

MEETING: CABINET MEMBER - REGENERATION  
DATE: Wednesday 20 January 2010  
TIME: 11.00 am  
VENUE: Town Hall, Bootle (this meeting will be video conferenced to the  
Town Hall, Southport)

Councillor

DECISION MAKER: Maher  
SUBSTITUTE: P Dowd

SPOKESPERSONS: Hough Ibbs

SUBSTITUTES: McGuire Pearson

COMMITTEE OFFICER: Olaf Hansen Committee Clerk  
Telephone: 0151 934 2067  
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The Cabinet is responsible for making what are known as Key Decisions, which will be notified on the Forward Plan. Items marked with an \* on the agenda involve Key Decisions

A key decision, as defined in the Council's Constitution, is: -

- any Executive decision that is not in the Annual Revenue Budget and Capital Programme approved by the Council and which requires a gross budget expenditure, saving or virement of more than £100,000 or more than 2% of a Departmental budget, whichever is the greater
- any Executive decision where the outcome will have a significant impact on a significant number of people living or working in two or more Wards

**If you have any special needs that may require arrangements to facilitate your attendance at this meeting, please contact the Committee Officer named above, who will endeavour to assist.**

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# A G E N D A

Items marked with an \* involve key decisions

<u>Item No.</u>	<u>Subject/Author(s)</u>	<u>Wards Affected</u>	
1.	<b>Apologies for absence</b>		
2.	<b>Declarations of Interest</b> Members and Officers are requested to give notice of any personal or prejudicial interest and the nature of that interest, relating to any item on the agenda in accordance with the relevant Code of Conduct.		
3.	<b>Minutes of the meeting held on 16 December, 2009</b>		(Pages 5 - 10)
4.	<b>Funding Opportunities – Progress Report 3</b> Report of the Strategic Director - Communities	All Wards	(Pages 11 - 22)
5.	<b>Frank Hornby Centre Lease Agreement</b> Joint report of the Planning and Economic Regeneration Director and Leisure Director	Park	(Pages 23 - 28)
6.	<b>Empty Property Strategy Action Plan</b> Report of the Neighbourhoods and Investment Programmes Director	All Wards	(Pages 29 - 36)
7.	<b>North Liverpool &amp; South Sefton Strategic Regeneration Framework 2010-2030</b> Joint Report of the Planning and Economic Regeneration Director and the Neighbourhoods and Investment Programmes Director	Derby; Linacre;	(Pages 37 - 52)
8.	<b>Housing Market Renewal Funding and the Addition of Further Streets into Phase 2A Klondyke Acquisition Programme</b> Report of the Neighbourhoods and Investment Programmes Director	Litherland	(Pages 53 - 56)

- 9. Stepclever Mid-Term Review and Delivery Plan 2010-12** All Wards (Pages 57 - 66)  
Report of the Planning and Economic Regeneration Director
- 10. Exclusion of Press and Public**  
To consider passing the following resolution:  
  
That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act. The Public Interest Test has been applied and favours exclusion of the information from the Press and Public.
- 11. Emergency Referral - Crosby** Victoria (Pages 67 - 72)  
Report of the Neighbourhoods and Investment Programmes Director

**THE "CALL IN" PERIOD FOR THIS SET OF MINUTES ENDS AT 12 NOON ON WEDNESDAY 23 DECEMBER, 2009. MINUTE NOS. 79, 82, 83 AND 85 ARE NOT SUBJECT TO "CALL IN".**

## **CABINET MEMBER - REGENERATION**

### **MEETING HELD AT THE TOWN HALL, BOOTLE ON WEDNESDAY 16 DECEMBER 2009**

PRESENT: Councillor Maher

ALSO PRESENT: Councillors Hough and Ibbs

#### **74. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

#### **75. DECLARATIONS OF INTEREST**

The following declaration of interest was received:-

Member	Item	Interest	Action
Councillor Ibbs	Potential Funding Opportunity 2 Low Carbon Communities Challenge 2010 / 2012	Personal – As a Ravenmeols Ward Councillor, the Ward will benefit from a successful bid	Stayed in the room and took part in the discussion and consideration thereon

#### **76. MINUTES OF PREVIOUS MEETING**

RESOLVED:

That, subject to the inclusion of the following resolution to Minute No.69 Sefton Business Village Partnership Activities:-

- (3) the Planning and Economic Regeneration Director be requested to draft a report on the effectiveness of the permit scheme for late night Christmas shopping in Southport.

the Minutes of the meeting held on 23 November 2009, be confirmed as a correct record.

#### **77. DRAFT VISITOR ECONOMY STRATEGY**

The Cabinet Member considered the report of the Head of Tourism that sought feedback on the draft Visitor Economy Strategy for Southport.

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A copy of the draft Visitor Economy Strategy for Southport was attached as an annexe to the report.

Members discussed the item at length and asked a variety of questions that were answered by the Head of Tourism. Members also commented on the proposed major investment at Pontin's-Southport by its owners Ocean Parc and suggested that a future report should include reference to Pontin's.

RESOLVED: That

- (1) the Draft Visitor Economy Strategy report be noted; and
- (2) the Head of Tourism be requested to note Members' comments regarding Pontin's-Southport.

## **78. ENERGY CARBON AND WATER PROGRESS REPORT**

Further Minute No.102 of the meeting of Cabinet Member – Technical Services held on 16 December 2009, the Cabinet Member considered the report of the Head of Regeneration and Technical Services advising of the corporate and domestic energy efficiency, eco education, strategic progress and awareness activities undertaken in accordance with the Councils Corporate Carbon Reduction, Fuel Poverty, Sustainable Schools and Home Energy Conservation Act commitments during 2008/09.

RESOLVED: That

- (1) the energy carbon and water progress report be noted; and
- (2) the various external cross sector partners be congratulated for their delivery of the activities detailed in the report.

## **79. REVIEW OF THE HMRI PLANNING FRAMEWORK**

The Cabinet Member considered the report of the Planning and Economic Regeneration Director that confirmed the extant planning framework provided by saved policies in the Unitary Development Plan (UDP), Supplementary Planning Guidance & Development Briefs was still relevant to the HMRI (Housing Market Renewal Initiative) programme; and assessed the impact of changes that had taken place since this was put in place, including:

- changes to the housing market as a result of HMRI intervention, and the impact of the credit crunch;
- the adoption of the UDP and approval of the North West of England Plan, Regional Strategy to 2021 (RS);

- the work done and studies commissioned to support the preparation of the core strategy; and
- the implications of human rights legislation.

The report went on to confirm that the planning framework was up to date and fully supported the Council's resolution to make further Compulsory Purchase Orders (Minutes 83 and 84, Cabinet, 6 August 2009) in the Bedford and Queens Road, and the Klondyke and Hawthorne Road areas of Bootle.

RESOLVED:

That the Cabinet be requested to confirm the existing planning framework was still appropriate and supportive of the Council's strategy for the HMRI (Housing Market Renewal Initiative) area.

## **80. SUSTAIN- INTERREG IVC PROGRAMME**

The Cabinet Member considered the report of the Planning and Economic Regeneration Director that explained and provided an update on the current situation in respect of 'SUSTAIN' project for the Interreg IVC programme. The report commented that Sefton, working with the North West Coastal Forum, were cooperating with transnational partners as leaders in the field of coastal management. This would provide Sefton and its regional partners improved capability to look after the coastal asset and maintain Sefton's role as a leading coastal authority.

RESOLVED:

The SUSTAIN - Interreg IVC programme report be noted.

## **81. LOCAL ECONOMIC ASSESSMENT**

The Cabinet Member considered the report of the Planning and Economic Regeneration Director that introduced the new statutory duty to undertake a Local Economic Assessment to members, and explained preparations for implementing Assessments in the North West, Merseyside and Sefton.

RESOLVED: That

- (1) the Local Economic Assessment report be noted;
- (2) the Planning and Economic Regeneration Director be requested to report back on plans for the preparation of the Sefton Local Economic Assessment, and any financial implications; and
- (3) the preparation of a Sustainable Economic Development Strategy be approved in principle.

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CABINET MEMBER - REGENERATION- WEDNESDAY 16 DECEMBER 2009

## **82. POTENTIAL FUNDING OPPORTUNITY 1 ENERGY EFFICIENCY AND REVEWABLE ENERGIES IN SOCIAL AND LOW INCOME HOUSING**

Further to Minute No.94 of the meeting of Cabinet Member – Technical Services held on 2 December 2009, the Cabinet Member considered the joint report of the Strategic Director of Regeneration and Environmental Services and the Planning and Economic Regeneration Director on potential funding for energy and efficiency and renewable energies in social and low income housing; and seeking approval to make a request to Cabinet for the approval of Sefton Council to take on the financial and legal responsibility of being an accountable body for a sub-regional project.

The report indicated, that in addition to the £7 billion made available by Central Government, the European Commission had agreed to devote £29 million of European Regional Development Fund (ERDF) Programme resources to domestic energy and renewable actions; that in response to Department for Communities and Local Government guidance issued in August 2009 which stated that measures should be directed at existing social housing, defined in Articles 68-70 of the Housing and Regeneration Act 2008, and a call from the Regional Development Agency for a sub-regional bid to directly stimulate the market for low carbon and environmental technologies and renewable energies via their application within existing social and low income housing, five officers from five local authorities, plus Halton, representatives of local universities, RSLs and Utilities had submitted a proposal, to address five themes as follows:

- (a) Physical housing improvement works to reduce CO2 emissions;
- (b) Developing small to medium sized enterprises (SMEs) and the local supply chain;
- (c) Growing the market for a low carbon economy through renewables and energy efficiency;
- (d) Evaluation and local learning; and
- (e) Engagement with private landlord sector to complement the work on a sub regional accreditations scheme.

The report also indicated that monies from the ERDF could be used for the administration of the bid; and that whilst taking on the accountable status would impose financial and legal responsibilities on the Local Authority, it would allow existing expertise and experience to be developed in this area.

The Assistant Director of Asset Management updated the committee and indicated that the bid had been successful in moving to the next stage; and that positive feedback on the bid had been given following a meeting with the North West Development Agency (NWDA).

A copy of the expression of interest was attached as an Annex to the report.



RESOLVED: That

- (1) the Potential Funding Opportunity 1 – Energy Efficiency and Renewable energies in Social and Low Income Housing report be noted;
- (2) Cabinet be requested to note the Expression of Interest submitted to North West Regional Authority; and
- (3) Cabinet be requested to support the principle of Sefton Council to be the accountable body for this sub-regional bid, subject to sufficient external funding being made available for the management of the project, and Cabinet approval.

### **83. POTENTIAL FUNDING OPPORTUNITY 2 LOW CARBON COMMUNITIES CHALLENGE 2010 2012**

Further to Minute No.94 of the meeting of Cabinet Member – Technical Services held on 2 December 2009 the Cabinet Member considered the joint report of the Strategic Director of Regeneration and Environmental Services and the Planning and Economic Regeneration Director on the potential funding opportunity for low carbon communities challenge 2010-2012 indicating that Central Government had made (£500,000) worth of resources available under the Low Carbon Communities Challenge Programme; that the Government were seeking to work with 20 ‘test beds’ communities to spur the development of broader plans for cutting carbon emissions in their area; that following discussions with Formby Parish Council agreement had been reached for the Parish Council to submit a bid to the Low Carbon Communities Challenge Programme; that Formby Parish Council had requested assistance in the development and delivery of a successful bid for which the Parish Council would be the accountable body; and that, if successful, the project would require significant officer time input, for which Cabinet approval would be necessary.

