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mail@homesandcommunities.co.uk VAT no: 941 6200 50

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[Redacted]; [Redacted]

Cc: [Redacted]

Subject: Clusters of empty homes - FAQ

All,

Further guidance in response to FAQs has now been published on our website:-

http://www.homesandcommunities.co.uk/sites/default/files/our-work/coeh_faq_v4.pdf

[Redacted] and I are happy to discuss any queries or proposals.

Regards

[Redacted]

[Redacted]
Area Manager
Homes and Communities Agency
4th Floor
One Piccadilly Gardens
Manchester M1 1RG

Tel 0161 [Redacted]
Mob [Redacted]

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[REDACTED]

From: [REDACTED]
Sent: 22 March 2012 17:11
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: 12 3 22 FW: Clusters of Empty Homes Programme - NW Update
Attachments: CoEH - NW recommended EoIS.xls

Incase there is a delay in this filtering through, please see the update on CoEH below and scheme list attached.

Also for the super keen ([REDACTED]) the draft P&C [recommendations paper](#).

From: [REDACTED]
Sent: 22 March 2012 17:04
To: [REDACTED]; [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: Clusters of Empty Homes Programme - NW Update

All,

The Stage 1 recommendations for the CoEH programme are now with DCLG. These are subject to Ministerial sign off and so we can't disclose the details to partners just yet. However, I thought it would be useful to update the Teams before any letters go out to partners.

Overview

- Overall the programme is oversubscribed
- Most bids were from LAs though a small number of RPs did bid directly
- The NW received 13 Expressions of Interest (nearly 1,800 homes) including 4 collaborative/ cross boundary bids
- We've recommended that all of these proceed to Stage 2
- The recommended NW EoI's cover delivery in 42 neighbourhoods across 19 LA areas (see attached list)

Next Steps

- We expect the Minister to write to shortlisted bidders and invite them to complete Stage 2 shortly (likely to be next week)
- Providers will then have approx 4 weeks (TBC) to complete Stage 2 which needs to provide more information on the nature of the proposition, strategic fit, deliverability and VfM
- You may wish to encourage partners to make a prompt starts on this (once year end commitments are out of the way) as bids will probably need to be back with HCA before the end of April.
- OA leads will then assess bids in early May

[REDACTED] and I remain on hand for any queries etc.

Regards,

[REDACTED]
[REDACTED] | Strategy Manager
Homes and Communities Agency

T: 0161 [REDACTED]

M: [REDACTED]

www.homesandcommunities.co.uk

From: [REDACTED]
 To: [REDACTED]
 Subject: CoEH - Liverpool Discussion 28 3 12
 Date: 28 March 2012 18:26:44

All,

I promised to pull a few pointers together to help guide the discussion tomorrow. This information only applies to the Liverpool LA extract of the bids received. Sorry I won't be there.

Recommended Profile – 423 homes for £14.7m

Bidder	Local Authority	Neighbourhood	EH back in use	HCA funding req'd	TSC
Liverpool	Liverpool	Anfield	170	10,000,000	20,000,000
Liverpool Mutual Homes	Liverpool	Tuebrook & Stoneycroft	100	2,140,000	4,280,000
Plus Dane Housing Group	Liverpool	Liverpool Empty Homes Agency	103	2,060,000	10,226,139
The Riverside Group limited	Liverpool	Kensington, Anfield	50	522,700	3,071,750
Grand Total			423	14,722,700	37,577,889

Given the ambition to allocate CoEH funding as unringfenced grant, the RP elements will need to come into the overall LCR bid, fronted by Liverpool CC.

Headline VFM

Bidder	Local Authority	Neighbourhood	EH back in use	Funding pu	TSC pu
Liverpool	Liverpool	Anfield	170	58,824	117,647
Liverpool Mutual Homes	Liverpool	Tuebrook & Stoneycroft	100	21,400	42,800
Plus Dane Housing Group	Liverpool	Liverpool Empty Homes Agency	103	20,000	99,283
The Riverside Group limited	Liverpool	Kensington, Anfield	50	10,454	61,435
Grand Total			423	34,805	88,837

The Liverpool bid for Anfield is by some way the most expensive bid nationally in terms of funding per unit (the average is £17k and typically extensive refurb's in other former HMR areas do not exceed £28k). The latest Business Case by DCLG has undertaken modeling based on the range £12k - £30k, I'm not sure if this will affect the Liverpool bid at Stage 2.

Issues

The FAQ's rule out investment in social housing as the intention is to tackle privately owned empty homes. This is on the basis that RSL Business Plans should take account of their own asset management and maintenance requirements. While the Department has indicated that former RSL properties previously purchased by the LA as part of a regen scheme (HMR type stuff) should be ok, the future acquisition of RSL properties and/or investing in RSL properties which are then subsequently disposed of via 'Own Place' look unlikely to gain support. There may be an acceptable route around this where RP's dispose of properties and then the buyers are offered grants/ loans – one to discuss really. (This definitely affects the TRG bid)

The latest Business Case is also based around an assumption that homes will have been empty at least 6 months, and on average 2 years as evidenced by c'tax records. There is some flexibility around this though.

The final, and perhaps most difficult issue relates to demolition. The steer from the Dept is that the Minister is unwilling to see either CoEH funding or the match funding used for demolition. [REDACTED] has pushed for selective demolition to be allowed where there is strong community support, or it is integral to remodeling (parking, gardens, pocket park etc) but they seem unwilling to budge. Other funding (outside the £1 for £1 match) could be used on demolition - if they have any?

Regards,

[REDACTED]
 [REDACTED] | Strategy Manager
 Homes and Communities Agency

T: 0161 [REDACTED]
 M: [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 04 April 2012 14:31
To: [REDACTED]
Cc: [REDACTED]
Subject: Clusters of Empty Homes [PROTECT]
Attachments: LCR Clusters of EH Spreadsheet.xls

Hi [REDACTED],

Good to catch up with you this morning. As discussed we await the Ministers decision on which EoIs will be invited to submit bids for this programme. Once the announcement is made the guidance will also be published including the deadline for submissions. We anticipate this to be a fairly short period.

As you are aware we strongly support the proposal for a single coordinated bid being made for the Liverpool City Region.

The coordination meeting of LAs and RPs that you have arranged next week is timely. In the spirit of partnership I attach a summary spreadsheet of the EoIs received for the City Region for information for the participating organisations.

Pl ring me if helpful.

Regards

[REDACTED]

[REDACTED]

Area Manager

Homes and Communities Agency

Tel 0161 [REDACTED]

Mob [REDACTED]

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 11 April 2012 10:08
To: [REDACTED]; [REDACTED]; [REDACTED]@newheartlands.co.uk;
[REDACTED]@riverside.org.uk; [REDACTED]@liverpoolmh.org';
[REDACTED]@arena-housing.com'; [REDACTED]; [REDACTED];
[REDACTED]@liverpoolmh.co.uk'; [REDACTED]@wirral.gov.uk; [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: Empty Homes Clusters Meeting- AGENDA
Attachments: Empty Homes Clusters Meeting- AGENDA 12th April.docx
Importance: High

All,

Ahead of the meeting tomorrow I have prepared an agenda which will hopefully allow us to cover the key aspects in relation to the stage 2 of the Empty Homes clusters bid.

[REDACTED] and [REDACTED] from the HCA will also be attending the meeting, to update on timescales and discuss requirements for the Stage 2 submission.

[REDACTED] has copies of all sub-regional bids that were submitted as EOI for Stage 1 and will circulate these at the meeting tomorrow.

[REDACTED] - your apologies received- thanks.

Any queries, please give me a call.

Regards

[REDACTED]

[REDACTED]

Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]

E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED]
Sent: 11 April 2012 19:37
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];
[REDACTED]@newheartlands.co.uk; [REDACTED]@riverside.org.uk;
[REDACTED]@liverpoolmh.org'; [REDACTED]@arena-housing.com'; [REDACTED];
[REDACTED]; [REDACTED]; [REDACTED]@liverpoolmh.co.uk'; [REDACTED]@wirral.gov.uk
Cc: [REDACTED]
Subject: RE: link to website

And hot off the press.....DCLG has now written to all shortlisted applicants and the Bidding Guidance for Stage 2 has just gone live on our website.

<http://www.homesandcommunities.co.uk/ourwork/clusters-of-empty-homes>

See you tomorrow,

[REDACTED]

[REDACTED] | Strategy Manager
Homes and Communities Agency

T: 0161 [REDACTED]
M: [REDACTED]

www.homesandcommunities.co.uk

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From: [REDACTED]
Sent: 11 April 2012 19:01
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]@newheartlands.co.uk;
[REDACTED]@riverside.org.uk; [REDACTED]@liverpoolmh.org'; [REDACTED]@arena-housing.com'; [REDACTED]; [REDACTED];
[REDACTED]; [REDACTED]@liverpoolmh.co.uk'; [REDACTED]@wirral.gov.uk; [REDACTED]
Cc: [REDACTED]
Subject: RE: Empty Homes Clusters Meeting- AGENDA [PROTECT]

Colleagues,

Please find attached a summary of the Liverpool City Region EoI proposals. I will bring copies of the spreadsheet to the meeting

Regards

[REDACTED]

[REDACTED]
Area Manager
Homes and Communities Agency
Tel 0161 [REDACTED]
Mob [REDACTED]

<http://homesandcommunities.co.uk>

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From: [redacted] [[mailto:\[redacted\]@neighbourhoodinvestor.com](mailto:[redacted]@neighbourhoodinvestor.com)]
Sent: 11 April 2012 10:08
To: [redacted]; [redacted]; [redacted] [@newheartlands.co.uk](mailto:[redacted]@newheartlands.co.uk); [redacted] [@riverside.org.uk](mailto:[redacted]@riverside.org.uk);
[redacted] [@liverpoolmh.org](mailto:[redacted]@liverpoolmh.org); [redacted] [@arena-housing.com](mailto:[redacted]@arena-housing.com); [redacted]; [redacted];
[redacted] [@liverpoolmh.co.uk](mailto:[redacted]@liverpoolmh.co.uk); [redacted] [@wirral.gov.uk](mailto:[redacted]@wirral.gov.uk); [redacted]; [redacted]; [redacted]; [redacted];
Cc: [redacted]
Subject: Empty Homes Clusters Meeting- AGENDA
Importance: High

All,

Ahead of the meeting tomorrow I have prepared an agenda which will hopefully allow us to cover the key aspects in relation to the stage 2 of the Empty Homes clusters bid.

[redacted] and [redacted] from the HCA will also be attending the meeting, to update on timescales and discuss requirements for the Stage 2 submission.

[redacted] has copies of all sub-regional bids that were submitted as EOI for Stage 1 and will circulate these at the meeting tomorrow.

[redacted] - your apologies received- thanks.

Any queries, please give me a call.

Regards

[redacted]

[redacted]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [redacted]
E: [redacted] [@neighbourhoodinvestor.com](mailto:[redacted]@neighbourhoodinvestor.com)

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[REDACTED]

From: [REDACTED]-GCSX [REDACTED]@sefton.gcsx.gov.uk>
Sent: 11 April 2012 16:01
To: [REDACTED]
Subject: 12 4 11 RE: Clusters of Empty Homes Programme [PROTECT]

[REDACTED],

I had thought the following question/issue had been covered off, but in recent dialogue with Riverside, they claim they have received a different response from HCA, to the 1 I got.

As you know, the Sefton/Riverside scheme bid is based on 25 properties in the Knowsley Peel area, and our Supporting statement said;

The area suffers an oversupply of poor quality social rented homes, and by selling vacant properties to homeowners who are willing to stay in the area and invest in the homes, this will help stabilise the neighbourhood and make it more attractive to other people thinking of moving in.

This Own-Place scheme aims to sell empty Riverside owned properties, for home ownership, to local people.

I had some dialogue with HCA before EOIs went in, and asked if scheme bids could include existing RSL owned stock, for the type of scheme set out with Riverside.

I was told that as long as there is a strong strategic argument and fit with local plans, and the properties would be reused for a different tenure, then they could be included.

Riverside inform me that HCA have told them that their properties can't be included, even though previously socially rented homes would be sold under the Own Place initiative, for owner occupation.

Our concern has been that Riverside sell some of their own long term empty properties on the open market, often to speculative private landlords, usually where property refurb costs don't fit with their Own Place scheme. The prospect of HCA funding support would mean that such properties could be made economically viable to include in the Own Place scheme, and be sold for owner-occupation, rather than private rented stock. An approach we support.

Can you help clarify this issue?

I can't attend the meeting tomorrow, so direct feedback would be helpful,

Thanks,

From: [REDACTED] [REDACTED]@hca.gsi.gov.uk]
Sent: 04 April 2012 12:44
To: [REDACTED]; [REDACTED]@wirral.gov.uk; [REDACTED]-GCSX; [REDACTED] DRES
Cc: [REDACTED]
Subject: Clusters of Empty Homes Programme [PROTECT]

Dear Colleagues,

We await the Ministers decision on which Eols will be invited to proceed to full bids and once announced, the guidance will also be published. I will send you the link as soon as it is available. As mentioned at HSPG last week the bidding period is likely to be brief.

I note Plus Dane have organised a coordination meeting next Thursday of LAs and RPs to discuss a single coordinated LCR bid led by LCC and I will hopefully see you there.

I attach a summary of the Eols received for the LCR. In the spirit of cooperation I will also send this to [redacted] to share with the RPs that are being invited to participate in the single LCR bid.

Pl get in touch if you have any queries at this stage.

Regards

[redacted]

[redacted]
Area Manager
Homes and Communities Agency
Tel 0161 [redacted]
Mob [redacted]
<http://homesandcommunities.co.uk>

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[REDACTED]

From: [REDACTED] @neighbourhoodinvestor.com>
Sent: 13 April 2012 13:36
To: [REDACTED]; [REDACTED]; [REDACTED] @newheartlands.co.uk;
[REDACTED] @riverside.org.uk; [REDACTED] @liverpoolmh.co.uk;
[REDACTED] @arena-housing.com'; [REDACTED]; [REDACTED]; [REDACTED];
[REDACTED] @liverpoolmh.co.uk'; [REDACTED] @wirral.gov.uk; [REDACTED]; [REDACTED]
[REDACTED] @liverpool.gov.uk; [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: Empty Homes Clusters Bid- Actions and Timescales
Attachments: Supporting Information Proforma.docx

All,

Further to yesterday's meeting- I have compiled the following:

- A note of the meeting incorporating an interpretation of how the bid needs to be structured;
- A revised EOI spreadsheet which contains the minimum and maximum levels of grant that each offer should contain. This is based on the Stage 2 guidance of £12,500k - £30,000 K per unit. For Stage 1 our combined offer was £17m- ideally we probably need this to be nearer £12m for Stage 2.
- Bid proforma for the supporting information (for each members offer);
- Copy of HCA Spreadsheet that should be completed by each individual bidder ahead of the next meeting on the 25th April. I will set up a 'Consortium Version' that can be populated when everyone is satisfied with their individual offer;

Having now had chance to digest the bidding guidance, I think that it makes sense to have a standard proforma for each 'offer'- which I think should be a maximum of 2 A4 pages long- so as a Consortium there will be 8 in total. I have produced a proforma, referencing the bidding guidance which is attached. Sitting above this I would like to draft a 'Consortium' statement, which outlines some of the longer term ambitions of the Mersey Empty Homes Agency (or whatever we decide upon!) including a potential structure around delivery, promoting our offer locally with a dedicated 'one-stop shop' for owners and potential customers, links to social enterprise and employment etc.

If you could have an initial draft proforma completed ahead of our meeting on the 25th April- we can review them and I can then pull them together into one document with the additional Consortium information.

Whilst we may not want to welcome [REDACTED] back to Liverpool in a hurry, I have e-mailed him outlining our approach, as it makes sense to raise the profile of this ambitious scheme with Central Government- will let you know if I receive a response.

Once you have had chance to review the attached, please give me a call if you think there is anything missing.

Thanks- [REDACTED]

[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]

E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 16 April 2012 16:01
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: RE: Empty Homes Clusters Bid- Actions and Timescales [PROTECT]

Hi [REDACTED],

Thanks for the feedback.

I will amend in line with your comments below. Clearly agreement on the GPU's is critical and I will chase colleagues this week for an update on their appraisals.

[REDACTED] and [REDACTED] will also be working with me on the submission- so it will be all hands on deck!

Thanks

From: [REDACTED] [mailto:[REDACTED]@hca.gsi.gov.uk]
Sent: 16 April 2012 11:57
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Empty Homes Clusters Bid- Actions and Timescales [PROTECT]

Hi [REDACTED],

Helpful thanks. I thought last week's meeting was a very positive start to the joint bidding process although clearly there is much to do in the time available.

Some comments

- The consortium statement will be critical in bringing the bid together. The individual proformas will provide essential info however the consortium statement will be the key document and must clearly and persuasively set out the single joined up approach and the added value to the assessors/moderators who won't all have detailed knowledge of the area.
- Supporting info proformas - suggest you add an info request for statement of tools/approaches. Will help identify opportunities for efficiencies and help summarise the delivery strategy.
- Delivery post 13/14 - clearly the assessment will focus on the deliverables in the eligible period but we recognised that some works and leverage/match funding will continue beyond this date - as will the recycling of investment. Suggest you request a breakdown of any delivery post 13/14. This can be used to strengthen the business case in the supplementary statement
- Target grant spreadsheet - there is a typo in the formula for the riverside offer min/max target grant total that affects the bottom line maths.
- On the spreadsheet - I take it as read that those GPUs that are already below the indicative minimum of £12.5k won't be raised to reach it! whilst its important to drive down all the GPUs, I suspect even the £30k max may prove difficult in all cases [REDACTED] and a closer

look at the balance of products (eg loans) across the offer lines should help realise a competitive overall GPU which still delivers local priorities.

Happy to discuss. I've copied [REDACTED] into this as she will be supporting the bid partners with me. We will both be happy to advise as the bid progresses over the next few weeks.

Regards

[REDACTED]

[REDACTED]

Area Manager
Homes and Communities Agency
Tel 0161 [REDACTED]
Mob [REDACTED]
<http://homesandcommunities.co.uk>

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PROTECT - COMMERCIAL

From: [REDACTED] [[mailto:\[REDACTED\]@neighbourhoodinvestor.com](mailto:[REDACTED]@neighbourhoodinvestor.com)]
Sent: 13 April 2012 13:36
To: [REDACTED]; [REDACTED]; [REDACTED] [@newheartlands.co.uk](mailto:[REDACTED]@newheartlands.co.uk); [REDACTED] [@riverside.org.uk](mailto:[REDACTED]@riverside.org.uk);
[REDACTED] [@liverpoolmh.co.uk](mailto:[REDACTED]@liverpoolmh.co.uk); [REDACTED] [@arena-housing.com](mailto:[REDACTED]@arena-housing.com); [REDACTED]; [REDACTED];
[REDACTED] [@liverpoolmh.co.uk](mailto:[REDACTED]@liverpoolmh.co.uk); [REDACTED] [@wirral.gov.uk](mailto:[REDACTED]@wirral.gov.uk); [REDACTED]; [REDACTED];
[REDACTED] [@liverpool.gov.uk](mailto:[REDACTED]@liverpool.gov.uk); [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: Empty Homes Clusters Bid- Actions and Timescales

All,

Further to yesterday's meeting- I have compiled the following:

- A note of the meeting incorporating an interpretation of how the bid needs to be structured;
- A revised EOI spreadsheet which contains the minimum and maximum levels of grant that each offer should contain. This is based on the Stage 2 guidance of £12,500k - £30,000 K per unit. For Stage 1 our combined offer was £17m- ideally we probably need this to be nearer £12m for Stage 2.
- Bid proforma for the supporting information (for each members offer);
- Copy of HCA Spreadsheet that should be completed by each individual bidder ahead of the next meeting on the 25th April. I will set up a 'Consortium Version' that can be populated when everyone is satisfied with their individual offer;

Having now had chance to digest the bidding guidance, I think that it makes sense to have a standard proforma for each 'offer'- which I think should be a maximum of 2 A4 pages long- so as a Consortium there will be 8 in total. I have produced a proforma, referencing the bidding guidance which is attached. Sitting above this I would like to draft a 'Consortium' statement, which outlines some of the longer term ambitions of the Mersey Empty Homes Agency (or whatever we decide upon!) including a potential structure around delivery, promoting our offer locally with a dedicated 'one-stop shop' for owners and potential customers, links to social enterprise and employment etc.

If you could have an initial draft proforma completed ahead of our meeting on the 25th April- we can review them and I can then pull them together into one document with the additional Consortium information.

Whilst we may not want to welcome [redacted] back to Liverpool in a hurry, I have e-mailed him outlining our approach, as it makes sense to raise the profile of this ambitious scheme with Central Government- will let you know if I receive a response.

Once you have had chance to review the attached, please give me a call if you think there is anything missing.

Thanks- [redacted]

[redacted]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [redacted]
E: [redacted]@neighbourhoodinvestor.com

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mail@homesandcommunities.co.uk VAT no: 941 6200 50

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[REDACTED]

From: [REDACTED] [REDACTED]@newheartlands.co.uk>
Sent: 24 April 2012 14:55
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: 12 4 24 Clusters of Empty Homes Funding Bid

Importance: High

[REDACTED] / [REDACTED]

Further to the meeting we had on this with the other Liverpool City Region bidders a couple of weeks ago, and ahead of tomorrow's meeting, I am writing to see if you have managed to obtain any clarification around the requirements which may impact on LCC as an accountable body for this fund. I am particularly concerned about monitoring and claw back arrangements which may be attached to the fund.

Any guidance / guidance on this would be very helpful as we will have to obtain Cabinet approval to receive the fund and to pay out the appropriate amount to other organisations.

Many thanks

Regards

[REDACTED]

[REDACTED]
Transition Programme Manager
Housing Renewal
Liverpool City Council
1st Floor Millennium House
Victoria Street
Liverpool
L1 6JD

tel: 0151 [REDACTED]
mob: [REDACTED]

[REDACTED] [@liverpool.gov.uk](mailto:[REDACTED]@liverpool.gov.uk)

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protection

[REDACTED]

From: [REDACTED]
Sent: 25 April 2012 19:09
To: [REDACTED]; [REDACTED]
Subject: RE: Empty Clusters Consortium Statement

Hi [REDACTED],

I think you're right to be pushing back on grant levels across the bid.

In respect of Anfield - I understand the scheme has underestimated the number of homes to be brought back into use, and this is being looked at again. In this cluster Your Housing Group (Arena) will be bringing a number of empty homes in their ownership back into use which will be part of the match funding and these leveraged extra outputs will form part of the submission. Anfield 7 is working up to be a truly exemplar project and I would suggest that how it is presented within the partners over-arching statement will be crucial. [REDACTED] will discuss further as part of your drafting process

Regards

[REDACTED]

[REDACTED]

Area Manager

Homes and Communities Agency

Tel 0161 [REDACTED]

Mob [REDACTED]

<http://homesandcommunities.co.uk>

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From: [REDACTED] [mailto:[REDACTED]@neighbourhoodinvestor.com]
Sent: 25 April 2012 12:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Empty Clusters Consortium Statement

Many thanks [REDACTED],

I will be working on it today and tomorrow, so will send it through as soon as I'm satisfied (of have run out of steam!).

I have to say that I am still a little concerned about some of the levels of gran being requested, but will discuss this separately with LCC.

Speak to you soon

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@hca.gsi.gov.uk]
Sent: 25 April 2012 12:32
To: [REDACTED]
Cc: [REDACTED]
Subject: Empty Clusters Consortium Statement

Hi [REDACTED],

Thanks for coordinating this morning's meeting.

I just wanted to say that once you've got the first draft of the overarching consortium statement worked up, I'd be happy to have a look at it and provide informal feedback/comments.

I'm around until about 2.00pm this Friday if you wanted to have a catch up about it/or to share any initial working docs after the Quarterly Review and I can also make some time in my diary at the beginning of next week.

