

**Liverpool Football Club
have no community
spirit, they are the
GRIM REAPER
of Anfield Road
extinguishing
our last measure
of BRICKS and
MORTAR **SHAME ON YOU****



Community Representatives Views



Bill McGarry, vice-chair of the Anfield Rockfield Triangle Residents Association and a Qualified Town Planner, said: "People have suffered blight and are entitled to adequate compensation, real replacement value of their homes, particularly given what the football club stands to gain. There has to be some social justice about this."



Ruth Little, Chair of the Anfield and Breckfield community council, says: "After people suffered so much, from the football club and Your Housing leaving properties empty and blighting the area, when they went back to the original plan I did wonder what the last 12 years of consultation have been for. "A lot of good work has been done, though, much of it by local people volunteering. At least we have some certainty now, and we have to make sure that the people who are left are treated with respect."



Patrick Duggan, chair of the Anfield Rockfield Triangle Residents Association, is an ardent critic of the club, whom he vehemently accuses of running the area down. "I have always been a Liverpool fan," says Duggan, "They play 'You'll Never Walk Alone' but they have left their neighbours to walk alone for years."



James McKenna, chair of the Spirit of Shankly supporters' union, says the fans have sympathy for the club's neighbours. "The stadium expansion is all about the club making more money, and fans will have to pay more for tickets," McKenna says. "To do that, Liverpool have played a part in derelict houses, streets boarded up. It's a blot on LFC's record."



Ros Groves, chair of the Salisbury Residents Association, said she "hit the roof" when she read that Ian Ayre said Liverpool would "need to convince" residents if the club were to stay at Anfield, and said: "We're having some great dialogue with them." Groves said; "Liverpool FC have never held any meaningful discussions with residents."

"I cannot see how it can be called 'great dialogue' when Ian Ayre has been to one meeting with one residents group," Groves said. "Everybody can see which way this is going now. We just want Liverpool football club to be open with us." Many houses around Anfield have been blighted for years – a significant number bought by the football club and left empty, a source of great resentment among residents left coping with the area's decline.



Rockfield Residents Association spokesperson said:

Ian Ayre claimed that there are obstacles in the way of the redevelopment of the current stadium, but he says it is mostly about getting people to concede to sell their properties. What he doesn't say is that Liverpool Football Club have been attempting to get people to sell their HOMES by offering them a price (via their purchasing agents GVA Grimleys) which is just not acceptable to the property owners often with the added phrase of "take it or leave it because you won't get a penny more".

He stated that Liverpool Football Club already own a lot of properties within the Rockfield Area however at the Housing and Physical Regeneration Strategy Meetings, Liverpool Football Club constantly refuse to say how many properties they do own or what properties if any they have recently purchased.

Some people may well say to themselves "look at the state of the streets in the area, they have lots of boarded up derelict houses in them so why should the club be paying these people decent money for homes in an area like that"? Maybe if people understood that it has been the policy of the club to buy up homes and leave them empty for the past decade, they will understand the anger of the property owners left in these streets when they are offered such a small sum of money for their homes.

It was announced by Arena Housing Ltd that they would be starting the renovation of their properties in Alroy Road, with work commencing in May 2011. No work has yet commenced in this road, maybe because Arena are in negotiations with LFC over the ownership of these properties? The home-owners and residents in the Rockfield area are most certainly not to blame for the empty