RESOLVED: That

- (1) the report be noted;
- (2) Cabinet be requested to approve that assistance from Sefton officers be given to Formby Parish Council in the development of the bid, and then, if successful, with the bid’s delivery; and
- (3) Cabinet be requested to approve the submission of further update reports as necessary.

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CABINET MEMBER - REGENERATION- WEDNESDAY 16 DECEMBER 2009

## **84. HMR DEPARTMENT, SERVICE DELIVERY PLAN '09-10, HALF YEAR PERFORMANCE PROGRESS**

The Cabinet Member considered the report of the Housing Market Renewal Director that advised on progress towards achieving the Department's objectives and targets in 2009-10.

RESOLVED:

That the Housing Market Renewal Department, Service Delivery Plan '09-10, Half Year Performance Progress report be noted.

## **85. 50 - 64 STANLEY ROAD, BOOTLE**

The Cabinet Member considered the report of the Housing Market Renewal Director that sought authority to grant a 250-year lease to the Keepmoat Property Ltd, part of the Keepmoat Group for the 50-64 Stanley Road site, and to jointly fund the construction of twelve apartments for social rent and the 5694 sq ft of retail space.

RESOLVED: That Cabinet be recommended to:-

- (1) approve the granting of a Development Licence to the Keepmoat Property Ltd. for the 50-64 Stanley Road site in order to carry out the development of twelve apartments for social rent, and 5694 sq ft of retail space;
- (2) approve the granting of a 250-year 'ground lease' for the 50-64 Stanley Road site to Keepmoat Property Ltd. upon the successful completion of the scheme; and
- (3) subject to (1) and (2) above, approve the use of £885,152 of HMR grant funding in order to jointly fund the construction of the scheme.

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**REPORT TO:** Cabinet Member - Regeneration  
Cabinet Member - Technical Services  
Cabinet

**DATE:** 20<sup>th</sup> January 2010  
27<sup>th</sup> January 2010  
4<sup>th</sup> February 2010

**SUBJECT:** Funding Opportunities – Progress Report 3

**WARDS AFFECTED:** All

**REPORT OF:** Alan Moore, Strategic Director Communities

**CONTACT OFFICER:** Mo Kundi 3447  
Stuart Waldron 4006

**EXEMPT/  
CONFIDENTIAL:** No

**PURPOSE/SUMMARY:**

To inform Members of the progress made with regard to Expressions of Interest submitted for funding, and provide an update of further external funding opportunities.

**REASON WHY DECISION REQUIRED:**

To comply with standard portfolio reporting procedures and to seek endorsement of the Expressions of Interest submitted to date.

**RECOMMENDATION(S):**

It is recommended that:-

Cabinet Member for Regeneration:-

- Endorse the submission of Expressions of Interest as shown in Annex A of this report,

Cabinet Member for Technical Services, and Cabinet :-

- Note the report

**KEY DECISION:** No

**FORWARD PLAN:** No

**IMPLEMENTATION DATE:** Immediately after the call in period

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**ALTERNATIVE OPTIONS:**

There are only limited opportunities to secure external funding to deliver Sefton Council projects, particularly under the current European funded North West Operational Plan. Failure to respond to bidding opportunities would either prolong the time taken to deliver these projects, and or in the worse case scenario may not happen at all.

**IMPLICATIONS:**

**Budget/Policy Framework:**

**Financial:** There are no financial implications as a result of this report.

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009/ 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources:-				
Sefton LTP				
Section 106 Money				
Specific Capital Resources:- ERDF RDA				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?	N/A			

**Legal:** N/A

**Risk Assessment:** N/A

**Asset Management:** N/A

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**CONSULTATION UNDERTAKEN/VIEWS:-**

FD 2 THE FINANCE DIRECTOR HAS BEEN CONSULTED AND HIS COMMENTS HAVE BEEN INCORPORATED INTO THIS REPORT

Legal,  
Technical Services

**CORPORATE OBJECTIVE MONITORING:**

<b><u>Corporate Objective</u></b>		<b><u>Positive Impact</u></b>	<b><u>Neutral Impact</u></b>	<b><u>Negative Impact</u></b>
1	Creating a Learning Community	/		
2	Creating Safe Communities	/		
3	Jobs and Prosperity	/		
4	Improving Health and Well-Being	/		
5	Environmental Sustainability	/		
6	Creating Inclusive Communities	/		
7	Improving the Quality of Council Services and Strengthening local Democracy	/		
8	Children and Young People	/		

**LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT**

Cabinet Report entitle 'Funding Opportunities Progress Report 2' dated 30<sup>th</sup> September 2009

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## 1.0 Background

- 1.1 The Cabinet Member (Regeneration), the Cabinet and the Cabinet Member (Technical Services), at their meetings on 23<sup>rd</sup> September, 30<sup>th</sup> September and 2<sup>nd</sup> October 2009 respectively considered a report entitled 'Funding Opportunities – Progress Report 2'. The report provided information on current funding opportunities, and sought Members endorsement on those Expressions of Interest submitted.
- 1.2 This report provides an update on previously submitted Expressions of Interest, seeks endorsement of Expressions of Interest/Concept Forms submitted since then (please see Annex A), and provides information on funding opportunities that have arisen since the previous report, (please see Annex B).

## 2.0 RDA/ERDF Public Realm Projects

- 2.1 Members may recall the Dunningbridge Road Corridor scheme was approved for more detailed designed and costing by the RDA. Further report will be presented when RDA funding has been secured to include the scheme in Council's Capital Programme for 2010/11. The total cost of the scheme is £1.2 million, of which RDA will be funding £800,000, with the balance coming from Sefton LTP (£100,000) and Section 106 money (£300,00).

## 3.0 Action Area 4.3 – Development of Sites

- 3.1 Regrettably the RDA has approved none of the three external projects submitted under these measures. In the case of TREND, this project passed the Expression of Interest hurdle, but due to the applicant seeking revenue support, it was turned down. With regard to SAFE Production Ltd the applicant was relying on securing a site on Canal Street, Bootle, but was unsuccessful. Alternative sites are being explored, but due time constraints it is unlikely that this project would be implemented.

Applicant	Scheme	Total Cost	Contributions From:-		Current Status
			ERDF	Applicant's Own	
South Sefton Development Trust	To fit out workspace for social enterprise	£100,000	£45,000	£55,000	Unsuccessful
TREND	Start-up workshops	£200,000	£90,000	£110,000	Unsuccessful at concept stage
SAFE Productions Ltd	26 new Start-up Units	£1,000,000	£450,000	£550,000	Unable secure a site

## 4.0 Action Areas 3.2 & 4.3 – Land Remediation and Site Servicing

- 4.1 Of the three Expressions of Interests submitted under these action areas, the RDA is only supporting the Demolition of Balliol House scheme. The Demolition of Balliol House scheme is currently progressing to Concept stage, and when this is approved further report will presented in the near future. In addition

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officers are currently exploring alternative funding from the Contaminated Land Capital Projects Programme 2010/11 for Southport Commerce Park.

Applicant	Scheme	Total Cost	Contributions From:-			Current Status
			RDA/ERDF	Sefton	Others	
Sefton Council	Peerless Site, Bootle	£12,500,000	£12,500,000	-	-	Not supported
Sefton Council	Demolition of Balliol House	£1,415,000	£707,500	£707,500	-	Moved to Concept Stage
Sefton Council	Southport Commerce Park	£2,375,858	£1,101,858	£1,074,000	£200,000	Not supported

## 5.0 Action Area 1.2

5.1 A very speculative Expression of Interest was submitted on 10<sup>th</sup> August 2009 as per the RDA's deadline for this Action Area. The aim of this project was to deliver targeted specialist support to rural food producing businesses and supply chains, to service the hospitality sector in Southport. Whilst the RDA liked the bid unfortunately it was not approved as the activities contained in the proposal were only targeted at Sefton, and not sub-regionally. However discussions are taking place with Food NW, whose bid was approved, and they would like to explore the opportunity of including Sefton's proposals in their delivery plan.

## 6.0 Action Area 1.3

6.1 The Cabinet at its meeting on 17<sup>th</sup> December 2009 agreed to the submission of a sub-regional project under this action area, for which Sefton Council will be the accountable body. The aim of this some £22.8 million 'REECH' project is to directly stimulate the market for low carbon and environmental technologies and renewable energies via their application within existing social and low income housing. The initial Expression of Interest was approved by the RDA, and officers from the five local authorities, plus Halton, and representatives from TMP, RSLs, will be submitting the concept form by 29<sup>th</sup> January 2010 deadline.

## 7.0 Low Carbon Communities Challenge 2010-2012

7.1 The Cabinet at the same meeting on 17<sup>th</sup> December 2009 also agreed to Sefton Council supporting Formby Parish Council in the development, and submission of a £500,000 bid under the Low Carbon Communities Challenge 2010-2012 Programme. I am pleased to report that the bid was submitted on 29<sup>th</sup> December 2009, and the first stage decision is expected on 18<sup>th</sup> January 2010.

## 8.0 The Big Lottery

8.1 The Frank Hornby Trust has engaged consultants to develop a Stage 1 bid for Heritage Lottery Grant. The Trust is seeking some £200,000 for fit out costs for the Frank Hornby Centre at Maghull Leisure Centre, and the Stage 1 bid will need to be submitted by 28<sup>th</sup> February 2010 deadline.

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## 9.0 Rural Development Programme for England (RDPE)

9.1 Through the work being carried out by the Altside Business Village Partnership, a developer is proposing to submit a Planning application in January 2010 for the development of a Marina in Lydiate. Discussions have been held between Sefton officers, representatives from the RDPE for Merseyside and the developer, and it is likely that RDPE would be prepared to consider providing significant financial support for this project. Officers are also looking at other funding opportunities under this Programme.

## 10.0 Rural Strategy and an Action Plan for Merseyside

10.1 A presentation was given at Bootle Town Hall in December 2009 by consultants 'Rural Innovation' on the final draft of the Rural Strategy. Further meeting will be convened early this year with a range of interested public and private sector organisations in order to develop Action Plans for each of the district. Members may recall that the RDA has given an undertaking to financially support these action plans.