[REDACTED]

[REDACTED]

Area Manager, Merseyside & Cheshire

T: 0161 [REDACTED] (DD)

M: [REDACTED]

Email: [REDACTED]@hca.gsi.gov.uk <mailto:[REDACTED]@hca.gsi.gov.uk>

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From: [redacted]@neighbourhoodinvestor.com>
Sent: 27 April 2012 16:04
To: [redacted]@liverpoolmh.co.uk'; [redacted]@riverside.org.uk; [redacted]
 [redacted]@newheartlands.co.uk; [redacted]@arena-housing.com';
 [redacted]@liverpool.gov.uk'
Cc: [redacted]
Subject: 12 4 27

All,

Please find a summary below which provides details on our EH clusters offer as it stands. Steph, I obviously still need to include the KMBC figures, so if you could let me have your proforma asap it would be much appreciated?

The scale of the North Liverpool bid is obviously significant- but I am slightly concerned about how the high GPU will impact on the offer overall, and whether the bid can be re-constructed in anyway so as to reduce the overall grant amount? Dave- I know that you said at the meeting on Wednesday that you were still looking at the figures, so perhaps you would be able to provide an update?

[redacted] - would appreciate your thoughts?

Offer Name	Offer Lead	No.Units	TSC	Grant	GPU
Restore 1	LCC- Anfield / Rockfield	171	£20,000,000	£10,000,000	£58,480
Restore 2	WBC	100	tbc	£1,500,000	£15,000
Restore 3	Liverpool Mutual Homes	100	£4,280,000	£2,140,000	£21,400
Restore 4	Riverside Group	105	£6,849,145	£1,822,255	£17,355
Restore 5	Plus Dane Group	104	£9,097,117	£1,468,000	£14,115
		<u>580</u>		<u>£16,930,255</u>	
			GPU across Agency	£29,190.09	

Thanks [redacted]

[redacted]
 Head of Development (New Business & Partnerships)

plus dane group
 13-15 Rodney Street
 Liverpool
 L1 9EF

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 e: [redacted]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 29 April 2012 23:05
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: Empty Homes Clusters Bid- Consortium Statement
Attachments: Clusters Consortium Statement DRAFT (4).docx; 5326 Diagram1.pdf; 5326 Diagram2.pdf; 5326 Diagram3.pdf

[REDACTED] / [REDACTED],

Please find attached the draft version of our Consortium statement for your consideration.

We still have to finalise some of the details from Partners etc., but if you could feed any comments back to myself and [REDACTED] by Tues at 12pm it would be much appreciated?

The diagrams which accompany the statement are also attached.

Regards

[REDACTED]

[REDACTED]
Head of Development (New Business & Partnerships)

plus dane group
13-15 Rodney Street
Liverpool
L1 9EF

t: 0151 [REDACTED]
m: [REDACTED]
e: [REDACTED]@neighbourhoodinvestor.com

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From: [REDACTED]
Sent: 01 May 2012 16:45
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: 12 5 1 Clusters of Empty Homes Covering Statement [PROTECT]

Thanks for sharing the latest draft of the LCC submission with me. Overall, the concise/ punchy approach you have adopted works well and in the interests of strengthening your response, here are my comments/ observations below:

A minor point but there are lots of references to “Given that **HMR** funding has now stopped” or “Under **HMR**, phases 1-5” – It is absolutely right to highlight the substantial investment/ progress already made under HMR but I would concentrate more on the forward strategy.

Section 1

- Does the number of properties include the vacants in Rockfield?

Section 2

An overarching point here is that your bid will be assessed against the criteria featured in the Bidding Guidance (http://www.homesandcommunities.co.uk/sites/default/files/our-work/clusters_empty_homes_bidding_guidance.pdf) and in some instances the questions in your proforma don't quite align with these. To give yourself the best shot you need to make sure you respond to the actual criteria.

i.e.

Local priorities (the bidding guidance asks what are the issues in the area and how will they be addressed)

- There is a strong story here – established NRA (history, key issues, challenges, opp's)
- This has provided a strong foundation for substantial investment/ remodelling that you've undertaken (it would be worth quote scale of achievements) as part of HMR, though....
-now require a forward strategy for ph 6 &7 (comprise of x homes? % vacant? condition, other issues)
- You could be more explicit about what refurbishment will achieve. Complement existing investment? strengthen the n'hood? meet local aspirations etc....
- It would be helpful to have a statement regarding where this project sits within Mayoral priorities. Is this Liverpool City Council's number one priority. If so say so.

Complementary Action

- The fit of the project with N.Lpool, EZ, SRF, RGF are good and should be retained
- Would it be possible to include a plan demonstrating the how the area is knitting together with the new school, new academy, new PCT, onsite development, next phase, complementary refurbishment programme of works by Arena in Rockfield, frontage work improvements, etc to show a coordinated tapestry of investment.. Or something like that!
- Mayoral priorities?

Local Ward Members

- I recommend you remove - “recognising that resources are no longer available to deliver the scale of new build.” I think that the revised approach is about delivering positive outcomes for areas utilising more efficient means. Resources are available; I would resist such references as it could come across as banging the HMR drum.
- How about referencing Anfield Councillors [REDACTED] and [REDACTED] and Cabinet Member [REDACTED]?

Section 3

Evidence of Match Funding

- This is too generic at present - you need to quantify the level of resources coming from each source inc their status and timeframe

Example (amounts need to be confirmed with LCC and partners)

- £ 2m LCC Capital Programme – Committed
- £ 3m Arena Housing refurbishment programme – Committed and on site
- £ 4m LCC property equity within the area (This should be based on current value of the properties say £25k each rather than previous investment) Committed
- £1m New Homes bonus (calculation x new homes @) Committed

In addition to this it is estimated that the investment will trigger investment of £xm by private landlords and homeowners on upgrading stock within the area. (Average £ x k per property times x properties)

Delivery and recycling post 13/14

- You'll need to quantify the statement included in this section. How much delivery will take place post 13/14? How much of the resource will be used to provide loans? What will the approximate the level of re-investment be?

The impact that you believe that this scheme....

- I would tone down the HMR reference
- This section would benefit from some 'numbers' on demand, volume of new build sales, average prices to bring meaning to the statements made.

Tools and Approaches

- This section would benefit from a sense of scale i.e. X conversions and Y front improvements
- You say it's a partnership approach, it would be worth outlining what the roles of the other partners will be

Pipeline

- You say the properties have been identified – have you already spoken to owners/ do you own the properties?
- Do you plan to write to residents/ knock on doors - who will do this? Is this the job of 1 person or a team?

Your organisation's track record

- I would remove the "under the HMR programme" reference.
- The recent City Council partnership with the Pears Group is very complimentary to this revised approach and should be brought more to the fore. How much how many properties etc

If you require any further guidance please do not hesitate to contact me.

Kind regards


Area Manager
Merseyside and Cheshire Team

Homes and Communities Agency
4th Floor
One Piccadilly Gardens
Manchester M1 1RG

Tel: 0161 

Mobile: 

Web: www.homesandcommunities.co.uk

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 01 May 2012 18:31
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: 12 5 1 (3) RE: Clusters of Empty homes

Hi [REDACTED],

Thanks for your feedback.

To be honest, I designed the individual proforma to cover many of the items that you have raised below, and these obviously sit behind the Consortium Statement. The main reason being that each bid is obviously distinctive, whilst obviously linking to the broader principles of LIP 2 etc. You obviously haven't seen each of these yet, and I'm confident that they satisfy a number of your comments.

[REDACTED] and I are still working on it and will try and respond to as many of your points as possible. I am however still awaiting the spreadsheet element from a number of Partner's which is why we haven't yet been able to include the Consortium figures.

Will keep you updated.

[REDACTED]

From: [REDACTED] [REDACTED]@hca.gsi.gov.uk>
Sent: 01 May 2012 18:09
To: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>; [REDACTED] [REDACTED]@hca.gsi.gov.uk>
Cc: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>; [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Subject: RE: Clusters of Empty homes

[REDACTED],

I've been looking again at the CoEH bidding guidance this afternoon and I think there are a couple more points that need to be added into the submission to ensure all areas are covered

Under strategic fit

- The submission should make reference to community/political support received in this section

Value for money

- Overall costs- state funding requested and numbers brought back into use
- Project costs – it would be helpful to set out specific sources of match funding and whether this can be quantified?
- It would be good to reference proportions of tenures brought back into use – can we say how many affordable rent/how many shared ownership/outright sale are included overall in the bid– this will demonstrate that it's not all about affordable rent
- Quality standards – assume properties will meet local standards? – any properties for AHP need to meet D&Qs

Deliverability

- Make it clear that bid is entirely capital and the CoEH will not fund RESTORE (see point 17 of guidance)
- Certainty of pipeline is also important –can we say all properties have been identified –have owners been spoken to/are properties owned – If not what will RESTORE do to ensure pipeline is secured – e.g. plan to write to residents/knock on doors –overall the emphasis should be on certainty of pipeline
- Under RESTORE toolkit – this should reference not only refurbishment but reconfiguration –'2 into 1s'

- Evidence of demand –relate this back to investment that has already taken place- how RESTORE will support demand going forward– previous issues around transient populations – key element of this bid is to create sustainable home ownership and communities

Conclusion

- Needs to reference Post 13/14 delivery

In terms of bidding requirements – the guidance requests a project plan should be submitted and therefore I think you need to add a section after Equality & Diversity called '5- Project Plans' – which states that the individual project templates, set out each element of the project in more detail and are attached should they be needed for further information.

It might be worth sending an email to all partners advising that the templates will now be submitted alongside the consortium statement and therefore you need them to review the content of documents and check that there is nothing that contradicts the consortium statement/any references to the old programmes/funding regimes are removed.

When you send through the revised consortium statement to [REDACTED] and I, if you could you also send through the templates that partners have submitted we will then have a quick look over them.

A final point is that the submissions should be provided in PDF form –I'm sure you have the technical stuff in place to do this but I just thought I would mention it in case it hadn't been picked up.

Happy to discuss if any of the above isn't clear,

[REDACTED]

[REDACTED]

Area Manager, Merseyside & Cheshire

T: 0161 [REDACTED] (DD)

M: [REDACTED]

Email: [REDACTED]@hca.gsi.gov.uk

From: [REDACTED]

Sent: 01 May 2012 11:05

To: [REDACTED]; [REDACTED]

Cc: [REDACTED]@neighbourhoodinvestor.com; [REDACTED]@neighbourhoodinvestor.com

Subject: Clusters of Empty homes

[REDACTED],

Thanks for sending the attached the draft statement. I've had a read through and have now made some amends via track changes. The changes I have made may initially look quite radical (but the majority of the text remains in tact- it is just reordered). The document still needs further development which with your input will no doubt make it much better.

I think the most important point is that I would suggest the document's structure needs to be shaped by the 4 assessment criteria in the CoEH guidance document. These are Strategic fit (which you already have), but I then think you might want to include a section on Value For Money, then a section on Deliverability and then finally a section on Equality & Diversity. I have tried to manipulate the text you have supplied to fit these headings but there are some gaps where you are awaiting information from other partners (especially under VFM) and where I can, I have also added to some of your sections particularly the Strategic Fit section -drawing out the exact LIP/LIA priority/spatial areas that the LIA identifies as priority.

Connected to the latter point about spatial priorities I would suggest that the packages for development that you identify should be set out on a geographic/thematic basis rather than delivery partner heading. This is to emphasise the packages connections with the LIA spatial priorities. I also think each package should identify links to wider development e.g. for Plus's line – I have given this the working title of South Liverpool (you may want to change this) and then reference wider work that is going on in the area which will be complementary e.g. private sector Leader One investment. Similarly under Prescott – you should draw out the complementary investment delivered through

Townscape Heritage Initiative and [REDACTED] and I'm sure there will be examples in all the others that can be developed.

In terms of structure charts I would suggest that whilst you definitely should reference the proposed structure of RESTORE under the suggested Deliverability section I don't think we need to worry too much at this stage about the detail of this. I have tried to include as much of this information as possible on what RESTORE is and how it will function whilst also condensing some of the separate headings—where originally it was broken down into what RPs do/what LAs do—this has now been combined. You also have some really good example of work you have already been involved in-I think it would be good here to say where these examples are especially if they are in some of the proposed intervention areas. Under deliverability it's also really important to emphasize all the different tools you will employ- you are going to be using tried and tested P&R and leaseback however there are lots of other innovative things that are included in the bid – I think this really needs selling.

In terms of the Equalities section – this is probably the weakest section of the document at the moment –I have added some bullets about what you might want to consider here -there may be more information in the bid templates submitted by partners which I suggest you could draw further upon or you may want to send a quick email round to partners to request more info on equalities/procurement/jobs/training.

I will give you a call to discuss the above and am happy to comment on further drafts. [REDACTED] also wants to check that you have covered all of the key points in the assessment criteria described in the prospectus –so we will go through this and let you know if there are any other omissions –if you could also do this when looking at revised drafts we can the make sure all bases are covered!

[REDACTED]

[REDACTED]

Area Manager, Merseyside & Cheshire
T: 0161 [REDACTED] (DD)
M: [REDACTED]
Email: [REDACTED]@hca.gsi.gov.uk

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mail@homesandcommunities.co.uk VAT no: 941 6200 50

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[REDACTED]

From: [REDACTED]
Sent: 01 May 2012 11:05
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]@neighbourhoodinvestor.com;
[REDACTED]@neighbourhoodinvestor.com
Subject: 12 5 1 (5) Clusters of Empty homes draft5
Attachments: Clusters Consortium Statement DRAFT 5.docx

[REDACTED],

Thanks for sending the attached the draft statement. I've had a read through and have now made some amends via track changes. The changes I have made may initially look quite radical (but the majority of the text remains in tact- it is just reordered). The document still needs further development which with your input will no doubt make it much better.

I think the most important point is that I would suggest the document's structure needs to be shaped by the 4 assessment criteria in the CoEH guidance document. These are Strategic fit (which you already have), but I then think you might want to include a section on Value For Money, then a section on Deliverability and then finally a section on Equality & Diversity. I have tried to manipulate the text you have supplied to fit these headings but there are some gaps where you are awaiting information from other partners (especially under VFM) and where I can, I have also added to some of your sections particularly the Strategic Fit section -drawing out the exact LIP/LIA priority/spatial areas that the LIA identifies as priority.

Connected to the latter point about spatial priorities I would suggest that the packages for development that you identify should be set out on a geographic/thematic basis rather than delivery partner heading. This is to emphasise the packages connections with the LIA spatial priorities. I also think each package should identify links to wider development e.g. for Plus's line – I have given this the working title of South Liverpool (you may want to change this) and then reference wider work that is going on in the area which will be complementary e.g. private sector Leader One investment. Similarly under Prescott – you should draw out the complementary investment delivered through Townscape Heritage Initiative and [REDACTED] and I'm sure there will be examples in all the others that can be developed.

In terms of structure charts I would suggest that whilst you definitely should reference the proposed structure of RESTORE under the suggested Deliverability section I don't think we need to worry too much at this stage about the detail of this. I have tried to include as much of this information as possible on what RESTORE is and how it will function whilst also condensing some of the separate headings—where originally it was broken down into what RPs do/what LAs do –this has now been combined. You also have some really good example of work you have already been involved in-I think it would be good here to say where these examples are especially if they are in some of the proposed intervention areas. Under deliverability it's also really important to emphasize all the different tools you will employ- you are going to be using tried and tested P&R and leaseback however there are lots of other innovative things that are included in the bid – I think this really needs selling.

In terms of the Equalities section – this is probably the weakest section of the document at the moment –I have added some bullets about what you might want to consider here -there may be more information in the bid templates submitted by partners which I suggest you could draw further upon or you may want to send a quick email round to partners to request more info on equalities/procurement/jobs/training.

I will give you a call to discuss the above and am happy to comment on further drafts. [REDACTED] also wants to check that you have covered all of the key points in the assessment criteria described in the prospectus –so we will go through this and let you know if there are any other omissions –if you could also do this when looking at revised drafts we can make sure all bases are covered!

[REDACTED]

[REDACTED]

Area Manager, Merseyside & Cheshire

T: 0161 [REDACTED] (DD)
M: [REDACTED]
Email: [REDACTED]@hca.gsi.gov.uk

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 02 May 2012 10:04
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
[REDACTED]@newheartlands.co.uk); [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: 12 2 5 Clusters of Empty Homes - Consortium Statement final proof
Attachments: Clusters Consortium Statement DRAFT (10).docx; 5326 Diagram3.pdf; 5326 Diagram2.pdf

Importance: High

Dear All

Thank you all for your feedback, which has made our submission much more robust.

Please find attached the latest version for your final comments. For information, this is the consortium statement only – individual project proformas, maps, etc. will be sent as supporting information.

I need to send this to our design agency this afternoon – so please send any urgent comments **by 1pm today** if possible.

If you have any questions, please contact me.

Thanks and best wishes,

[REDACTED]
[REDACTED] MCIPR (Accredited Practitioner)
Bid Manager
Regeneration & Commercial Development
Plus Dane Group
Baltimore Buildings
13 -15 Rodney Street
Liverpool L1 9EF

direct dial: 0151 [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@neighbourhoodinvestor.com

www.neighbourhoodinvestor.com

<http://uk.linkedin.com> [REDACTED]

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 02 May 2012 14:40
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: Deadline for Clusters Bid

Importance: High

All,

LMH have just confirmed to me that their clusters proposal now needs to go to their Board tomorrow evening for sign off before it can be submitted.

[REDACTED] did not think that this was going to be required, so has apologised for the complications around submission that this presents.

[REDACTED] / [REDACTED] - many thanks for your invaluable assistance so far. I must stress that there is still much work to be done around the collation of supporting project plans, populating the spreadsheet, and general compilation of map's etc. As such we will not be able to make any further amends to the Consortium Statement in addition to the ones that [REDACTED] is now working on. I really need to give myself and the team time now to check through the accuracy of information and populate figures etc.

Once again, many thanks and should any further queries arise we will contact you asap. I will also confirm back the outcome of LMH's Board Meeting.

Regards

[REDACTED]

[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 02 May 2012 15:37
To: [REDACTED]@newheartlands.co.uk; [REDACTED]; [REDACTED];
[REDACTED]; [REDACTED]; [REDACTED]
[REDACTED]@liverpoolmh.co.uk)
Cc: [REDACTED]; [REDACTED]
Subject: Outstanding Information- Clusters
Importance: High

Hi All,

We are in the process of finalising the submission so a quick summary from me in terms of what information is outstanding:

[REDACTED] (LMH): We have spoken. We have your spreadsheet and draft proforma, however we still require your location maps and council tax data and confirmation on Board;

[REDACTED] (Riverside) Proforma, maps and council tax info received. We await your spreadsheet;

[REDACTED] (Wirral) Proforma and maps received, we await your spreadsheet and council tax data;

[REDACTED] (Knowsley) Proforma, maps and spreadsheet received, we await your council tax data;

[REDACTED] (LCC)- we did have all of your info- but await urgent clarification on your proforma and spreadsheet;

Apologies for the endless e-mails, but the level of information required has made it quite challenging to co-ordinate as a Consortium. If you could get your information back asap it would be much appreciated.

Regards

[REDACTED]

[REDACTED]

Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED]@neighbourhoodinvestor.com>
Sent: 02 May 2012 11:36
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: LMH [PROTECT]

Hi [REDACTED],

Many thanks for that. [REDACTED] has called and confirmed that he is working on the figures.

Could I please query one other thing? In terms of the grant, obviously it is a 2 year programme with 50% payable in each year. Would the HCA be looking to clawback grant on any incomplete projects?

Thanks- [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@hca.gsi.gov.uk]
Sent: 02 May 2012 11:11
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: LMH [PROTECT]

Just spoken to [REDACTED]. He is working on the LMH grant figures which should come down significantly to nearer your levels.

[REDACTED]

[REDACTED]
Area Manager
Homes and Communities Agency
Tel 0161 [REDACTED]
Mob [REDACTED]
<http://homesandcommunities.co.uk>

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PROTECT - COMMERCIAL

From: [REDACTED] [mailto:[REDACTED]@neighbourhoodinvestor.com]
Sent: 27 April 2012 16:04
To: [REDACTED]@liverpoolmh.co.uk'; [REDACTED]@riverside.org.uk; [REDACTED];
[REDACTED]@newheartlands.co.uk; [REDACTED]@arena-housing.com'; [REDACTED]@liverpool.gov.uk'
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject:

All,

Please find a summary below which provides details on our EH clusters offer as it stands. [REDACTED], I obviously still need to include the KMBC figures, so if you could let me have your proforma asap it would be much appreciated?

The scale of the North Liverpool bid is obviously significant- but I am slightly concerned about how the high GPU will impact on the offer overall, and whether the bid can be re-constructed in anyway so as to reduce the overall grant amount? [REDACTED] - I know that you said at the meeting on Wednesday that you were still looking at the figures, so perhaps you would be able to provide an update?

[REDACTED] / [REDACTED] - would appreciate your thoughts?

Offer Name	Offer Lead	No.Units	TSC	Grant	GPU
Restore 1	LCC- Anfield / Rockfield	171	£20,000,000	£10,000,000	£58,480
Restore 2	WBC	100	tbc	£1,500,000	£15,000
Restore 3	Liverpool Mutual Homes	100	£4,280,000	£2,140,000	£21,400
Restore 4	Riverside Group	105	£6,849,145	£1,822,255	£17,355
Restore 5	Plus Dane Group	104	£9,097,117	£1,468,000	£14,115
		580		£16,930,255	
GPU across Agency				£29,190.09	

Thanks [REDACTED]

[REDACTED]
Head of Development (New Business & Partnerships)

plus dane group
13-15 Rodney Street
Liverpool
L1 9EF

t: 0151 [REDACTED]
m: [REDACTED]
e: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED]
Sent: 04 May 2012 16:27
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: 12 5 4 Revised Consortium Statement

Hi [REDACTED], [REDACTED]

Further to our discussion – when amending para 1.4 of the consortium statement can I suggest the following additional amendments

- 1) Please can you add in the private sector funding figures of £4m when talking about match funding – this was missing from the original statement. Even though this figure has reduced from the original submission it still helps to strengthen the match funding case that there is a mix of funding sources including psi.
- 2) Also could you add in 'long term' into the following sentence – 'Restore is bidding for £16.4m, from the HCA Clusters of Empty Homes programme to bring back 695 **long term** empty properties into use' – as clusters funding is for long term empties we need to make the distinction clear.

Separately – if you are going to resubmit all the documentation to the clusters email, I would suggest on the spreadsheet making one final amend. This is in box 4 'Capital Contributions to Scheme Costs' – under the Private Sector Funding Details (please specify) tab. It would be better if the description just read 'Refurb Contribution' and **did not make reference to** 'Historic Investment'. It's not the end of the world if this can't be changed but it would be better if it wasn't there – especially as I understand LCC have stripped out historic costs. If it's left in it may come back for clarification and would, I think, be an unnecessary distraction.

Also, I think it's vital that Liverpool update their proforma – I will ask [REDACTED] to call Liverpool to make sure that you have this first thing on Tuesday.

[REDACTED] and I both appreciate all the hard work that you have put into putting this bid together over the last few weeks and want to thank you for taking the lead on behalf of the LCR partners – I realise it has been very challenging marshalling the troops and getting the information that you required in time to submit the bid but I think the result is a great one.

I hope you both have a well deserved, enjoyable and restful bank holiday weekend!

[REDACTED]
[REDACTED]
Area Manager, Merseyside & Cheshire
T: 0161 [REDACTED] (DD)
M: [REDACTED]
Email: [REDACTED]@hca.gsi.gov.uk

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 15 May 2012 16:51
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
[REDACTED]@liverpool.gov.uk)
Subject: 12 5 15 Empty Homes Clusters - Kelvin Grove
Attachments: Empty Homes Clusters Bid- Restore 3c Kelvin Grove.docx

Hi [REDACTED],

Please find attached the revised narrative promised by [REDACTED] in respect of the Kelvin Grove Properties.

In order to try to keep the scheme within the parameters we discussed and be positive and supportive of the WSHG proposals we have worked very hard on the figures for the bid to reduce costs and stretch financial performance parameters as far as we can.

To help keep the grant level as low as possible we have

- Pushed the scheme completion date to 2013/14 to achieve higher initial rents.
- Reduced costs by at least 15% compared to the advice of our consultants, on the assumption that we can make savings during the project.
- Changed to target rent where this increases the rent compared to Affordable.
- Included a higher proportion of Homestead units because these are financially more viable than rented ones
- Reduced Homestead unit works costs down to just £62,500 a unit – set as a target maximum cost – to ensure that these houses have a balanced cost/value ratio
- Combined the rent scheme with the homestead scheme as a single appraisal to allow the homestead scheme to cross subsidise the rent units.
- Accepted a small annual loss for the first few years of the scheme and an extended payback period compared to our standard parameters.