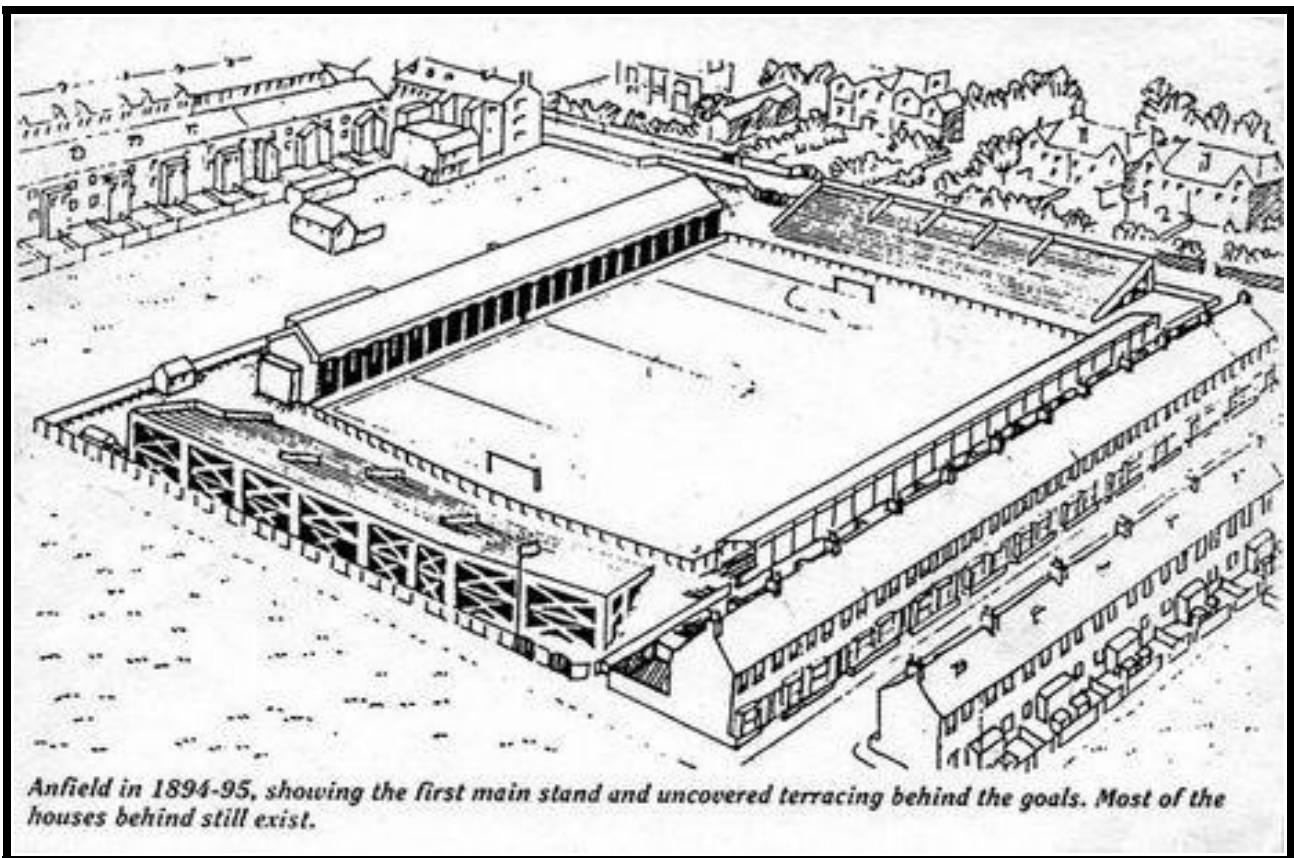
and derelict homes which blight their lives, but Liverpool Football Club most certainly shoulder

some of the responsibility as they have admitted that they own many of these derelict and empty properties that blight the area.

Can you imagine the outcry if a supermarket chain was to buy up homes in an area of the city and then decide to leave them derelict and boarded up for a decade just on the off chance that they may decide to build a store there one day? This is exactly what Liverpool Football Club has been doing to the residents of the Rockfield Area. Do we get an apology for this reprehensible behaviour? No we are being described as obstacles instead.



Why is our MP Steve Rotheram not voicing his outrage at the treatment of the residents? He is nowhere to be seen or heard. Does he reply to any emails or questions that the residents associations send him? No he does not, however he was certainly very vocal when he wanted the previous owners of LFC to sell up.



The Residents Views



Howard Macpherson, now 52, was the first to sell his house on Lothair Road to the club, in 1996. He had lived there, at No 39, a four-bedroom end terrace, for 10 years. Macpherson says it was a fine home, which he had spent money refurbishing, but after Liverpool bought it they always left it empty – now for 17 years.

"Anfield was a good area, all the houses occupied, nothing like it is today," says Macpherson, who

runs a garage, Aintree Motors. "The area started to decline in the early 1990s with the city's economic problems. But Liverpool football club accelerated the decline, by leaving good houses empty and boarded up. It wasn't a natural decline; it was engineered."



Pat McKay, 58, a builder who has lived for 37 years on Walton Breck Road, is refusing to accept the council's offer. He and his wife Carol brought up three daughters there; he has paid his mortgage off in full and argues that, if he is forced to move, he should be paid enough to buy a similar house somewhere decent and compensation for the years of blight. Even now, antisocial behaviour is continuing on those streets, including house fires.

"Liverpool FC have said they want to be good neighbours? They're the world's worst neighbours; they couldn't care less." McKay says. "After all the damage they have done to the area, they should do the decent thing by the residents."