## 11.0 Financial Implications

11.1 The Dunningbridge Road Corridor project is likely to be approved soon by the RDA, and one of the conditions is likely to be the need to complete the scheme before December 2010. The cost of the scheme is being met from the following:-

• ERDF	= £600,000
• RDA	= £200,000
• Section 106	= £300,000
• <u>Sefton LTP</u>	<u>= £100,000</u>
<b>Total</b>	<b>= £1,200,000</b>



## Financial Details of Expressions of Interest Submitted.

Expressions of Interest Submitted to date	Fund Type	Total Project Cost £	ERDF/RDA Funding Sought £	Other External Funding Source £	Contribution from Sefton			Comments
					LTP Budget £	Capital Programme £	Others £	
Dunningsbridge Road Corridor	Public Realm (ERDF/RDA)	1,200,000	600,000 (ERDF) 200,000 (RDA)				400,000	Waiting for RDA decision
REECH Project	ERDF	£22,800,000	£11,400,000	£11,400,000				Concept form to be submitted by 29 <sup>th</sup> January 2010
Formby Acts on CO2	Low Carbon Communities Challenge	£500,000		£500,000				Bid Submitted on 29 <sup>th</sup> December 2009
Demolition of Balliol House and (Connley House)	Demolition and remediation works	£1,415,000	£707,500 (ERDF)			£707,500		Concept form to be in by 15 <sup>th</sup> February 2010
Frank Hornby Trust	Big Lottery – Heritage Grant	£175,000 - £200,000	- -	£175,000 - £200,000 (Big Lottery)	- -	-	£5,000 (WNF)	1st Stage bid by 28 <sup>th</sup> February 2010
Arts in Empty Spaces	Arts Council England	£30,000						Bid to be in by 13 <sup>th</sup> January 2010

**ANNEX B**

**CURRENT FUNDING OPPORTUNITIES**

Funding Name	Funding Body	Amount Available	Deadline for EOI Submission	Date by which project must start	Date by which project must finish	Key Criteria
Rural Development Programme	National/European Grant	Total Budget for the sub-region £2m	On going	ASAP		<ul style="list-style-type: none"> <li>• A range Interventions, including Farm diversification, Rural tourism, supporting rural economy, access etc.</li> </ul>
Heritage Grants	Big Lottery	£50,000 to over £5m	Any time	N/A	N/A	<ul style="list-style-type: none"> <li>• To conserve and enhance nation's diverse heritage</li> <li>• To encourage more people to be involved in their heritage</li> </ul>
Future Jobs Fund	Dept. for Works and Pensions	£1.0 billion	Any time	N/A	N/A	<ul style="list-style-type: none"> <li>• To create 150,000 new jobs</li> <li>• Looking for Partnership bids</li> <li>• Must be linked to locally agreed work and skills strategies</li> </ul>

Access To Nature	Big Lottery	Total Budget £25m, and grants available between £50,000, and £500,000 (Can be more if project nationally significant) Intervention rate between 70% and 90%	Stage 1 closes 1 <sup>st</sup> February 2010, and stage 2 closes 4 <sup>th</sup> May 2010	N/A	N/A	Access to Nature aims to encourage more people to enjoy the outdoors, particularly those who face social exclusion or those that currently have little or no contact with the natural environment - perhaps because they lack the confidence to get out and enjoy natural places or have few opportunities to do so.
Arts in Empty Spaces	Arts Council England	Total Budget £500,000	Starts from 1 <sup>st</sup> April 2010	N/A	N/A	Priority given to those local authorities in receipt of Empty Shops Revival Fund, which Sefton is.
Contaminated Land Capital Projects Programme 2010/11	DEFRA	Yet to be determined		April 2010	March 2011.	fund intrusive investigation projects on land which is potentially contaminated, and remediation projects on sites which are contaminated. Money paid under the Programme is for capital expenditure. The Programme exists to help authorities carry out duties under contaminated land legislation (Part 2A of the Environmental Protection Act 1990).

<p>E.ON Sustainable Energy Fund</p>	<p>E.ON</p>	<p>£20,000</p>	<p>Any time</p>	<p>N/A</p>	<p>N/A</p>	<p>Grants of up to £20,000 to community groups and not for profit for:-</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> the purchase and installation of one or more renewable energy technologies (e.g. wind, solar thermal, PV, wood etc)</li> <li><input type="checkbox"/> the renovation of existing facilities to incorporate micro-generation technology (e.g. the reinstatement of a watermill and the purchase of a turbine to produce hydro-electricity)</li> <li><input type="checkbox"/> an energy efficiency makeover for building that could demonstrate significant energy savings and also behavioural change amongst users</li> <li><input type="checkbox"/> the use of new or innovative technology to deliver either energy savings or micro-generation capacity.</li> </ul> <p>To be eligible for support from the Sustainable Energy Fund, organisations must benefit specific groups namely: Education, vulnerable people; and people in fuel poverty.</p>
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<p>European Commission and European Investment Bank launch European Local Energy Assistance (ELENA) facility</p>	<p>European Local Energy Assistance Grant (UK)</p>	<p>€15 million grant aid</p>	<p>Any time</p>			<p>The European Commission and the European Investment Bank (EIB), the bank of the EU Member States, have launched a grant aid initiative to help local and regional authorities make investments in energy efficiency and renewable energy. The ELENA facility aims at helping cities and regions implement viable investment projects in the areas of energy efficiency; renewable energy sources and sustainable urban transport</p>

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# Agenda Item 5

**REPORT TO:** Cabinet Member - Regeneration  
Cabinet Member - Leisure and Tourism  
Cabinet

**DATE:** 20<sup>th</sup> January 2010  
27<sup>th</sup> January 2010  
4<sup>th</sup> February 2010

**SUBJECT:** Frank Hornby Centre Lease Agreement

**WARDS  
AFFECTED:** Park

**REPORT OF:** Andy Wallis, Planning and Economic Regeneration Director  
Graham Bayliss, Leisure Director

**CONTACT  
OFFICER:** Mo Kundi – 0151 934 3447  
Andrew Walker – 0151 934 2387

**EXEMPT/  
CONFIDENTIAL:** No

**PURPOSE/SUMMARY:**

To inform Members of the need to enter into lease agreement with the Frank Hornby Trust for the Hornby Centre space in the Meadow Leisure Complex in Maghull, as part of securing external funding from the Heritage Lottery Fund.

**REASON WHY DECISION REQUIRED:**

The decision to enter into a lease agreement can only be approved the Cabinet.

**RECOMMENDATION(S):**

It is recommended that:-

Cabinet Member for Regeneration, and Cabinet Member for Leisure and Tourism

1. Note the content of the report, and

The Cabinet

2. Request the Legal Director to enter into a 25-year lease agreement on peppercorn terms with the Frank Hornby Trust for the Frank Hornby Centre at Meadows Leisure Complex, Maghull, subject to a successful Heritage Lottery bid or other successful external funding, and subject to the production of satisfactory business plan, which illustrates the proposed ongoing revenue funding, and management arrangements arising from the operation of the Hornby Centre.

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**KEY DECISION:** N/A

**FORWARD PLAN:** N/A

**IMPLEMENTATION DATE:** Immediately after the call in period.

**ALTERNATIVE OPTIONS:** The Frank Trust has recently appointed specialist Consultants 'JANVS Design' with the aim of developing and submitting a Heritage Lottery bid for undertaking the fit out works for the Hornby Centre. However, it is a key requirement that Frank Hornby Trust is able to demonstrate that it has long term control over the Hornby Centre, and a 25-year lease agreement is sufficient to satisfy this criteria. Not to enter into this lease agreement means that Heritage Lottery Bid will fail at it first hurdle.

**IMPLICATIONS:**

**Budget/Policy Framework:** N/A

**Financial:** There are no financial implications as a result of this report.

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009/ 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources (LTP)				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			



# Agenda Item 5

How will the service be funded post expiry?	
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**Legal:** N/A

**Risk Assessment:** N/A

**Asset Management:** N/A

## CONSULTATION UNDERTAKEN/VIEWS

LEGAL,  
FD 287 The Acting Finance and Information Services Director has been consulted and his comments have been incorporated into this report.

## CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	/		
2	Creating Safe Communities		/	
3	Jobs and Prosperity	/		
4	Improving Health and Well-Being		/	
5	Environmental Sustainability		/	
6	Creating Inclusive Communities	/		
7	Improving the Quality of Council Services and Strengthening local Democracy	/		
8	Children and Young People	/		

## LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Report to CM (Regen) 15<sup>th</sup> April 2009, and the Cabinet 16<sup>th</sup> April 2009, entitled Frank Hornby Trust – Submission of a Funding Bid and Trust Membership  
Report to CM (Regen) 1<sup>st</sup> October and the Cabinet 2<sup>nd</sup> April 2008, entitled 'Altside Business Village Partnership - Creation of 'Frank Hornby' Charitable Trust'

# Agenda Item 5

## **1.0 Background**

- 1.1 Members may be aware that Cabinet approval was granted on 2<sup>nd</sup> October 2008 for the establishment of 'Frank Hornby Charitable Trust', with the aim of undertaking activities and events celebrating the life and work of Frank Hornby who lived and died in Maghull. The Cabinet subsequently approved the appointment of Councillor Robertson, and two officers from the Planning and Economic Regeneration Department, Mo Kundi, and John Keogh as Sefton Council's representatives on the Trust Board, which also includes, Aintree Parish Councillor Len Green, and a local businessman Les French acting as the Chair.
  
- 1.2 As part of the Meadows Leisure Complex, the Cabinet agreed to the creation of a dedicated Frank Hornby Centre within the Complex that would be used for Frank Hornby related activities and events. Since the completion of the Meadows Leisure Complex the Trust has been exploring a number of opportunities for attracting external funding to undertake fit out works.

## **2.0 Current Position**

- 2.1 Members of the Trust have had a number of meetings with representatives from the Heritage Lottery Fund, who have indicated that subject to addressing a number of issues they would welcome an application from the Trust. It should, however, be noted that there is only a limited amount of money available, and Trust's application would be competing with other projects for funds.
  
- 2.2 In order to assist with the Stage 1 application, the Trust has appointed external Consultants 'JANVS Design (VIDAR Media Group Ltd.), who have significant expertise and experience in submitting successful applications to Heritage Lottery Fund for this type of projects. The deadline for the

submission of the Stage 1 Heritage Lottery Bid is 28<sup>th</sup> February, with a decision being announced in June 2010.

- 2.3 A key requirement of most external funding bodies, including the Heritage Lottery Fund is that the applicant must be able to demonstrate a long term control of the premises for which the money is being sought. Members may recall that this was the situation in the case of Lydiate Village Centre, which is currently being built by Lydiate Parish Council on land leased from Sefton Council, with funding from the Big Lottery.
- 2.4 In the case of the Lydiate Village Centre, the lease agreement was for 99 years on peppercorn terms. However it is proposed that a 25 lease agreement on peppercorn terms for the Frank Hornby Centre would be sufficient to satisfy Heritage Lottery Fund's criteria.

### **3.0 Proposals**

It is proposed that:-

Cabinet Member for Regeneration, and Cabinet Member for Leisure and Tourism:

1. Note the content of the report, and

The Cabinet:

2. Request the Legal Director to enter into a 25-year lease agreement on peppercorn terms with the Frank Hornby Trust for the Frank Hornby Centre at Meadows Leisure Complex, Maghull, subject to a successful Heritage Lottery bid or other successful external funding, and subject to provision being made for any ongoing revenue costs arising from the operation of the Hornby Centre.

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# Agenda Item 6

**REPORT TO:** CABINET MEMBER REGENERATION

**DATE:** 20<sup>TH</sup> JANUARY 2010

**SUBJECT:** EMPTY PROPERTY STRATEGY ACTION PLAN

**WARDS AFFECTED:** ALL

**REPORT OF:** DIRECTOR OF NEIGHBOURHOODS AND INVESTMENT PROGRAMMES

**CONTACT OFFICER:** NEIL DAVIES – STRATEGY MANAGER – HOUSING MARKET RENEWAL

**EXEMPT/CONFIDENTIAL:** No

**PURPOSE/SUMMARY:** To seek approval to the adoption of a 'SMART' action plan, which sets out how the approved empty property strategy will begin to be implemented, which in turn provides a set of actions against which progress can be monitored

**REASON WHY DECISION REQUIRED:**

The action plan will form the final element of the approved empty property strategy, and Officers wish to seek Members comments and endorsement of the proposed implementation process.

