes for sale, rent and shared ownership.

WHAT WE NEED TO DO Progress proposals for additional new build developments on South Grove, Park Street Gateway and St James Gateway.

Improving Residents Lives...

Decanting in the Welsh Streets clearance area

Mary Huxham has recently celebrated her 69th birthday but wishes she could have been blowing the candles out on her 40th so she could reap the benefits of HMR for longer. After living in the Welsh Streets neighbourhood her whole life she has made the jump 200 yards down the road to Clevedon Park.

She is one of the 105 households from the Welsh Streets to move into one of the 107 properties on the new development. She has left the home where she lost her husband and raised her children and which was just doors away from her parental home, but Mary doesn't feel like she's lost out in the move from the Welsh Streets.



Former Welsh Streets resident, Mary Huxham, who now lives on the new Clevedon Park development, said:

“I’m 69 and have lived in the area my whole life, I lost my husband in our house in the Welsh Streets and raised the children. I still walk past my parent’s old house and talk to them as if they are still there. I have lots of good memories of the place, but my memories are not in bricks and mortar, they are in my heart and my head and I will take them with me. I just wish this had happened years ago so I had more time to enjoy my life in the new house!”

Stanley Park Zone...

The Stanley Park zone is characterised by large concentrations of pre-1919 terraced dwellings, high vacancy rates, low demand and high occurrence of crime. A significant opportunity exists to restructure the housing market imbalance.



Anfield and Breckfield

Located within the Stanley Park Zone, Anfield and Breckfield is one of the City's biggest Renewal Areas, covering 4,960 properties, and has the **largest clearance programme within the NewHeartlands area.**

The programme in Anfield and Breckfield is expected to be a 15 year process and includes the demolition of approximately 1,800 residential and commercial properties.

Keepmoat, the lead developer in the area, will be constructing approximately 1,300 properties on the cleared sites, along with further new build developments proposed in nearby locations. This will provide the current community and people looking to move into the area with modern homes with gardens and parking facilities, which are not available with the current terraces.

There are also plans for retail, business and community facilities, along with new areas of public space.

Plans for the Renewal Area also include a refurbishment programme in the sustainable neighbourhoods to improve both the environment and the front elevations of dwellings and this has been ongoing since 2004. This is complimented by Arena Housing, the lead RSL, investing in their-own stock.



What we've done

- Acquired 542 properties by agreement
- Achieved a confirmed Compulsory Purchase Order for phases 1 and 2
- Proposals for the area were based on the communities plan and developed further through extensive involvement with residents, using the established community consultation structure
- The clearance programme started in August 2006, with the successful demolition of over 60 properties to date and is supported by the community
- The Rockfield refurbishment scheme started in Tancred Road in March 2007
- Walton Breck and Oakfield Triangle front improvement programme started in 2004, which included improvement works on over 400 properties
- A multi-agency office opened within the Renewal Area to improve access for the community and facilitate the regeneration implementation

What we need to do

- Continue the frontage improvement programme in sustainable parts of the area
- Acquire phase 2 properties in Granton Road, Salisbury Road, Herschell Street, St Domingo Vale, Robson Street and Breckfield Road North to enable demolition and re-development to progress
- Develop design proposals for the Granton / Salisbury / Herschell site, in consultation with the community
- Start work on the Rosemount new build development, to provide 131 modern homes for sale, rent and shared ownership
- Continue the programme of enhanced void security and target hardening for privately owned properties in the later clearance phases



Ros Groves, Chair of the Anfield and Breckfield Housing and Physical Regeneration Group and resident of the Salisbury neighbourhood for 27 years, said:

“It's great news that the CPO has been given the go ahead. After seven years of meetings and consultation, we are delighted that at last we are seeing some progress. We are looking forward to ensure that we improve our community. The City Council can now carry on with the demolition of the empty properties and make way for new homes using plans drawn up with the community.”

Elsewhere in and around the Stanley Park Zone...

WHAT WE'VE DONE Completion of the Waterside new build development, which is just outside the Anfield and Breckfield Renewal Area. This development includes 71 modern homes, with 53% of properties taken up by residents from the nearby clearance area.

City Centre North Zone...



The decline of City Centre North Zone of Opportunity is attributed to massive depopulation, with the area losing 80-90% of its population over the past 50 years. The resulting ad-hoc clearance and re-development produced a disjointed urban form with tracts of under-used land and unpopular housing heavily weighted towards social renting. The zone is on the northern corridor into the city and is therefore linked to Sefton, one of the most deprived and problematic areas within the NewHeartlands pathfinder area.