It still leaves a funding gap of £150,000, but we have time to try to address that before delivery.

Please feel free to ring me if you have any queries

[REDACTED]
[REDACTED]
Head of Development (Programme)

Tel: 0151 [REDACTED]
Mobile: [REDACTED]
Web: <http://www.neighbourhoodinvestor.com>

plus dane group - Neighbourhood Investor
Baltimore Buildings
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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 15 May 2012 13:09
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: [REDACTED] Review: Monday 14 May

Importance: High

Hi [REDACTED],

Happy with Restore 3c- even happier if I don't personally need to change the spreadsheet.(!?)

We will also include the additional information that you have requested.

Thanks- [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@hca.gsi.gov.uk]
Sent: 15 May 2012 13:06
To: [REDACTED]; [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: [REDACTED] Review: Monday 14 May

Hi [REDACTED],

Just to confirm we need the following information as discussed earlier

- Total scheme costs
- HCA funding requested
- Grant per unit
- Capital contribution to scheme costs – I suspect the answer to this is no, but if there is any private sector funding making up the capital contribution please state what this amount is

I've had a further conversation since we spoke this morning and in addition to what we discussed earlier

- Name for the offer line – are you ok with *Restore 3c Kelvin Grove* or would you prefer it to be called something else?
- Can you confirm on average how long the properties have been empty? From reading the Welsh Streets Community bid it would seem the average length of time properties have been empty is 8 years – is that right?
- Whether there would be any financial resources to be reinvested –if it's not possible to get this figure from the financial modelling this afternoon is it possible to give us an estimate?

Thanks,

[REDACTED]

[REDACTED]

Area Manager, Merseyside & Cheshire

T: 0161 [REDACTED] (DD)
M: [REDACTED]
Email: [REDACTED]@hca.gsi.gov.uk

From: [REDACTED] [mailto:[REDACTED]@neighbourhoodinvestor.com]
Sent: 15 May 2012 11:52
To: [REDACTED]; [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: [REDACTED] Review: Monday 14 May
Importance: High

Hi [REDACTED],

Thanks for the update.

Just to confirm that I am in the process of drafting the narrative that I will share with [REDACTED] later today.

I have asked [REDACTED] to do some financial modelling in order to provide the following:

TSC for the [REDACTED], based on a GPU of £35,000 per unit which is obviously significantly less than their Community Offer, but more in line with what LCC are bidding for in North Liverpool, which reflects a more complex scheme which we all agree Kelvin is!

We will also run a couple of scenarios including:

- Providing 8 of the completed units for LCHO or market rent;
- Offering 6 of them for homesteading purposes (only refurbishing to mortgage able standard- hence reducing TSC);

We know that more detailed work needs to be underway asap, but I hope this will suffice for now?

Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@hca.gsi.gov.uk]
Sent: 15 May 2012 10:09
To: [REDACTED]; [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: [REDACTED] Review: Monday 14 May

[REDACTED], [REDACTED]

Thanks for all your hard work on this review. Sorry I missed the wrap up meeting yesterday. Just to clarify, the Kelvin Grove info **is** an addendum to the Clusters bid not free standing. It will be considered as a pilot approach but within the wrapper of the Clusters programme. We will need to include indicative figures for further refinement once the scheme has been worked up with the residents etc. We need these asap please and ideally today to support the case-making in the assessment report.

I'll give you both a ring for feedback and to pick up other issues arising (welsh streets scheme re-design and Anfield pilot)

Regards

[REDACTED]

[REDACTED]
Area Manager
Homes and Communities Agency

Tel 0161 [redacted]
Mob [redacted]
<http://homesandcommunities.co.uk>

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From: [redacted] [[mailto:\[redacted\]@neighbourhoodinvestor.com](mailto:[redacted]@neighbourhoodinvestor.com)]
Sent: 14 May 2012 21:00
To: [redacted]; [redacted]
Cc: [redacted]; [redacted]
Subject: FW: [redacted] Review: Monday 14 May
Importance: High

Hi [redacted],

I hope that the rest of your day was productive- we found the meeting really useful in terms of establishing DCLG's views on the Welsh Streets scheme, and how to progress Kelvin. Our feedback to HCA ([redacted] etc)- would therefore be that the Review Group is a very powerful and useful link through to central policy- which on high profile schemes such as Welsh Streets is invaluable.

I am sure you will be feeding back to [redacted] if you haven't already, but [redacted]'s summary below effectively confirms what is required in relation to the Cluster's submission, and I have agreed to draft something with him tomorrow which captures what we are hoping to achieve by incorporating the Kelvin bid.

As it stands, DCLG have not requested any formal changes to the Clusters submission which will hopefully allow [redacted] to progress with the VFM exercise.

We have requested feedback from all lead partners by lunchtime tomorrow so will hopefully be in touch with the clarification's that you have requested asap.

Regards

[redacted]

[redacted]

Head of Development (New Business & Partnerships)

plus dane group
13-15 Rodney Street
Liverpool
L1 9EF

t: 0151 [redacted]
m: [redacted]
e: [redacted] [@neighbourhoodinvestor.com](mailto:[redacted]@neighbourhoodinvestor.com)
From: [redacted] [[mailto:\[redacted\]@liverpool.gov.uk](mailto:[redacted]@liverpool.gov.uk)]

Sent: 14 May 2012 17:00
To: [redacted]; [redacted]; [redacted]; [redacted]; [redacted]
Cc: [redacted]; [redacted]; [redacted]
Subject: RE: [redacted] Review: Monday 14 May

[redacted], [redacted], [redacted], [redacted], [redacted]

Thanks for your time and inputs today. It went really well in my opinion and [redacted], [redacted] suggested I give you a call to catch up on the positive conversation at the architects re the Welsh Streets masterplan. Can you email me your direct line.

In terms of the Kelvin Grove 'bid' I have been asked to submit a one page outline bid into CLG by close Wednesday which will be handled by CLG as a separate pilot. Given the figures are subject to scrutiny there is at this stage no need to provide detail on those. There is no need to amend/update the Clusters bid. So to take this forward may I suggest you send to me relevant narrative from the exiting bid document please outlining the strategy for refurbishment, the neighbourhood context and the unit numbers we are talking about. A plan would also help I think. I will in the meantime speak with [REDACTED] as agreed. I will do this later today. Happy to discuss!

Overall I understand the Review Team will be reporting to the Minister early July but this will be an ongoing dialogue.

Many thanks again

[REDACTED]
Assistant Director Regeneration
Development Planning and Housing

Tel 0151 [REDACTED]
Mobile [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@neighbourhoodinvestor.com]
Sent: 11 May 2012 12:58
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: FW: [REDACTED] Review: Monday 14 May
Importance: High

Hi [REDACTED],

Many thanks for sending the agenda through.

Myself and [REDACTED] will be attending on Monday on behalf of Plus Dane- we will be there for the 11am meeting slot.

Just to keep you updated- the HCA have contacted me on a number of occasions this week, to discuss how the Kelvin Grove Community Bid could be incorporated within our recently submitted Empty Homes Clusters submission. As you will be aware, the Kelvin Grove properties are significantly different, and in terms of refurbishment they are a completely different proposition to the properties that we are targeting for purchase & repair / leaseback via EH Cluster's. We will provide more detailed figures on Monday, but as an initial headline, the average works costs we have assumed for the Clusters submission are around £26k per property, the Kelvin Grove works costs are nearer to £100k per property.

Our message back to the HCA has been that we will assist [REDACTED] and the WSHG in whatever way we can, but Plus Dane cannot commit to taking on this scheme on behalf of WSHG as the costs are too high.

If you need to speak to me ahead of the meeting, I will be in the office until around 1:30- then contactable on my mobile from 3:30 onwards.

Regards

[REDACTED]
[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

From: [REDACTED] [[mailto:\[REDACTED\]@liverpool.gov.uk](mailto:[REDACTED]@liverpool.gov.uk)]
Sent: 11 May 2012 11:22
To: [REDACTED]
Subject: FW: [REDACTED] Review: Monday 14 May

[REDACTED]

Apologies for the delay in getting this information to you.

Please find enclosed the Agenda for Monday as requested.

Regards

[REDACTED]

Sent on behalf of [REDACTED]
Secretary to [REDACTED]
Assistant Director - Planning, Development & Housing
Liverpool City Council
Business Innovation & Improvement

Tel: [REDACTED]
Email: [REDACTED]@liverpool.gov.uk
Website: www.liverpool.gov.uk

Postal Address

Municipal Buildings
Dale Street
Liverpool L2 2DH

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HELP SAVE NATURAL RESOURCES. THINK BEFORE PRINTING THIS EMAIL
Homes and Communities Agency; Central Business Exchange II, 404 - 412 Midsummer Boulevard, Central Milton Keynes, MK9 2EA (reg.address for legal documents) 0300 1234 500
mail@homesandcommunities.co.uk VAT no: 941 6200 50

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Please note: The format of my email address has changed from @hca.gsx.gov.uk to @hca.gsi.gov.uk. Please remember to update your address book.

HELP SAVE NATURAL RESOURCES. THINK BEFORE PRINTING THIS EMAIL

Homes and Communities Agency; Central Business Exchange II, 404 - 412 Midsummer Boulevard, Central Milton Keynes, MK9 2EA (reg.address for legal documents) 0300 1234 500
mail@homesandcommunities.co.uk VAT no: 941 6200 50

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[REDACTED]

From: [REDACTED]
Sent: 09 June 2012 14:48
To: [REDACTED]
Subject: FW: Empty Homes Clusters- Next Steps [PROTECT]
Attachments: Empty Homes Clusters- post allocation analysis.xlsx

Remind me to update you.

[REDACTED]

[REDACTED]
Area Manager
Homes and Communities Agency
Tel 0161 [REDACTED]
Mob [REDACTED]
<http://homesandcommunities.co.uk>

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Sign up for our weekly [newsletter](#)

The format of my email address has changed from @hca.gsx.gov.uk to @hca.gsi.gov.uk. Please update your address book.

PROTECT - POLICY

From: [REDACTED] [[mailto:\[REDACTED\]@neighbourhoodinvestor.com](mailto:[REDACTED]@neighbourhoodinvestor.com)]
Sent: 08 June 2012 16:16
To: [REDACTED] ([@liverpool.gov.uk](mailto:[REDACTED]@liverpool.gov.uk)); [REDACTED]; [REDACTED]; [REDACTED]
[REDACTED] ([@liverpool.gov.uk](mailto:[REDACTED]@liverpool.gov.uk))
Cc: [REDACTED]; [REDACTED]
Subject: Empty Homes Clusters- Next Steps

Hi [REDACTED],

Further to our meeting this morning I have re-profiled the bid as agreed to reflect the overall 1.64% reduction in the DCLG offer from our original bid of £17.0m, please find attached spreadsheet which provides details.

This will hopefully assist in the preparation of your letter to Partners, informing them of their offer and inviting them to a meeting in July to agree the next steps. Just a couple more thoughts that I have had, which you may choose to include within the draft:

- Tenure mix- you will see from the spreadsheet that a range of tenures have been proposed through each of the offers, and in relation to the strategic context and wanting to promote mixed tenure wherever possible, you may also choose to invite revised proposals confirming what the latest mix includes. For Plus Dane for example, by not doing Belem Tower the overall number of market rent units will reduce, and instead be replaced with additional affordable rent and sale units at the Welsh Streets;
- Proposals for revolving loan and recycling grant beyond 2014- again this was a requirement of the bid and as Carol pointed out, it would be worthwhile defining this as part of our discussions. For the Restore offer, we committed to £4.4m being recycled post 2014.

In terms of the meeting with Partners- I am happy to set this up as I sent a holding e-mail last week saying we would be in touch when further details become available? [REDACTED], shall you and I liaise over dates?

Perhaps we could agree an overall format for a presentation, covering the expected outputs and proposed legal structure from LCC's perspective, then starting to develop ideas around the Restore model which I can provide?

I am on leave from Thursday 14th June until Monday 25th, so if we can aim for a date towards the end of w/c 2nd July that should give us time to pull things together?

Regards

[REDACTED]

[REDACTED]

Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]

E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 08 May 2012 11:20
To: Clusters of Empty Homes
Cc: [REDACTED]; [REDACTED]@newheartlands.co.uk; [REDACTED]; [REDACTED];
Subject: Restore: Liverpool City Region Clusters of Empty Homes Submission (e-mail #2)
LCC anfield
Attachments: Restore 1 LCC.zip
Importance: High

This e-mail includes the offer details for Restore 1, LCC Anfield Village. The zip folder includes:

- Supporting proforma outlining each offer;
- Red line drawings for each neighbourhood highlighting the area's to be tackled;
- Council Tax records detailing length of vacancy where applicable

Should you have any further queries, please contact [REDACTED], Head of Housing Strategy and Investment at LCC (0151 [REDACTED]) or myself.

Regards

[REDACTED]
[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 08 May 2012 11:25
To: Clusters of Empty Homes
Cc: [REDACTED]; [REDACTED]@newheartlands.co.uk; [REDACTED]; [REDACTED];
Subject: Restore: Liverpool City Region Clusters of Empty Homes Submission (e-mail #7)
KMBC
Attachments: Restore 6 KMBC.zip
Importance: High

This e-mail includes the offer details for Restore 6, KMBC. The zip folder includes:

- Supporting proforma outlining this offer;
- Red line drawings for each neighbourhood highlighting the areas to be tackled;
- Council Tax records detailing length of vacancy where applicable

Should you have any further queries, please contact [REDACTED], Head of Housing Strategy and Investment at LCC (0151 [REDACTED]) or myself.

Regards

[REDACTED]
[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 08 May 2012 11:22
To: Clusters of Empty Homes
Cc: [REDACTED]; [REDACTED]@newheartlands.co.uk; [REDACTED]; [REDACTED];
Subject: Restore: Liverpool City Region Clusters of Empty Homes Submission (e-mail #3)
LMH
Attachments: Restore 2 LMH.zip
Importance: High

This e-mail includes the offer details for Restore 2, LMH. The zip folder includes:

- Supporting proforma outlining this offer;
- Red line drawings for each neighbourhood highlighting the areas to be tackled;
- Council Tax records detailing length of vacancy where applicable

Should you have any further queries, please contact [REDACTED], Head of Housing Strategy and Investment at LCC (0151 [REDACTED]) or myself.

Regards

[REDACTED]
[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 08 May 2012 11:15
To: Clusters of Empty Homes
Cc: [REDACTED]; [REDACTED]@newheartlands.co.uk; [REDACTED]; [REDACTED];
Subject: Restore: Liverpool City Region Clusters of Empty Homes Submission project plan and spreadsheet
Attachments: Restore- Liverpool City Region Empty Homes Clusters Submission- May 2012 V2.xls; Liverpool City Region Consortium Bid (Restore) Project Plan FINAL.pdf
Importance: High

Further to communications on Friday, 4 May and the agreed extended deadline for 12noon today – please find attached our submission for the HCA's Clusters of Empty Homes Bid on behalf of Liverpool City Council (LCC) and Partners working across the Liverpool City Region as Restore.

Liverpool City Council are named as Lead Bidder, Plus Dane have acted as an agent in terms of compiling the submission and are therefore submitting on behalf of LCC.

Please note that all information provided today supersedes information as sent on Friday. This is our Final version bid.

Because of the file size, our submission will be sent across 7 e-mails.

This e-mail includes:

- HCA Spreadsheet containing value for money details;
- Liverpool City Region Consortium Bid (Restore) Project Plan;

A further 6 e-mails will include:

- Zip folder separate offer files across Restore 1-6, each containing:

Supporting proforma outlining each offer;
Red line drawings for each neighbourhood highlighting the area's to be tackled;
Council Tax records detailing length of vacancy where applicable

Should you have any further queries, please contact [REDACTED] - Head of Housing Strategy and Investment at LCC (0151 [REDACTED]) or myself.

Regards

[REDACTED]
[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 08 May 2012 11:23
To: Clusters of Empty Homes
Cc: [REDACTED]; [REDACTED]@newheartlands.co.uk; [REDACTED]; [REDACTED];
Subject: Restore: Liverpool City Region Clusters of Empty Homes Submission (e-mail #4)
PDG
Attachments: Restore 3 PDG.zip
Importance: High

This e-mail includes the offer details for Restore 3, PDG South Liverpool. The zip folder includes:

- Supporting proforma outlining this offer;
- Red line drawings for each neighbourhood highlighting the areas to be tackled;
- Council Tax records detailing length of vacancy where applicable

Should you have any further queries, please contact [REDACTED], Head of Housing Strategy and Investment at LCC (0151 [REDACTED]) or myself.

Regards

[REDACTED]
[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 08 May 2012 11:24
To: Clusters of Empty Homes
Cc: [REDACTED]; [REDACTED]@newheartlands.co.uk; [REDACTED]; [REDACTED];
Subject: Restore: Liverpool City Region Clusters of Empty Homes Submission (e-mail #5)
Riverside
Attachments: Restore 4 Riverside.zip
Importance: High

This e-mail includes the offer details for Restore 4, Riverside Homesteading. The zip folder includes:

- Supporting proforma outlining this offer;
- Red line drawings for each neighbourhood highlighting the areas to be tackled;
- Council Tax records detailing length of vacancy where applicable

Should you have any further queries, please contact [REDACTED], Head of Housing Strategy and Investment at LCC (0151 [REDACTED]) or myself.

Regards

[REDACTED]
[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 08 May 2012 11:25
To: Clusters of Empty Homes
Cc: [REDACTED]; [REDACTED]@newheartlands.co.uk; [REDACTED]; [REDACTED];
Subject: Restore: Liverpool City Region Clusters of Empty Homes Submission Wirral (e-mail #6)
Attachments: Restore 5 WBC.zip
Importance: High

This e-mail includes the offer details for Restore 5, Wirral BC. The zip folder includes:

- Supporting proforma outlining this offer;
- Red line drawings for each neighbourhood highlighting the areas to be tackled;
- Council Tax records detailing length of vacancy where applicable

Should you have any further queries, please contact [REDACTED], Head of Housing Strategy and Investment at LCC (0151 [REDACTED]) or myself.

Regards

[REDACTED]
[REDACTED]
Head of Development (New Business & Partnerships)
Plus Dane Group
13-15 Rodney Street
L1 9EF

T: 0151 [REDACTED]
E: [REDACTED]@neighbourhoodinvestor.com

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[REDACTED]

From: [REDACTED]
Sent: 25 May 2012 09:32
To: [REDACTED]; [REDACTED]
Subject: FW: Liverpool City Region Final Template and Supporting Statement for Kelvin Grove [PROTECT]
Attachments: Copy of Restore- Liverpool City Region Empty Homes Clusters Submission- May 2012 V4.xls; Empty Homes Clusters Bid Kelvin Grove addendum.docx

Hi Both,

In [REDACTED]'s absence please see attached final copy of LCR Clusters Submission and addendum to the LCR Supporting Statement, for record keeping purposes.

[REDACTED]

[REDACTED]

Area Manager, Merseyside & Cheshire

T: 0161 [REDACTED] (DD)
M: [REDACTED]
Email: [REDACTED]@hca.gsi.gov.uk

PROTECT - COMMERCIAL

From: [REDACTED]
Sent: 25 May 2012 09:16
To: [REDACTED]
Cc: [REDACTED]
Subject: Liverpool City Region Final Template and Supporting Statement for Kelvin Grove [PROTECT]

[REDACTED],

Please see attached the final LCR Clusters template with Kelvin Grove added in. I also attach the addendum to the LCR Clusters Supporting Statement –also for Kelvin Grove.

Thanks,

[REDACTED]

[REDACTED]

Area Manager, Merseyside & Cheshire
T: 0161 [REDACTED] (DD)
M: [REDACTED]
Email: [REDACTED]@hca.gsi.gov.uk

Please note: The format of my email address has changed from @hca.gsx.gov.uk to @hca.gsi.gov.uk. Please update your address book.

Homes & Communities Agency, 4th Floor, One Piccadilly Gardens, Manchester, M1 1RG

www.homesandcommunities.co.uk

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PROTECT - COMMERCIAL

Liverpool City Region Clusters of Empty Homes submission

Addendum – Restore 3c Kelvin Grove

1. Eligibility

The aim of the Liverpool City Region Empty Homes Consortium (working collaboratively as Restore) is to maximise the number of long term empty properties that can be brought back into beneficial use in the Liverpool City Region.

Kelvin Grove forms an integral part of the Liverpool City Region Clusters of Empty Homes submission and comprises part of the *Restore 3 South Liverpool* development package led by Plus Dane Housing group and supported by Liverpool City Council.

Overall this package will deliver 119 empty properties brought back into use within South Liverpool which is an area that has a 10% vacancy rate. The 16 units at Kelvin Grove will form part of the wider Granby cluster of Empty Homes (40 units) and will therefore deliver 56 units within this neighbourhood. The units have on average been empty for a minimum of 8 years.

Kelvin Grove was previously the subject of a bid by the Welsh Streets Housing Group to the Community and Voluntary Group round of Empty Homes funding, however the bid was unsuccessful. Plus Dane and Liverpool City Council will therefore work closely with the Welsh Streets Housing Group and the wider community to develop proposals for Kelvin Grove.

The current proposal is to develop a mix of units for affordable rent and homesteading and where units are developed for affordable rent they will meet HCA's design and quality standards. Plus Dane is committed to providing funding of £1.164m

2. Value for money

Average funding requested per empty home is currently £35,000 and total scheme costs are £1.724 m. It is acknowledged that HCA funding requested is at the upper end of the funding spectrum set out in the Empty Homes guidance however this is a street of large 3 storey, 5 bedroom properties vacant for up to 8 years and requiring significant refurbishment. A complementary approach to the whole street is necessary to create investor and community confidence.

The proposed figures submitted in the bid are indicative and will be further refined once the scheme has been worked up in consultation with the Welsh Streets Resident Group. At the same time as Kelvin Grove plans are being scrutinised a review of the design proposals for the Welsh Streets development area is underway and the proposals for Kelvin Grove will also be considered at the same time to ensure consistency with the wider scheme and to maximise value for money.

Private sector funding for Kelvin Grove equates to £1.164m of the total scheme costs or 67%

There is currently no opportunity for reinvestment for the Kelvin Grove however Plus Dane will be reinvesting £415,000 as part of the wider South Liverpool Clusters of Empty Homes development package

Properties at Kelvin Grove have been empty for on average 8 years.

3. Strategic Fit

Kelvin Grove is a street of terraced houses at the edge of the Welsh Streets redevelopment area in South Liverpool. The Welsh Streets is one of two areas in Liverpool that are currently the focus of the Housing Ministers Empty Homes Review Group because of the complexity and seriousness of the issues faced in the area and also as a result of its high national profile.

The opposite side of Kelvin Grove has already successfully been brought back into use through previous investment and local partners are now benefitting from the fresh approach and thinking brought by the Review Group and will draw on their special skills and knowledge to continue to develop proposals for Kelvin Grove.

The current revised approach will see the properties retained and brought back into beneficial use for affordable rent and homesteading. Plus Dane believes that the retention and proposed refurbishment of properties at Kelvin Grove will be an integral and sustainable part of the wider Welsh Streets redevelopment scheme. The Welsh Streets redevelopment scheme will provide a minimum further 120 new build units in the Welsh Streets area and the Housing Ministers Empty Homes Review Group is currently working with Plus to develop these proposals further.

The approach to Kelvin Grove is in accordance with the Liverpool City Region Local Investment Plan 2 2011-15 (LIP2) which is a joint statement of spatial and thematic priorities for housing and other investment to support economic growth and deliver sustainable communities in the Liverpool City Region. A key priority within the LIP2 is to ensure that empty properties are brought back into beneficial use within the City Region.

This is particularly pertinent as Liverpool itself accounts for the second highest number of long-term empty properties in the North West at 4,633 properties and within the neighbourhood of South Liverpool where Kelvin Grove is situated there are currently 301 long term empty properties (10% minimum vacancy). Plus Dane's proposal to bring 119 of these empty properties back into use will significantly reduce the number of long term empty properties in this area by over a third.