**RECOMMENDATION(S):**

That Cabinet Member Regeneration approves the empty property strategy Action Plan

**KEY DECISION:** No

**FORWARD PLAN:** No

**IMPLEMENTATION DATE:** Immediately after the call-in period for the minutes of this meeting has elapsed

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**ALTERNATIVE OPTIONS:** The Empty Property Strategy has already been approved. If an Action Plan is not approved it is more difficult to gauge performance or track the progress being made to implement the strategy

**IMPLICATIONS:**

**Budget/Policy Framework:** The Action Plan underpins a recently approved strategy

**Financial:** No immediate or direct financial impacts on the Council

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

**Legal:** Implementation of the Strategy will require the Council to utilise its enforcement powers under various legislation

**Risk Assessment:** The absence of a SMART Action Plan could invite future criticism from the Audit Commission, as part of any future Strategic Housing Service inspection or possibly the CAA process

**Asset Management:** N/a

**CONSULTATION UNDERTAKEN/VIEWS**

The original Strategy had been the subject of both internal and external consultation. This Action Plan has been the subject of internal consultation with officers who will be involved in implementing the Strategy.

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## CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	✓		
2	Creating Safe Communities	✓		
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being	✓		
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy		✓	
8	Children and Young People		✓	

### **LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT**

Borough Housing Strategy approved October 1<sup>st</sup> 2009  
Private Sector Housing Strategy approved April 2009  
Audit Commission Strategic Housing Inspection Report July 2008  
Empty Property (Housing) Strategy approved 29<sup>th</sup> October 2009

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## **BACKGROUND:**

1. A new Empty Property Strategy was approved by both Cabinet Member Regeneration at the meeting held on the 28<sup>th</sup> of October, and approved by Cabinet on the 29<sup>th</sup> October 2009.
2. Within the Strategy document there are a number of activities, which describe how the strategy would need to be implemented. Specifically a number of actions were listed in the 'Service Delivery' section of the Strategy.
3. However, the Strategy lacks an Action Plan with Specific actions, which are Measurable, Achievable, Realistic, or have Timescales against the actions (SMART). Hence the attached Action Plan has been brought forward to address this weakness.
4. Members are requested to note and approve the Action Plan attached.



**Empty Homes Strategy; SMART Plan 2009-2010**

No	ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALE
1	Approval of Empty Homes Strategy	Bob Cannon and Neil Davies	HMR Team and Environmental Protection and Planning Depts	Approval of Strategy by Cabinet	October 2009 [completed]
2	Create a list of all long-term empty property in the borough.  Update the list every 6 months	N Davies/S Lumley Clare Taylor Alan Lynch	-Staff Time -Council tax data -Appropriate IT resource to store data	Comprehensive list of long-term empty homes created. [Including data from Council Tax, properties removed from council tax as uninhabitable, Environmental Protection and Planning Dept's data]	January 2010   Six monthly, April and October
3	Create a sub-list of empty homes within the two priority areas, as defined by the Strategy.  Undertake risk assessments of Long-term empty properties in the HMR area  Undertake risk assessments for Dukes/Cambridge area	N Davies/S Lumley Clare Taylor Alan Lynch	Staff time IT Resource  Staff time  Staff time	Definitive list to be compiled for the 2 priority areas  List of High-risk properties established for the HMR area.  List of High-risk properties established for Dukes/Cambridge area	February 2010  June 2010  September 2010
4	Determine the actions to be taken and targets to be achieved in relation to High risk properties;	Bob Cannon Clare Taylor Alan Lynch	Staff time	Reasonable and realistic actions and targets are set for properties	April 2010 and ongoing

	<ul style="list-style-type: none"> <li>1) Formal Action</li> <li>2) Informal Action</li> <li>3) Bringing back into use</li> </ul>				
5	Create procedure guides for; <ul style="list-style-type: none"> <li>1) Enforced sales</li> <li>2) Compulsory Purchase</li> <li>3) Statutory Action</li> </ul>	Bob Cannon Clare Taylor Alan Lynch	Staff time	Ensure Procedure guides are in place and they reflect good practice and legislation	March 2010
6	Ensure suitable training for staff regarding the criteria / procedures.	Clare Taylor	Staff time	Ensure that staff have a good understanding	March 2010
7	Monitoring and reviewing <ul style="list-style-type: none"> <li>1. lists of high-risk properties</li> <li>2. progress of actions</li> </ul>	N Davies Clare Taylor Alan Lynch	Staff Time	Updated list of high-risk properties Actions on individual properties can be shown to have progressed	1. 6 monthly 2. bi-monthly
8	Set annual targets for; <ul style="list-style-type: none"> <li>- number of properties with actions initiated</li> <li>- number of properties with actions completed</li> <li>- number of properties returned to use</li> </ul>	N Davies Clare Taylor Alan Lynch		Realistic targets set and approved as part of the action plan review	April 2010
9	Develop Service Standards to deal with public enquiries and complaints	C Bramwell C Taylor	Staff Time	System in place to deal with public enquiries	March 2010
10	Maintain and improve liaison arrangements with partner RSLs in the HMR area	R Cannon N Davies	Staff Time	Continue to meet with RSLs and key Council officers as part of the 'Delapidated Buildings Group'	On-going, quarterly meetings
11	Develop and promote advisory literature	C Bramwell C Taylor N Davies	Staff Time Cost of publicity materials/leaflets	Advisory leaflets available for property owners.	April 2010

12	Report progress to the Cabinet Member/Director	Strategy Manager	Staff Time	Report submitted to Cabinet Member	Annually
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# Agenda Item 7

**REPORT TO:** Cabinet Member Regeneration

**DATE:** 20<sup>th</sup> January 2010

**SUBJECT:** North Liverpool & South Sefton Strategic Regeneration Framework 2010-2030

**WARDS AFFECTED:** Linacre and Derby

**REPORT OF:** Andy Wallis - Director of Planning & Economic Regeneration  
Alan Lunt – Director of Neighbourhoods and Investment Programmes

**CONTACT OFFICER:** Mark Long Assistant Director Regeneration, 934 3471  
Neil Davies HMR Strategy Manager, 934 4837

**EXEMPT/ CONFIDENTIAL:** No

**PURPOSE/SUMMARY:**

To inform Cabinet Member of the progress being made by Liverpool Vision and their consultants (DPP Shape) towards producing a new 'Strategic Regeneration Framework' (SRF) for North Liverpool and South Sefton.

**REASON WHY DECISION REQUIRED:**

The North Liverpool and South Sefton SRF will be a key strategic document if and when it is ultimately approved. Members must be kept aware of how this piece of work is being carried out and progress at key stages in its development.

**RECOMMENDATION(S):**

That Cabinet Member Regeneration;

1. Notes the report
2. Notes the intention to include Cabinet Member Regeneration within the consultation process for the North Liverpool South Sefton Strategic Regeneration Framework.
3. Requests that Officers submit a further report outlining progress when the Stage 2 report of the framework has been drafted.

**KEY DECISION:** No

**FORWARD PLAN:** No

**IMPLEMENTATION DATE:** Immediately following the call-in period for the minutes of this meeting

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**ALTERNATIVE OPTIONS:** The Council could opt not to be involved in the development of this Strategy, but this would be an opportunity missed to influence the development of what may become an important sub-regional strategy.

## IMPLICATIONS:

**Budget/Policy Framework:** The SRF could become a key strategic document for Sefton Council, and significant for the Merseyside sub-region if it is adopted by all of the Agencies participating in its development

**Financial:** No financial implications arising from this report

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

**Legal:** N/a

**Risk Assessment:** N/a

**Asset Management:** N/a

**CONSULTATION UNDERTAKEN/VIEWS** Cabinet Members have been briefed about the SRF at the inception of this work. The SRF Baseline Report sets out the approach to consultation with all key stakeholders, which is outlined in the report below.

## CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	✓		
2	Creating Safe Communities	✓		
3	Jobs and Prosperity	✓		
4	Improving Health and Well-Being	✓		
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People	✓		

### LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Shape DPP (2009), North Liverpool Strategic Regeneration Framework 2010-2030, Stage 1 Baseline Review Report.

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## **1 Background**

- 1.1 Liverpool Vision has invited Sefton MBC to support the development of a Strategic Regeneration Framework (SRF), for the 6 wards of County, Anfield, Kirkdale, Everton (in Liverpool), with Linacre and Derby (in Sefton). DPP Shape Consultancy has been appointed to develop the SRF and they are leading a consortium of specialist consultants. The cost of the study is being met by Liverpool Vision, NWDA and HCA.
- 1.2 DPP Shape was appointed in October, and have recently produced a Stage 1 Baseline Review report. This is a key milestone toward the production of a final SRF. It provides a baseline of the evidence and information they have collected, and offers a direction of travel for the way their work will be taken forward. A summary of the Stage 1 report is provided below.
- 1.3 Cabinet Member should note that the information below is a summary of the information put together by the consultant. They have used the term 'North Liverpool Area' to describe the study area which includes Linacre and Derby Wards. The report should be read in this context and thus 'North Liverpool' interpreted as the study area. This is reaffirmed in paragraph 4.1 (below).

## **2 Purpose of the Baseline Review**

- 2.1 The purpose of this report is to:
  - Set the context for the preparation of a strategic regeneration framework for North Liverpool and South Sefton.
  - Provide a strategic review of the area – its regeneration challenges and opportunities - interpreting and distilling work done to date. This has a focus on socio-economic and housing and neighbourhoods themes.
  - Propose key place-specific regeneration principles.
  - Propose a working structure for the fuller baseline report.
  - Propose a working structure for the SRF document in terms of its content.
  - Propose an approach to consultation and engagement.
  - Allow for a number of propositions as the basis for moving forward.
- 2.2 This report is a review of activity and strategies to date with a focus on their cumulative regenerative impact. It is important to be clear at the outset that this is not attempting to be a detailed evaluation of specific funding programmes or an output counting exercise at this stage. This report is also not a traditional baseline study. The baseline study in the form of performance data, comparative performance tests and benchmarking will be issued as a primarily statistical appendix to this more narrative report.
- 2.3 This is an initial strategic overview of the study area informed by:
  - A series of introductory meetings with key local and strategic stakeholders although not at this stage comprehensive or representative.
  - A review of 10 years of studies, reports, initiatives, policies and plans pertinent to North Liverpool / South Sefton.



- A review of housing and employment data.
- A spatial appraisal.

2.4 The report reaches a number of conclusions, which are proposed to take forward to build the evidence base further, to begin framing the case for the North Liverpool wide strategy and which will inform the content and tone of a *presentation at the proposed stakeholder event in January and earlier strategic and political briefings*. There is a focus on the two key themes of economics/employment and housing/neighbourhoods. From a consideration of these inter-related themes the report moves to a more comprehensive and all encompassing approach, which is essential as the strategy is built for North Liverpool and South Sefton.

### 3. **Purpose of the SRF**

3.1 The study area is one of the most challenging, but also the most exciting regeneration initiatives in the UK. As one of the great UK cities with hundreds of years of history, wealth creation, culture and dynamism, the question about its future role and capacity and that of the study area within it, still confronts us all with some of the U.K.'s most difficult socio economic conditions to address. For North Liverpool, the challenge is to re- assess, re-position and set in place a new strategic vision and framework for its long term future at a time of great global uncertainty. There is however also an opportunity during this time of recession and uncertainty to review, re- evaluate and re- form strategies and plans and partnerships.