The programme for City Centre North is in its early stages, with strategies currently being developed to regenerate the area. A lead RSL Liverpool Housing Trust and developer David Wilson Homes are now in place, along with neighbourhood teams to help engage the community and take these plans forward.

What we've done

- Produced a draft strategic development framework linked to the wider North Liverpool regeneration agenda
- Secured planning permission for 69 modern homes on the Roscommon street new build development
- Developed a detailed planning application for the Westminster Road/Fountains Road site on the Easby Estate
- Demolished 500 unpopular Council owned homes in various areas of the zone and treated the cleared sites ready for residential development
- Acquired approximately three hectares of land at Vauxhall Road, Netherfield Road North and the Easby Estate, to the value of £3.2m
- Managed and maintained vacant land with the JIGSAW Neighbourhood Services Team

What we need to do

- Develop the detailed planning application and designs for the Grosvenor street site, in consultation with the community
- Continue the programme of strategic acquisitions
- Work with David Wilson Homes to enable development to start on the Roscommon Street site
- Establish a re-development programme for the Easby estate, aligning re-housing, acquisition and new build
- Work to bring forward new build development on three proposed sites

Managing the Environment...

The Jigsaw Project

The Jigsaw project, evolved in September 2005 and operates in two of the four zones of opportunity: City Centre North and Stanley Park. The programme aims to deliver a wide range of interventions designed to manage change in neighbourhoods affected by housing market decline, this includes the removal of fly tipping, undertaking basic grounds maintenance on specified sites and regular patrols. This is in partnership with Enterprise-Liverpool and the HIT Team, who compliment the work with enhanced street cleansing in these areas.

A big part of the Jigsaw project is its focus on local people, providing them with transitional employment opportunities to enhance their career prospects, through back-to-work experience. The team currently employs 14 local people.

Jigsaw developed a Youth Squad which encourages citizenship and ownership among young people. This year 27 young people have gained accredited qualifications linked to their environmental work in North Liverpool.

Billy Gill from North Liverpool joined the project in July 2005 and is one of the trainees who has been given a permanent position. Billy said: **'I joined the project because I wanted to do something with my life'**.



Wavertree Zone...

The Wavertree zone has one of the largest concentrations of pre-1919 terraced housing in the city, with accompanying high private renting and high vacancy rates. The area sits alongside the Edge Lane Regeneration Corridor, the most important gateway into Liverpool and includes both the Picton and Kensington Renewal Areas.



Picton

Located within the Wavertree Zone, the Picton Renewal Area covers 1,004 properties.

Properties across the area are similar in terms of age, type and construction, with the main difference being the physical condition of the housing, as well as the general environment. Some areas have suffered from abandonment, low demand and lack of investment for many years and therefore form the main area earmarked for clearance.

The programme in Picton is expected to be a 10 year process and includes the demolition of approximately 500 properties.

Bellway Homes will be constructing approximately 450 properties on the cleared site, along with further new build developments that are proposed in nearby locations. This will provide modern homes with gardens and parking facilities, which are not available with the current terraces, acting as an incentive to retain the current community and attract people from outside the area.

A refurbishment programme in the sustainable neighbourhoods also forms part of the proposals for the area and this has been ongoing since 2006. This will improve both the environment and the front elevations of dwellings and is complimented by Riverside Housing, the lead RSL, investing in their-own stock.



What we've done

- Acquired 157 properties by agreement
- Facelifted over 30 properties to date as part of an ongoing scheme which started in 2006



What we need to do

- Continue the facelifting scheme in sustainable parts of the area
- Start work on the Spekefield Mews new build development, which will provide 73 modern homes for sale, rent and shared ownership
- Organise a multi-stakeholder clean up day to remove graffiti, fly-tipping and other cleansing activities to improve the environment
- Develop a master plan for the Webster Triangle area

Good Advice...

The Home-ownership Advisory Service

At the age of 66, Margaret Burgess has got nothing but praise for the Home Ownership Advisors in Liverpool who helped her through the process of moving house last year. After 44 years in a terraced house in Cantsfield Street in Picton, where she moved after she got married, she has now moved to a new three bedroom detached home with a garden.

As a pensioner, Margaret wasn't eligible for a mortgage so she used the money she made on the house and borrowed the rest using an equity loan. This kept the price of the house affordable for Margaret, as it meant that she paid 60% of the total cost of the house and made up the other 40% with an equity loan. When the house is sold Margaret, or her family will receive 60% of the total value of the property and the remainder will repay the loan.