In terms of complementary action the South Liverpool development package will be complemented not only by the redevelopment proposals for the adjacent Welsh Streets but also by investment in the wider Granby neighbourhood of £25.6 million Leader 1 Liverpool Ltd investment to bring 149 homes back into use and deliver 50 new homes.

4. Deliverability

Due to the complex nature of proposals and Kelvin Grove's location within the wider Welsh Streets development area it is not anticipated these units will be delivered until 2014. However the pipeline is secure and whilst the properties are currently in the ownership of Liverpool City Council it is anticipated that they will be transferred to Plus Dane group for nil value.

Working in Partnership with Welsh Streets Home Group (WSHG) and Liverpool City Council (LCC), the proposal for Kelvin Grove will see Plus Dane bring a mix of tenure types into use, comprising both affordable and market rent properties. In addition, it is intended that a proportion of the units will be refurbished to a mortgage able standard and marketed locally via a homesteading initiative.

The Welsh Streets Housing Group has undertaken extensive consultation with local people within the Granby ward of South Liverpool and are able to demonstrate demand for the type of properties available in Kelvin Grove. Additionally, through a dedicated marketing campaign, developed in Partnership with Local Agents, and Plus Dane's HomesHub team, WSHG will look to identify some 'early wins' by attracting 'returners' and 'incomers'- those people who have for many years aspired to buy or rent in Kelvin Grove. It is proposed that for those properties offered via a homesteading initiative, Partners will look to engage with potential buyers from an early stage so as their input can be fed into the design and planning process.

Plus Dane Group anticipates the demand for properties in locations that currently contain vacant units to increase as the aesthetics of the street are improved. Bringing empty properties back into use, in locations adjacent to the Welsh Street's is a top priority for Plus Dane and Partners in terms of establishing a stable housing market and promoting inward investment which will further promote the longer term regeneration ambitions for the South Liverpool area.

Plus Dane has a strong track record in delivering refurbishment schemes within the South Liverpool Neighbourhood. Between 2006 and 2009, Plus Dane Group delivered both Improve for Sale and Improve for Repair schemes in the Liverpool City Region which included the following:

- Refurbishment / rebuilding of 15 large Victorian homes in Beaconsfield Street, Granby, with total works of £1.8M. Homes were similar to the properties outline in this proposal. Properties were effectively rebuilt behind historic facades.
- Refurbishment of three structurally poor properties in South Grove, Liverpool 8 with total works of £690K. Properties were extensively refurbished / reconfigured.
- 2007- 2008 Refurbishment of 49 properties across Liverpool 8, in poor condition, with total works of £1.23M. Properties were refurbished as required, i.e. a new roof if needed, new kitchen if needed;
- 2008 – 2009 Refurbishment of 75 properties in poor condition across Liverpool 8, with total works of £2.25M. Properties were refurbished as required, i.e. a new roof if needed, new kitchen if needed.

Restore 1 : Anfield Village(LCC & Arena)	Liverpool	£10,000,000	58.72	59%
Restore 2a : Tuebrook & Stoneycroft (LMH & LCC)	Liverpool	£400,000	2.35	2%
Restore 2b : Tuebrook & Stoneycroft (LMH & LCC)	Liverpool	£502,500	2.95	3%
Restore 2c : Tuebrook & Stoneycroft (LMH & LCC)	Liverpool	£465,750	2.73	3%
Restore 3a : South Liverpool (PDG & LCC)	Liverpool	£1,328,000	7.80	8%
Restore 3b : South Liverpool (PDG, Cosmo & LCC)	Liverpool	£140,000	0.82	1%
Restore 3c: Kelvin Grove	Liverpool	£560,000	3.29	3%
Restore 4a: Homesteading (Riverside & SMBC)	Sefton	£569,625	3.34	3%
Restore 4b : Homesteadng (Riverside & LCC)	Liverpool	£522,700	3.07	3%
Restore 4c : Homesteading (Riverside & WBC)	Wirral	£729,930	4.29	4%
Restore 5 : Wallasey & Birkenhead (WBC & One Vision)	Wirral	£1,500,000	8.81	9%
Restore 6 : LOTS Prescott (KHT & KMBC)	Knowsley	£312,500	1.83	2%
		£17,031,005		100%

Liverpool	82%
Wirral	13%
Sefton	3%
Knowsley	2%

Empty Homes Clusters Bid- May 2012

1. **Offer Name: Restore 3c- Kelvin Grove**
2. **No. Units: 16**(8 no Affordable/Target Rent, 8 No AHO Homestead)
3. **Total Scheme Costs (target): £1,874,584**(using reduced works costs and setting a low target figure of costs for AHO Homestead Units)
4. **Sales receipts: £ 325,000** (assuming 50% sale of all 8 homestead shells)
5. **HCA Funding Requested (total): £ 560,000**
6. **HCA Funding Requested (GPU): £35,000**
7. **Capital Contribution Plus Dane: £839,584**(maximum contribution supported by rent)
8. **Funding Gap: £ 150,000**

NOTE: Due to the size of the funding gap and the lower than usual rates we have used to estimate the works costs, a detailed review of the scheme costs, scheme delivery methodology, scheme quality standards and the overall design proposals will be required prior to implementation in order to close the funding gap.

9. **Average Length of vacancy: 8+ years**
10. **Level of funding that is proposed to be recycled:**The current proposals have no grant available to be recycled.

11. Supporting Information

Working in Partnership with Welsh Streets Home Group (WSHG) and Liverpool City Council (LCC), Plus Dane Housing Group wish to propose an additional refurbishment scheme to be incorporated within the recently submitted HCA Empty Homes Cluster's Bid. The scheme, which is located in Kelvin Grove Liverpool 8, will bring a further 16 empty properties back into use, comprising a mix of affordable and market rent properties. In addition, it is intended that a proportion of the units will be refurbished to a mortgage able standard and marketed locally via a homesteading initiative. Plus Dane Group's offer links directly to a number of priorities within the Liverpool City Region Local Investment Plan 2 (LIP2), which highlights the need for an overall strategic approach to tackling empty properties as part of re-dressing the housing supply within the Liverpool City Region.

The Clusters of Empty Homes Bid will complement Plus Dane Group's HCA Affordable Homes Programme (AHP) EmptyHomes allocation, which will bring 54 empty properties back into use across Merseyside and Cheshire, 16 of which will be in the South Liverpool area. In addition, Plus Dane Group's affordable housing programme will provide 120 new build units as part of the Welsh Streets re-development programme, and Plus Dane believe that the proposed refurbishment of properties at Kelvin Grove will be an integral part of this wider scheme. A review of the design proposals for Welsh Streets is currently underway in Partnership with DCLG and the Empty Homes Review Group. The proposals for Kelvin Grove will also be considered via this Group to ensure consistency with the wider scheme and to maximise value for money wherever possible.

Representing the Local Community, WSHG have undertaken extensive consultation with local people within the Granby ward and are able to demonstrate demand for the type of properties available in

Kelvin Grove. Through a dedicated marketing campaign, developed in Partnership with Local Agents, and Plus Dane's HomesHub team, WSHG will look to identify some 'early wins' by attracting 'returners' and 'incomers'- those people who have for many years aspired to buy or rent in Kelvin Grove. It is proposed that a number of the properties will be offered via a homesteading initiative, and Partner's will look to engage with potential buyers from an early stage so as their input can be fed into the design and planning process.

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- Refurbishment of three structurally poor properties in South Grove, Liverpool 8 with total works of £690K. Properties were extensively refurbished / reconfigured.
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- 2008 – 2009 Refurbishment of 75 properties in poor condition across Liverpool 8, with total works of £2.25M. Properties were refurbished as required, i.e. a new roof if needed, new kitchen if needed.

Plus Dane Group anticipates the demand for properties in locations that currently contain vacant units to increase as the aesthetics of the street are improved. Bringing empty properties back into use, in locations adjacent to the Welsh Street's is a top priority for Plus Dane and Partners in terms of establishing a stable housing market- and promoting inward investment which will further promote the longer term regeneration ambitions for the South Liverpool area.

Kelvin Grove

TSC	£1,724,584
HCA funding requested	£ 560,000
HCA GPU	£35,000
Private investment	£1,164,584 (67% of TSC)
Reinvestment	nil unless sales values exceed forecast
Time Property empty	8 years
Strategic fit	score 5 on all 4 factors (evidence in supplementary information)
Deliverability	None to be completed in 12/13. Score 5 on all 5 other factors

Private sector funding

Total Scheme Costs	£1875k	
Sales receipts	£325k	
PDG borrowing	££840k	
Total	£1165k	67% of TSC

[REDACTED]

From: [REDACTED] [REDACTED]@neighbourhoodinvestor.com>
Sent: 18 May 2012 14:46
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
[REDACTED]@liverpool.gov.uk); [REDACTED]; [REDACTED]
Subject: 12 5 18 Welsh Streets Review - Initial Prosals and costs - P&C

Hi [REDACTED],

The project team has had a chance to review this now and come up with some initial proposals to address the retention of Kelvin Grove, the retention of a good part of Madryn Street, and the opportunity to introduce a public square at the bottom of the retained part of Madryn Street.

We still firmly believe, for the reasons outlined on Monday, that major intervention is needed in the Welsh Streets and that demolition and new build is the best solution for the area. But we do now accept that there are special cases to be made for Kelvin Grove and Madryn Street that mean that, subject to funding being available, we should look to retain parts of those streets where possible.

Our current proposals, as funded, did not specifically affect Kelvin Gove or the top half of Madryn Street. They would have been included in the outline Planning Application for demolition, but our development of 116 new homes could have gone ahead without that particular demolition taking place.

We have attached some plans of our revised initial proposals for Madryn Street and the revised overall Phase One Welsh Streets proposal for your information. Also attached are some photographs of the existing streets, referenced on the plan of Madryn Street. These are to remind you and to help you visualise what remains of the existing street and why we have come up with the following proposals:-

Madryn Street (26 extra homes)

We have revisited Madryn Street and sought to develop a proposal that retains the look and feel of the original properties that still remain around No [REDACTED]. We want to build new homes new modern homes behind the retained parts and take advantage of the cleared and infill sites already in existence to create the potential for high quality public space.

On Madryn Street itself, we propose to retain only the original Victorian terrace façades, which include from No [REDACTED] to [REDACTED] on the left hand side and [REDACTED] to [REDACTED] on the right hand side. Houses from [REDACTED] onwards will be demolished because these are post war infill properties that add nothing to the streetscape. (View 4). The space created by the demolition will increase the size of public realm available.

Behind the retained facades we will create 9 spacious 4 bedroom homes, using two existing frontages per new house. No [REDACTED] and No [REDACTED] could be retained as a pair of fully refurbished original terraces if desired, with No [REDACTED] being a “museum piece”, but to be honest, the inside of these houses is far from original and we think a new modern house built behind the façades would be a much better outcome.

At the end of Madryn Street, as you drive onto it from High Park Street we will retain as much of the original Victorian “gateway” to the street as possible. Unfortunately only one side of the Victorian terraces on High Park Street are even partially intact. (View 1). The side that remains, (view 2), will be treated in a similar way to Madryn street, but with the addition of a new build “replica” house being built on the corner of High Park Street and Powis Street to recreate the original “bookend” to the terraces. This will create a further 4 homes. On the other side, (between Madryn and Kinmel Streets, view 1), we will build modern homes that are designed to reflect and complement the scale of the retained units. It is possible we may be able to create two shop units on High Park

Street in the heritage part of this proposal, but in the short term we have no way of funding these, so have assumed they will be housing for now.

The remainder of the Madryn Street Heritage area will be incorporated into our new build scheme. Here we intend to look at the use of different materials to the rest of the new build scheme to give an extra heritage feel to that block. (E.g. reclaimed brick, slate roofs etc).

It is very early days in the design of the public square, but we will work to give it a sense of “place” so that the whole “Madryn Street Quarter” has an integrated feel that is distinct, but complementary to the new buildings that surround it. We would like to work with local schools and community groups to commission a design and possibly work of public art for this space.

The Proposals for Madryn Street will create 26 additional homes that are not in our original proposals for the first phase of the scheme.

Kelvin Grove (27 extra homes)

The kelvin Grove “cluster” bid makes separate proposals for the refurbishment of the ■ remaining large terraces and the old cottage Kelvin Grove. We are awaiting the outcome of the bid for that, although we do still have a £150,000 funding gap to fill even if the cluster funding is secured.

To complement the cluster bid and bolster its chances of success, we need to do two things. Firstly, to remove the post war infill properties between numbers ■ and ■ Kelvin Grove and to build 4 new large “replica” homes in their place. These would be heritage homes, designed to match as closely as possible the existing houses either side and reinstating the original terrace. Secondly, we need to expand the original new build proposal to include the land immediately behind and adjacent to Kelvin Grove that was not originally included in Phase One of the Welsh Streets. This was not part of the original proposal and requires the construction of an additional 23 new homes.

We feel we need to build the extra 23 new homes and ■ houses to support the development of Kelvin Grove. As a result of expanding our first phase to include both Madryn Street and Kelvin Grove and all of the streets in between, the new and refurbished homes will all sit within a completed development, with no pockets of derelict properties left between the newly built or improved houses. This will definitely improve the sales prospects of all of the shared ownership, outright sale and homesteading homes within the development.

Costs

The overall proposal has 5 cost elements where grant support is needed:-

1. The £150,000 gap for the Kelvin Cluster bid
2. The construction of an additional 53 new homes overall. (Initially we have assumed that the tenure split of these would be the same as the existing allocation, which would be ■ No Sale and ■ No Rent)
3. The extra over costs associated with the ■ No Façade Retention properties on Madryn Street and High Park Street.
4. The extra over costs associated with the ■ No “replica” heritage properties on Kelvin Grove.
5. The costs of creating the public square and public realm improvements in the Madryn Street Quarter.

If we set the kelvin cluster bid to one side and concentrate on the 53 new Homes and the public Square, our initial cost estimates indicate that the total cost of this extra development will be in the region of £6.2M.

The good news is that the 53 new homes themselves can attract approx. £5.4m of funding through; Plus Dane investment of £3.2M, Sales receipts of £832,000 additional AHP allocation of £1M and the use of existing Plus Dane recycled grant of £350,000. The actual gap that is left is only £829,400. See the table below for details. (This equates to additional grant of just under £16,000 per extra unit, or less than £5,000 per unit over the whole Welsh Streets Phase One proposal).

Capital Costs and Funding	Total Element Cost	AHP	RCGF	Plus Dane Group	Sales Receipts	Gap/ Additional Funding needed
41 Additional Affordable Rent Homes	4,002,113	891,053	134,316	2,976,744	0	0
12 Additional Affordable Home Ownership Homes (Shared Ownership)	1,370,997	110,160	213,840	214,497	832,500	0
Extra Costs Associated with Madryn Street and High Park Street Façade Retention (No)	452,400	0	0	0		452,400
Extra Costs Associated with Kelvin Grove. "replica" heritage properties (No)	116,000	0	0	0		116,000
New Public Realm/Square/Artwork	261,000	0	0	0	0	261,000
Totals	6,202,510	1,001,213	348,156	3,191,241	832,500	829,400

AHP = "Agreed Payment Rate" in the existing Plus Dane AHP Framework Agreement.

RCGF = Plus Dane Recycled Grant Fund.

Plus Dane Group = Prudent borrowing based on predicted sales income rent and running costs.

Sales receipts = Income from shared ownership sales

You will appreciate that within the timescale available this is very much a first draft of the revised proposals. We would, of course, welcome comments and feedback and will be undertaking extensive consultation on the proposals prior to moving forwards. The devil, as always, will be in the detail and we are committed to an open dialogue on this throughout the design and implementation process. Initially we are seeking some reassurance that the plans are moving in the right direction and that there is a good chance of getting both the additional AHP allocation and the £829,400 special project funding to support the proposal.

We really appreciate you taking the time to look at these proposals in this level of detail and look forward to your response.

Thanks again for your help and interest

█

Head of Development (Programme)

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Plus Dane Housing Group Limited is a Neighbourhood Investor.

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LIVERPOOL CITY COUNCIL: CLUSTERS OF EMPTY HOMES STAGE 2 SUBMISSION**SUPPORTING INFORMATION****SECTION 1: Offer Details**

Offer Name: **Anfield Village and Rockfield**

Number of properties contained in this element of the offer: **262**

Total Grant requested: **£10m**

Total Scheme Cost **£20m**

SECTION 2: Strategic Fit**Outline how this offer addresses local priorities and supports local strategies to tackle Empty Homes?**

The offer area comprises Anfield Village and Rockfield. Anfield Village comprises what were phases 6 and 7 of the Anfield Breckfield housing renewal area; part of a neighbourhood affected by low demand and abandonment which was being regenerated under the HMR programme. This offer marks a change in strategy for this particular area which was identified for replacement housing under HMR. Given that HMR funding has now stopped, a refurbishment and remodelling option is being investigated and consulted upon. The wider Anfield area has been characterised by a high number of empty homes for over a decade and addressing this issue has been a priority in that time. Under HMR, phases 1-5 of Anfield Breckfield (located immediately to the south of Anfield Village) are well underway and once completed, will see vacant, obsolete stock replaced with 450 new homes. This offer will, through a refurbishment and remodelling exercise, complete the local strategy for addressing the issue of high vacancy levels. The Rockfield neighbourhood, adjacent to Anfield Village, is also characterised by high vacancy levels and has long been programmed to be subject of refurbishment, in line with community aspirations. Some refurbishment has already taken place and this offer seeks to build on this momentum.

Complementary Action- Please outline how this offer links to the Local Investment Plan or Initiatives to improve the area?

The second Liverpool City Region Local Investment Plan (LIP2) was agreed in November 2011 between the HCA and the LCR authorities. It is to be supplemented by a Local Investment Agreement, due to be agreed and signed in April 2012. This offer supports LIP2 by increasing the supply of quality housing in North Liverpool which is identified as an area of economic growth potential, particularly around the recently designated Mersey Waters Enterprise Zone; the boundary of which is within 2 miles of the offer site. This offer is supported by LIP2's spatial priorities: namely a requirement to develop and implement forward strategies for former HMR area; delivering new supply of housing; and bringing empty properties back into use.

This offer also supports the objectives of the North Liverpool South Sefton Strategic Regeneration Framework (SRF) agreed between local stakeholders and the HCA in 2011. As with LIP2, the SRF identifies north Liverpool as an area of economic potential and that new housing supply will support this. There is also a firm commitment to completing the restructuring of the housing market in former HMR neighbourhoods in order to ensure their long term sustainability and maximise their contribution to economic growth in north Liverpool. It is also worth noting

that subject to due diligence, Anfield will receive Regional Growth Fund to create many new jobs from housing construction. This offer, therefore, has the potential to significantly increase the impact of RGF funding.

This offer focuses on those empty properties which are privately owned or are presently owned by the local authority. There are also 91 vacant properties owned by Registered Providers in the offer area. These properties will also be brought back into use by these RPs in a way which complements this offer and thus increases the impact of Clusters of Empty Homes funding in Anfield. This is considered, therefore, as a contribution to match funding the Clusters of Empty Homes fund.

It is worth emphasising also that the renewing of the offer area's housing offer is not being undertaken in isolation of other social and economic investment. Within North Liverpool, there has been major investment in a new Academy; new health facilities delivered by the Primary Care Trust; the refurbishment of Stanley Park; and the proposed development of a new district shopping centre to serve the area.

Please reference Local Ward Members and Community Consultation to date:

As indicated above, the proposals for Anfield Village represent a revision of the community-agreed masterplan for the area which had envisaged clearance and replacement of vacant houses but which now focuses on refurbishment and remodelling. Consultation with the community and other stakeholders has commenced around this and they are supportive of this new approach, recognising that resources are no longer available to deliver the scale of new build originally proposed. Proposals for the offer area are still being developed and are "work in progress" . Proposals for Rockfield are consistent with current plans, based on refurbishment of properties rather than clearance and replacement. This is in line with community consultation and aspirations.

SECTION 3: Value for Money

In addition to the figures contained within the bid pro forma, please confirm the following:

Evidence of any match funding / leverage from elsewhere (e.g AHP, additional Empty Homes allocation, planned investment / void works, lottery fund etc.)

Match funding for this offer area will come from a number of sources. In addition to match funding from the City Council's capital programme, funding will also come from New Homes Bonus, Registered Providers (including from investment made under the Affordable Homes Programme); previous investment in the area made by the City Council and RPs; and private landlord / owner occupiers investing in their properties.

Please can you indicate any proposed delivery beyond 2013/14? This can include the capacity to generate future income through a revolving loan fund, or linkages to other funding initiatives?

It is likely that refurbishment and remodelling of Anfield Village and Rockfield will still be taking place beyond 2013/14. However, funding for the scheme will be committed by the City Council by 2013/14. The Council are looking to use some of the funding as a loan to private landlords and owner occupiers in order for them to

refurbish their properties, to complement other activity in the area. As these loans are repaid, they will be re-invested either in this area or others still to be identified where refurbishment potential exists in order to bring properties back into use. The Council may also consider refurbishing its own vacant properties which have been acquired for regeneration purposes and selling these on the open market and re-investing any equity back into further refurbishment and regeneration activity. This activity is likely to continue beyond 2014 but ensures that delivery of Anfield Village and Rockfield will be completed.

The impact that you believe that this scheme will have on the local housing market in terms of both values and demand?

Prior to the designation of Anfield Breckfield housing renewal area in 2005, the offer area and the adjacent streets were characterised by high levels of vacancy and abandonment. It was for this reason, plus the aspirations of the local community to address this through improving housing choice that under the resources offered under the HMR programme, renewal area status was declared with the intention of delivering the community masterplan. Phases 1 to 5 of this are well on the way to being delivered and evidence offered up through the take up of these new build properties is of strong demand to live in this area. This represents a complete turnaround from a decade ago. It is envisaged, therefore, that the offer area will complement this and build on the momentum generated by housing renewal activity in the immediate locality by meeting demand to live in the area in a refurbished property and thus continue to stabilise house values.

SECTION 4: Deliverability (200 words)

Note: This section will be covered by an over-arching supporting statement, however please confirm:

What tools and approaches you plan to implement in order to progress your Clusters programme?

The vehicle to implement this offer will be through formal partnership working between the City Council, lead Registered Providers, the private sector and local community in the offer area. This will maximise the impact of all resources in the offer area and will ensure that delivery is progressed in a coherent and coordinated manner.

In terms of specific actions, delivery will consist of property conversion / refurbishment; front environmental improvements; empty homes brought into occupation; selective remodelling of the neighbourhood to facilitate delivery of public realm and green space; green routes; and highway improvements.

The Council will seek to use its legislative and enforcement powers to ensure that where possible, other empty properties can be brought back into use. It is also using its Landlord Accreditation scheme to help address the issue.

The Council and its partners will also be looking to develop employment and training opportunities.

How you will identify and bring forward a pipeline of empty properties?

The empty properties in this offer have already been identified as part of the HMR programme. Many were vacant prior to the declaration of Anfield Breckfield renewal area in 2005; evidence of the long term problem of empty homes in this neighbourhood. A plan is being developed which will include a delivery programme ensuring that the empty properties in the offer area are brought back into use in a proper, coordinated manner

Your Organisation's track record and previous experience of bringing empty homes back into use in a regeneration context?

Liverpool City Council has a good record at bringing empty homes back into use and in addressing the wider issue of vacancy through replacing unpopular stock with new homes and in refurbishing properties. Under the HMR programme between 2003 and 2011, via its overarching agreements with preferred developers and RSLs, the Council delivered 1460 new homes and refurbished nearly 10000. Whilst not all of these refurbished properties would have been vacant, they were located in areas of high vacancy and the combination of new build and refurbishment has reduced vacancy levels in these areas. Independent evaluation of this programme in Liverpool has concluded that it delivered value for money and contributed to wider regeneration and community cohesion.

The Council operates a scheme called HomeNow whereby it has a selection of mainly terraced properties that have been refurbished to national building standards and are being offered for sale with new appliances, floor coverings, fitted kitchens and bathrooms. Also available for sale are some partially refurbished properties and these are offered at a value to reflect the work carried out so far. As part of the Council's commitment to supporting local communities, it has used specialist local firms to carry out these refurbishments.

