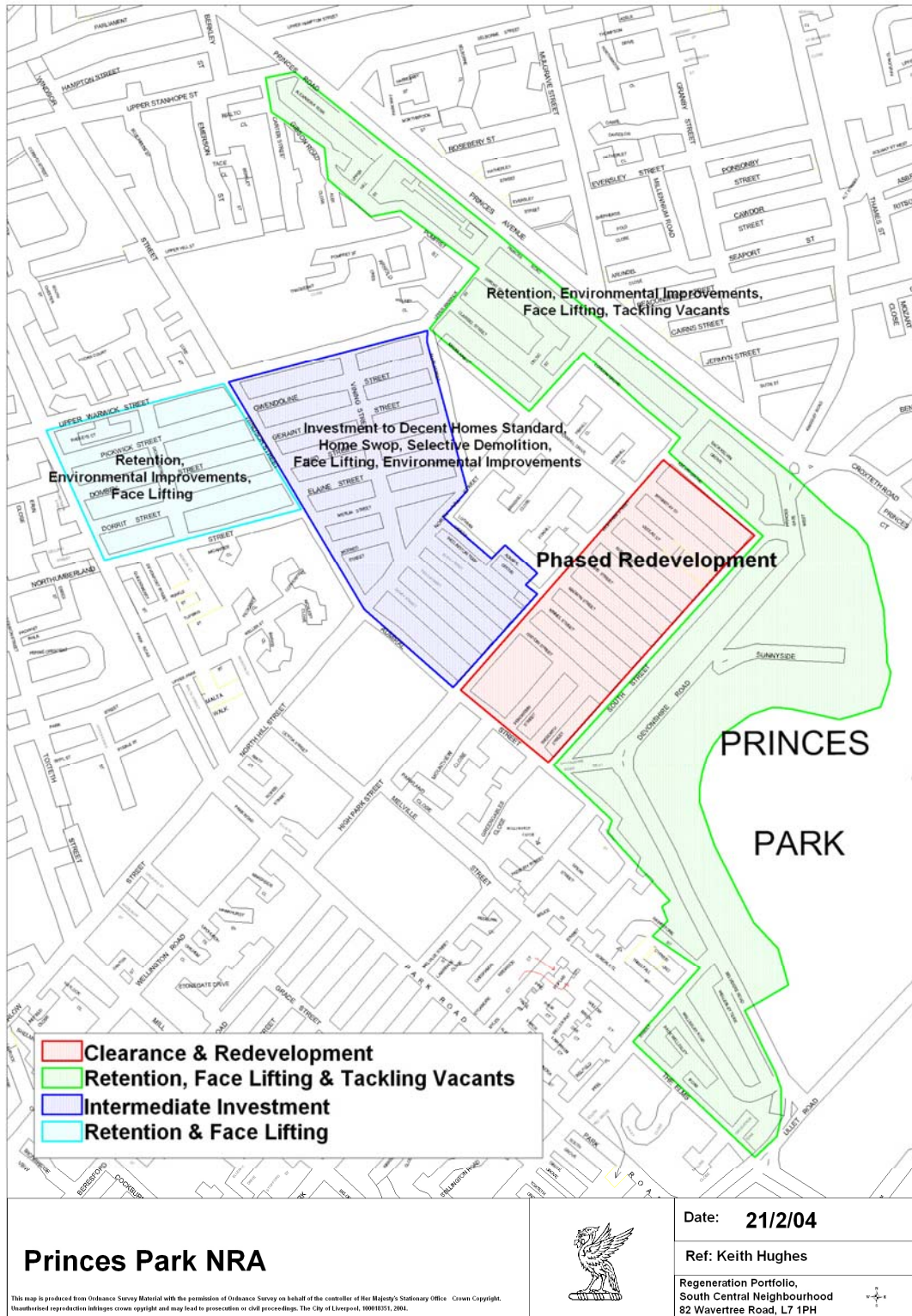


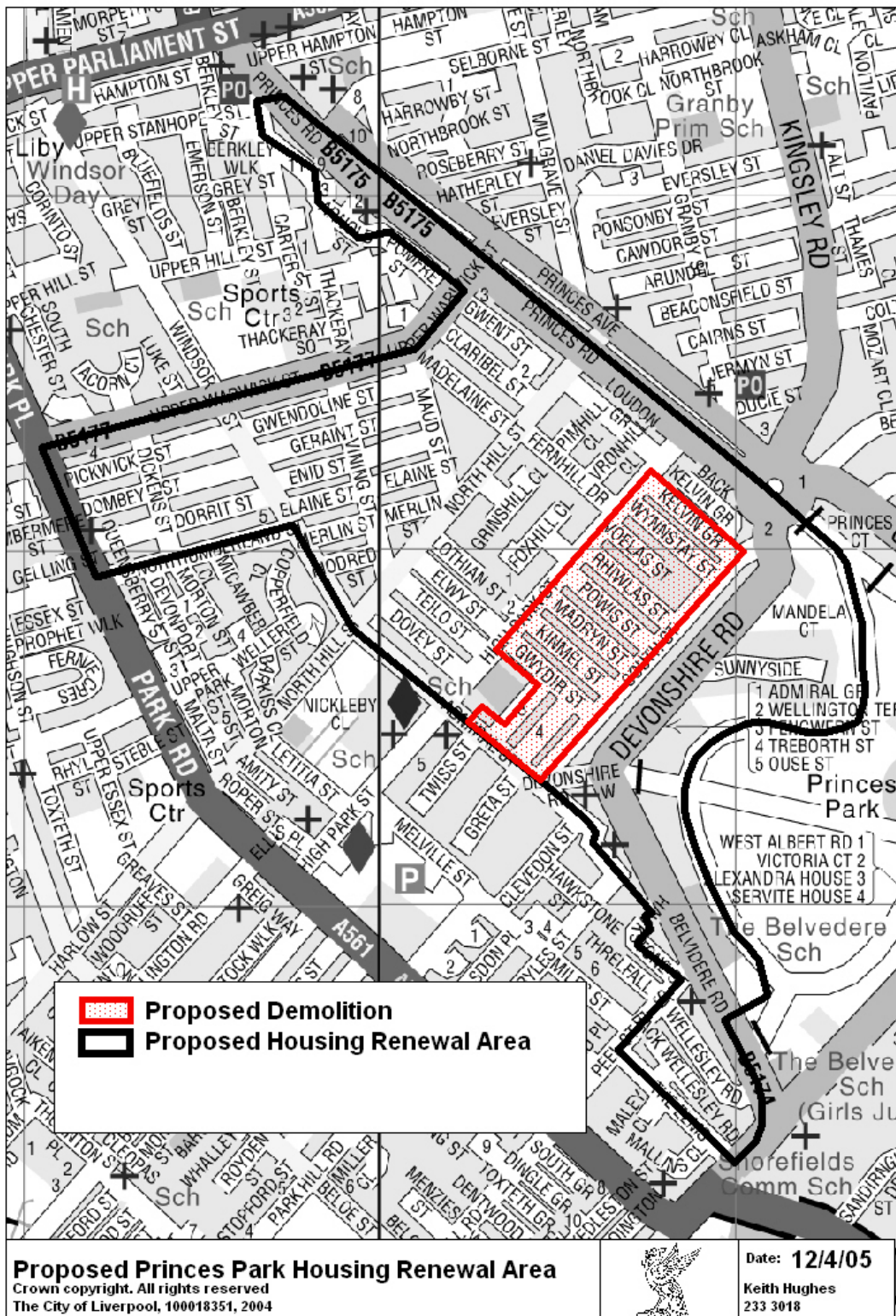
Appendix 1

Summary Plan:



Appendix 2:

Proposed Housing Renewal Area Boundary & Clearance:



Appendix 3:

POWERS AVAILABLE TO LOCAL AUTHORITIES IN RENEWAL AREAS

(From ODPM Circular 05/2003)

Acquisition of Land and Property

1. Section 93(2) of the Local Government and Housing Act 1989 (the 1989 Act) empowers authorities to acquire by agreement or compulsorily premises consisting of, or including, housing accommodation to achieve or secure their improvement or repair; their effective management and use; or the well-being of residents in the area. They may provide housing accommodation on land so acquired.
2. Section 93(2) of the 1989 Act also provides that authorities may acquire by agreement or compulsorily properties for improvement, repair or management by other persons. Authorities acquiring properties compulsorily should consider subsequently disposing of them to owner-occupiers, housing associations or other private sector interests in line with their strategy for the renewal area.
3. Where property in need of renovation is acquired, work should be completed as quickly as possible in order not to blight the area and undermine public confidence in the overall renewal area strategy. In exercising their powers of acquisition authorities will need to bear in mind the financial and other (e.g. manpower) resources available to them and to other bodies concerned.
4. Section 93(4) of the 1989 Act empowers authorities to acquire by agreement or compulsorily land or buildings for the purpose of improving the amenities in a renewal area. This power also extends to acquisition where other persons will carry out the scheme. Examples might include the provision of public open space or community centres either by the authority or by a housing association or other development partner. Where projects involve the demolition of properties, regard should be had to any adverse effects on industrial or commercial concerns.