Picton resident, Margaret Burgess said:

"I'm really pleased with the new house. There's plenty of room for the grandchildren and I'm just as near to them as I was before. I've got the shops nearby and this house is much more economical to run so I'm better off here too. I can't say enough about the Home Ownership Advisors who helped me move. They came to see me at home and explained everything, what I could borrow and how it would be paid back. It's nice that I don't have to worry about paying it back now, it will just be sorted when the house is eventually sold."



Kensington

Located within the Wavertree Zone, Kensington is **Merseyside's largest Renewal Area**, covering 5,531 properties.

The area includes numerous buildings of architectural merit, as well as a large Victorian park and gardens. Property type, size and density varies across Kensington, with the worst housing conditions being found in the Edge Hill neighbourhood, which is the main area proposed for clearance. Some pockets of non-decency can also be found in other neighbourhoods within the Renewal Area.

The programme in Kensington is expected to last for 10 years and will include the demolition of approximately 900 houses, predominantly within the Edge Hill neighbourhood.

Modern homes with gardens and parking facilities will be built by Bellway Homes, the lead developer, with 400 proposed on the cleared site, and further new build developments proposed in nearby locations. The construction of these new homes will provide the current community and people looking to move into the area, with choice in terms of type and size, as well as modern standards which are not currently available within some neighbourhoods.

A refurbishment programme has been ongoing in the sustainable neighbourhood since 2003 to improve both the environment and the front elevations of dwellings. This is complimented by Community 7, the lead RSL implementing an extensive refurbishment scheme to their properties in the area, as well as investing in vacant properties, bringing them back into use for sale or rent to residents affected by clearance.



Caz Anderson a resident of Cotswold Street, whose property was included within the facelifting scheme, said:

“I am very pleased with the work that has been done on my home and I think the scheme makes the area feel more open, fresh and inviting. My street doesn't look the same, I drove home the other day and thought I was in a different street. This has given me the incentive to make internal improvements to my own property.”

What we've done

- Acquired 403 properties by agreement
- Achieved confirmed Compulsory Purchase Orders for phases 2 and 2a
- Holt and Kensington Fields facelifting scheme started in 2003 and included improvement works on 842 properties
- Environmental improvements have been made by Kensington Regeneration to a further 200 properties in the Cheviot / Middleton area
- 287 properties have received free security works
- A programme of enhanced treatment to vacant properties has been implemented within the clearance areas
- A locally based team has been established to facilitate closer links within the community and implement renewal area proposals

What we need to do

- Continue the facelifting scheme in the Kensington Fields and Holt neighbourhoods
- Promote the phase 1 Compulsory Purchase Order, which will be made by English Partnerships
- Enable our development partners to start work on the Gilead Street and Lomond Road new build developments, to offer a variety of modern homes for sale, rent and shared ownership
- Continue to offer free security works to residents in specific neighbourhoods
- Continue the acquisition and re-housing programme in the clearance areas
- Continue to discuss proposals for the clearance areas with the local community to ensure that they are involved in the plans that are being developed and know when activity will take place

Elsewhere in and around the Wavertree Zone...

WHAT WE'VE DONE • Achieved the go ahead to allow preparations for the redevelopment of the Tunnel Road site, following the village green application

- Phase one of the Braidwater new build development has started construction, with show homes launched in February 2007. Phase 1 and 2 included a total of 236 properties, which were sold off plan
- Granted outline planning permission for Braidwater phase 3

WHAT WE NEED TO DO • Progress the masterplanning design process within the confirmed Edge Hill Compulsory Purchase Order areas (phases 2 and 2A)

- Start work on the Tunnel Road new build development, which will offer properties for sale, rent and shared ownership

Support Services

There are a number of activities, which support the Housing Market Renewal programme across Liverpool and make the process easier for the people who live there:

Living Through Change

This is a programme consisting of a range of services which aim to make clearance areas and their surrounding area, safe, secure, clean and well managed. This includes:

- **Target Hardening** – Fitting extra security measures (ie: doors, locks, etc) to occupied properties and around the clearance areas
- **Enhanced Void Security** – Ensuring that empty properties are appropriately secured to reduce the risk of vandalism and anti-social behaviour
- **Site Treatment** – Clearance and maintenance of derelict land and land acquired under the strategic land assembly programme
- **Targeted Physical Environment Works** – Improving the general environment in the area

- **Handypersons Scheme** – Helping elderly, vulnerable and disabled people stay within their homes through the process, by providing essential maintenance and other adaptation work on their homes
- **Energy Efficiency Measures** – Ensuring that homes are insulated to modern standards to retain warmth and are not using unnecessary and excessive energy such as gas and electricity

Health Improvement Team (HIT)

The HIT address privately owned, insecure, vacant properties in disrepair. Typically this involves entering premises, removing fly tipping and graffiti, and securing properties.