It is also worth noting that via a competitive dialogue process, the City Council has recently appointed a private sector consortium to refurbish and bring empty properties back into use in three distinct neighbourhoods in the city characterised by high vacancy rates. This initiative is going to be delivered over the next three years and demonstrates that the Council are looking at innovative ways of addressing the issues caused by concentrations of empty properties.

Please confirm you have provided plans for your cluster, highlighting the areas to be tackled alongside property locations?

Yes. Appended to this Bid is a plan indicating the boundaries of the offer area. As indicated above, the creation of Anfield Village is work in progress and subject to ongoing consultation with local residents and stakeholders which will inform the layout of the regenerated neighbourhood.

Information from Council Tax records confirming how long properties have been empty?

Yes. Appended to this Bid is a schedule of non- RSL long term voids in the offer area. The schedule is based on Liverpool CC Council tax returns and shows the address; start of vacancy; and length of time vacant.

Liverpool City Region Empty Homes Consortium (RESTORE) – Clusters of Empty Homes Consortium Statement

1. Introduction

The aim of the Liverpool City Region Empty Homes Consortium (working as Restore) is to maximise the number of empty properties that can be brought back into use across the Liverpool City Region.

Comment [CH1]: Number paragraphs throughout document

Restore recognises that there is no single solution to tackling empty homes and will harness specialist expertise from across the City Region, delivering flexible tools and powers to rescue homes from long-term vacancy and deliver desirable, affordable homes for local people.

Restore consortium partners are the four Liverpool City Region Local Authorities: Liverpool City Council, Knowsley Borough Council, Wirral Borough Council and Sefton Borough Council and seven Registered Providers: Plus Dane Group, Cosmopolitan Housing, Riverside Group, Liverpool Mutual Homes, Your Housing Group, One Vision Housing and Knowsley Housing Trust.

Comment [CH2]: Add in St Helens and Halton – even though not directly receiving funding – they will support initiative

Comment [CH3]: Is One Vision working in Wirral?

Restore is bidding for £xxxM from the HCA Clusters of Empty Homes programme to bring xxx empty properties back into use in the Liverpool City Region. The funding requested will attract match funding from Local Authority and Registered Providers of £xxM. By recycling grant and reinvesting income, Restore has the potential to deliver £xxM recycled funds which will in turn rescue a further xxx properties. Connected to major regeneration projects within Liverpool City Region, with a model for expansion and plans to attract private investment, Restore has significant potential to expand beyond 2014.

Restore understands that the HCA Clusters of Empty Homes funding cannot be used to support revenue posts. This bid proposal is entirely capital. The Restore agency approached outlined in this proposal will be supported by additional resources and contributions from Consortium partners.

2. Strategic Fit

The Liverpool City Region Local Investment Plan 2 2011-15 (LIP2) is a joint statement of spatial and thematic priorities for housing and other investment to support economic growth and deliver sustainable communities in the Liverpool City Region. The Local Investment Agreement (LIA), which underpins the delivery of the LIP2, commits partners to adopt a collaborative approach to addressing empty homes through the maximisation of investment, targeted use of public land and assets and drawing on collective skills to maximise capacity. The LIA has been approved by Liverpool City Region cabinet.greed and will be signed in May / June 2012.

Comment [CH4]: Emphasise the fact that it's been agreed not that it still needs to be signed off

The City Region currently contains 12,208 long-term empty properties, equating to 20% of the total number of long-term empty properties in the North West. Liverpool City Council has the second highest number of long-term empty properties in the North West at 4,633 properties. It is therefore a key LIP2 priority to bring back empty properties into beneficial use and Restore will play a fundamental role in delivering this LIP2 objective.

By working together, rather than competing as separate organisations, Restore partners will maximise investment in the Liverpool City Region for delivering empty homes back into use. Restore will develop mechanisms to prioritise and align local investment in empty homes with additional investment from both public and private sectors.

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~~This would complement those resources in communities Together. Restore partners collectively own and manage a combined xxxxx homes, xxxxx of these within the Liverpool City Region. Restore partners have a combined allocation of £xxx from the HCA Homes and Communities Agency Affordable Housing Programme 2011–15 to deliver xxx new homes and a combined allocation of £xxxx through the HCA Homes and Communities Agency Empty Homes programme to bring xxx empty homes back into use. This funding investment of these and other additional resources will complement and support the investment funding requested to bring long term empty properties back into use in the Liverpool City Region leased through the Homes and Communities Agency Empty Homes Clusters programme, thereby maximising its benefits.~~

Comment [CH5]: Need to be clear that

Restore partners will use their own assets to underpin and accelerate the development of empty homes. Although Registered Provider properties will not directly benefit from Clusters of Empty Homes funding, Registered Provider partners will lever their assets to facilitate solutions e.g. demonstration projects to build confidence in a project area such as Anfield. As long-term investors and major stakeholders in neighbourhoods, Restore partners will target complementary activities and resources where there is a critical mass of empty homes.

Restore will ensure that investment is targeted in the most appropriate locations. The priority areas for investment identified within this proposal support the identified LIA spatial priorities of Mersey Waters (Liverpool and Wirral Enterprise Zones), SuperPort / Atlantic Gateway, the proposed Anfield Mayoral Development Zone, Leader1 (Liverpool) Ltd. investment programme and Townscape Heritage Initiative / potential DCLG Portas Pilot schemes. Major investment in North Liverpool has brought a new Academy, new health facilities delivered by the Primary Care Trust, the refurbishment of Stanley Park and propose development of a new district shopping centre.

Comment [CH6]: Move into Anfield Village section below

The key geographies of the Cluster Bid are located in communities adjacent to these key economic growth drivers and the programme will both support and benefit from Liverpool City Region economic competitiveness, helping to create stronger and attractive sustainable neighbourhoods, local jobs and training.

Restore has identified an initial, secure pipeline of six major projects that have the strong, evidenced support of Elected Members and local communities - . Project plans for each of these schemes is included with this bid, in the attached folder **Restore Supporting Project Information**.

Comment [CH7]: Is this covered in template –if not possible Letter of support from LCR

Restore Anfield Village and Rockfield: Led by **Liverpool City Council in Partnership with Your Housing Group**, formerly Arena and Harvest Housing Associations. This ambitious programme focuses upon the North Liverpool Anfield Village regeneration initiative through which 262 empty properties will be brought back into use alongside a comprehensive regeneration programme, delivering an additional 450 new build properties to replace vacant, obsolete stock. The recently designated Mersey Waters Enterprise Zone is within two miles of the offer site. This marks a revision of the community-agreed area masterplan and the scale of investment required reflects the complex interventions necessary within neighbourhoods affected by low demand and abandonment, characterised by a high number of empty homes for over a decade.

Comment [CH8]: Suggest revert to Carol's suggested text 'marks a fundamental shift in strategy' –currently reads like we're overturning community agreed proposals

Restore Tuebrook and Stoneycroft: Led by **Liverpool Mutual Homes (LMH)**. This programme is located within Liverpool's Urban Core, geographically connects with Anfield Village and Rockfield and will bring 100 empty properties back into use for affordable rent. This is an area within the 5% most deprived parts of the country, within the worst quartile across the City for empty homes and is displaying acute economic, social and environmental

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stresses. The income generated from these units will be used to fund additional acquisitions in the Tuebrook and Stoneycroft area.

Restore South Liverpool: Led by **Plus Dane Housing Group** in partnership with **Cosmopolitan Housing Association**. This programme includes the refurbishment of a vacant tower block, treating an eyesore on the edge of Sefton Park to create a combined mix of **63** affordable and market rent units. This will be further enhanced by the restoration of an additional **40** units in the South Liverpool area and will complement the £25.6M Leader1 (Liverpool)_Ltd. Programme which is bringing 149 homes back into use and creating 50 new homes.

Restore Homesteading: Led by **Riverside Group** in partnership with **Sefton Borough Council, Liverpool City Council and Wirral Borough Council**. Building upon the success of its Own Place scheme, Riverside will continue to maximise the sale of empty properties for home ownership to local people through homesteading. This programme will bring **105** empty properties back into use across three Local Authority areas:

- Anfield / Kensington, Liverpool
- Bootle, Sefton
- Wallasey / Birkenhead, Wirral

The Bootle neighbourhood is adjacent to the Port of Liverpool, which is attracting major investment.

Restore Wallasey and Birkenhead: Led by **Wirral Borough Council in Partnership with One Vision Housing** this programme will bring **100** empty properties back into use, providing a mix of high quality affordable homes, supporting owner occupation for first time buyers and supporting access to the private rented sector through accreditation, accredited leasing and private sector leasing. One of the clusters is located on a key arterial route from the proposed Wirral Waters Enterprise Zone to New Brighton, which has been recently received major regeneration investment.

Comment [CH9]: Is One Vision working in Wirral?

Restore Living Over The Shops, Prescott: Led by **Knowsley Borough Council** in partnership with **Knowsley Housing Trust**. This programme will deliver a Living Over the Shops scheme, creating homes from **25** vacant commercial properties within the Prescott Town Centre Conservation Area. Bringing these traditional shop-front units back into use supports a five-year Townscape Heritage Initiative, leveraging additional funding from Heritage Lottery Fund, internal match funding, external funding and third party contributions. Knowsley Chamber of Commerce, with a number of local businesses and property owners, has applied for Portas Pilot status for Prescott Town Centre, through the newly developed Town Team.

Comment [CH10]: Appreciate you are waiting for further information here from partners – this section needs to include
1) Overall costs figures
2) Needs to have something in about sources of match funding and that these are committed resources e.g. LA Capital Contributions/New homes Bonus/RP contributions – can they be quantified e.g. collective LA contribution of £x?
3) State average length of time properties have been empty – if not possible needs to be clear these are long term empties as clusters of empty homes is specifically about long term empties
4) Is it possible to say how much of recycled pot could be available for loans?

3. Value For Money

Restore is bidding for £xxxM from the HCA Clusters of Empty Homes programme to bring xxx long term empty properties back into use in the Liverpool City Region (overall costs) for affordable rent, shared ownership and other investment/open market sale potentially innovative tenures. The funding requested will attract match funding from Local Authority and Registered Providers and private investment of £xxM (including extractsources from spreadsheet ...). By recycling grant and reinvesting additional income, Restore has potential to deliver £xxM recycled funds which will in turn rescue a further xxx properties including loans (see toolkit).

Comment [CH11]: Be more specific – is this homesteading? Also don't say potentially if it really is innovative – don't want anyone reading to think they might not be innovative

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Diagram: recycling grantn – make sure it matches text above

The Consortium understands that different solutions and outcomes are required for each of the geographies within the Liverpool City Region Cluster of Empty Homes bid and some of these solutions will be more expensive to deliver in certain areas, because of the nature and scale of intervention proposed.

Whilst the average grant rate across all units in the City Region is £xxk. However, it is important to acknowledge that the scale of the Anfield proposal requires higher levels of funding than other areas of the bid due to its scale and complexity. In order to accommodate the Anfield proposal, Restore has worked hard on the other areas of the bid to make sure that funding requested is competitive and represents value for money. When considering grant request not including Anfield the average grant rate is £xxk which we believe is very competitive and falls well within the ranges established in the Cluster of Empty homes guidance.

Restore understands that the HCA Clusters of Empty Homes funding cannot be used to support revenue posts. This bid proposal is entirely capital. The Restore agency approaches outlined in this proposal will be supported by additional resources and contributions from Consortium partners.

~~A shared approach Drawing upon collective to~~ skills, capacity and expertise will deliver further efficiencies and savings in time and financial resources. ~~Restore will continue to build upon existing cross-boundary working via the Liverpool City Region Empty Property Practitioners Group, including through the~~ sharing of information and processes, including analysis, gis mapping of empty homes in the City Region, and through the adoption of standardised processes and documentation

~~and documentation and agreeing a development pipeline. This~~ The Restore combined approach to securing a delivery pipeline will also deliver economies of scale and buying power and Restore is exploring a combination of procurement routes that could include:

- Multi-skilled in-house trades teams;
- Local contractors with a track record on refurbishment and reconfiguration;
- Shared framework of approved contractors and suppliers;
- Links with local colleges and social enterprises – partners are experienced in creating training and employment programmes to deliver jobs and bring back empty homes;
- Links to Fusion 21.

~~Bringing~~ Restore partner expertise through the Merseyside's Local HomeBuy Agent, Restore will ensure affordability and create demand through effective marketing. Restore will monitor, evaluate and evidence the impact on the local housing market, including on values and demand, ensuring that products on offer are affordable and meet local aspirations. Restore will provide tailored solutions designed to build local housing demand. Examples of this are Anfield which requires a comprehensive place making approach and new housing products e.g. 2 into 1 that will enable the area to compete effectively and create genuine market demand and also Prescot town centre which is an existing area of high housing demand – products on offer will address a market that cannot sustain the existing level of commercial use.

By using their own assets to underpin and accelerate the development of empty homes and by leveraging additional investment, Restore will maximise the benefits of HCA Clusters of Empty Homes programme funding and deliver excellent value for money. More details are given in the individual project plans for each of scheme, in the attached folder Restore Supporting Project Information.

Comment [CH12]: This is repeated in the E&D section – either have it here or in E&D but not in both sections. I think it works best here.

Comment [CH13]: This feels a bit like repetition of points you've already made very well earlier in document

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Connected to major regeneration projects within Liverpool City Region, with a model for expansion and plans to attract private investment, Restore has significant potential to expand beyond 2014.

Comment [CH14]: Move this up to follow on from your point about recycling grant at the end of para 1.

4. Deliverability

Restore has identified an initial, secure pipeline of six major projects that have the strong, evidenced support of Elected Members and local communities. Project plans for each of these schemes is included with this bid, in the attached folder **Restore Supporting Project Information**.

Comment [CH15]: This has just been said in paragraph above.

Restore will build upon the work of the Liverpool City Region Empty Property Practitioners Group, whereby City Region partners are committed to delivering best practice, efficiencies and value for money. The Liverpool City Region Empty Property Practitioners Group has worked collaboratively to deliver a City Region approach, which includes adopting standardised processes and documentation. To date, these include: a City Region standardised Private Sector Lease agreement and a standardised survey and pre-viability pack for submission to Registered Providers.

Restore will further develop this co-ordinated approach through an agency model effectively marketed to residents, landlords and potential customers. Restore will deliver a dedicated website, dedicated contact number, information and support packages. Working pro-actively and flexibly, Restore will provide:

1. Tailored solutions for owners of empty homes
2. Clear and effective reporting systems for residents
3. Co-ordinated, robust enforcement action in partnership with Local Authorities

Delivering an exemplary service and generating an expanding pipeline, Restore will:

- Identify, target and trace ownership of empty properties;
- Build productive relationships with owners and negotiate solutions;
- Work pro-actively towards resolution with the owner and other parties;
- Where necessary, engage Local Authority enforcement powers;
- Create dialogue with residents – responding to reports, removing blight and tackling nuisance.

Restore will evidence, create and support demand using its expert understanding of neighbourhoods and local housing markets. Market intelligence including Council Tax data, neighbourhood profiles, Liverpool City Region housing waiting lists, Local Investment Plans and resident feedback will underpin the service and shape priorities. GIS systems will map information and provide a vital tool in spotting trends and issues such as over-crowding or under-occupation.

For evidence of how REsTORE will support demands see examples referred to in Value for money section. Bringing Restore partner expertise as Merseyside's Local HomeBuy Agent, Restore will ensure affordability and create demand through effective marketing. Restore will monitor, evaluate and evidence the impact on the local housing market, including values and demand.

Comment [CH16]:

~~Restore will be connected to Delivery will be supported by Local Authority Services Local Authority services,~~ who will carry out Risk Assessments of long-term empty properties (6 months+). Local Authority services will also identify and work with property owners, encouraging owners to bring their property back into use. Where appropriate, co-ordinated

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enforcement action will be taken to catalyse action. The range of actions available includes Empty Dwelling Management Orders and use of enforced sale.

Restore will be governed by a management Steering Group, made up of partners and stakeholders, including residents and representatives from the Department for Communities and Local Government (DCLG) and the Homes and Communities Agency (HCA). The Restore Steering Group will ensure delivery and monitor performance, also acting as a strategic think tank to generate product innovation, raise profile and seek additional private investment to support expansion.

Comment [CH17]: Wouldn't include DCLG

By bringing together practitioners tackling complex cases, Restore will develop best practice and deliver innovation on empty homes. Restore partners have productive relationships with Independent Financial Advisors and lenders and will seek their active participation in the Restore Steering Group. This will ensure that proposed product innovations are testable and acceptable – and create an influencing role for Restore.

- **Diagram: in-kind resources and shared learning -**

The Restore Toolkit

In delivering solutions, Restore will manage the technical specification and delivery of works and work with partners to create a sustainable pipeline.

A variety of tools and approaches will be used to bring empty properties back into use and there is a clear need to develop a broad range of options and solutions. Restore will use established products such as Lease & Repair and Purchase & Repair tools and create innovative products that reflect local housing need and aspirations, appeal to customers and deliver results. Balancing practical delivery with innovation, Restore will deliver:

- **Homesteading:** Responding to restrictions in mortgage availability, Restore will create homesteading opportunities for people struggling to buy their own home. Low-cost home ownership products could include partially renovated / reconfigured homes sold to buyers willing to complete the works through their own sweat equity. Homes may also be sold at the price of refurbishment costs only. This approach would attract buyers to neighbourhoods they may not previously have considered, creating and sustaining vibrant neighbourhoods and supporting balanced housing markets.
- **Living Over The Shops (LOTS):** Restore will create a Living Over the Shops scheme, creating homes from 25 vacant commercial properties within the Prescott Town Centre Conservation Area. Bringing these traditional shop-front units back into use supports a five-year Townscape Heritage Initiative, leveraging additional funding. Prescott Town Centre has applied for DCLG Portas Pilot status.
- **The Restore Loan Fund:** Evidence shows that owners and landlords are struggling to access finance from high-street banks, thereby creating a barrier to bringing their empty homes back into use. The Restore Loan Fund would establish a loan pot to enable private landlords and owners to access affordable finance and refurbish their properties..
- **Affordable Home Ownership:** Restore partner Liverpool City Council is developing its own Local Authority Mortgage (LAM) product. Restore will combine this product with its other solutions, such as homesteading, to create a unique opportunity package for aspiring homeowners. Drawing on Restore partner expertise as Merseyside's Local HomeBuy Agent and Mortgage Rescue Syndicate lead, Restore will create demand through effective marketing and support sustainable home ownership for the long-term.

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- **Public Realm and Infrastructure Improvements:** In Anfield Village, investment in public realm and fascia improvements will be used to complement investment in empty properties in a comprehensive neighbourhood approach. 262 empty properties will be brought back into use alongside a comprehensive regeneration programme, delivering an additional 450 new build properties to replace vacant, obsolete stock.

~~In creating and delivering its toolkit, Restore resource partners have a demonstrable track record will build upon their combined track record and previous experience~~ of bringing empty homes back into use, ~~as evidenced below including:~~

- Knowsley Borough Council's Empty Homes Strategy is recognised as best practice by HCA;
- Knowsley Borough Council Completed the first Empty Dwelling Management Order (EDMO) in the Liverpool City Region;
- CESP match funding for homesteading scheme in Peel Road, Sefton – delivering energy securing and affordable home ownership;
- Major refurbishment projects including the 598-unit Daneville Estate, Walton transforming long-term voids and disrepair into a high demand, settled neighbourhood and winner of HCA 2009 Academy Award for carbon reduction;
- HomeSwaps and decant properties in Princes Park, Liverpool;
- £25.6M Leader1 (Liverpool) Ltd. Programme, bringing 149 homes back into use and creating 50 new homes in three neighbourhoods characterised by long-term vacancy: Granby Four Streets, Webster Triangle and Arnside Road.
- Private Sector Leasing Scheme Wirral – providing a package solution to owners of empty homes including refurbishment, maintenance, management and matching with responsible tenants;
- Wirral Landlord Accreditation scheme and HOUSED initiative refurbishes empty properties for sale;
- Delivering an exemplar retrofit to a long-term empty, using Passivhaus standards as a benchmark in Wavertree, Liverpool;
- Reconfiguring Victorian terraces to provide attractive loft-style living, with extension, mezzanine and open plan space in Toxteth, Liverpool.

5. Equalities and Diversity

Restore partners are all fundamentally committed to Equality and Diversity and support Local Authority and HCA duties introduced by the Equalities Act 2010 from 1 April 2011. Restore will work with local nominations and Choice Based Lettings schemes to ensure that homes are brought back into use to meet the diverse housing needs of all sections of communities, addressing local priorities identified and agreed by Local Authorities.

Restore will evidence, create and support demand using its expert understanding of neighbourhoods and local housing markets. Market intelligence including Council Tax data, neighbourhood profiles, Liverpool City Region housing waiting lists, Local Investment Plans and resident feedback will underpin the service and shape priorities. GIS systems will map information and provide a vital tool in spotting trends and issues including under-occupation and over-crowding.

Bringing Restore partner expertise as Merseyside's Local HomeBuy Agent, Restore will ensure affordability and create demand from economically active households through effective marketing. Restore will monitor, evaluate and evidence the impact on the local housing market, including values and demand.

Comment [CH18]: As it stands I think this won't get read as a list of bullet points - I think you should group under the following headings – Experience of refurbishment, experience of developing housing products, experience of complementary initiatives, experience of innovation/good design

Comment [CH19]: Would be really good to

Comment [CH20]: Delete this as repeats what has been said earlier

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Restore will also maximise the benefits delivered by Clusters of Empty Homes, creating jobs and training opportunities through its programme and procurement, connecting with Empty Homes Community Funds bids and their focus on creating training and employment opportunities for local people.

Through the delivery of the Clusters of Empty Homes programme Restore calculates it will create **xx** construction jobs and **xx** apprenticeships. Subject to due diligence, Restore's Anfield project will receive Regional Growth Fund to create many more new jobs from housing construction. This proposal therefore also has potential to significantly increase the impact of RGF funding.

This approach will also deliver economies of scale and buying power; Restore is exploring a combination of procurement routes that could include:

- Multi-skilled in-house trades teams;
- Local contractors with a track record on refurbishment and reconfiguration;
- Shared framework of approved contractors and suppliers;
- Links with local colleges and social enterprises – partners are experienced in creating training and employment programmes to deliver jobs and bring back empty homes;
- Links to Fusion 21.

Comment [CH21]: See earlier comment in VFM – suggest this section moves to VFM and isn't repeated here

The priority areas for investment identified within this proposal support the identified LIA spatial priorities of Mersey Waters (Liverpool and Wirral Enterprise Zones), SuperPort / Atlantic Gateway, the proposed Anfield Mayoral Development Zone, Leader1 (Liverpool) Ltd. investment programme and Townscape Heritage Initiative / potential DCLG Portas Pilot schemes. Major investment in North Liverpool has brought a new Academy, new health facilities delivered by the Primary Care Trust, the refurbishment of Stanley Park and propose development of a new district shopping centre.

Comment [CH22]: Delete this

The key geographies of the Cluster Bid are located in communities adjacent to these key economic growth drivers and the programme will both support and benefit from Liverpool City Region economic competitiveness, helping to create stronger and attractive sustainable neighbourhoods, local jobs and training.

Comment [CH23]: Delete this

Providing energy security and creating green economy jobs, Restore partners have existing CESP and REECH programmes that could also be aligned with the Clusters of Empty Homes Programme.

Comment [CH24]: This should go under deliverability or could be a section in the tool kit

6. Contact Us

For further information about Liverpool City Region Empty Homes Consortium (working as Restore) bid, please contact:

[REDACTED] / [REDACTED] (contact details, signatures, photos)

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Liverpool City Region Clusters of Empty Homes submission

Addendum – Restore 3c Kelvin Grove

1. Eligibility

The aim of the Liverpool City Region Empty Homes Consortium (working collaboratively as Restore) is to maximise the number of long term empty properties that can be brought back into beneficial use in the Liverpool City Region.

Kelvin Grove forms an integral part of the Liverpool City Region Clusters of Empty Homes submission and comprises part of the *Restore 3 South Liverpool* development package led by Plus Dane Housing group and supported by Liverpool City Council.