5. The powers in sections 93(2) and 93(4) of the 1989 Act are additional powers and are without prejudice to other powers available to local housing authorities to acquire land, which might also be used in renewal areas.
6. The extent to which acquisitions will form part of an authority's programme will depend on the particular area. In some cases strategic acquisitions of land for amenity purposes will form an important element of the programme. However, as a general principle, the Secretary of State would not expect to see authorities acquiring compulsorily in order to secure improvement except where this cannot be achieved in any other way. Where acquisition is considered to be essential by an authority, they should first attempt to do so by agreement.
7. General advice on the making and submission of compulsory purchase orders to the Secretary of State for confirmation is contained in ODPM circular 02.2003 with further, more specific, advice in relation to housing compulsory purchase orders in Appendix D of that circular. Compulsory purchase orders are considered on their merits but should not be made unless there is a compelling case in the public interest. Where an authority submits a compulsory purchase order under section 93(2) or 93(4) of the 1989 Act, their statement of reasons for making the order should demonstrate compulsory purchase is considered necessary in order to secure the objectives of the RA. It should also set out the relationship of the proposals for which the compulsory purchase order is required to their overall strategy for the renewal area; their intentions regarding disposal of the property; and their financial ability, or that of the purchaser, to carry out the proposals for which the order has been made.

Power to carry out works

8. Section 93(5) of the 1989 Act (As amended by the Regulatory Reform Order) gives a local housing authority power to carry out works (including works of demolition) on land which they own.

Section 93(5) gives an authority power to assist others in carrying out works on land, which is not owned by the authority. Work for which assistance is being or has been provided under Part 1 of the Housing Grants, Regeneration and Construction Act 1996 is specifically excluded. This section will remain in force until 18 July 2003, when it will be repealed. After this date, authorities will have to use their general power under article 3 of the Regulatory Reform Order if they wish to give assistance for these purposes. To do so they must first have a published policy in place.

Section 93(6) allows an authority to contract out either of these functions on an agency basis.

Power to Extinguish Rights Of Way

9. Normally a local housing authority will be able to exercise its powers as a local planning authority under section 249 of the Town and Country

Planning Act 1990 to apply the Secretary of State for an order. However, by virtue of section 94 of the 1989 Act, a local housing authority which is not also the local planning authority for the area is able to apply to the Secretary of State for an order with the consent of the planning authority.

Power of Entry

10. Section 97 of the 1989 Act provides powers of entry which an authority may need to use, for example, while undertaking the survey work necessary to assess whether the declaration of a renewal area is the most effective way of dealing with an area. These powers may also need to be used to examine individual properties in order to determine whether to acquire them or to value them in instances of compulsory acquisition. Authorities will wish wherever possible to obtain entry by agreement and these powers should only be used where absolutely necessary.
11. Please note that this summary considers the new power to acquire property under the 'well being power' contained within the new Planning and Compensation Act 2004 and concentrates on the powers available to improve property and the area, it doesn't take into account our ODPM circular 06/2004. The ODPM guidance contained within the circular specifies that the new power will be particularly relevant to acquire property suffering from either low demand or housing market failure.

Appendix 4:

Community involvement has included:

- Public meetings
- Open Day
- Residents Focus Group meetings
- Steering Group meetings
- Stakeholder Meetings
- Exhibition of Options
- Residents Socio-Environmental Postal Questionnaire
- 2 Newsletters
- A residents door step survey
- Community feedback session on Option Appraisal process.

Elected Members have been separately briefed at various stages throughout the process, and have been informed of all the community participation events.

Community Feedback Session on Option Appraisal process.

An “open day” for all residents and elected members was held on the 21st February 2005 at a local social club. Analysis of the NRA assessment and resultant proposals were exhibited and resident feedback gained via formal comment sheets.

The open day was well attended over an afternoon and evening, with approximately 250 residents attending and 175 signing an attendance register. Of those attending, 83 completed formal feedback sheets.

These have been analysed with a distinction between those residents affected directly by the proposed demolition of their home and those within the proposed HRA but not subject to demolition.

Feedback from those affected by clearance of their own home:

- Broadly in support of proposals - 20 residents
- Neither objecting or supporting proposals - 23 residents
- Objecting to clearance - 19 residents

Feedback from those in the wider proposed HRA area:

- Broadly in support of proposals - 9 residents
- Neither objecting or supporting proposals - 11 residents
- Objecting to proposals - 1 resident

Formal Written Responses:

In accordance with the ODPM Circular 05/2003, a notice was issued (both in the press and via a letter) to all affected residents and stakeholders to advise them of the outcome of the Neighbourhood Renewal Assessment and the proposals for the area. Approximately 3,000 letters were issued to the residents and stakeholders.