Subsequent enforcement action is taken wherever possible if the property is not maintained.



Financial Summary

The figures in the following tables set out programme expenditure to date (as at 31st March 2007).

Theme	Total Spend 2003/06 (£000)			Total Spend 2006/07 (£000)			Cumulative Spend 2003/07 (£000)			
	HMRI	HCP	EP	HMRI	HCP	EP	HMRI	HCP	EP	Total
Clearance	23.319	20.644	3.902	18.169	8.290	1.684	41.488	28.934	5.586	76.008
Site Assembly*	3.346	0	0	-	-	-	3.346	0.000	0.000	3.346
Investment in Sustainable Areas	0.41	6.347	0	0.714	4.906	0.000	1.124	11.253	0.000	12.377
Living through Change	4.646	0	0	2.112	0.000	0.000	6.758	0.000	0.000	6.758
Environmental Investments	3.931	0	0	0.772	0.000	0.000	4.703	0.000	0.000	4.703
Staff & Resources	5.426	0	0	4.042	0.000	0.000	9.468	0.000	0.000	9.468
Other	5.942	0	0	0.987	0.000	0.000	6.929	0.000	0.000	6.929
Total	47.020	26.991	3.902	26.796	13.196	0.000	73.816	40.187	5.586	119.589

* in 2006/07 the Site Assembly theme was merged with the Clearance theme.

Theme	Proposed Expenditure 2007/08 (£000)			
	HMRI	HCP	NWDA	Total
Clearance	22.227	9.600	4.250	36.077
Site Assembly*	-	-	-	-
Investment in Sustainable Areas	0.175	4.000	0.000	4.175
Living through Change	2.011	0.000	0.000	2.011
Environmental Investments	0.380	0.000	0.000	0.380
Staff & Resources	3.437	0.000	0.000	3.437
Other	1.570	0.000	0.000	1.570
Total	29.800	13.600	4.250	47.650

Looking Ahead

The Housing Market Renewal programme in Liverpool is now rapidly picking up pace, and is moving strongly towards its delivery phase. There still remains a great deal to do to deliver the type of change that is necessary to create vibrant sustainable neighbourhoods within Liverpool's inner core, and our engagement with local communities will continue throughout the life of the programme.

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There are a number of key challenges that we will be concentrating on during 2007/08.

- We will be working closely with NewHeartlands, as well as Wirral and Sefton Councils to secure the next tranche of funding from the Government for the programme for the period 2008/11. This will give us the funding certainty for implementation of the next phases of the

clearance, new build and complementary refurbishment programme, and we will be planning for this during this coming year

- We will be undertaking a review of the Housing Market Renewal programme and its impact to date and implementing the findings and recommendations
- We will be implementing the findings of the Race Equality Impact Assessment on the Housing Market Renewal programme within Liverpool. This assessment found that there is no adverse impact on any particular ethnic group living in the HMRI area, and that the Housing Market Renewal programme continues to represent the best opportunity to restructure the provision of housing in Liverpool's inner city, and made a number of recommendations about future actions

Our specific challenges over the next 12 months will be to:

- Acquire the remaining residential and commercial properties in Anfield Phases 1 and 2 and to continue the demolition programme that is underway in this area
- Continue to acquire residential and commercial properties in Kensington Phases 2 and 2a and seek opportunities to further the demolition work that has taken place over recent years
- Work closely with our new build housing developers to ensure that quality affordable homes that meet people's needs are planned, designed and developed
- Continue the major refurbishment programme of existing sustainable housing in the areas that are adjacent to the clearance areas to prolong their lifespan and provide an improved environment and housing market
- Provide the necessary support services and programmes to ensure that help and assistance is always at hand and to ensure that the disruption the programme causes is kept to a minimum

There are also a number of opportunities that we will build on over the coming year.

- We will continue to work closely with our communities and residents to engage them in the redevelopment process, so that we deliver new homes that meet their needs, and to continue the rolling programme of improvement of sustainable homes
- We will build on the strong working relationships that we have with our partners, particularly the NewHeartlands team, our developers and our Registered Social Landlords

We are confident that we are now starting to deliver visible progress on the ground, and the coming year will see the programme enter a new phase of delivery. All of the people who are involved in delivering the programme are fully committed to ensuring that it continues to be a success and that we are achieving transformation in the housing in Liverpool's inner core.

Creating a sense of place...

If you would like information in another language or format, please ask us.

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