3.2 In simple terms, the SRF process and product is about:

- What happens next in North Liverpool/South Sefton – a forward planning tool for 2010 – 2030
- The nature and scale of development.
- The nature and scale of public intervention in the area's socioeconomic activity.
- The timing and pace of change and the prioritisation of activity.
- The re- establishment of a unifying aspiration, a vision and also a partnership.

3.3 As such, the SRF needs to command widespread support from within and outside the city. It will be important to build support and consensus for the SRF across neighbourhoods and communities and with a range of interested organisations. The final revision of the Regeneration Framework needs to take account of the views expressed to the consultant team, where necessary or appropriate.

3.4 The SRF document will also need to sit as the over – arching guiding strategy for the area. It needs to be complemented by the strategies of the city region, the city's core strategies and the local development frameworks. It needs to provide the focus for the investment plans of the full range of service providers across housing, health and education sectors and be the focus for a single commitment to North Liverpool and South Sefton. If the SRF document is not used in this way then it is at risk of being a statement of hope and nothing more.

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- 3.5 The document will refine existing objectives, provide a refocused set of North Liverpool / South Sefton wide priorities and identify area specific objectives and relevant public sector actions in order to:
- Enable further investment & employment growth & increase the ability of local residents to access better quality employment opportunities.
  - Establish an ambitious and strategic vision for the neighbourhoods of the study area in which they become attractive places to live, that are supported by well functioning schools and good quality services.
- 3.6 Whilst there are many complex issues, layers of information and partnership arrangements to consider, the SRF document itself requires a simple structure and needs to communicate very clearly its purpose and content. Its strategic objectives are multi layered but could be considered under three broad headings:
- *Economy and Employment.*
  - *People and Communities.*
  - *Neighbourhoods and Places.*
- These categories cover everything that the SRF needs to address. Through these headings, key priorities will need to be set and an implementation framework developed.

## 4. **The Area**

- 4.1 The 6 wards comprise an area of almost 2,500 hectares and 84,000 people, sitting directly north of Liverpool's city centre and containing a vast array of different employment conditions, residential neighbourhoods, parks and a historic infrastructure of roads, railways and canals as well as 7 kilometres of waterfront. The North Liverpool SRF boundary encompasses South Sefton, bringing together two administrative boundaries.
- 4.2 The answers to the future of this area do not lie entirely within its boundary, but it is important to fix the boundary in a rational way and to allow the SRF approach to progress on this basis. This is not to say that in future years that the area could not be expanded, although it is already a very sizeable piece of the city region.

## 5. **Evidence Base**

- 5.1 The Baseline report provides a lot of evidence and data to reflect the past and current Socio-economic conditions of the area, including; demographic trends, economic output and employment data, business base, skill levels, employment and worklessness data, growth trends, IMD.
- 5.2 The report then attempts to identify the 'key issues and challenges', which arise from this information, and sets out *a proposition* here for a three stage approach to economic regeneration.

- The first key element is to ensure that local residents – including those who are both recently disengaged from the labour market and the long-term workless – are equipped with the skills and capacity to compete for the low/intermediate skilled opportunities in retail, leisure and related sectors that have been created through the renaissance of the City Centre.
- The second, medium-term objective is to build the capacity and competitiveness of those firms within the study area with the potential for employment growth. There is a substantial business base in the area – with a more diverse mix of employment in manufacturing and wholesale/distribution than the City as a whole. The recent interim evaluation of the Step-Clever programme highlighted the need to adopt a more sectoral approach, focused on unlocking the growth potential of indigenous firms and balanced with efforts to create and sustain new enterprises.
- Rebuilding an economic rationale/raison d'être for North Liverpool is a long-term endeavour. There are no quick fix solutions. There is scope to align the long-term sectoral priorities for the City Region – the low carbon economy, healthcare/bioscience and logistics/distribution – with specific development opportunities in North Liverpool, most notably the Liverpool Waters development – and the North Liverpool SRF should explore the potential to do so as part of overall rebranding/repositioning efforts and to build a new economic role for the area.

5.3 The Report also comments upon

- Joining up local delivery,
- Developing the role of the voluntary and community sector.

## **6. Housing and Neighbourhoods**

6.1 In this section of the report, a number of data sets are presented, these are not new information but are collected to allow a baseline to be outlined and implications to be identified.

6.2 The report recognises that North Liverpool continues to have some of the weakest housing markets in England and there remains the risk of market failure, especially in localities with dwellings in poor condition that have not yet had investment or engagement with a clear plan of action.

6.3 The report lists the key issues and challenges to be faced;

- Long way to go before there is a change in perceptions of the area
- Much of the area is still dominated by tight terraces and (mostly) uninspired social and some private development of the 1950-1980's
- In spite of some attractive areas, the overall street scene often contributes to poor image – many surplus retail and commercial properties, derelict sites and apparent neglect.
- Concern as to whether economic prospects improve to match an improving housing offer by tackling the overall low incomes and low expectations?

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- At a practical level, an operational concern that major investment is still needed to deliver the HMR masterplans in Anfield, Bedford/Queens and Klondyke and there are stalled housing schemes outside HMR intervention areas.
- 6.4 Difficult problems arise about the best prospects for available and future residential sites in parts of the City Centre North Zone. It is hard to see that continued piecemeal development will achieve strategic changes. The report proposes that it may be necessary for part of the strategy to envisage holding some larger sites well into the future until the market is strong enough to enable comprehensive redevelopment of substantial land packages in order to create opportunities for real change.
- 6.5 One of the complications for the SRF context is the Growth Point proposal. This was submitted during the boom in 2007 and approved by Government in 2008, for 3500 additional dwellings in City Centre North. In the now changed economic conditions, for the short and medium term, the realistic target seems to be to retain the existing population, including newly formed households. It is also probably a good target to aim to balance out-migration with people attracted back (or new). This will achieve only modest household growth and it puts a question over the delivery of the more ambitious growth point aspirations. It also has major implications for the type of growth and development for most of the SRF area, in terms of;
- The form of new housing has to appeal to the target market – it has to be mainly “suburban” houses with gardens, car parking and decent security
  - The planning of community facilities and services to meet the aspirations of this target population
  - How to retain longer-term options for higher density housing, when economic growth and the market will support it.

## 7. **North Liverpool and South Sefton today – spatial issues**

- 7.1 The report recognizes that the area is made up of varying conditions and degrees of physical change, with dispersed neighbourhoods scattered across major road corridors. In order to move to a meaningful approach to the SRF, we need to acknowledge the key spatial issues that now characterise the area and result from the socio-economic change, which is well catalogued and recorded. This process must lead to a clearer vision and goal for the future of the area.
- 7.2 North Liverpool’s role and function within the city and sub region needs to be explicitly stated. Its physical landscape needs to be renewed in line with an integrated economic strategy that builds on the momentum created around the city centre and other potential drivers of change.
- 7.3 The physical challenge is to find a way for North Liverpool to adapt and reconfigure itself in ways that allow it to not only take full advantage of investment opportunities, (however limited they may be in early years of the

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SRF), but to also create the spatial conditions for neighbourhoods to sustain their communities, for businesses to thrive and for new investment and people to be welcomed.

- 7.4 The spatial principles within the SRF need to set down the direction for the physical reconfiguration of North Liverpool's neighbourhoods. Whilst many plans are already well advanced for parts of the area, it is nonetheless vital to articulate a strategic set of guidelines specific to North Liverpool and which bridge the gap between policy and deliverable actions.
- 7.5 The ultimate form of urban re-development and renewal across much of North Liverpool and the physical regeneration of neighbourhoods will emerge from detailed masterplans, investment decisions and consultations with existing communities and other interests. However, the SRF must help position North Liverpool as a desirable place and the role of urban design in doing this needs to become paramount.
- 7.6 The role of the area has been mixed and variable across its own boundaries – the challenge is to find a new role – a new sort of city suburb that services the needs of the current population and attracts in opportunity and wealth, not export it .
- 7.7 Physical development principles in North Liverpool at a strategic scale need to:
  - Reinforce an urban structure that takes advantage of the area's unique physical context and location.
  - Create sustainable communities.
  - Enhance and improve connections
  - Address pedestrian and vehicular movements and key arterial routes
  - Appreciate and showcase heritage
  - Restore and in some cases relocate parks and open spaces.
  - Reinstate the importance of the "street" and improve public realm.
  - Demand high quality design, promote innovation
  - Foster sustainability – the walkable city.
- 7.8 The report acknowledges that some neighbourhoods already have advanced plans and strategies for their locality and each area has distinct characteristics, funding opportunities, needs and priorities. Many current areas are defined in line with specific funding streams from EU status to HMRI, Step Clever and many others. The principle and challenge here is to define places rather than initiatives and to focus on neighbourhood planning processes that can roll out from the SRF strategy.
- 7.9 The proposition here is that a comprehensive approach to neighbourhood plans will convert the long-term strategic plan adopted for North Liverpool – that is the SRF – into a more detailed and operational proposals that ensure local residents are fully involved in developing plans for change in their communities. There could be xx neighbourhoods in North Liverpool depending on a variety of definitions. Decisions or differences of views on precise boundaries need not prevent consideration of this principle at this early stage.

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- 7.9 The three main principles of a neighbourhood planning process are:
- Participation of residents in the planning process should be maximised
  - The planning process should cover all aspects of a thriving community for the future, not just housing proposals or indeed physical change
  - That private sector development partners should be included in the process as early as possible to get to know the neighbourhood and its residents, businesses and interest groups and have full participation in any consultation processes.
- 7.10 The principle of developing an approach to neighbourhoods which is not led by funding streams or definitions of specific policies is to allow the SRF to be taken forward in a structured, phased approach.
- 7.11 The neighbourhood framework plan begins to identify the key, spatial components that need to underpin the strategy. At this stage, the idea of organizing this approach around existing community organisations has been resisted, although it will be vital to factor this in. Precise boundaries will be adjusted as the SRF work moves on through to more detailed content. The consultants have identified 9 broad neighbourhood character areas, which they describe as set out below (NB South Sefton wards are included within character areas 1, 4, 5 & 6):

## Area 1: The Port

The Port is critical to the wider economic functioning and competitiveness of the sub region. Its physical presence and strategic, operational requirements need to be addressed through detailed master planning. This needs to be undertaken in a way that acknowledges surrounding residential neighbourhoods as well as allow for the maximum economic benefit from opportunities such as the Post Panamax container terminal and the Super Port strategy.

## Area 2: Liverpool Waters

Liverpool Waters is clearly an area with advanced plans for major investment. The SRF needs to be used as the vehicle for addressing some of the early concerns that exist around planning for linkages and connectivity at the physical, economic and social scale.

## Area 3: River Hinterland

The River Hinterland area contains a range of port and maritime related uses and sits between the railway line and the waterfront itself. The Liverpool Waters scheme and any variation on this scale of mixed use development has particular implications for the hinterland area. Resolution of land use conflicts, physical connectivity and access need to be addressed and a neighbourhood framework plan at this scale would assist in this.

## Area 4: Port Hinterland

The Port Hinterland is characterised by a range of port and maritime uses and activities and is bounded to the east by the railway and bisected by the canal. The physical and economic relationship between this area and the port needs a closer site by site approach.

## Area 5: Mixed Residential Community

Mixed Use/Residential uses characterise this area around Seaforth. There is no unifying cohesive physical character here and relatively small scale site specific opportunities are being progressed. The relationship with the port and the dynamics of the housing market here are critical factors in taking forward any further strategic plans.