Mrs Highfield, Lothair Road resident said: I am 60 years old and I moved into this road in 1953 with my parents, my mother died very young, and my father looked after myself and my older brother. Eventually I was married and brought up my 3 lovely children in the house I have always lived in, Lothair Road was once a lovely happy residential area.

As time passed and my father got older he became housebound, and when he could sit at the front door he would become very upset at having to look at boarded up houses in front of him and all around him, to think he had scrimped and saved to pay

for his house all to see it come to the shambles surrounding the once very admired road. We have had to waited long enough. 10 - 15 years is a very long time and the blight started even before that. I am absolutely heartbroken for my poor dad who died 5 years ago, and now for myself and my children.



Evan Roberts, Lothair road resident/retired fire-fighter said: "One can only speculate that perhaps enough properties in the road have now been secured in order for the rest to be made the objects of compulsory purchase orders and then demolished. Long-term decisions have been made in the interest of LFC while the wider implications of what those decisions have done to this community - have been negated. We know it started years before FSG became owners - but it still continues under their ownership."



Darron Eden, Lothair road resident/Website Editor, Said:
 “As a fan of LFC the TEAM I really do want what's best for the TEAM. Although, I never envisaged that my support for LFC would actually be tested to the extreme by having to sacrifice our home, the home of my beautiful children, the home that has been lovingly maintain year after year while all around us rot and decay festers.”

“As a concerned father, a resident and the editor of a website in support of local people, I'm outraged that the city council.

Arena housing and LFC think they can get away with this obviously premeditated - long term social crime.”



Garry Houghton, Alroy road: “I think this should go to a public inquiry, the whole thing is just for LFC's benefit with the city council acting as the go between. Joe Anderson we know your real motive is profit. The land you unlawfully obtain from residents will be leased to LFC, we want a public inquiry! Wake up, the city council are the problem, most of the residents don't trust the council. This mess could have been dealt with years ago, if only David Moores and Rick Parry had been bothered to talk to residents of Lothair/Alroy/Rockfield and Walton Breck Roads.”

Why didn't Ian Ayre speak to residents 5 years ago? He's always sprouting on about great dialogue with residents! We don't know what residents this dialogue was with? It wasn't with anyone affected by CPO and demolition to clear the way for LFC expansion, that's a bit strange don't you think?



Graham Jones, owns No 63 and 65 Rockfield Road, accuses the club of deliberately running the area down from the mid-1990s by buying up houses in the neighbouring streets and leaving them empty. Mr Jones' properties are wanted for demolition by Liverpool FC to expand their Anfield stadium has said he will not sell without significant compensation for years of blight in the area.

“Liverpool began buying houses and leaving them empty because they wanted the streets knocked down,” Jones said.

“It was dereliction by design, and the council allowed it. We've said we're not interested in their offer and we want our day in court.”

Paul Mahoney, whose company, MGS Estates, owns 5 Lothair Road, accused the council of “acting as a puppet of the club” in forcing people to sell so the club can expand Anfield and make more money. But he said he is likely to agree a deal.

Bill Higham, who owns 25 Alroy Road, says he was offered £55,000, which he refused outright, for a house he has had to refurbish twice after it was seriously vandalised. “I find it disgraceful,” he says. “After the way the area has been run down, I'm being forced out and they want the properties for a song. They could pay everybody up, properly, for less than one Liverpool player's wage.”



The City of Liverpool
Housing & Consumer Services Directorate

Steve Robinson - Head of Urban Renewal Services

Urban Renewal Services - North Team Office
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Tel: 0151- 233 4466 Fax: 0151- 233 4497

20th July 1999

Dear Resident,

ANFIELD REGENERATION INITIATIVE
PRIVATE SECTOR HOUSEHOLD SURVEY
COMMENTS AND VIEWS

If you have any comments or views concerning the household survey findings or any other issues you wish to raise regarding the area in which you live, please complete this sheet and hand it in at the end of the meeting or return it to the above office.

If you require advice or assistance or would like a response to your comments, please include your name and address.

COMMENTS/VIEWS I ATTENDED THIS MEETING, I FOUND
THE LIVERPOOL F.C. WHO ARE MORE RESPONSIBLE THAN
ANYBODY ELSE FOR EMPTY PROPERTIES, I FOR BOYING
ALL THEY CAN IN THIS AREA ARE NOT AVAILABLE
TO ANSWER THE CONCERNS OF THE LOCAL PEOPLE
ON WHAT THEY INTEND TO DO ABOUT THE
DAMAGE THEY ARE CAUSING TO THE SURROUNDING
AREA OF THE CLUB"

NAME

TEL:

ADDRESS

Thank you for taking the time to complete this form.

