

# Regeneration Notes

July 2004



## Report by Nick Kelly for the company

### *What is Regeneration?*

Like many parts of the UK, Liverpool qualifies for **Objective One Status** under guidelines drawn up by the EU. This means that a wide variety of grants, loans and other financial incentives are available to those who wish to develop business, housing, education or cultural projects in the Merseyside area. Funding comes directly from the EU and from Government resources.

The aim of regeneration is, of course, to encourage economic and social revitalization. Merseyside suffered severely during the recessions of the 1970s and 1980s, as Liverpool's port area declined and other traditional industries collapsed with it. Economic problems inevitably caused social difficulties: many communities, particularly in north inner Liverpool, have experienced some of the worst urban deprivation ever seen in post-war Britain.

Merseyside has now had Objective One Status for ten years. In the past decade around **£2.5 billion** has been spent on Liverpool regeneration projects. Key projects include the redevelopment of Liverpool John Lennon Airport, the Queen Square bus station area, Princes Dock and the Speke Garston business parks, as well as the expansion of the city's universities and the development of the tourism sector. Some **39,000 new jobs** have also been created in Merseyside during the past five years – a rate of increase faster than

any time in the previous two decades. **Average income, meanwhile, stands at £22,839**, which is a rise of 11% on the previous year.

### ***What about Capital of Culture?***

Having secured the highly sought-after title of European City of Culture for 2008, many Liverpool organisations are now placing tourism, culture and other creative industries at the centre of their regeneration projects.

During the next five years, Liverpool's cultural and tourism infrastructure will benefit from further investment of **over £2 billion**. Plans include the building of the fourth grace on Liverpool's waterfront, development of the Anfield area and an £18 million refurbishment of St. Georges Hall, as well as extensive city centre regeneration.

Capital of Culture estimate that employment in the culture sector, tourism, sport, heritage and the creative industries could grow by at least **14,000 jobs**, based on the current trends of growth. The cumulative effect of Capital of Culture is expected to be an extra **1.7m visitors** generating extra spending of **£50 million** a year.

Most recently, Liverpool's bid for **World Heritage Status** was approved by UNESCO. The city's bid was based on Liverpool as a 'Maritime Mercantile' city, reflecting the city's significance as a commercial port at the time of Britain's greatest global influence. The area covered includes the Waterfront, the commercial district-an area

of warehouses and merchants' houses around Duke Street and the cultural quarter around William Brown Street.

### ***Sounds great. But how will all of this effect North Liverpool?***

It's difficult to say right now. Areas of north inner Liverpool such as **Kensington, Everton, Breckfield, Vauxhall and Melrose** were the hardest hit by economic recession. Inadequate housing, drug misuse, poverty, high crime rates and other anti-social behaviour are still very serious problems faced by these communities on a daily basis.

Everton, for example, is ranked as high as 4<sup>th</sup> on the Index of Multiple Deprivation, which is calculated from statistics drawn from the 8414 council 'wards' across England and Wales. Unemployment, particularly amongst young men, remains high across all wards in North Liverpool, with literacy problems as high as 36% in the Breckfield area.

The economic stagnation in these areas is all too visible in the *physical environment* of the neighbourhoods: some 26% of dwellings in the Merseyside Housing Market Renewal Area (north and central Liverpool) are in poor repair, while vandalism, arson, litter and vermin infestation have made their appearance even worse. Furthermore, an estimated 42.5% (over 35,000 dwellings) are not compliant with the Decent Homes Standard. It is unsurprising, then, that these neighbourhoods have remained unattractive both as business and residential locations.

A number of Regeneration projects have specifically created to tackle housing. Companies such as **New Heartlands**, which receives its funding from the National Housing Federation, are faced with a formidable challenge: how can these declining neighbourhoods and the houses within them be made attractive and vibrant again?

Kensington, for example, is currently undergoing a £62 million regeneration scheme financed by the **New Deal for Communities** (NDC) programme. Now in its third year, projects undertaken include extensions to a local sports centre, new street-lighting and road improvements, as well as funding towards numerous youth groups, nurseries and other community-capacity projects.