## Area 6: Mixed Use Town Centre

Town Centre and Residential neighbourhoods characterise this area. Bootle as a town centre in its own right, its functioning and role as an employment centre need to be acknowledged within the SRF. As well as the retail function around Hawthorne Road, the overall area is made up of different residential estates and streets and land assembly at Klondyke, Bedford Queens and other smaller scale areas of intervention seeking to address housing market issues.

## Area 7: City Family Suburbs

Family City Suburbs clustered around the two football stadia, Stanley Park and the Cemetery make up this area. Whilst this is clearly not a single neighbourhood but many, they share a unifying suburban role and function. By definition, largely residential in character, part of this area is undergoing high levels of physical transformation through the high profile Anfield and Breckfield Masterplan in response to severe market failure. How this large area functions with some focussed improvements, little or none in other areas and with strategic and financial decisions about the two football stadia needs examining in a more comprehensive approach.

## Area 8: Deconstructed City

The deconstructed city is a phrase we have used to describe the vast physical change that this large, difficult to define area has undergone. From the Eldonian Village in the west, across arterial routes at Vauxhall Road, Scotland Road, Netherfield Road, Breckfield Road and back through County, Kirkdale and Stanley Road this area epitomises the dismantling of the historic port relationship and the de- population at the heart of the area's continuing search for a new

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economic identity. Whilst individual estates, communities, parks, projects and clusters of shops are scattered across the highway infrastructure, including the Mersey Tunnel approaches, there is a strong physical disconnection across miles of dispersed and low density housing. A neighbourhood framework across this area would need to be broken down again into meaningful boundaries structured around key opportunities such as Project Jennifer and self defining local communities.

## Area 9: City Fringe

The City Fringe around Leeds Street and extending back to Shaw Street acknowledges the surprising lack of transition from the magnificence and density of the City Centre to its immediate suburb. Low density housing is interspersed amongst industrial, commercial and institutional uses in a random manner. A true city fringe area needs to be defined in terms of its potential commercial role in support of the city centre and indeed what may come from the Liverpool Waters investment.

- 7.12 This approach will allow for some local identity to be introduced into the SRF as well as make an overview of this large area more manageable.

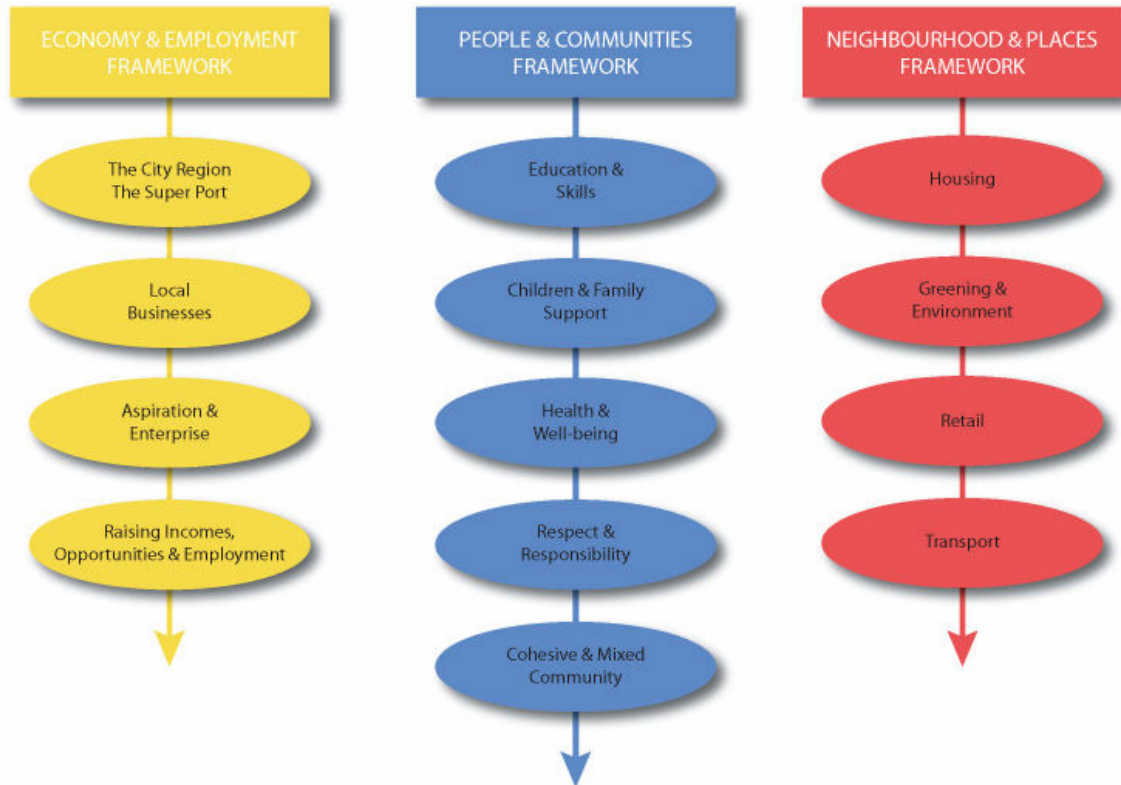
## 8. **Core Strategic Objectives**

- 8.1 The report proposes the following themes as the organisational structure for the SRF to accompany the neighbourhood framework approach. This thematic approach combined with the neighbourhood framework will allow the strategy to be comprehensive and applicable across all aspects of regeneration in North Liverpool.
- 8.2 Progress towards a number of strategic objectives must be accelerated across inter-related strategic frameworks over the next 5, 10 and 15 years. The next stage of the SRF will develop and build clear strategies for change under the three key headings set out in the diagram below. The emphasis at this early stage has been on the current economic and employment position and the housing market. An integrated strategy will have more to explore in relation to environment, open spaces and parks, the pattern of retailing within district centres as well as transportation and arterial routes through the area.
- 8.3 It is also essential to acknowledge at this early reporting stage, that there is still much to address under the framework heading, “people and communities”. Any regeneration strategy demands an economic underpinning and an approach to housing and neighbourhoods in support of that. However, a plan that addresses just these factors is still only partial. The day to day quality of life for much of North Liverpool’s population is characterised by the symptoms and effects of population loss and decline. The retention and growth of population has to be the basis of this SRF strategy. To this end, access to shops, health facilities, recreational and education opportunities are all part of the fabric of neighbourhood life and the SRF must address these issues as much as jobs and housing. It should also be noted that support for vulnerable people, improvements to the appalling health indicators and building and maintaining



community cohesion are all factors that will need to be integrated into the regeneration strategy.

## NORTH LIVERPOOL CORE STRATEGIC OBJECTIVES



## 9. Consultation, communication & on-going engagement

- 9.1 The consultant's commission is very short term with just a few months to put together a draft SRF document. Whilst the early phases of the commission have involved a broad range of meetings and discussions, this has been partial and limited to key stakeholders at this early stage. It is proposed that the consultants lead a stakeholder event in mid January to allow a broader input to the draft SRF and to bring together key decision makers into the process in a more formalised way.
- 9.2 It has been acknowledged from the outset of the commission that it is impossible, and would be disingenuous, to attempt any process of wider community buy in to the SRF within the practical timeframe of the commission. What is suggested is that support is built through the proposals coming out of the SRF itself and through a neighbourhood planning process at an appropriate scale. The SRF document itself will only be the start of a process of continuing and evolving consultation and involvement at all levels. The starting point has to be the existing structures and groupings that already exist in the area. Within the consultancy team, the Eldonian Group Limited are directly involved in all aspects

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of the work and their role in advising on building support towards the end of the commission and arguably, more importantly once the SRF document is drafted, is reflected below.

- 9.3 The main objective of any consultation programme is to communicate with as many stakeholders from the area as is reasonably practicable and to provide as much information with regard to the emerging Single Regeneration Framework document.
- To provide clear and concise baseline information, which shows stakeholders how the area has got to the point where it is today.
  - To also, clearly define the aspirational vision for the area and explanations of how they have all been derived at.
  - To consult with as many stakeholder groups as is reasonable practicable about their organisations/businesses plans for the future and establish links with the key themes within the emerging SRF.
- 9.4 History shows that different community groups from across the North Liverpool area 'do not speak to each other' and it is vital we put this into a current day perspective. Public sector officers now need to work with all groups in a partnership approach instead of dealing with them in isolation and in line with specific funding initiatives or specific pieces of investment. In the same way that the SRF strategy will integrate all activity into its remit, so too should the approach to consultation and involvement allow for wider strategic engagement across the area, bringing groups together under a common purpose.
- 9.5 For the purpose of the SRF consultation, the key objective is to implement a partnership approach in relation to all sectors of business and community groups. The aim will be to provide a forum for a mix of these sectors to work together to define how the SRF will be a viable development document across the area.
- 9.6 The principles of the consultation will aim to overcome any historical issues, to eliminate any previous perceptions of the area, which private/public/community sectors may have, and to create a baseline for attracting investment into the area. The key message for the development of the consultation programme is 'communication and partnership'. The approach to this piece of work is within an ethos of understanding at all levels – a common language informed by a common purpose for the area. Consultation programmes often refer to the need to manage aspirations and expectations from the process. More detailed work will need to be undertaken as the delivery routes for this SRF are discussed and agreed and the first 5 years of activity within the strategy will be critical to building support across existing structures and any new ones developed.
- 9.7 One of the key propositions here, is to undertake a review of the pattern of groups and involvement across North Liverpool as it stands at the moment, and to feed into the final report proposals that link the delivery of the strategy to people, business and other key stakeholders. The audience will consist of the stakeholder groups as dictated by the local authorities, but will also include a group of significant individuals from the area who will be able to support in the delivery of the SRF and its aspirations at both community and business level.

9.8 After the development of a baseline and an interpretation of the aspirations for the SRF, a number of consultative engagement events/meetings will be undertaken. The aim of these meetings is to ensure key contributions are recorded and are fed into the final findings which will influence the aspirations for the SRF.

## **10. Other key issues**

10.1 The report acknowledges the need for the final SRF to take account of the emerging core strategy process, as both Liverpool and Sefton Councils are currently involved in the preparation of their Local Development Framework (LDF).

10.2 The report also acknowledges that the economic success of North Liverpool and the effectiveness of its transport network are inextricably linked. Addressing the need for a stronger and more efficient transport network is critical for regeneration; in terms of Roads, Rail, and the opportunities presented by the canal network.

## **11. Conclusions**

11.1 This stage 1 report is a pre-cursor to a fuller baseline report and the statement of strategy itself later in the New Year. The report has been wide ranging but focused on the current socio-economic and housing related matters across the area. The report can only represent a snapshot summary of the work underway in North Liverpool as part of this commission and the work on the ground to progress particular initiatives.

11.2 At this early stage, the report identifies a number of propositions to underpin how we move forward. The key strategic propositions are that this SRF develops and articulates:

- A vision for a place, not a collection of initiatives.
- A commitment to aspiration and achievable growth.
- A set of organising principles which are comprehensive across all themes and all
- North Liverpool and South Sefton neighbourhoods.
- A plan to undertake the delivery of the strategy through a workable and possible
- different partnership – i.e. – this is not business as usual.
- A commitment to confront the difficult choices.

11.3 Specifically, the report proposes the development of actions within three key frameworks:

- Economy and Employment.
- People and Communities.
- Neighbourhoods and Places.