The circular requires that prior to declaring a 'Renewal Area' residents and stakeholders should be given the opportunity to make representations regarding the authority's intentions. The notice detailed above invited comments on the proposals to be received no later than 24th March 2005.

The following written representations have been received:

There were three petitions received and 123 pre-drafted, standard letters received from residents and businesses. In addition, there were 47 emails or letters from individuals in the area. An adjustment of response statistics has been made to allow for duplicated responses and multiple responses within the same household.

Petitions and Standard Letters were from:

Petitions:

- Organised by the Welsh Street Home Group – Rejecting wholesale demolition
- Organised by the Welsh Street Home Group – Rejecting the removal of trees in Wynnstay Street and Veolas Street
- Organised by the Welsh Street Steering Group – Supporting the full NRA proposals

Standard Letters:

- Organised by the Welsh Street Home Group – Rejecting wholesale demolition

The analysis below distinguishes between the responses from those living outside the clearance area & responses from those living in the proposed clearance area and directly affected.

Directly affected by Clearance		Other households in NRA area		Households outside NRA		Total Support Within NRA	Total Objection Within NRA
Broad Support	Broad Objection	Broad Support	Broad Objection	Broad Support	Broad Objection		
94	120	105	80	0	182	199	200

Responses from those objecting to removal of trees in Voelas & Wynnstay Street.

A petition has been received voicing an objection to any removal of trees in Voelas & Wynnstay Street. The majority of the 200 petitioners live outside Liverpool 8, with 27 residing within the proposed clearance area and a further 28 within the proposed HRA boundary.

A more detailed statistical analysis of the petitions and letters is below:

Responses to LCC Pre-declaratory letter - Princes Park Neighbourhood Renewal Area

- 3 Petitions
- 123 Standard letters
- 49 Individual letters/emails

Table 1: Showing objections from residents and businesses within the proposed clearance area

Street	Total No. Objections including standard letter), petition Individual letters or both	No. of properties that registered an objection	Standard Letter/ petition	Letter / Email	Tenure breakdown				
					0/0	Social Rented	Private Rented	Unknown	Business
Kelvin Grove	15	13	9	4	4	5	4		
Wynnstay	6	6	6	0	2	4			
Voelas	8	7	7	0	1	6			
Rhwilas	14	9	7	2	3	4	1	1	
Powis	8	7	5	2	4	3			
Madryn	35	32	30	2	7	18	4	3	
Kimmel	3	3	3	0	2		1		
Gwydir	11	11	11	0	2	4		5	
Treborth	1	1	1	0			1		
South	8	7	7	0	2	2		2	1
High Park	3	3	2	1					3
Admiral	2	2	1	1					2
Total	114	101	89	12	27	46	11	11	6

Please note for the purposes of analysis the petitions and standard letter/individual letters registering an objection have been combined if they are from the same address except when they represent a house that has been subdivided in separate flats

Table 2: Showing support from residents and businesses within the proposed clearance area

Street	Total No. in support including Individual letters / petition	No of properties that registered support	Petition	Letter / Email	Tenure			
					O/O	Social Rented	Private Rented/Private landlord	Unknown
Kelvin Grove	1	1	1			1		
Wynnstay	22	15	11	2	6	1		
Voelas	7	7	6	1	2	1		
Rhwilas	6	5	5	1	2	1	2	
Powis	19	16	19		10	7	1	1
Madryn	1	1	1			1		
Kimmel	7	7	7		3	4		
Gwydir	11	10	7	1	1	7		
Treborth	4	4	4			4		
South								
High Park	5	5	5		1	3		1
Pengwern	3	3	3			3		
Total	86	74	69	5	25	41	4	4

Table 3: Showing objections from residents and businesses to the NRA proposals and demolition in the Welsh Streets outside the proposed clearance area

Area	Households OBJECTING to demolition in Welsh Streets			Households SUPPORTING demolition in Welsh Streets and NRA Proposals		
	Standard Letter / Petition	Individual Letter / Email	TOTAL OBJECTING	Standard Letter / Petition	Individual Letter / Email	TOTAL SUPPORTING
Within NRA not Clearance	68	12	80	84	13	97
Other Liverpool 8	76	1	77	0	0	0
Liverpool	171	3	174	0	0	0
Outside Liverpool	6	1	7	0	0	0
Total	321	17	338	84	13	97

Table 4: Showing the number of objections to the removal of trees on Voelas Street and Wynnstay Street

Area	Number of objections
NRA Proposed Clearance	27
Within NRA not Clearance	28
Other Liverpool 8	20
Liverpool and Merseyside	125
Total	200