However, many community leaders and residents have mixed feelings about the regeneration projects in their area. Recent articles in the local press have claimed that residents in neighbourhoods such as Kensington and Everton have been 'sold out' by the process, with little or no long-term jobs being created, accommodation remaining in disrepair, and only property-developers profiting from rising house prices. Regeneration companies insist that large-scale projects inevitably take time, but the real question has no easy answers: can regeneration positively impact on the lives of ordinary people or is it little more than a euphemism for opportunistic economic development?

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## Articles

*Here is an edited selection of articles from the local and national press, which relate to the issues discussed above. Draw your own conclusions!*

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### **From £40m development unveiled for Liverpool Daily Post Feb 12 2004**

The scheme for 300 apartments aims to transform one of the city centre's last remaining industrial areas. The site, near the historic Grade-II listed Baltic Fleet pub, will consist of a six-storey development which will take over a site at Wapping, currently occupied by Heaps Mill, a former rice warehouse. But there are fears that too many apartment blocks are being built in the city with not enough affordable properties for people with children - and the scheme has been dubbed "ugly". The scheme is proposed by London-based Windsor Developments and includes three buildings surrounding a central piazza, which will double as a public open space.

### **From Daily Post Feb 12 2004**

Liverpool could be the first UK's city with no council housing. A review of the future of the remaining 21,000 council properties has been launched to ease the repairs burden. Liverpool once had more council houses than any other city in the country, but the remaining stock needs more than £117m in repairs before 2010 and the council says it does not have the cash. One solution is involving all the city's tenants in discussion, which could lead to the council giving up its role as landlord. The three options, one of which will be implemented by 2006, are:

Arms-length management which would see the city retain ownership of the homes, but have no control over the service.

Private finance initiatives would see the work carried out by a private firm in return for an annual lump sum

Stock transfer would see all the homes given to a not-for-profit landlord.

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### **From Daily Post Feb 16 2004**

The market for homes in Liverpool city centre is expected to break all records this year. Up to 4000 brand-new properties will be put up for sale in 2004, more than tripling last year's figures, industry experts have predicted. Housing

developments that were not due to be completed until next year have been brought forward due to demand, they claim. Alan Bevan, market analyst and estate agent, said prices were being pushed up by people buying apartments as an investment rather than to live in themselves.

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***From: Letters to the Editor*** Liverpool Echo 15 March 2004

I am writing to you to let you know about some of the good work that Kensington Regeneration has under-taken with us over the last three years.

Your article (Cash Down the Drain, ECHO, Mar 8) claimed that "Little is happening" in Kensington but Kensington Regeneration has been instrumental in providing resources and money to improve attainment in the area's schools.

This year alone has seen over £207,100 from Kensington Regeneration's budget spent by Excite EAZ in five Kensington schools. Kensington Regeneration fully funds Excite activities in Sacred Heart and St Sebastian's whilst part-funding activities in the remaining three. This money has funded a wide variety of projects, including programmes aimed at improving literacy and numeracy and raising attainment - areas of great need in these schools.

*Phil Hayes,  
Monitoring and Evaluation Officer, Excite EAZ,*

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***From Left to Rot***  
**Sunday Mirror Mar 21 2004**

A fleet of limousines sweeps on to the streets of the notorious Boot estate in Norris Green, Liverpool. Home Secretary David Blunkett has arrived to experience life at the bottom of the social scale, where poverty goes hand-in-hand with crime.

Promises are made - a clean up, banishment of the drug pushers, investment, regeneration. But that was last September... and six months later NOTHING has changed. Addicts still get high in derelict houses. Gangs of youths still roam menacingly around the streets, and at night the fires started by vandals are like flames lighting up a battlefield.

"We feel as if we're struggling on in a war that we're gradually losing," says Jane Canning as she looks at the crumbling buildings across the road. "I'm in an area of a British city that's as forlorn as the war-torn capital of Afghanistan".

Police refuse to reveal crime statistics for Liverpool's neighbourhoods, but in the first three months of last year there were 3,960 cases of criminal damage in the city overall, 478 robberies and 2,941 burglaries.