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- 11.4 Each of these frameworks, require substantial development and definition within the context of North Liverpool and South Sefton. The associated opportunities, projects, investments and delivery plans will be defined through the next months of this commission with key stakeholders. As the strategic components are assembled, it will be essential that there is a custodian for the SRF clearly identified.
- 11.5 Spatially, the proposal is to starting with the 9 large sub areas as the basis for identifying neighbourhood frameworks, each with their own activities, issues and opportunities and different degrees of commitment to current plans. Whilst the boundaries may change through the consultation process, the starting point includes:
- Area 1 - The Port
  - Area 2 - Liverpool Waters
  - Area 3 – The River Hinterland
  - Area 4 – The Port Hinterland
  - Area 5 – Mixed Use/residential – Seaforth
  - Area 6 – Mixed Use/town centre – Bootle
  - Area 7 – Family City Suburbs.
  - Area 8 – The Deconstructed City.
  - Area 9 – The City Fringe.
- 11.6 Assuming that the above approach is agreed, it will be important to agree a clear consultative process throughout this commission and more importantly beyond into 2010. The proposition is to undertake a review and space mapping of current consultative structures, their areas of interest and priorities. This exercise will feed into the January stakeholder event. It will also feed into the development of the key strategic direction within the three agreed frameworks.
- 11.7 The SRF strategy, the case for change and the unified, agreed plan must be underpinned by local community support. This cannot be declared over night and requires a genuine process that reflects and responds to local priorities.

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**REPORT TO:** Cabinet Member Regeneration

**DATE:** 20<sup>th</sup> January 2010

**SUBJECT:** Housing Market Renewal Funding and the Addition of Further Streets into Phase 2A Klondyke Acquisition Programme

**WARDS AFFECTED:** Litherland.

**REPORT OF:** Alan Lunt – Neighbourhoods and Investment Programmes  
Director

**CONTACT OFFICER:** Alan Lunt - Neighbourhoods and Investment Programmes  
Director 0151 934 4580

**EXEMPT/  
CONFIDENTIAL:** No

**PURPOSE/SUMMARY:**

To seek approval to the addition of further properties into the previously identified Phase 2a acquisition area within the Klondyke Estate.

**REASON WHY DECISION REQUIRED:**

Cabinet Member Regeneration has delegated Authority to take decisions in such matters

**RECOMMENDATION(S):**

That Cabinet Member Regeneration:

1. Approves the addition of Marion Road and the North side of Menai Road (1-55 Menai Road) into the Phase 2a Acquisition programme
2. Instructs Officers to commence the process of acquisition by seeking expressions of interest from property owners within the additional streets identified

**KEY DECISION:** No

**FORWARD PLAN:** No

**IMPLEMENTATION DATE:** Upon expiry of the call in period for the minutes of the meeting.

**ALTERNATIVE OPTIONS:** None

**IMPLICATIONS:**

**Budget/Policy Framework:** n/a

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**Financial:** None as a direct result of this report. The expenditure incurred as a result of the addition of the streets into the acquisition zone can be accommodated within existing HMRI capital resources

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009/ 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

**Legal:** N/a

**Risk Assessment:** No specific risk assessment has been carried out in respect of this report. However, the Housing Market Renewal Departmental Risk Register takes account of such risks.

**Asset Management:** N/a

## Consultation Undertaken/Views

Finance Director FD - The Finance and Information Services Director has been consulted and his comments have been incorporated into this report  
 Legal Director

## CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	x		
2	Creating Safe Communities	x		
3	Jobs and Prosperity	x		
4	Improving Health and Well-Being	x		
5	Environmental Sustainability	x		
6	Creating Inclusive Communities	x		
7	Improving the Quality of Council Services and Strengthening local Democracy	x		
8	Children and Young People		x	

## LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Report to Cabinet Member Regeneration, June 10<sup>th</sup> 2009: 'Prioritisation of Acquisitions in Klondyke Estate Phases 2 and 3'

Report to Cabinet, May 14<sup>th</sup> 2009 : 'Housing Market Renewal Department – Programme Outturn 2008-2009 and Forward Programme 2009-2011'

Report to Cabinet – August 6<sup>th</sup> 2009: 'Housing Market Renewal Programme 2009-10 – Notification of Additional Grant Funding'.

Report to Cabinet Member Regeneration, 30<sup>th</sup> September 2009: 'The Addition of Further Streets into Phase 2 Klondyke Acquisition Programme'.

### 1.0 Background

1.1 Cabinet Member will recall that at the meeting of June 10<sup>th</sup> 2009, a new phase of voluntary acquisitions was approved, with the streets to be included identified on the basis of clear criteria, including the level of void properties, the number of rented units in each street and the number of vulnerable householders residing in each street. On this basis, the following streets were identified for inclusion within Phase 2a of the acquisition programme for Klondyke;

- Elizabeth Road
- Mona Street
- Monfa Road
- Edith Road
- Church Road

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- Springwell Road
  - Arvon Street
- 1.2 Subsequently, as a consequence of the progress made, the funds being available, on the 30<sup>th</sup> September 2009, Cabinet Member approved the addition of Mary Road and Eleanor Road for inclusion within Phase 2a of the acquisition programme for Klondyke.
- 1.3 Since that approval, significant progress has been made with most of the privately owned households requesting valuations.
- 1.4 On the 22<sup>nd</sup> December, the Homes and Communities Agency (HCA) confirmed the Housing Market Renewal Grant allocation for NewHeartlands for 2010/11. This grant allocation is for £47 million, and confirms that the 10% 'retention' previously considered will not apply for 2010/11. Based on the previously agreed allocation of these funds between the 3 Delivery Teams, this means that Sefton's allocation will be £9.35 million, some £900,000 more than previously considered 'secure'.
- 1.5 This means that the available funding enables the council to further roll out the acquisition programme to a larger area without further delay to anxious householders, now confident of the resources. Given the time from commencement of acquisition negotiations to purchase completion, this will also give a 'head start' to the programme for 2010/11 to ensure that all available resources are expended within required timescales.
- 1.6 The table below reflects the criteria utilised in identifying the original phase 2a area, updated to reflect the relevant figures at January 1<sup>st</sup> 2010, excluding those areas previously identified for acquisition, apart from Mary Road and Eleanor Road, which are included by way of comparison.

Street	Total Units	Total Voids	% Void (A)	Total Non Owner-occ	% Non Owner occ (B)	Total Vulnerable	% Vulnerable (C)	Score (Ax2+B+C)
Mary Road*	48	22	46%	44	92%	3	6%	190
Marion Road North (odd nos)	11	3	27%	9	82%	2	18%	154
Eleanor Road*	51	15	29%	33	65%	10	20%	143
Marion Road South (even nos)	24	8	33%	12	50%	4	17%	133
Menai Road North (odd nos)	28	9	32%	11	39%	6	21%	124
Menai Road South (even nos)	12	3	25%	4	33%	1	8%	91
Hermitage Gr / Cinder Lane	29	5	17%	6	21%	0	0%	55

- 1.7 In order to ensure that the programme is not over-subscribed as to make the programme unworkable, it is recommended at this stage that Marion Road and the North of Menai Road (odd numbers) are both added to the Phase 2a acquisition programme with immediate effect.



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**REPORT TO:** CABINET MEMBER – REGENERATION

**DATE:** 20<sup>th</sup> JANUARY 2010

**SUBJECT:** STEPCLEVER MID-TERM REVIEW AND DELIVERY PLAN 2010-12

**WARDS AFFECTED:** LINACRE, DERBY

**REPORT OF:** PLANNING & ECONOMIC REGENERATION DIRECTOR

**CONTACT OFFICER:** MARK LONG (x3471)

**EXEMPT/ CONFIDENTIAL:** NO

**PURPOSE/SUMMARY:**

To report the results of the Mid Term Review of the Stepclever programme (Sefton & Liverpool Local Enterprise Growth Initiative) and to seek approval for the Stepclever Delivery Plan 2010-12.

**REASON WHY DECISION REQUIRED:**

To approve the Stepclever Delivery Plan in line with the Stepclever Service Level Agreement between Sefton and Liverpool Councils.

**RECOMMENDATION(S):**

- (i) That the report is noted.
- (ii) The Delivery Plan is approved; or, if the Delivery Plan is not available by the date of this meeting, the Cabinet Member for Regeneration is delegated the authority to approve the Delivery Plan
- (iii) That a follow-up report is supplied on the implementation of the Delivery Plan including implications for staff and contracts.

**KEY DECISION:** No

**FORWARD PLAN:** No

**IMPLEMENTATION DATE:** Immediately following the call-in period

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## ALTERNATIVE OPTIONS:

None – the expenditure and output plans of Stepclever must be authorised by Sefton and Liverpool Councils.

## IMPLICATIONS:

**Budget/Policy Framework:** tbc

**Financial:** There are no financial consequences as a direct result of this report.

<b><u>CAPITAL EXPENDITURE</u></b>	<b>2009 2010 £</b>	<b>2010/ 2011 £</b>	<b>2011/ 2012 £</b>	<b>2012/ 2013 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b><u>REVENUE IMPLICATIONS</u></b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

**Legal:** N/a

**Risk Assessment:** All Stepclever contracts are let by Liverpool City Council, and the City is responsible for risk assessment and mitigation.

**Asset Management:** N/a

## CONSULTATION UNDERTAKEN/VIEWS

FD 282 - The Finance and Information Services Director has been consulted and his comments have been incorporated into this report.  
Stepclever Board – 21<sup>st</sup> December 2009 and 12<sup>th</sup> January 2010

## CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Creating Safe Communities		✓	
3	Jobs and Prosperity	✓		
4	Improving Health and Well-Being		✓	
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities		✓	
7	Improving the Quality of Council Services and Strengthening local Democracy		✓	
8	Children and Young People		✓	

### LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Regeneris Consulting (2009), Stepclever Programme Impact Evaluation

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## INTRODUCTION

1. In 2009, consultants were appointed to undertake a Mid Term Review of the Stepclever programme. The findings of the review were reported to the Stepclever Board in November, and informed the development of a two year extension of the programme to March 2012. The purpose of this report is to summarise the key findings of the Mid Term Review and to set out the Delivery Plan for 2010-12.