Overall this package will deliver 119 empty properties brought back into use within South Liverpool which is an area that has a 10% vacancy rate. The 16 units at Kelvin Grove will form part of the wider Granby cluster of Empty Homes (40 units) and will therefore deliver 56 units within this neighbourhood. The units have on average been empty for a minimum of 8 years.

Kelvin Grove was previously the subject of a bid by the Welsh Streets Housing Group to the Community and Voluntary Group round of Empty Homes funding, however the bid was unsuccessful. Plus Dane and Liverpool City Council will therefore work closely with the Welsh Streets Housing Group and the wider community to develop proposals for Kelvin Grove.

The current proposal is to develop a mix of units for affordable rent and homesteading and where units are developed for affordable rent they will meet HCA's design and quality standards. Plus Dane is committed to providing funding of £1.164m

2. Value for money

Average funding requested per empty home is currently £35,000 and total scheme costs are £1.724 m. It is acknowledged that HCA funding requested is at the upper end of the funding spectrum set out in the Empty Homes guidance however this is a street of large 3 storey, 5 bedroom properties vacant for up to 8 years and requiring significant refurbishment. A complementary approach to the whole street is necessary to create investor and community confidence.

The proposed figures submitted in the bid are indicative and will be further refined once the scheme has been worked up in consultation with the Welsh Streets Resident Group. At the same time as Kelvin Grove plans are being scrutinised a review of the design proposals for the Welsh Streets development area is underway and the proposals for Kelvin Grove will also be considered at the same time to ensure consistency with the wider scheme and to maximise value for money.

Private sector funding for Kelvin Grove equates to £1.164m of the total scheme costs or 67%

There is currently no opportunity for reinvestment for the Kelvin Grove however Plus Dane will be reinvesting £415,000 as part of the wider South Liverpool Clusters of Empty Homes development package

Properties at Kelvin Grove have been empty for on average 8 years.

3. Strategic Fit

Kelvin Grove is a street of terraced houses at the edge of the Welsh Streets redevelopment area in South Liverpool. The Welsh Streets is one of two areas in Liverpool that are currently the focus of the Housing Ministers Empty Homes Review Group because of the complexity and seriousness of the issues faced in the area and also as a result of its high national profile.

The opposite side of Kelvin Grove has already successfully been brought back into use through previous investment and local partners are now benefitting from the fresh approach and thinking brought by the Review Group and will draw on their special skills and knowledge to continue to develop proposals for Kelvin Grove.

The current revised approach will see the properties retained and brought back into beneficial use for affordable rent and homesteading. Plus Dane believes that the retention and proposed refurbishment of properties at Kelvin Grove will be an integral and sustainable part of the wider Welsh Streets redevelopment scheme. The Welsh Streets redevelopment scheme will provide a minimum further 120 new build units in the Welsh Streets area and the Housing Ministers Empty Homes Review Group is currently working with Plus to develop these proposals further.

The approach to Kelvin Grove is in accordance with the Liverpool City Region Local Investment Plan 2 2011-15 (LIP2) which is a joint statement of spatial and thematic priorities for housing and other investment to support economic growth and deliver sustainable communities in the Liverpool City Region. A key priority within the LIP2 is to ensure that empty properties are brought back into beneficial use within the City Region.

This is particularly pertinent as Liverpool itself accounts for the second highest number of long-term empty properties in the North West at 4,633 properties and within the neighbourhood of South Liverpool where Kelvin Grove is situated there are currently 301 long term empty properties (10% minimum vacancy). Plus Dane's proposal to bring 119 of these empty properties back into use will significantly reduce the number of long term empty properties in this area by over a third.

In terms of complementary action the South Liverpool development package will be complemented not only by the redevelopment proposals for the adjacent Welsh Streets but also by investment in the wider Granby neighbourhood of £25.6 million Leader 1 Liverpool Ltd investment to bring 149 homes back into use and deliver 50 new homes.

4. Deliverability

Due to the complex nature of proposals and Kelvin Grove's location within the wider Welsh Streets development area it is not anticipated these units will be delivered until 2014. However the pipeline is secure and whilst the properties are currently in the ownership of Liverpool City Council it is anticipated that they will be transferred to Plus Dane group for nil value.

Working in Partnership with Welsh Streets Home Group (WSHG) and Liverpool City Council (LCC), the proposal for Kelvin Grove will see Plus Dane bring a mix of tenure types into use, comprising both affordable and market rent properties. In addition, it is intended that a proportion of the units will be refurbished to a mortgage able standard and marketed locally via a homesteading initiative.

The Welsh Streets Housing Group has undertaken extensive consultation with local people within the Granby ward of South Liverpool and are able to demonstrate demand for the type of properties available in Kelvin Grove. Additionally, through a dedicated marketing campaign, developed in Partnership with Local Agents, and Plus Dane's HomesHub team, WSHG will look to identify some 'early wins' by attracting 'returners' and 'incomers'- those people who have for many years aspired to buy or rent in Kelvin Grove. It is proposed that for those properties offered via a homesteading initiative, Partners will look to engage with potential buyers from an early stage so as their input can be fed into the design and planning process.

Plus Dane Group anticipates the demand for properties in locations that currently contain vacant units to increase as the aesthetics of the street are improved. Bringing empty properties back into use, in locations adjacent to the Welsh Street's is a top priority for Plus Dane and Partners in terms of establishing a stable housing market and promoting inward investment which will further promote the longer term regeneration ambitions for the South Liverpool area.

Plus Dane has a strong track record in delivering refurbishment schemes within the South Liverpool Neighbourhood. Between 2006 and 2009, Plus Dane Group delivered both Improve for Sale and Improve for Repair schemes in the Liverpool City Region which included the following:

- Refurbishment / rebuilding of 15 large Victorian homes in Beaconsfield Street, Granby, with total works of £1.8M. Homes were similar to the properties outline in this proposal. Properties were effectively rebuilt behind historic facades.
- Refurbishment of three structurally poor properties in South Grove, Liverpool 8 with total works of £690K. Properties were extensively refurbished / reconfigured.
- 2007- 2008 Refurbishment of 49 properties across Liverpool 8, in poor condition, with total works of £1.23M. Properties were refurbished as required, i.e. a new roof if needed, new kitchen if needed;
- 2008 – 2009 Refurbishment of 75 properties in poor condition across Liverpool 8, with total works of £2.25M. Properties were refurbished as required, i.e. a new roof if needed, new kitchen if needed.

Restore 1 : Anfield Village(LCC & Arena)	Liverpool	£10,000,000	58.72	59%
Restore 2a : Tuebrook & Stoneycroft (LMH & LCC)	Liverpool	£400,000	2.35	2%
Restore 2b : Tuebrook & Stoneycroft (LMH & LCC)	Liverpool	£502,500	2.95	3%
Restore 2c : Tuebrook & Stoneycroft (LMH & LCC)	Liverpool	£465,750	2.73	3%
Restore 3a : South Liverpool (PDG & LCC)	Liverpool	£1,328,000	7.80	8%
Restore 3b : South Liverpool (PDG, Cosmo & LCC)	Liverpool	£140,000	0.82	1%
Restore 3c: Kelvin Grove	Liverpool	£560,000	3.29	3%
Restore 4a: Homesteading (Riverside & SMBC)	Sefton	£569,625	3.34	3%
Restore 4b : Homesteading (Riverside & LCC)	Liverpool	£522,700	3.07	3%
Restore 4c : Homesteading (Riverside & WBC)	Wirral	£729,930	4.29	4%
Restore 5 : Wallasey & Birkenhead (WBC & One Vision)	Wirral	£1,500,000	8.81	9%
Restore 6 : LOTS Prescott (KHT & KMBC)	Knowsley	£312,500	1.83	2%
		£17,031,005		100%

Liverpool	82%
Wirral	13%
Sefton	3%
Knowsley	2%



Restore

Tackling empty homes in
the Liverpool City Region

Homes and Communities Agency Bringing Clusters of Empty Homes into Use 2012–2014 Liverpool City Region Consortium Bid

May 2012



Introduction



1. Introduction



- 1.1** The aim of the Liverpool City Region Empty Homes Consortium (working collaboratively as Restore) is to maximise the number of empty properties that can be brought back into use across the Liverpool City Region.
- 1.2** Restore recognises that there is no single solution to tackling empty homes and will harness specialist expertise from across the City Region, delivering flexible tools and powers to rescue homes from long-term vacancy and deliver desirable, affordable homes for local people.
- 1.3** Restore consortium partners are four Liverpool City Region Local Authorities: Liverpool City Council, Knowsley Borough Council, Wirral Borough Council and Sefton Borough Council and seven Registered Providers: Plus Dane Group, Cosmopolitan Housing, Riverside Group, Liverpool Mutual Homes, Your Housing Group, One Vision Housing and Knowsley Housing Trust. Although not active partners in the consortium, St Helens Metropolitan Borough Council and Halton Borough Council are supportive of the Restore bid and its approach.
- 1.4** Restore is bidding for £16.4M from the HCA Clusters of Empty Homes programme to bring 695 long-term, clustered empty properties back into use in the Liverpool City Region. The funding requested will attract match funding from Local Authority partners of £8M, with a further £19M investment from Registered Provider partners. By recycling grant and reinvesting income, Restore has the potential to deliver £4.4M recycled funds, which will in turn rescue a further 300+ properties. Connected to major regeneration projects within Liverpool City Region, with a model for expansion and plans to attract private investment, Restore has significant potential to expand beyond 2014.



1. Introduction



1.5 Restore understands that the HCA Clusters of Empty Homes funding cannot be used to support revenue posts. This bid proposal is entirely capital. The Restore agency approach outlined in this proposal will be supported by additional resources and contributions from consortium partners.



Strategic Fit

2



2. Strategic Fit



2.1 The Liverpool City Region Local Investment Plan 2 2011-15 (LIP2) is a joint statement of spatial and thematic priorities for housing and other investment to support economic growth and deliver sustainable communities in the Liverpool City Region. The Local Investment Agreement (LIA), which underpins the delivery of the LIP2, commits partners to adopt a collaborative approach to addressing empty homes through the maximisation of investment, targeted use of public land and assets and drawing on collective skills to maximise capacity. The LIA has been approved by Liverpool City Region cabinet.

2.2 The City Region currently contains 12,208 long-term empty properties, equating to 20% of the total number of long-term empty properties in the North West. Liverpool City Council has the second highest number of long-term empty properties in the North West at 4,633 properties. It is therefore a key LIP2 priority to bring back empty properties into beneficial use and Restore will play a fundamental role in delivering this LIP2 objective.

2.3 By working together, rather than competing as separate organisations, Restore partners will maximise investment in the Liverpool City Region for delivering empty homes back into use. Restore will develop mechanisms to prioritise and align local investment in

empty homes with additional investment from both public and private partners.

2.4 Restore partners are major stakeholders, developers and long-term investors in Liverpool City Region. They have secured allocation through Homes and Communities Agency Affordable Housing Programme 2011-15 and the Homes and Communities Agency Empty Homes programme, also connecting with Empty Homes Community Funds bids. Although Registered Provider properties will not directly benefit from Clusters of Empty Homes funding, Restore partners will lever their combined assets to underpin and accelerate the programme and target complementary activities and resources where there is a critical mass of empty homes.



2. Strategic Fit



2.5 Restore will ensure that investment is targeted in the most appropriate locations. The priority areas for investment identified within this proposal support the identified LIA spatial priorities of Mersey Waters (Liverpool and Wirral Enterprise Zones), SuperPort / Atlantic Gateway, the proposed Anfield Mayoral Development Zone, Leader1 (Liverpool) Ltd. investment programme and Townscape Heritage Initiative / potential DCLG Portas Pilot schemes.

2.6 The key geographies of the Cluster Bid are located in communities adjacent to these key economic growth drivers and the programme will both support and benefit from Liverpool City Region economic competitiveness, helping to create stronger and attractive sustainable neighbourhoods, local jobs and training.

2.7 Restore has identified an initial, secure pipeline of six major projects that have the strong support of Elected Members and local communities; evidence of this and project plans for each of these schemes is included with this bid, in the attached folder **Restore Supporting Project Information**.



2. Strategic Fit



Restore 1 Anfield Village and Rockfield: Led by **Liverpool City Council** in partnership with **Your Housing Group**, formerly Arena and Harvest Housing Associations. This ambitious programme focuses upon the North Liverpool Anfield Village regeneration initiative through which **262** long-term, clustered empty properties will be brought back into use alongside a comprehensive regeneration programme, delivering an additional **681 new build** properties to replace vacant, obsolete stock. This proposal marks a fundamental shift in strategy and the scale of investment required reflects the complex interventions necessary within neighbourhoods affected by low demand and abandonment, characterised by a high number of empty homes for over a decade and to meet community aspirations for the area.

Major investment in North Liverpool has brought a new Academy, new health facilities delivered

by the Primary Care Trust, the refurbishment of Stanley Park and proposed development of a new district shopping centre. The recently designated Mersey Waters Enterprise Zone is within two miles of the offer site.

Restore 2 Tuebrook and Stoneycroft: Led by **Liverpool Mutual Homes (LMH)**. This programme is located within Liverpool's Urban Core, geographically connects with Anfield Village and Rockfield and will bring **100** empty properties back into use for affordable rent and Purchase and Repair / disposal basis. The income generated from these units will be used to fund additional acquisitions in the Tuebrook and Stoneycroft area. The Improved for Sale units will be disposed of over a five-year period (based on current market conditions); the first tranche of ten units will be sold in the first two years of the programme to create a recycling fund. This is an area within the 5% most deprived parts of

the country, within the worst quartile across the City for empty homes and is displaying acute economic, social and environmental stresses.

Restore 3 South Liverpool: Led by **Plus Dane Group** in partnership with **Cosmopolitan Housing**. This offer will transform a long-term empty tower block in a prime location adjacent to Liverpool's largest public park, delivering a combined mix of **63** market rent and affordable rent homes. Attracting economically active graduates and young professionals to a vibrant, sustainable neighbourhood close to Liverpool City Centre, this offer complements the proposed development of Merebank Tower, currently being procured through the HCA Delivery Panel. Restoration of an additional **40** long-term, clustered empty homes through Purchase & Repair and Lease & Repair tools, will deliver desirable homes for both market rent and affordable rent. Recent public-private



2. Strategic Fit



investment in these neighbourhoods includes the £25.6M Leader1 (Liverpool) Ltd. programme which is bringing 149 homes back into use and creating 50 new homes; Section 106 monies to support a major superstore, Heritage Lottery Funding to restore a Grade II listed building into a community hub, Sports Lottery Funding to deliver new Fire Station and Sports Centre.

Restore 4 Homesteading: Led by **Riverside Group** in partnership with **Sefton Borough Council**, **Liverpool City Council** and **Wirral Borough Council**. Building upon the success of its Own Place homesteading scheme, Riverside will continue to maximise the sale of empty properties for home ownership to local people through homesteading.

This programme will bring **105** empty properties back into use across three Local Authority areas:

- Anfield / Kensington, Liverpool
- Bootle, Sefton
- Wallasey / Birkenhead, Wirral

The Bootle neighbourhood is adjacent to the Port of Liverpool, which is attracting major investment.

Restore 5 Wallasey and Birkenhead: Led by **Wirral Borough Council** in partnership with **One Vision Housing**. This programme will bring **100** empty properties back into use, providing a mix of high quality affordable homes, supporting owner occupation for first time buyers and supporting access to the private rented sector through accreditation, accredited leasing and private sector leasing. One of the clusters is located on a key arterial route from the proposed Wirral Waters Enterprise Zone to New Brighton, which has recently received major regeneration investment.

Restore 6 Living Over The Shops (LOTS), Prescot: Led by **Knowsley Borough Council** in partnership with **Knowsley Housing Trust**. This programme will deliver a Living Over the Shops scheme, creating homes from **25** vacant commercial properties within the Prescot Town Centre Conservation Area. Bringing these traditional shop-front units back into use supports a five-year Townscape Heritage Initiative, leveraging additional funding from Heritage Lottery Fund, internal match funding, external funding and third party contributions. Knowsley Chamber of Commerce, with a number of local businesses and property owners, has applied for Portas Pilot status for Prescot Town Centre, through the newly developed Town Team.



Value For Money



3



3. Value For Money



3.1 Restore is bidding for £16.4M from the HCA Clusters of Empty Homes programme to bring back 695 long-term, clustered empty properties back into use in the Liverpool City Region (overall Total Scheme Costs £48.4M). This programme will deliver a range of tenure choices including affordable rent, shared ownership, outright sale, market rent, Living Over the Shops (LOTS) and homesteading. The funding requested will attract match funding from Local Authority partners of £8M, with a further £19M investment from Registered Provider partners.

By recycling grant and reinvesting income, Restore has the potential to deliver £4.4M recycled funds, which will in turn rescue an estimated 300+ empty properties and in addition create a Restore Loan Fund and expand the service beyond 2014 (please see details at 4.9 Restore Toolkit).



Diagram 1: Restore beyond 2014 expansion model



2012—2014 Programme

Beyond 2014 expansion

£16.4M
Homes and Communities
Agency (HCA) Empty
Home Clusters funding

**695 empty
homes Restored**

**£4.4M income
reinvested =
300+ more homes
Restored**



3. Value For Money



3.2 The Consortium understands that different solutions and outcomes are required for each of the geographies within the Liverpool City Region Cluster of Empty Homes bid and some of these solutions will be more expensive to deliver in certain areas, because of the nature and scale of intervention proposed.

3.3 The average grant rate across all units in the City Region is **£23,699**, however it is important to acknowledge that the scale of the Anfield proposal requires higher levels of funding than other areas of the bid due to its scale and complexity and the need to create a high quality residential environment through improved public realm. In order to accommodate the Anfield proposal, Restore has worked hard on the other areas of the consortium bid to make sure that funding requested is competitive and represents value for money. When considering grant request not including Anfield, the average grant rate is **£14,945**, which Restore believes is very competitive and falls well within the ranges established in the Clusters of Empty Homes bidding guidance.

3.4 Restore understands that the HCA Clusters of Empty Homes funding cannot be used to support revenue posts. This bid proposal is entirely capital. The Restore agency approach outlined in this proposal will be supported by additional resources and contributions from Restore partners.

3.5 A shared approach to skills, capacity and expertise will deliver further efficiencies, savings in time and financial resources through the sharing of information and processes, including analysis, GIS mapping of long-term empty homes in the City Region and through the adoption of standardised processes and documentation.



3. Value For Money

3.6 The Restore combined approach to securing a delivery pipeline will also deliver economies of scale and buying power; Restore is exploring a combination of procurement routes that could include:

- Multi-skilled in-house trades teams;
- Local contractors with a track record on refurbishment and reconfiguration;
- Shared framework of approved contractors and suppliers;
- Links with local colleges and social enterprises – partners are experienced in creating training and employment programmes to deliver jobs and bring back empty homes;
- Links to Fusion 21.

3.7 Bringing Restore partner expertise through the Merseyside Local HomeBuy Agent will monitor, evaluate and evidence the impact on the local housing market, including on values and demand ensuring that toolkit products are affordable and meet local housing aspirations. Restore will provide tailored solutions designed to build local housing demand. Examples of this are Anfield Village, which requires a comprehensive place-making approach and new housing products e.g. 2 into 1, that will enable the area to compete effectively and create genuine market demand; also Prescott Town Centre, which is an existing area of high housing demand that cannot sustain

the existing level of commercial use. More details are given in the individual project plans for each scheme, in the attached folder **Restore Supporting Project Information**.



Deliverability

4



4. Deliverability



4.1 Restore has identified an initial, secure pipeline of six major projects that have the strong support of Elected Members and local communities.

4.2 Restore will build upon the work of the Liverpool City Region Empty Property Practitioners Group, whereby City Region partners are committed to delivering best practice, efficiencies and value for money. The Liverpool City Region Empty Property Practitioners Group has worked collaboratively to deliver a City Region approach, which includes adopting standardised processes and documentation. To date, these include a City Region standardised Private Sector Lease agreement and a standardised survey and pre-viability pack for submission to Registered Providers.

4.3 Restore will further develop this co-ordinated approach through an agency model effectively marketed to residents, landlords and potential customers. Restore will deliver a dedicated website, dedicated contact number, information and support packages. Working pro-actively and flexibly, Restore will provide:

- 1. Tailored solutions for owners of empty homes**
- 2. Clear and effective reporting systems for residents**
- 3. Co-ordinated, robust enforcement action in partnership with Local Authorities**

Delivering an exemplary service and generating an expanding pipeline, Restore will:

- Identify, target and trace ownership of empty properties;
- Build productive relationships with owners and negotiate solutions;
- Work pro-actively towards resolution with the owner and other parties;
- Where necessary, engage Local Authority enforcement powers;
- Create dialogue with residents – responding to reports, removing blight and tackling nuisance.



4. Deliverability



4.4 Restore will evidence, create and support demand using its expert understanding of neighbourhoods and local housing markets. Market intelligence including Council Tax data, neighbourhood profiles, Liverpool City Region housing waiting lists, Local Investment Plans and resident feedback will underpin the service and shape priorities. GIS systems will map long-term empty homes and provide a vital tool in spotting trends and issues.

4.5 Bringing Restore partner expertise as Merseyside's Local HomeBuy Agent, Restore will ensure affordability and create demand through effective marketing. Restore will monitor, evaluate and evidence the impact on the local housing market, including on values and demand. Please also see information at 3.7 (Value for Money).

4.6 Delivery will be supported by Local Authority services, who will carry out Risk Assessments of long-term empty properties (6 months+). Local Authority services will also identify and work with property owners, encouraging owners to bring their property back into use. Where appropriate, co-ordinated enforcement action will be taken to catalyse action. The range of actions available includes Empty Dwelling Management Orders and use of enforced sale.



4. Deliverability

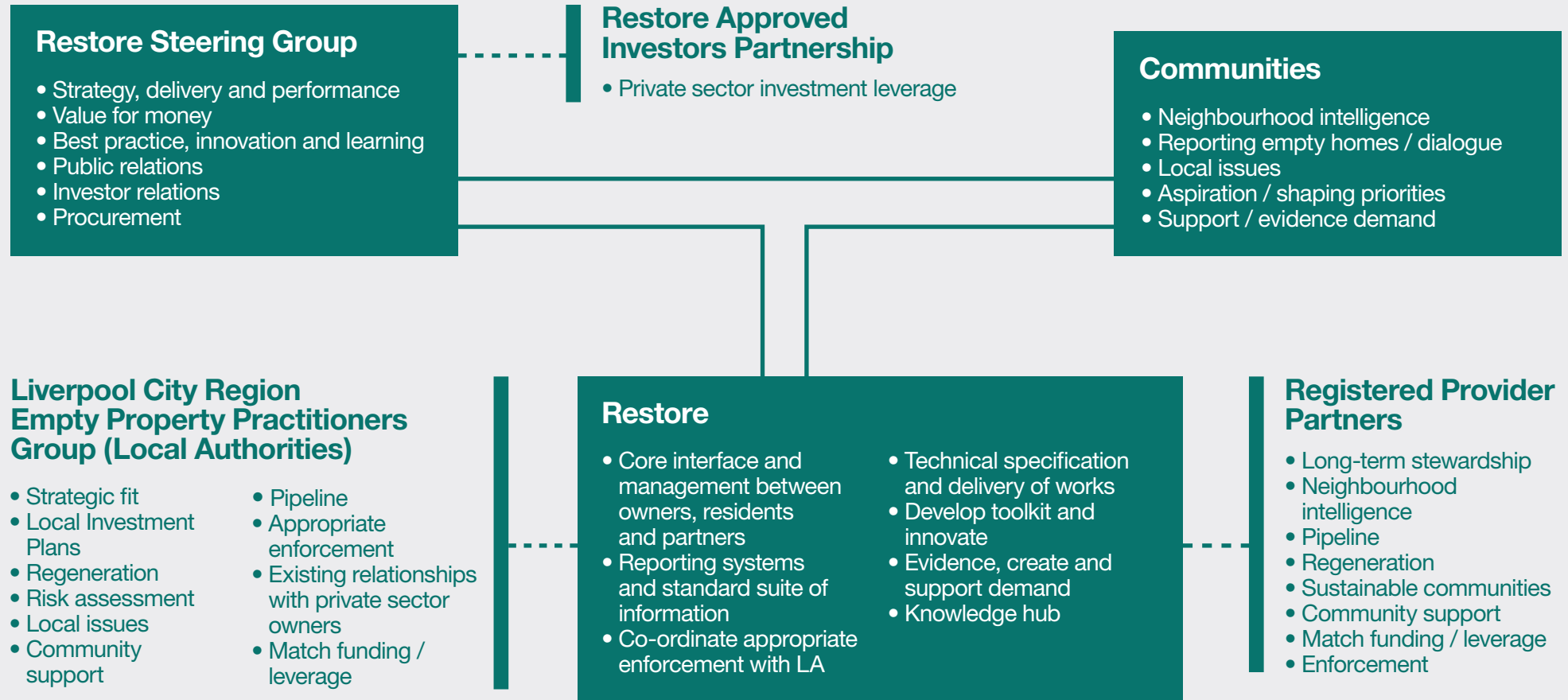


4.7 Restore will be governed by a management Steering Group, made up of partners and stakeholders, including residents and inviting representation from the Homes and Communities Agency (HCA). The Restore Steering Group will ensure delivery and monitor performance, also acting as a strategic think tank to generate product innovation, raise profile and seek additional private investment to support expansion.