The glimmer of hope for those residents still hanging on is that a pounds 175 million regeneration scheme - promised by the council for the last five years and repeatedly cancelled - seems to be beginning at last.

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### ***From City Is Losing Its Rough Image*** **Liverpool Echo March 23 2004**

It once labelled Liverpool the "symbol of national decline". But now the Rough Guide is back with its tail between its legs.

Authors of the world-famous travellers "bible" have heaped praise on Merseyside in the latest edition of the Rough Guide to England. Top-class attractions, exciting new developments such as the Fourth Grace, and the region's musical and cultural heritage are all reasons why Merseyside is the place to visit. Editor Chris Wilkinson said: "Many of England's cities and towns have been revamping themselves, defeating long-held stereotypes. "Perhaps the greatest transformation of all is Liverpool. Things are looking up at last as economic and social regeneration brightens up the centre and the old docks." T

The guide praises favourites such as St George's Hall, National Museums Liverpool and Port Sunlight as regional highlights, as well as new attractions such as the FACT arts centre and the Historic Warships.

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### ***From City Revamp Firms Chosen*** **Liverpool Echo April 6 2004**

Developers have been chosen to lead the regeneration of Liverpool's poorest inner city communities. The pounds 2bn New Heartlands project will see thousands of below-standard homes demolished or upgraded over the next 15 years.

The first stage, a £50 million programme of housing market intervention in four neighbourhoods around the city centre, is already under way and preferred developers have been appointed by Liverpool council.

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## ***From Fury Over Plan to Shut Post Office Liverpool Echo May 18 2004***

KENSINGTON residents say regeneration plans are being undermined by plans to close local post offices. Three post offices in Kensington are included in the national Post Office plan to modernise services.

Slogans have been daubed across the boarded up windows of the Low Hill post office and residents say they sum up the frustration of many people in the area. They claim local services are being stripped away, while regeneration chiefs promise them a new Kensington.

Bob Wright, 70, who has lived in the area for more than 20 years, said: "I'm not surprised at the graffiti. People here are fed up with the almost constant talk of regeneration while our community services are shut or taken away".

A spokesman for Kensington Regeneration said: "We are not happy about the post office closures and have have written to them to voice our concerns."

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## ***From Vision Magazine May 2004 Community Regeneration: The Eldonian Village***

The Eldonian project is Liverpool's most successful and longest lasting community regeneration programme. More than 20 years ago, the area around the Leed and Liverpool Canal at Vauxhall was composed of crumbling tenements, whose occupants suffered the ravages of massive job losses such as the closure of Tate and Lyle.

Council intentions were to demolish and break up the community, but an indomitable spirit led to the creation of one of the UK's most feted rejuvenation projects. Local people drove forward the objective of creating quality, affordable housing and an attractive environment. They were involved in detailed planning – both of the infrastructure and the houses.

Now Eldonian Vilalge is a charming and tranquil canalside community, which has created 250 jobs, provides homes for 2000 people and has improved 43 acres of land.

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## ***From Crime is Slashed In City District Liverpool Echo May 21 2004***

CRIME rates have been slashed in one of *Liverpool's* most deprived communities. The Kensington Regeneration area has seen recorded crime cut by 16% in the past 12 months. The biggest reductions have been in robbery, burglary, theft from motor vehicles and theft of motor vehicles.

Neighbourhood Inspector Kevin Wellens said: "Living in the Kensington **Regeneration** area means you are far less likely to be a victim of one of these crimes than you were 12 months ago. Current initiatives such as police on the beat, alley gating and youth inclusion projects have all contributed to the downward crime trends.

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### ***From Property Prices Up after Win Liverpool Echo June 02 2004***

LIVERPOOL'S Capital of Culture status has sent house prices soaring -while the cities that missed out on the title trail behind. Since Liverpool was named 2008 Capital of Culture the average cost of a home has gone up by a fifth.

According to the latest figures from the Halifax bank, in just nine months the average house price has risen from pounds 103,224 to pounds 125,077 - a rise of 21.2%. Steven Beilin, of BE Property Services, said: "Winning Capital of Culture has given the city that extra-special lift".

