



The City of Liverpool

Sir David Henshaw
Chief Executive

DGH/AH/0519/OLU/0879-2005

19 May 2005



NEWSHAM PARK AREA

I refer to your letter of 10 April 2005 regarding the above.

As you may be aware, Liverpool City Council is part of the Merseyside Housing Market Renewal Initiative (HMRI) called NewHeartLands. The area of Newsham Park falls within Liverpool's HMRI boundary. However, because the amount of finance is limited, HMRI is concentrating its resources in 4 priority areas called Zones of Opportunity (ZOO). The residential area of Newsham Park (around Judges, Denman, Belmont and Newsham Drives including Strathmore Road) is not in a ZOO but is situated immediately adjacent the Wavertree ZOO. Prescott Drive falls within the Wavertree ZOO.

Within each ZOO, HMRI action is targeted at different forms of housing investment, guided in part by the recent Neighbourhood Renewal Assessments. Particular to Wavertree for example, comprehensive demolition and new build will take place in Edge Hill. In other areas such as Kensington Fields, substantial investment is being made in refurbishing the stock.

With regard to Newsham Park itself around Judges Drive, there are no immediate plans to use HMRI money for wholesale investment since it is outside a ZOO. HMRI is however urging the relevant Council departments to dispose of their redundant housing stock, either to HMRI or the open market. HMRI has already requested 28 Judges Drive be sold to HMRI. It would then be refurbished perhaps to provide relocation opportunities in the form of home swaps to **owner occupiers** displaced from the demolition areas.

28 Judges Drive is owned by Riverside Housing Association. They are the lead Registered Social Landlord for the Wavertree ZOO and even though it is outside the ZOO, pressure will be placed on them again to either dispose of the property to HMRI or on the open market or to refurbish it for their own use.



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The situation at Prescot Drive, however, is different. The Council owned properties here are so dilapidated that they will cost too much to repair. They will be demolished as soon as HMRI resources will allow. They will not be demolished to relocate the Royal Hospital but for housing for private sale. At the moment, there are no plans on the table for what will be built in their place. HMRI in conjunction with KNDC and the Neighbourhood Management Service will canvass the community's opinion as to the product that should be built and will expect the relevant community groups to nominate representatives to be fully involved with the design process. I think we will all agree that whatever goes back must be something that befits and contributes to Newsham Park itself.

I hope you find this useful.

Kind regards

A handwritten signature in black ink, appearing to read 'D. Henshaw', written in a cursive style.

Sir David Henshaw
CHIEF EXECUTIVE



GOVERNMENT OFFICE
FOR THE NORTH WEST

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Our reference: PNW/5091/7

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31 May 2006

Dear Mr Mann,

Local Government, Planning and Land Act 1980 - Notice under Section 99

Land at 14 - 20 Prescott Drive, Newsham Park, Liverpool

Further to our letter of 16 January and your e-mail replies of 15 and 28 February, I am directed by the Secretary of State for Communities and Local Government to say that she proposes to direct Liverpool City Council under section 98 of the above Act to take steps for the disposal of the interest held by them in land at 14 - 20 Newsham Park, Liverpool. I enclose a copy of the direction she proposes to give.

This letter constitutes notice of her proposal under section 99(1) of the above Act, and I draw your attention to the City Council's right under section 99(2) to make representations to the Secretary of State as to why the proposed direction should not be given or as to its proposed contents. You should note that, under section 99(3), if no such representations are made within 42 days of the date of this letter, the Secretary of State may give the direction as proposed in this letter.

The reasons that the Secretary of State proposes to take this course of action are that, on the basis of the evidence so far available to her, it appears to her that the land is not being used by the City Council for the performance of their functions; and, furthermore, she is not so far satisfied that the City Council has any firm plans to sell, develop or bring the land into use within a reasonable timescale.

I would remind you that the general principles underlying the "Crichel Down" rules (revised in 1992 but with changes introduced by ODPM Circular 6/2004) have been commended to local authorities, where appropriate, for application to local authority land disposals. You may therefore wish to consider in relation to implementation of the proposed direction



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whether it would be appropriate to bring the proposed disposal to the notice of the former owner of the land.

Yours sincerely
Jo Lapping

A Director in the Government Office for the North West
Authorised by the Secretary of State to sign in that behalf

Enclosure: The Direction that the Secretary of State proposes to give.



GOVERNMENT OFFICE
FOR THE NORTH WEST

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31 May 2006

Dear Mr Brown,

Local Government, Planning and Land Act 1980
Request to direct Liverpool City Council to dispose of land at 14 – 20 Prescott Drive, Newsham Park, Liverpool

I refer to your letter of 16 October 2005 asking the Secretary of State for Communities and Local Government to direct Liverpool City Council to dispose of their interest in land at 14 – 20 Prescott Drive, Newsham Park, Liverpool.

I am writing to let you know that the Secretary of State is minded to agree to your request. Under section 99 of the above Act, she is required to give the owners notice of her intention to give a direction and of its contents. Section 99 also gives the owners 42 days in which to make representations to the Secretary of State as to why she should not issue the direction in the terms proposed. If the owners make representations, the Secretary of State will take them into account before deciding whether or not to issue the direction.

Accordingly, the Secretary of State has today given notice to Liverpool City Council under section 99 that she proposes to give a direction under section 98 requiring them to take steps for the disposal of their interest in the above land. A copy of the letter giving notice and of the proposed direction is enclosed.

We shall keep informed of developments.

Yours sincerely

Mark Forbes