Yours faithfully

Sue McCready
Area Team Manager

Director of Housing and Consumer Services: Mike Maunder

Homelessness & Supported Housing Services; Housing Management Services;
Support Services & Equal Opportunities; Trading Standards Services; Urban Renewal Services.

AGAINST PROPOSALS – REASONS WHY?

ROCKFIELD/VALLEY/SKERRIES AREA

1. L.F.C
2. Want to keep local shops
3. Destroying community
4. No demolition
5. Not considering views of residents
6. No more shops – unnecessary
7. Purchase houses at knock down prices

BRECKFIELD/ANFIELD/L 4 AREA

1. No demolition (preservation of heritage)
2. L.F.C. influence overwhelm future proposals
3. Green Fields will encourage dumping of rubbish – encourage fire etc.
4. Move L.F.C. Out
5. Limited demolition
6. Not enough resident consultation/participation
7. Housing Associations letting policy

NOT SURE – REASONS WHY?

ROCKFIELD/VALLEY/SKERRIES AREA

1. Don't like type of housing that is being proposed
2. Housing Associations/City Council letting policy
3. Private Landlords buying cheap properties and letting them to problem families
4. L.F.C Influence
5. Lack of definite ideas
6. Demolition

BRECKFIELD/ANFIELD/L4 AREA

1. What will happen to local businesses – relocation
2. Move L.F.C. out – is this all for L.F.C.
3. Greater consultation with larger stake holders
4. Money spent on building business up and Council plan to demolish them/wasted money
5. More consultation with public
6. People should have a choice
7. Need for plans and timescales
8. Not enough information at present



NEW LIFE: Liverpool FC is to spend £250,000 on homes in Skerries Road

LIVERPOOL FC is to spend £50,000 a time revamping homes that had been scheduled for demolition as part of the club's expansion plans.

LFC owns more than 200 terraced houses in the shadow of Anfield, and most have been empty and boarded up for years.

It was always believed to have been part of a plan for them to be bulldozed to make way for development of the world famous stadium.

But now Skerries Road is first in line for a makeover that will see houses provided with conservatories and back gardens. The club has submitted



UNSETTLED: Lily Smyth

By LARRY NEILD

Local Government Reporter

detailed plans to the city council to refurbish 23 houses on one side of the street along with three houses in Walton Breck Road.

Liverpool FC today declined to comment on the plans. But the scheme is unveiled as the club considers relocating either to nearby Stanley Park or out of Anfield all together.

Residents still living in the street remain sceptical about the proposals but they welcomed the plans to provide new houses from old.

Officials are working with Maritime Housing Association on the project and have told residents that £250,000 will be spent on renovating the first five houses. One will become a show house to show other Liverpool FC tenants what is in store for them.

Skerries Road resident Lily Smyth said: "It is unsettling living in a street where almost every house on one side is sheeted up. It has brought down the value of houses in our street. We have been told about the

plans but we don't want to get our hopes up because we have heard all of this before."

Another woman who lives in one of the few lived-in houses in Skerries Road said: "They moved me out of Kemlyn Road when they pulled that down and I have been surrounded by empty houses. As people moved out they were boarded up. It is like living in Beirut. We had a meeting about this scheme but we will wait and see what happens. The club has not spent a penny on any of the houses and now they are talking about spending thousands."

Cllr Richard Kemp, the council's housing executive member, said: "The club owns around 200 houses that were bought around the ground. The club wants to make a clear statement about its commitment to the regeneration of Anfield and that is something we welcome. There is no funding from the city council or the housing corporation involved at all.

"The club will be providing very high quality housing. The club will be refurbishing the houses that it no longer needs in connection with any plans for the ground."

It is not the club's responsibility to regenerate Anfield/Breckfield. It is no private business concern. It is the responsibility of Council to look after the area and the residents. Council is hamstrung by budget and circumstances. The club does more than its bit already but working together can make it happen to their mutual benefit.

*** Peter McGurk - 13 May 2012

thousands.

Cllr Richard Kemp, the council's housing executive member, said: "The club owns around 200 houses that were bought around the ground.

NOTE

Maybe if people understood that it has been the policy of the club to buy up homes and leave them empty for more than a decade, they will understand the anger of the property owners and residents left in these derelict streets..... It is indeed LFC's responsibility!

Liverpool Echo - 12 April 2001