4.8 By bringing together practitioners tackling complex cases, Restore will develop best practice and deliver innovation on empty homes. Restore partners have productive relationships with Independent Financial Advisors and lenders and will seek their active participation in the Restore Steering Group. This will ensure that proposed product innovations are testable and acceptable – and create an influencing role for Restore.



Diagram 2: Restore in-kind resources and shared learning



4. Deliverability



4.9 In delivering solutions, Restore will manage the technical specification and delivery of works and collaborate with partners to create a sustainable pipeline. A variety of tools and approaches will be used to bring empty properties back into use and there is a clear need to develop a broad range of options and solutions. Restore will use established products such as Lease & Repair and Purchase & Repair tools and create innovative products that reflect local housing need and aspirations, appeal to customers and deliver results. Balancing practical delivery with innovation, Restore will deliver at toolkit that includes:

4.9.1 Homesteading: Responding to restrictions in mortgage availability, Restore will create homesteading opportunities for people struggling to buy their own home. Low-cost home ownership products could include partially renovated / reconfigured homes sold to buyers willing to complete the works through their own sweat equity. Homes may also be sold at the price of refurbishment costs only. This approach would attract buyers to neighbourhoods they may not previously have considered, creating and sustaining vibrant neighbourhoods and supporting balanced housing markets.

4.9.2 Living Over The Shops (LOTS): Restore will create a Living Over the Shops scheme, creating homes from 25 vacant commercial properties within the Prescot Town Centre Conservation Area. Bringing these traditional

shop-front units back into use supports a five-year Townscape Heritage Initiative, leveraging additional funding. Prescot Town Centre has applied for DCLG Portas Pilot status.

4.9.3 The Restore Loan Fund: Evidence shows that owners and landlords are struggling to access finance from high-street banks, thereby creating a barrier to bringing their empty homes back into use. The Restore Loan Fund would establish a loan pot to enable private landlords and owners to access affordable finance and refurbish their properties. Through its Housing Delivery Plan 2011-15, Liverpool City Council has agreed to allocate a sum to tackle empty homes through “works in default” and / or improvement loans.



4. Deliverability



4.9.4 Affordable Home Ownership: Restore partner Liverpool City Council is developing its own Local Authority Mortgage (LAM) product. Restore will combine this product with its other solutions, such as homesteading, to create a unique opportunity package for aspiring homeowners. Drawing on Restore partner expertise as Merseyside's Local HomeBuy Agent and Mortgage Rescue Syndicate lead, Restore will create demand through effective marketing and support sustainable home ownership for the long-term.

4.9.5 Public Realm and Infrastructure Improvements: In Anfield Village, investment in public realm and fascia improvements will be used to complement investment in empty properties in a comprehensive neighbourhood approach. 262 empty properties will be brought back into use alongside a comprehensive regeneration programme, delivering an additional 450 new build properties to replace vacant, obsolete stock.

4.9.6 Greener homes: Providing energy security and creating green economy jobs, Restore partners have existing CESP and REECH programmes that could also be aligned with the Clusters of Empty Homes Programme.

4.9.7 Resource partners have a demonstrable track record of bringing long-term and clustered empty homes back into use, including:

Experience of innovation and good design

- CESP match funding for homesteading scheme in Peel Road, Sefton – delivering energy security and affordable home ownership;
- Delivering an exemplar retrofit to a long-term empty, using Passivhaus standards as a benchmark in Wavertree, Liverpool;
- Reconfiguring Victorian terraces to provide attractive loft-style living, with extension, mezzanine and open plan space in Toxteth, Liverpool.



4. Deliverability



Experience of refurbishment

- Major refurbishment projects including the 598-unit Daneville Estate, Walton transforming long-term voids and disrepair into a high demand, settled neighbourhood and winner of HCA 2009 Academy Award for carbon reduction;
- £25.6M Leader1 (Liverpool) Ltd. Programme, bringing 149 homes back into use and creating 50 new homes in three neighbourhoods characterised by long-term vacancy: Granby Four Streets, Webster Triangle and Arnside Road;
- HomeSwaps and decant properties in Princes Park, Liverpool;
- Refurbishment of properties in Tancred Road, Anfield;

- Transformation of a long-term empty commercial building (and former school) to create energy secure apartments and penthouses for shared ownership, Rent-to-HomeBuy and outright sale. Winning awards for both design and affordability.

Experience of developing housing products

- Private Sector Leasing Scheme Wirral – providing a package solution to owners of empty homes including refurbishment, maintenance, management and matching with responsible tenants;
- Wirral Landlord Accreditation scheme and HOUSED initiative refurbishes empty properties for sale.

Experience of complementary initiatives

- Knowsley Borough Council's Empty Homes Strategy is recognised as best practice by HCA;
- Knowsley Borough Council Completed the first Empty Dwelling Management Order (EDMO) in the Liverpool City Region;



Equalities and Diversity



5



5. Equalities and Diversity



5.1 Restore partners are all fundamentally committed to Equality and Diversity and support Local Authority and HCA duties introduced by the Equalities Act 2010 from 1 April 2011. Restore will work with local nominations and Liverpool City Region's Choice Based Lettings scheme Property Pool Plus to ensure that homes are brought back into use to meet the diverse housing needs of all sections of communities, addressing local priorities identified and agreed by Local Authorities.

5.2 Knowsley Borough Council, Liverpool City Council, Sefton Borough Council, Wirral Borough Council, Halton Borough Council and Registered Providers have pooled resources to develop Property Pool Plus, which provides a fair and transparent system that empowers existing tenants and new applicants looking for a move. Operating one sub-regional system with a joint allocations policy and a single application form gives applicants more control over their housing choices and increased flexibility.

5.3 Restore will maximise the economic benefits delivered by Clusters of Empty Homes funding through its programme and procurement, connecting with Empty Homes Community Funds bids and their focus on training and employment opportunities for local people. Subject to due diligence, Restore's Anfield project will receive Regional Growth Fund to create many more new jobs from housing construction. This proposal therefore also has potential to significantly increase the impact of RGF funding.



Contact Us



6



6. Contact Us



For further information about Liverpool City Region Empty Homes Consortium (working as Restore) bid, please contact:

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Knowsley Council Tax Vacants Analysis April 2012

Information Source: Sefton Council Tax –17/04/12

Output Area Code	Total Short Term Vacant	Total Long Term Vacant	Total Vacant Properties	Total Properties in Output Area *	Proportion of Total Vacants (%)
	24	0	24	147	16.3
	6	8	14	124	11.3
	3	3	6	110	5.5
	8	6	14	115	12.2
	5	4	9	128	7.0
	6	4	10	132	7.6
	5	2	7	120	5.8
	3	5	8	124	6.5
	4	1	5	136	3.7
	58	23	81	138	58.7
	1	2	3	140	2.1
	3	3	6	141	4.3
	14	2	16	141	11.3
	7	2	9	136	6.6
	7	3	10	129	7.8
	3	5	8	129	6.2
	4	4	8	129	6.2
	5	7	12	127	9.4
	6	4	10	143	7.0
	7	2	9	125	7.2
	5	5	10	121	8.3
	5	7	12	112	10.7
Knowsley Total	189	102	291	2847	10.2
Sefton Total	2971	2726	5697	125425**	4.5

* The stock figures are derived from Stockbase Oct 2010 (which is the most up to date mappable stock dataset)

** Total from Council Tax Banding Totals- 16/04/12



HCA Bringing Clusters of Empty Homes Back Into Use 2012-14

Liverpool City Region Consortium Bid (Restore Consortium)

1. Offer Details

Restore 2 Tuebrook and Stoneycroft

Number of long-term, clustered properties contained in this element of the offer: **100**

Total Grant requested: **£2.14M**

Total Scheme Cost: **£4.28M**

2. Strategic Fit

Tuebrook and Stoneycroft Ward, located within Liverpool's Urban Core, has suffered the consequences of economic decline, issues of social disadvantage and significant physical and environmental decay. The area is within the second quintile of deprivation within Liverpool and within the 5% most deprived parts of the country and therefore displaying particularly acute economic, social and environmental problems.

The Urban Core is home to around a third of the City's population. In housing terms it consists, for the most part, of an arc of long-established residential neighbourhoods, originating in the City's rapid Victorian expansion, together with more recent neighbourhoods created by a succession of post-war, urban renewal programmes. The area is dominated by pre-1919 owner occupied dwellings and lower value private sector housing which suffers from low demand due to the quality of the housing stock.

Liverpool City Council Empty Homes Strategy supports the City Council's key aim to reduce long-term empty homes to 4% by 2013. The strategy outlines the significant levels of empty homes within the Tuebrook and Stoneycroft area, which is within the worst quartile across the City for the percentage of vacant dwellings and the percentage of long-term voids. For void levels 2010-2013, Liverpool's Spatial Strategy Statement expresses the need for North Liverpool to be a particular focus for substantial housing and economic development in view of the concentration of deprivation in this area. Bringing empty homes back into use will make this area a more attractive prospect for development and will complement any proposed new build in the area.

Complementary Action

The Liverpool City Region Local Investment Plan 2 (LIP2) states that the housing offer has a number of challenges to complement the economic ambitions of the City Region, one of which is to bring the 12,208 long-term empty homes back into use. The Tuebrook and Stoneycroft area is on the boundary of Anfield and Everton Wards, which are within the former HMRI area and are subject to significant decline. Liverpool City Council has expressed concern about the impact of this decline on the Tuebrook and Stoneycroft area and describes it as an "area of vulnerability for which the decline can only be shored up by investment of this kind".

Consultation

██████████, local Liberal Ward Councillor for Tuebrook and Stoneycroft, has been consulted and has expressed great concern about the numbers of long-term voids in the area. He is very supportive of any interventions to reduce any further decline.

3. Value for Money

Investment from partners

LMH will match fund the grant levels from borrowing available to the organisation and where feasible we propose to apply our existing Empty Homes and Affordable Homes programme grant to housing which will complement the Tuebrook and Stoneycroft scheme.

LMH is now in the 5th year of its Improvement Programme and in order to ensure that this investment is maximised, LMH has developed an efficient supply chain in partnership with another local Registered Provider. Given the economies of scale the partnership can generate, high quality products are sourced at very competitive prices. LMH will take advantage of these supply chains to reduce the cost of the improvement works to the empty homes and thus limit the grant levels required. NSC (a local social enterprise) will undertake the works and it is proposed that approximately 20 apprentices will be employed to support in the delivery of this work.

Proposed delivery beyond 2014

LMH will offer a small number of the properties, acquired from landlords, for outright sale or shared ownership. The income generated from these units will be used to fund additional acquisitions in this Tuebrook and Stoneycroft area. Should LMH not be able to identify further empty homes in that location, other areas of vulnerability will be identified.

Impact on the local housing market in terms of both values and demand

Tuebrook and Stoneycroft Ward has the lowest levels of Registered Provider-owned properties at just 16%. Therefore, any modest increase in social ownership can redress a local shortage of affordable housing. Liverpool Mutual Homes believes that the planned investment in the Tuebrook and Stoneycroft area will significantly lift the existing housing market and help to address the sustainability of the area.

4. Delivery

Toolkit

LMH will have a dedicated officer to manage the cluster programme. The officer has already developed links with Liverpool City Council's Empty Homes Team and some local landlords to progress our existing programme. This dedicated officer will directly link into the Restore agency approach outlined in the Restore consortium statement.

Pipeline

LMH is working closely with Liverpool City Council's Empty Homes team, identifying void dwellings. We will also work closely with local letting agents, LMH local area housing offices and local council members. These links have already identified 15 such properties with many more to follow.

Track record

Since 2008, LMH has undertaken challenging major refurbishment projects to schemes in major disrepair and with long-term void levels (some in excess of 15 years). The first scheme was the Daneville Estate, Walton which consisted of 598 homes. This is now a high demand, settled neighbourhood which has won a HCA 2009 Academy Award for carbon reduction.

The lessons learned during the Daneville Estate improvements have been applied to similar low-demand schemes including Soho Street, Trinity Walk and Rock Grove. The success of the Daneville Estate improvements has been replicated in these locations.

LMH is currently undertaking major refurbishment to 71 properties at Broad Lane, Norris Green. The properties were acquired from Liverpool City Council and were due for demolition. The properties will be refurbished to exceed the Decent Homes Standard and will be highly energy efficient.

5. Equalities & Diversity

Restore partners are all fundamentally committed to Equality and Diversity and support Local Authority and HCA duties introduced by the Equalities Act 2010 from 1 April 2011. Restore will work with local nominations and Liverpool City Region's Choice Based Lettings scheme Property Pool Plus to ensure that homes are brought back into use to meet the diverse housing needs of all sections of communities, addressing local priorities identified and agreed by Local Authorities.

Knowsley Borough Council, Liverpool City Council, Sefton Borough Council, Wirral Borough Council, Halton Borough Council and Registered Providers have pooled resources to develop Property Pool Plus, which provides a fair and transparent system that empowers existing tenants and new applicants looking for a move. Operating one sub-regional system with a joint allocations policy and a single application form gives applicants more control over their housing choices and increased flexibility.

Restore will maximise the economic benefits delivered by Clusters of Empty Homes funding through its programme and procurement, connecting with Empty Homes Community Funds bids and their focus on training and employment opportunities for local people.

Plans included? Yes.

Council Tax records confirming how long properties have been empty? Yes

HCA Bringing Clusters of Empty Homes Back into Use 2012-14

Liverpool City Region Consortium Bid (Restore Consortium)

1. Offer Details

Restore 3 South Liverpool

Number of long-term, clustered empty properties contained in this element of the offer: **103**

Total Grant requested: **£1,468,000**

Total Scheme Cost: **£9,097,117**

2. Strategic Fit

2.1 Plus Dane Group is committed to working in partnership with Liverpool City Council and Liverpool City Region Partners to deliver the priorities outlined in the Liverpool City Regional Local Investment Plan (LIP2). This Clusters of Empty Homes consortium bid supports the Liverpool City Region priorities to improve the quality of existing housing stock and maximise the number of empty properties that can be brought back into use across the Liverpool City Region.

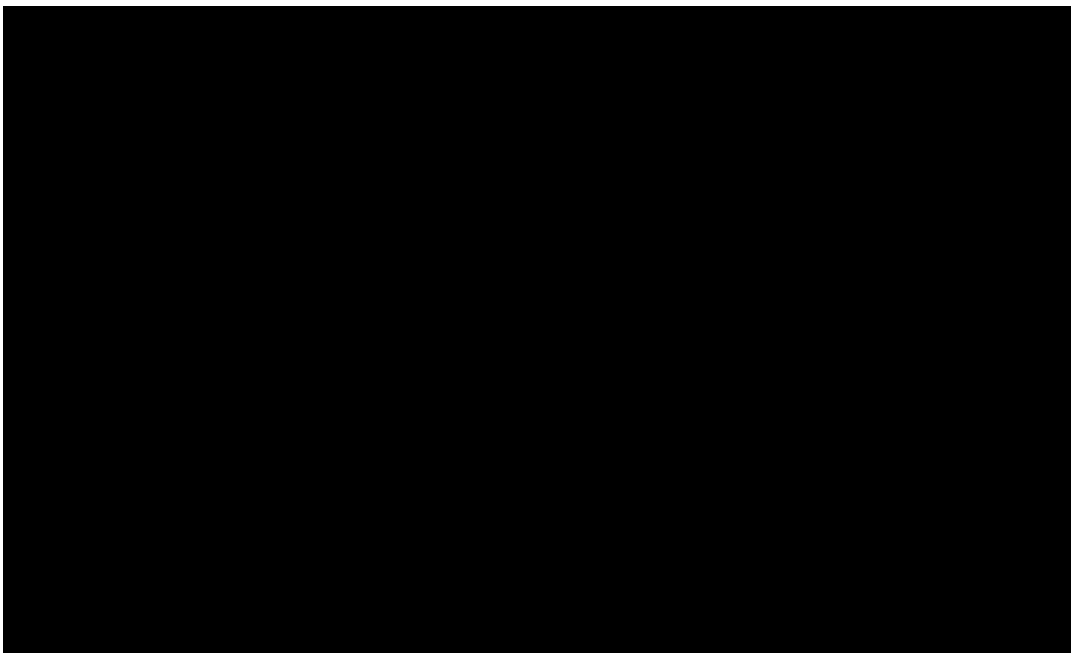
2.2 Plus Dane Group's proposal contains two distinct offers. However, their geographies are complementary and will further promote economic growth by increasing the number of homes for both the economically active whilst also tackling existing empty properties within the more vulnerable parts of the Liverpool 8 and Granby neighbourhoods. Plus Dane Group and Cosmopolitan Housing propose to bring **40 long-term, clustered empty properties** back into use in the **Liverpool 8** and **Granby** neighbourhoods. In addition, Plus Dane Group is negotiating to acquire **Belem Tower, a 10-storey tower block in Liverpool 17** which is located within the **Princes Park Ward**, adjacent to Liverpool 8 and Granby. Liverpool 8 is within the top 1% of most deprived neighbourhoods nationally; Liverpool 17 is within the top 10% of the most deprived nationally. By transforming clusters of properties in these areas into desirable, affordable homes, Plus Dane Group will offer a range of tenures including Affordable Rent and Market Rent, broadening the choice and availability of good quality, well managed housing.

2.3 This Clusters of Empty Homes Bid will complement Plus Dane Group's HCA Affordable Homes Programme (AHP) Empty Homes allocation, which will bring 54 empty properties back into use across Merseyside and Cheshire, 16 of which will be in the South Liverpool area. Plus Dane Group is also working in partnership with the Welsh Streets Home Group to support their recently submitted Empty Homes Community Grants bid; Plus Dane Group would work with the Welsh Streets community to bring additional empty properties back into use in Kelvin Grove, Liverpool 8. In addition, Plus Dane Group's affordable housing programme will provide 120 new build units as part of the Welsh Streets re-development programme. All initiatives will greatly improve the overall offer of housing choice and availability in the South Liverpool area.

2.4 **Complementary Action**

Plus Dane Group's offer links directly to a number of priorities within the Liverpool City Region Local Investment Plan 2 (LIP2), which highlights the need for an overall strategic approach to tackling empty properties as part of re-dressing the housing supply within the Liverpool City Region.

2.5 Plus Dane and partners are keen to build upon the work undertaken to date in relation to the previous HCA Affordable Homes Programme (AHP) Empty Homes allocation, via the collaborative Liverpool City Region Empty Property Practitioners Group. Further developing the relationships and added value of a multi-agency approach, under the umbrella of Restore, we would continue to develop standard policies and procedures promoting greater efficiencies in the delivery of this programme. In addition, Local Authority and Registered Provider Partners are progressing ideas around a wider role for Restore, whereby a dedicated team would work across Liverpool City Region Local Authorities, developing key skills in empty homes negotiation and delivery. Our partnership / multi-agency approach compliments the priorities of LIP2, and our aim of developing a Liverpool City Region Empty Homes Agency would bring a range of expertise into one central hub, thereby streamlining the process.



2.6 Acquired in 2006 from Liverpool Housing Action Trust by UK Land and Property, Belem Tower is located within Liverpool 17. Following a number of unsuccessful attempts to bring this iconic building back into use, Plus Dane Group has been in negotiations to acquire the property from the current landowner to provide **63** high quality apartments with stunning views across Liverpool and the Welsh Hills. The refurbishment of Belem Tower will complement the proposed delivery of units at Merebank Tower which is currently being procured through the HCA Delivery Partner Panel.

2.7 Through its role as Local HomeBuy Agent (Merseyside & Cheshire), Plus Dane Group has evidenced a strong demand for high quality apartments in this part of the city. Targeting the economically active, Belem Tower is a unique development that would appeal to graduates, due to its close proximity to the City Centre, good transport links, and its location in comparison to the popular Lark Lane and Allerton Road areas. Tackling clusters of empty homes in sustainable locations is a major priority within LIP2.

2.8 ***Liverpool 8 and Granby neighbourhoods***

Plus Dane Group and Cosmopolitan Housing will bring an additional **40** empty properties back into use in the Liverpool 8 and Granby wards. These properties will be progressed via a combination of Purchase and Repair and Lease and Repair options, with 30 being offered on an Affordable Rent basis, and 10 for market rent. This offer will further support the recently

announced £25.6M Leader1 (Liverpool) Ltd. programme which is bringing 149 homes back into use and creating 50 new homes in the Granby area.

2.9 **Consultation**

As a major stakeholder and one of the lead Registered Providers within the South Liverpool area, providing its comprehensive Neighbourhood Investment (Ni) approach, Plus Dane Group has an established track record of delivering major regeneration initiatives, and long-term management solutions for sustainable communities. Plus Dane Group will continue to engage with established community groups around the procurement and delivery of the Empty Homes programme, providing employment and training opportunities. Plus Dane Group has been consulted with Local Councillors around this Clusters of Empty Homes offer; one example of support for programme is provided here:

“I am of course pleased to support any activity in my Ward and the surrounding neighbourhood that will help to bring some of the city's empty properties back into use. The abandonment of Belem Tower was and remains a disgrace, given the need for accessible housing (in terms of cost and physical accessibility) – especially given its fantastic location on the edge of the Park.

We also have a problem in Greenbank with private landlords who own individual properties, and refuse to renovate or release these. These then become a blight and concern to neighbours in the street.

The need for housing in our area means it is crucial that we take all action possible to bring existing stock back into use.”

Councillor Laura Robertson-Collins, Greenbank Ward

3. **Value for Money**

3.1 **Investment from partners**

In order to complement the Empty Homes Clusters submission, Plus Dane can Group will provide match funding from a wide-ranging programme of investment which includes the following:

- A planned **£3.5M** re-investment programme over the next four years in our Cluster bid areas £1.2M of which will be spent on refurbishing our own void properties.
- An existing HCA Affordable Homes Programme Empty Homes Allocation of **£521K** which will bring 54 Empty properties back into use across the Merseyside and Cheshire regions. Within these Cluster areas, £121K of this grant allocation will be directed to bringing 16 properties back into use through Purchase and Repair and Lease and Repair.

3.2 Working collaboratively with partners from the public, private and third sectors, Plus Dane has played a significant role in attracting major funding to South Liverpool, including:

- Section 106 monies to enable the first' Tesco Regeneration Superstore at the heart of Liverpool 8;
- Sports Lottery Funding for a new Fire Station and Sports Centre in Liverpool 8;
- Heritage Lottery Funding of £3.7M for full building refurbishment of The Florence Institute (“The Florrie”) on Mill Street, Liverpool 8. A former boys' institute, this Grade II listed building had fallen into major disrepair. Transformed, the Florrie will house a 300 seated auditorium, gym, café and crèche for the local community.

3.3 Plus Dane is committed to generating future income beyond the life of this programme through the Restore Loan Fund. The fund will look to recycle £70K in Year 10 of the Lease and Repair scheme, and subject to refurbishment costs will recycle £345K in Year 3 of the Purchase and Repair scheme. This will fund a further 24 empty units approximately, being brought back into use beyond 2014.