## BACKGROUND

2. In 2006 Sefton and Liverpool Councils successfully bid for £21 million from central government to deliver the Sefton and Liverpool Local Enterprise Growth Initiative (subsequently branded the Stepclever programme). This is a major enterprise and business growth programme targeting two wards of Sefton (Linacre, Derby) and four wards of north Liverpool (County, Anfield, Kirkdale, Everton). These wards mark out an area that has been left behind by Merseyside's remarkable renaissance in the last decade. Stepclever's aim is to rebuild the local economy and close the gap with the rest of Merseyside, in a partnership between businesses, residents, local authorities and public agencies.
3. The original bid document stated:

“Our vision is that in ten years SLEGI will transform the area into a base for a new generation of entrepreneurs and successful, outward-looking businesses where young people see a future for themselves. A change from which there will be no going back” (p2)
4. The vision was converted into three core objectives, each of which became a workstream within the new programme:
  - To increase total entrepreneurial activity among the population in deprived areas
  - To support the sustainable growth – and reduce the failure rate – of locally owned business in deprived areas
  - To attract appropriate investment and franchising into deprived areas, making use of local labour resources
5. The bid was created with the support of a strong and engaged private sector. The Stepclever Board continues today with representatives from Liverpool and Sefton Councils and their LSPs, the private sector, and the community sector.
6. Liverpool City is the accountable body for the programme as a whole, and lets or places all contracts. Sefton Council tendered (with Liverpool Vision or Liverpool City Council) for contracts let by the City and is currently the accountable body for 6 contracts worth £13.02 million, and a partner in 3 other contracts worth £1.51 million, a total of £14.53 million altogether (or 77% of the value of the Stepclever programme):

<b>Sefton-led Projects</b>	<b>Contract value (million)</b>
Enterprise Gateway	£7.8
Business Neighbourhoods	£1.8
Supply Mersey – Buy Side	£1.09
Working for Yourself	£1.04
Step Into Construction	£0.7
Property Support Project	£0.59
<b>Sub-total: accountable body</b>	<b>£13.02</b>
Linking Local People and Business	£0.36
Unlocking Enterprise in Young People	£0.9
Striding Out in South Sefton & North Liverpool	£0.25
<b>Sub-total: project partner</b>	<b>£1.51</b>
<b>Total</b>	<b>£14.53</b>

7. The programme has now been running for two years. In late 2008, the Stepclever Board appointed Regeneris Consulting to undertake a Mid Term Review of the governance and economic performance of the partnership. Regeneris produced a governance report in early 2009, and a full impact assessment in late 2009.

### **Key findings of the Mid Term Review**

8. The Review points out that Stepclever began closing the gap with the rest of Merseyside at the top of a ten year boom, and is now attempting to close the gap at the bottom of the world's worst recession for 80 years. Clearly the credit crunch and economic downturn have constrained the growth of new starts, restricted access to credit, slowed down investment, and created tough external trading conditions.
9. In the two year period 2007-2009, Regeneris found that the business population in the Stepclever wards had remained stable or grown slightly. The number of new businesses generated per annum in the Stepclever area had also increased slightly (0.4%). In fact Stepclever interventions were compensating for hostile pressures upon the business community, and of the 4 LEGL comparator areas selected by Regeneris, only Salford and Liverpool/Sefton managed to increase their rate of business formation. In England as a whole the rate fell by 7%.
10. Looking at performance, Regeneris found that the programme had engaged with 1,810 beneficiaries to date, distributed fairly evenly across the 6 wards. Some 961 businesses have received assistance, or around 39% of the area's business base. 212 firms (22% of the total) have been assisted by more than one project.
11. The programme's performance is monitored on 12 key outputs covering the three years 2007-10. Seven key targets have been met, to do with support for existing businesses, and entrepreneurship in schools and young people. Five key targets have been harder to meet. The outputs causing most concern are around business creation, self-employment and jobs created. Three of these

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targets would not be met even if current rates of performance were extended a further two years to 2012. Clearly the recession has made a significant dent in our ability to reach these ambitious targets. But behind that there is a second problem, which is that the programme is not generating sufficient throughput. Regeneris say this is because the programme, and Enterprise Gateway in particular, has not invested sufficiently in outreach and engagement. It recommends a more community-based approach that creates a clear supported routeway for potential entrepreneurs throughout the enterprise journey.

12. Regeneris interviewed 108 businesses and 100 individuals to get feedback from clients. The great majority of individuals said Stepclever had helped them make up their mind whether starting a business was right for them, and 80% said there were good opportunities for starting a business in the next two years. 80% also said they would recommend Stepclever to others. The critical success factors during start-up were financial support, preparing a business plan and access to training, and the confidence boost generated by pre-start-up support. Conversely, the clients' greatest concern was over the accessibility of advisors and losing touch following start-up.
13. 39% of Stepclever beneficiaries reported a significant or transformational effect on their business following Stepclever intervention. Two-thirds of businesses said the support provided had helped them to open up new markets. 45% of businesses have undertaken an investment they would not have otherwise have considered.
14. The gross impact of the Stepclever programme to date, based on beneficiary estimates of the impact on their business, is around £22-26 million additional turnover, £3.5-4.2 million additional profit, between 1,450 and 1,730 additional jobs, and £10-12 million additional GVA. The net impact is a harder calculation to make, but Regeneris suggest up to half of this uplift may be cancelled out by deadweight and displacement i.e. business lost by competitors.
15. The impact of the programme is backloaded – the gross additional turnover forecast for the next 12 months of the programme is between £35 and £42 million, more than doubling the impact of the support provided to date. Similarly, another 660-790 additional jobs are in the pipeline.
16. Regeneris comment that because of the large proportion of small businesses and sole traders in the area, we should not expect to see a massive return on investment too early in the life of the programme. Also, smaller businesses have more of their competitors in the same local area – with the risk of the “crowded platform” effect as supported companies squeeze out unsupported businesses.
17. Regeneris conclude that  
  
“The broad strategic priorities of the Stepclever programme remain appropriate, and are arguably even more important in the current economic climate” (page vi).

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18. These include:
  - Continuing to deliver one-to-one business support, aligned with the national portfolio of Business Support Products
  - Responding to the recession as well as supporting long-term competitiveness
  - Targeting support on the priority businesses, sectors and places of greatest importance to the Sefton and Liverpool LAAs and the City Region MAA
  - Taking a “whole company” approach to business improvement and linking business support to workforce development
  
19. The Mid Term Review concludes with a series of detailed recommendations on the management and delivery of individual workstreams. The most significant of these are to:
  - Regroup all business-facing projects behind Enterprise Gateway, for a simpler customer journey, and to radically improve its community engagement, start-up and business turnaround support
  - Retain schools interventions, but at a lower level as enterprise is mainstreamed within the curriculum
  - Encourage the mainstreaming of transport support and action on business neighbourhoods
  - Roll forward the property programme and bring to fruition in the 2010-12 period
  - Discontinue other less effective interventions and redirect resources to new or unmet needs
  - Look ahead and outwards, so that Stepclever connects into major opportunities such as Shanghai Expo 2010, the North Liverpool Strategic Regeneration Framework, and low carbon programmes for Merseyside
  - Monitor quality, improve management information systems, and promote communication of key messages to internal and external audiences.
  
20. Finally, Regeneris remind the Stepclever Board of the need for exit strategies post 2012.

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## Comments

21. The Review is generally fair in its estimation of the strengths and weaknesses of the partnership and its programme. We would accept that the original bid was experimental in nature, the first major enterprise initiative offered by Sefton and Liverpool Councils, and that much has been learnt in the first two years. It is correct the delivery should be streamlined, more joined up, more efficient and better value for money. In particular, the programme needs to reach out to its intended beneficiaries and not wait to be found; and interventions should critically appraise “custom and practice” in business support and embrace innovation.
22. The performance of Enterprise Gateway in particular is critical to the success of the whole programme. The weaknesses in Gateway led to a major internal review in summer 2009 and as a result there is much better engagement of InvestSefton and Liverpool Vision in the project, and a completely refreshed strategy which takes on board feedback from clients, providers, beneficiaries and the Stepclever Board. A good deal of effort has gone into the Gateway successor project which is now much more of an enterprise hub, offering increased capability and customer focus.
23. We also note the commendations in the Mid Term Review for Business Neighbourhoods, elements of the Supply project, Working for Yourself, Business Neighbourhoods and Step into Construction. It is important that the most successful aspects of these projects are carried forward within the next Delivery Plan. Where resources or priorities do not permit aspects of the current programme to be carried forward to 2012, then we would expect to see some kind of “soft landing” for projects by securing transitional funding or alternative funding.

## Stepclever Delivery Plan 2010-12

24. The Stepclever Board at its 7 December meeting requested the preparation of a Delivery Plan to guide the use of remaining LEGI resources to March 2012.
25. On the basis of information supplied by the Liverpool programmes team, the new resources available for 2010-12 are £5.8 million revenue and £1.63 capital. In addition the programmes team are advising that LEGI unclaimed or unspent by March 31<sup>st</sup> 2010 can be rolled forward into the 2010-12 programme. This is particularly important for Enterprise Gateway where there is an estimated £1 million gap between claims and contract values due to the effect of the recession on firms’ ability to match investment awards. The total revenue in the programme is therefore at least £8.4 millions and may be a little higher when the accounts are closed in March.
26. The Stepclever Board considered total resource availability and potential budgets at their meetings on 22 December 2009 and 12 January 2010. The results of the January meeting are not available at the time of writing. The Board’s intention is to approve a Delivery Plan that can be forwarded to



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Liverpool and Sefton Councils for approval, leading to the inclusion of the approved allocations within the City Council's revenue and capital budgets for 2010-11. The statutory deadline for setting budgets is mid-February.

## Comments

27. The process of preparing the Delivery Plan has been difficult and occasionally confusing. It is important that the Board, and members of the two Councils, can make informed decisions based on accurate and timely estimates of resource availability; and that the Board and members can compare and evaluate alternative use of these resources. As accountable body and Stepclever employer, the City Council has some responsibility to correct the situation and ensure the Board is properly supported in making these critical decisions.
28. If the Delivery Plan is approved on 12<sup>th</sup> January, a verbal briefing will be made to the Cabinet Meeting. If any further delays arise, then it is recommended the Cabinet Member is granted delegated authority to approve the Delivery Plan following his meeting on 20 January and before the City Council sets its budget.
29. There are contractual implications for Sefton-led projects, all of which terminate on 31<sup>st</sup> March 2010, with the exception of Working for Yourself which has an approval through to December 2010 because of a late start. All these projects have been advised of their termination, and arrangements will be made for de-commissioning including final claims, claim verification, audit and archive.
30. Assuming the Delivery Plan is approved by all organisations, it allocates resources to three Sefton-led projects: a revised Gateway project (revenue only), a revised Business Neighbourhoods project (capital and revenue), and a Property project (capital only).
31. Enterprise Gateway has designed a new service model drawing on elements of the old Gateway project, Construction, Supply and Working for Yourself. Setting Working for Yourself aside for a moment and focussing on the projects that end 31<sup>st</sup> March 2010, the new Gateway has an establishment of around 16 posts compared with the 21 currently engaged on the three existing projects. Gateway has received legal and personnel advice that on grounds of fairness to existing staff, all vacancies created in the new Gateway should be ringfenced for staff in the existing three projects, with posts filled by competitive interview. Any staff unsuccessful at interview will be placed into redeployment, and either redeployed as opportunity arises or dismissed at 31<sup>st</sup> March 2010. Vacancies in Gateway not filled by this exercise must be offered to all Sefton redeployees, also by competitive interview. Finally, any vacancies left unfilled by this process can be advertised on the open market. All staff affected by this process will be informed of the process well in advance of their statutory periods of notification, and the unions will be advised in parallel. We hope to minimise unnecessary loss of skilled and experienced staff through this recruitment process.
32. Business Neighbourhoods project will be re-staffed in a similar way. The Property project is a capital programme and employs no staff directly.

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33. The new Gateway project is designed to group together all business-facing activities in a single customer-focused programme, overcoming problems of fragmentation, client hoarding and poor referrals that hindered the old Gateway. A Gateway Project Board of senior officers from Sefton Council and Liverpool Vision with “non-executive” members from the Stepclever Board will supervise and support the Gateway senior manager. All suppliers whether in-house or contracted will be grouped as a Project Team under the senior manager and accountable for performance to the Gateway Board. A strong support team responsible for finance and monitoring will ensure a regular flow of performance data and supporting information to the Project Board.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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