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### ***From Everton 70 in Poll Protest Liverpool Echo June 8 2004***

Liverpool grandmother Mandy Carberry has voted in every election since she was 18. But this year, along with 70 other residents in *Liverpool's* Everton ward, she has torn up her ballot paper.

They are protesting about the quality of housing and speed of regeneration in their community, one of the poorest council wards in Britain.

For Mandy, from St Anne Street, the issues are simple. She said: "I've lost all hope. Five years ago we were told we would be rehoused, two years ago they started building the new properties, but there is no sign of a move on the horizon. This house is falling down, the windows, the heating, everything is faulty but I can't get repairs done because the council will not spend money repairing properties earmarked for demolition".

"I don't want to take part in the elections because the council has let me down." Another non-voter is David Fuller, 54, of Netherfield Road, who added: "The

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Objective One money has made a difference in the city centre, but nowhere else".

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### ***From Property Key To City Boom***

Liverpool Echo, Jun 15, 2004

PROPERTY development will drive Liverpool's regeneration -but the pace needs to be picked up, business leaders insist. That is the view of local business chiefs in a survey by global marketing company Weber Shandwick and Downtown Liverpool in Business, the independent business organisation dedicated to improving wealth creation in the city. Of those surveyed 79% believe Liverpool can sustain more city living developments.

``Together with tourism, the property and construction industries in **Liverpool** are set to enjoy a period of prosperity that will lay the economic foundations for decades to come.

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### ***From Paradise Lost***

**Nerve Magazine, June 2004.**

The Duke of Westminster is to buy 1 million square feet of Liverpool, stretching from The Strand to Hanover Street, on a 250-year lease. The Paradise Street Development will see many buildings currently in the area - such as the Friends' Meeting House and the Quiggins complex demolished, to make way for a new upmarket shopping centre and 350 penthouses and flats.

The new village will be enclosed within its own boundaries, and will be policed by US-style 'quartermasters' or sheriffs. The civil liberties group Liberty is just one of the dissenting voices campaigning against the plans. Local spokesman, Barry Hugill, claimed it is "a very disturbing development" and that it "raises concerns as to whether a private police force is going to decide who can and cannot come into a public place."

Mike Wade-Smith - owner of the fashion company of the same name, claimed it would "make Liverpool much more competitive in attracting shoppers". The council argues that the scheme will create four thousand jobs.

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### ***From Regeneration: The Culture Killer.***

**BBC Website 23 June 2003**

Winning Capital City of Culture could be a double-edged sword for Liverpool. The flood of franchised businesses, which often follow regeneration projects, can turn

buzzing areas into bland ones. That is the conclusion of a report by the Royal Institution of Chartered Surveyors (RICS) and the independent think-tank Demos. "Cities are often guilty of killing the goose that laid the golden egg by allowing the creative heart of a city to be smothered by commercial development," said Louis Armstrong, chief executive of RICS. The report's author Anna Minton cites Liverpool's Bold Street as an area which could be at risk.

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## **Sample Statistics**

(from Liverpool City Council's Ward Profile Series)

**Total Population of Liverpool 2001:** 439,473

Breckfield: 10,814  
Everton: 7,398  
Kensington: 12,740  
Melrose: 12,500  
Vauxhall: 6,999

**Rank of Multiple Deprivation 2000: Rank of 8414 Wards across England & Wales:**

Breckfield: 12  
Everton: 4  
Kensington: 48

Melrose: 24  
Vauxhall: 6

### Long-Term Vacant Properties 2003

|             | <b>No.</b> | <b>%</b> |
|-------------|------------|----------|
| Breckfield: | 400        | 6.7      |
| Everton:    | 395        | 7.9      |
| Kensington: | 679        | 8.9      |
| Melrose:    | 375        | 5.9      |
| Vauxhall:   | 148        | 3.9      |

### Crime 2002 (Rates are per 1000 population)

|             | <b>Robbery</b> | <b>Youth Annoyance</b> |
|-------------|----------------|------------------------|
| Breckfield: | 57             | 1003                   |
| Everton:    | 163            | 620                    |
| Kensington: | 131            | 834                    |
| Melrose:    | 38             | 513                    |
| Vauxhall:   | 47             | 745                    |