3.4 *Proposed delivery beyond 2014*

Beyond 2014 Plus Dane will be continuing to deliver their Affordable Homes Programme Empty Homes Allocation and will similarly be looking to recycle funds from the Lease and Repair properties contained within that offer, as outlined at 3.3 above. Plus Dane Group will continue to support local community groups who have submitted bids to the Empty Homes Community Grants Programme, working with them to harness any additional funds that become available.

3.5 *Impact on the local housing market in terms of both values and demand*

The impact empty properties have on the surrounding area is profound in reducing demand, being a blight on communities and reducing the values of adjoining properties. Belem Tower has been vacant for at least five years according to council tax records. It is a huge eyesore in a very popular area where 2-bed apartments can sell for up to £200K. It would be expected that the refurbishment of this tower block would firstly improve the landscape of the entrance to Liverpool's largest park and offer a more affordable option in an area of high demand. The properties will offer good quality housing, with on street parking close to the City Centre. Plus Dane Group would expect to achieve market rents of around £600-£650pcm for a 2-bed property. This offers a cheaper alternative to City Centre accommodation that would be attractive to the large increases in foreign professionals over recent years. The properties are also likely to appeal to retained graduates and young professionals, due to their close proximity to Lark Lane, Allerton Road and Sefton Park. The graduate retention rate in Liverpool is currently around 45% and expected to rise.

3.6 Plus Dane Group anticipates the demand for properties in locations that currently contain vacant units to increase as the aesthetics of the street are improved. Plus Dane Group and Cosmopolitan Housing will, wherever possible target multiple empty properties within the same street / location so as to maximise the impact of investment. Direct intervention would have a positive impact on values of adjoining properties who have been trying to sell but failed due to having an empty home in the street which has deterred prospective buyers.

4. Delivery

4.1 Plus Dane has a dedicated full time officer working on its Homes and Communities Agency Affordable Homes Programme Empty Homes programme. This officer has established strong links with all Local Authority Empty Homes Officers and will take on the role of managing the Clusters programme through the Restore agency approach outlined in this consortium bid. The Empty Homes Officer will work with Plus Dane Group's Head of Development to progress proposals for the Restore model, engaging with the Liverpool City Region Partners.

4.2 *Pipeline*

Plus Dane Group is working closely with the Local Authority Empty Homes teams and has already identified a number of empty properties where they are working with owners to come to either a Lease and Repair or Purchase and Repair arrangement. The Local Authorities have made a commitment to establish a pipeline of properties following enforcement activity and engagement by their teams with empty property owners. A marketing strategy to advertise and encourage owners of empty homes to come forward will sit alongside the agency to ensure maximum reach and support a healthy pipeline.

4.3 Track record

Plus Dane Group understands that bringing empty homes back into use depends upon the strength and connectivity of relationships with both Local Authority enforcement teams, private sector owners, and a dedicated delivery team. As a Lead Investment Partner with the Homes and Communities Agency, consistently achieving top-quartile performance in relation to delivery, Plus Dane Group has the skills and experience required to deliver a successful Clusters of Empty Homes programme with added value. Between 2006 and 2009, Plus Dane Group delivered both Improve for Sale and Improve for Repair schemes in the Liverpool City Region which included the following:

- Refurbishment / rebuilding of 15 large Victorian homes in Beaconsfield Street, Granby, with total works of £1.8M. Homes were similar to the properties outline in this proposal. Properties were effectively rebuilt behind historic facades.
- Refurbishment of three structurally poor properties in South Grove, Liverpool 8 with total works of £690K. Properties were extensively refurbished / reconfigured.
- 2007- 2008 Refurbishment of 49 properties across Liverpool 8, in poor condition, with total works of £1.23M. Properties were refurbished as required, i.e. a new roof if needed, new kitchen if needed;
- 2008 – 2009 Refurbishment of 75 properties in poor condition across Liverpool 8, with total works of £2.25M. Properties were refurbished as required, i.e. a new roof if needed, new kitchen if needed.

5. Equalities & Diversity

- 5.1 Restore partners are all fundamentally committed to Equality and Diversity and support Local Authority and HCA duties introduced by the Equalities Act 2010 from 1 April 2011. Restore will work with local nominations and Liverpool City Region's Choice Based Lettings scheme Property Pool Plus to ensure that homes are brought back into use to meet the diverse housing needs of all sections of communities, addressing local priorities identified and agreed by Local Authorities.
- 5.2 Knowsley Borough Council, Liverpool City Council, Sefton Borough Council, Wirral Borough Council, Halton Borough Council and Registered Providers have pooled resources to develop Property Pool Plus, which provides a fair and transparent system that empowers existing tenants and new applicants looking for a move. Operating one sub-regional system with a joint allocations policy and a single application form gives applicants more control over their housing choices and increased flexibility.
- 5.3 Restore will maximise the economic benefits delivered by Clusters of Empty Homes funding through its programme and procurement, connecting with Empty Homes Community Funds bids and their focus on training and employment opportunities for local people.

Plans included? Yes.

Council Tax records confirming how long properties have been empty? Yes.

HCA Bringing Clusters of Empty Homes Back into Use 2012-14

Liverpool City Region Consortium Bid (Restore Consortium)

1. Offer Details

Restore 4 Homesteading:

Number of long-term, clustered properties contained in this element of the offer: **105**

Total Grant requested: **£1,822,255**

Total Scheme Costs:

Estimated Total Scheme Costs	£6,849,145
Total Number of homes to be brought back into use	105
Equates to	£65,229
Average grant required	£17,354 per unit
Equates to a match funding by the Riverside Group per unit	£3.75

For every £1 grant requested for each unit, the Riverside Group will expend a match funding of £3.75

2. Strategic Fit

The clusters of long-term empty homes which are the subject of this bid are in locations identified within the Liverpool City Region Local Investment Plan 2 2011-15 (LIP2) as affected by a concentration of vacant homes, in accordance with the Cluster of Empty Homes Bidding Guidance. The empty properties identified in this bid proposal are adjacent to areas of economic activity and potential. The offer area comprises Liverpool: Anfield/Kensington, Sefton: Bootle and Wirral: Wallasey/Birkenhead.

In the case of the Bootle area, the clusters of long-term empty homes are adjacent to the Port of Liverpool, into which the Port’s owners are planning major investment. Bringing them back into use will enhance the City Region’s housing offer, meet – and are supported by – the objectives in LIP2 and emerging Local Investment Agreement (LIA), as well as contributing to wider economic growth.

The neighbourhood suffers high levels of vacant homes, and is one of the most deprived areas in Britain, ranking in the bottom 2% in the country in the Index of Multiple Deprivation 2007.

Sefton Council supports the Clusters of Empty Homes funding bid submitted by the Riverside Group, to pursue its Own Place home-steading scheme.

The aim of Wirral's Investment Strategy is geared towards delivering key investment interventions particularly in those strategic sites such as Birkenhead Docklands, Wirral Waters Enterprise Zone. The strategy is clear in its dialogue with private sector partners as to what will work in unlocking development and kick-starting the economy in the short term, to lay the foundations for longer-term sustainable growth. Aligned to the Investment Strategy and LIP2 are Wirral's strategic housing priorities and aspirations to help invigorate and support the local economy. Increasing local housing supply is fundamental to meeting local housing needs, attracting new economic growth and supporting existing businesses to grow within the Borough. Wirral wishes to progress in building upon existing partnerships to deliver a new supply by working with both the public and private sector to stimulate development of a mix of both market and affordable housing. Ensuring housing meets the needs, demands and aspirations of the current and future workforce is a core requirement for Wirral's ambitions to both retain and increase the local population.

Wirral Council supports the bid submitted by the Riverside Group, to pursue its Own Place scheme in the Birkenhead and Wallasey neighbourhoods, both of which contain priority neighbourhoods which the Council is targeting as part of its Housing Strategy, due to the level of empty properties being double that of the borough average.

In the case of Liverpool this offer marks a change in strategy for this particular area which was identified for refurbishment and re-modelling options and is being consulted upon. The wider Anfield area has been characterised by a high number of empty properties for over a decade and addressing this issue has been a priority in that time. The offer will complete the local strategy for addressing the high issue of high vacancy levels.

The Riverside Group is a substantial stockholder in all these areas and is one of the Council's lead Registered Providers in the neighbourhood.

Complementary Action

The Liverpool City Region Local Investment Plan 2 2011-15 (LIP2) was agreed in November 2011 between the Homes and Communities Agency (HCA) and the Liverpool City Region Local Authorities. LIP2 is supplemented by a Local Investment Agreement (LIA), which has been agreed by Liverpool City Region cabinet. This offer supports LIP2 by increasing supply of quality housing which has been identified as an area of economical growth potential. This offer is supported by LIP2's spatial priorities: namely a requirement to develop and implement forward strategies for HMRI areas; delivering new supply of housing; and bringing empty properties back into use.

The Masterplan contains a number of objectives, including:

- Improving older homes in the Knowsley area;
- Bringing all sustainable Registered Provider stock to decency standards;
- Shift the tenure balance from rented accommodation to owner occupation.

The offer also supports the objectives of the North Liverpool South Sefton Strategic Regeneration Framework (SRF) agreed between local stakeholders and the HCA in 2011. There is a complete commitment to completing the restructuring of the housing market in former HMRI neighborhoods in order to ensure their long term sustainability and maximise the contribution to economic growth.

Consultation

As stated above, the Masterplan for the area was the subject of major public consultation, which involved the community and Local Members. Council Members ultimately formally approved the Masterplan.

Local Members have approved both Wirral's Housing Strategy 2011-26 and Empty Strategy and retain the target of bringing 250 empty properties back into use in the Borough as a key priority within the Council's Corporate Plan 2012/13. Members commitment to reducing the number of empty properties is further evidenced through its allocation of both New Homes Bonus and Capital Programme resources to empty property initiatives.

3. Value for Money

Investment from partners

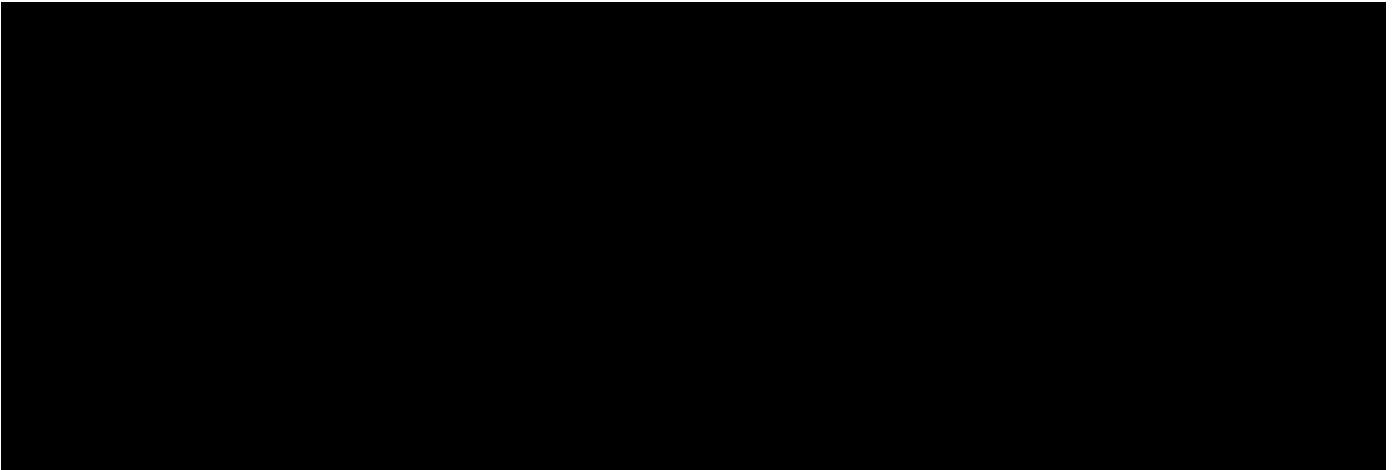
Match funding for this offer will come from a number of sources, The Riverside Group as a registered provider with its vacant properties to bring back into use, investment in the area of our Green Fund Deal Affordable Warmth programme (further details below) fighting full poverty, our own void properties and our own internal funding stream.

Green Fund Deal



Riverside has become the first housing association in the UK to appoint an Affordable Warmth Officer in a bid to help its tenants become more prosperous.

As the Strategic Affordable Warmth Officer, Emily Leonard will work closely with Riverside's asset management and community regeneration teams to develop an Affordable Warmth strategy.



In the Peel Road Neighbourhood, Sefton, we have been successful in securing a funding subsidy, allowing the Riverside Group to improve the thermal efficiency of approximately 530 Units. This contract was started in March and will run through to the end of September 2012, but the Riverside Group is procuring funding on an on-going basis.

The scheme is CESP related (Community Energy Saving Programme) and we aim to spend in the region of £4500 per property, this is including subsidy. The works comprise of thermal upgrades of the external envelope of the property, loft top-up insulation, boiler renewals and heating upgrades. The project value for the scheme is £4M, Riverside has contributed £1.4M.

This work will benefit the residents who live in our homes and the aim is to reduce fuel poverty and enrich people's lives. Peel Road Neighbourhood has been designated a CESP area, meaning that it falls into the lowest 10% of socially deprived areas by government's economic and health indices.

The scheme is due to finish in September due to the government review of the CESP project. It is important to deliver the project within this timescale and to maximise the funding opportunity. The rules governed by CESP and Ofgem will allow stock movement plus or minus 10% without losing the initial subsidy offer.

This will allow some flexibility should we be able to increase the stock count within the scheme. The principle contractor (Warmer Heating) has provided confirmation that they have capacity to deliver, should we be in a position to undertake further work on empty homes.

Proposed delivery beyond 2014

Riverside's ongoing Own Place programme will continue to refurbish non-sustainable vacant rented stock as a means to deliver mixed tenure solutions in its neighbourhoods. The success of Own Place over the past four years has provided Riverside with sufficient confidence to continue with the

programme for the foreseeable future. This approach has been included within our Corporate Plan. We continue to recycle the sales receipts into ongoing refurbishments and also to subsidise new provision. We have improved over 160 properties in challenging areas (adjacent to HMRI) and sold these through the Own Place programme.

The success of the Own Place scheme was recognised through the Housing Excellence Awards in 2011 where Riverside received the award for the Best Use of Stock category.

Impact on the local housing market in terms of both values and demand

All HMRI areas suffer an oversupply of poor quality homes, and oversupply of social rented homes. By acquiring and improving empty homes and then selling them to first-time buyers who are willing to stay in the area and invest in their homes, complemented by Riverside disposing of surplus social rented homes to homeowners, will help stabilise the neighbourhood and make it more attractive to other people thinking of moving in.

The proposed activity will also help switch the tenure balance from renting to home ownership; a major strategic objective to improve the local housing market, particularly in the areas bid for.

We have examples where we have improved in excess of 10 properties for Own Place in the same streets in Bootle, Liverpool and Birkenhead with transformational outcomes. Streets which appeared run down received a 'lift' with new owner occupation, improved economic activity in the locality and an overall feel of improvement and regeneration.

In several cases we have challenged ourselves and introduced Own Place into particularly challenging neighbourhoods under pilot programmes. These were streets with low demand, high turnover and the associated issues one would expect. Own Place has succeeded and we have witnessed a change and confidence returning to areas we thought had little sustainable prospects.

4. Delivery

Toolkit

The Council provided funding for Riverside to acquire 2 vacant properties (148 Peel Rd and 71 Dryden St) and are currently pursuing the Enforced Sale of 73 Dryden Street to the Riverside Group. Bringing these properties into use will be a quick win.

The Riverside Group will seek to target the acquisition of other empty properties within the cluster area. Where possible the Council will use its statutory powers to help bring forward sales and acquisitions.

Wirral is able to assist Riverside in generating a pipeline of private sector empty properties for purchase, repair and sale to a first-time buyer using the following approaches:

- The first approach is a periodic mail-out to all of the long term vacant property owners using the Council Tax database advising them of the scheme and encouraging them to make contact with the relevant parties to discuss the scheme further. The total number of long term vacant properties as of April 2011 was 3029.
- The second approach centres around the specific signposting to the scheme to vacant property owners that the Empty Property Team is currently engaging with through complaints, enforcement, landlord accreditation and grant enquiries in an effort to advise them of the existence of this scheme and the benefits it may offer.
- The third approach involves the specific targeting of properties in the Wallasey and Birkenhead Strategic Empty Property Areas.
- The Council will help screen or filter properties to identify properties that may fit the profile that Riverside are seeking.

Track record

To date the Own Place scheme sells empty Riverside Group-owned empty properties for home ownership to local people. The proposed scheme offers the opportunity to include privately owned empty properties, which can be bought in, with Local Authority assistance where possible. The properties are sold at market value with buyers receiving a grant from Riverside for 25% of the market value, to allow them to make improvements to their own standards, which may be repayable if they sell the property within five years. The properties vary in quality but under the scheme Riverside will carry out structural repairs and some improvement works to bring them up to a standard that will allow buyers to secure a mortgage. Sales are to first-time buyers who intend to live in the properties and do not intend to sub-let. In addition, buyers will only be able to sell to other homeowners to stop the properties being let by a private landlord.

Own Place properties would be grouped close to the privately-owned empty stock so that the investment we make in the new home will benefit from the improvements being carried out by surrounding owner occupiers improving their properties to create a better neighbourhood.

Own Place homes vary in condition. Some of the properties will have been refurbished prior to sale. Others will need some re-decoration and upgrading which will allow the buyer an opportunity to bring the property up to their own standards. Some of the properties will require more comprehensive works and are likely to appeal to competent DIY-ers and those who have access to skilled labour via friends and family. Own Place homes are on a 125 year lease with a peppercorn ground rent.

Where are the properties?

The first homes for sale will be in areas of central Birkenhead, Bootle and Kensington. However the scheme will be expanded to cover other areas of Wirral, Sefton and Liverpool.

What are the properties like?

The properties are mainly 2 and 3 bedroom terraced houses, some of which have been empty for some time. Some are in poor condition, but under the scheme Riverside will carry out structural repairs and some improvement works to bring all properties up to a standard which should allow buyers to secure a mortgage.

What will the properties be sold for?

The properties will be sold at market value (independently set), but buyers will receive a 'grant' from Riverside equivalent to 25% of market value. In other words if a property has a market value of £80K then allowing for the grant, the buyer would pay £60K. Average sales values in the proposed areas are £45K after discount.

Can the buyer keep the grant?

Yes, provided they live in the property for 5 years. If they sell the property before then they will have to pay some or all of the grant back (on a sliding scale of 20% per year) a bit like Council tenants have to with a 'Right to Buy' discount.

Why is Riverside doing this?

Where properties are empty, they do not help with the image of the neighbourhood. We believe that by selling some properties to home owners who are willing to stay in an area and invest in the homes, this will help stabilise the neighbourhood and make it more attractive to other people thinking of moving in. It will help shift the balance from rented accommodation to owner occupation, increasing the socio-economic mix in the street and neighbourhood.

Who can buy one of these properties?

Own Place is aimed at helping first time buyers onto the first rung of the housing ladder. We have developed a simple set of eligibility rules:

- Buyers must be 18 years or older;
- They must either be renting a property or living with family or friends;
- They must be able to show that they need help in buying a property because of limited income although....
- They must also be able to show that buying a home (with the benefit of a grant) and looking after it is something they can afford to do;
- They must be able to fund the purchase either through a mortgage or savings;
- Some existing home owners may also be eligible – for instance if they need to move because their home is being cleared, or they need to move because of a relationship breakdown.

Purchasers will be asked for personal and financial details so that we can check eligibility.

How do potential customers apply?

The properties are marketed through a local estate agent, Brennan Ayre O'Neill using the Own Place brand. They put up sign-boards, advertise in local newspapers and all properties are accessed via the website portal (www.ownplace.org), which receives 88,000 hits per month.

5. Equalities & Diversity

Restore partners are all fundamentally committed to Equality and Diversity and support Local Authority and HCA duties introduced by the Equalities Act 2010 from 1 April 2011. Restore will work with local nominations and Liverpool City Region's Choice Based Lettings scheme Property Pool Plus to ensure that homes are brought back into use to meet the diverse housing needs of all sections of communities, addressing local priorities identified and agreed by Local Authorities.

Knowsley Borough Council, Liverpool City Council, Sefton Borough Council, Wirral Borough Council, Halton Borough Council and Registered Providers have pooled resources to develop Property Pool Plus, which provides a fair and transparent system that empowers existing tenants and new applicants looking for a move. Operating one sub-regional system with a joint allocations policy and a single application form gives applicants more control over their housing choices and increased flexibility.

Restore will maximise the economic benefits delivered by Clusters of Empty Homes funding through its programme and procurement, connecting with Empty Homes Community Funds bids and their focus on training and employment opportunities for local people.

Plans included? Yes.

Council Tax records confirming how long properties have been empty? Yes.

Calculation of Estimated Average length of time for which Properties have been empty as of 1st April 2012

Project	Estimated time vacant	Number of	Multiplier	Total term vacant (yrs)
██████████ (34 units)	8 years	34	8	272
Improvement for sale (21 units)	6 months - 1 year	5	0.75	3.75
	1 year - 2 years	6	1.5	9
	2 years - 5 years	10	3.5	35
Capital Programme (Empty Property Grants) (30 units)	1 year - 2 years	30	1.5	45
	6 months - 1 year	5	0.75	3.75
Enforcement & Advice (15 units)	1 year - 2 years	5	1.5	7.5
	2 years - 5 years	5	3.5	17.5
	TOTAL	100		393.5
Programme Average Length Vacant (yrs):				3.935



HCA Bringing Clusters of Empty Homes Back into Use 2012-14

Liverpool City Region Consortium Bid (Restore Consortium)

1. Offer Details

Restore 5 Wallasey and Birkenhead

Number of long-term, clustered empty properties contained in this element of the offer: **100**

Total Grant requested: £1,500,000

Total Scheme Costs: £6,628,020

2. Strategic Fit

Wirral recognises that the Council has a strong role to play in maximising the use of existing stock by returning empty properties back to use to try and help meet local housing need identified through key evidence such as Wirral's Strategic Housing Market Assessment. Wirral's focus for the future is to build on the work we are already undertaking in relation to tackling empty properties, which includes strategically analysing Council Tax data and regular monitoring and mapping of hotspots of long term-empty properties for targeted pro-active intervention, visiting properties within strategic priority areas and engaging owners of empty properties which offer the greatest potential for offering an increased housing choice for local people, offering financial assistance to long-term empty property owners and aligning our Landlord Accreditation offer to help source tenants for properties, promoting a 'developer list' for private sector partners wanting to renovate empty properties and bring them back into use, continuing our HOUSED scheme which refurbishes empty properties for sale and the use of a wide range of enforcement powers where necessary. The focus of this bid submission is to target these wide ranging activities within the Wallasey and Birkenhead cluster areas to maximise the impact, protect housing investment and help meet local housing need.

The total number of vacant properties in Wirral has increased year on year despite the Local Authority becoming increasingly effective in returning greater numbers of vacant homes to occupation. The number of vacant homes stood at 6389 in April 2011 which equates to 4.4% of Wirral's total housing stock (146,070). It is clear from the statistics, that additional support is required to tackle the scale of the vacant property problem in an effort to substantially increase housing supply. The Wallasey and Birkenhead areas still represent a significant challenge in terms of clusters of empty properties as they were the last areas to receive investment from the former HMR Programme. One of the clusters, Andrew Gibson House, is situated on a key arterial route from the proposed Wirral Waters scheme up to New Brighton which has been the focus of recent regeneration investment.

Use of New Homes Bonus, Wirral's Capital Programme and HCA funding is being used to support housing supply alongside regeneration activity and using the Wirral Waters development as a catalyst, Wirral Council will work in partnership to regenerate and revitalise the surrounding areas by paving the way for development. Wirral will also be aligning the Council's own Capital resources to make a substantial impact on the Borough's main clusters of empty properties.

Wirral is looking to bring 100 empty properties back into use providing a mix of high quality affordable homes, supporting owner occupation for first-time buyers and supporting access to the private rented

sector through accreditation, accredited leasing and private sector leasing. Wirral plans to achieve this target through a mixture of Improve for Sale, Improve for Rent, financial assistance and other support and tools to improve the quality and access to housing within priority intervention areas and the refurbishment of the poorest concentrations of empty properties that are having a detrimental impact on the market sustainability of the area. Wirral also plans to align CESP and Green Deal funding and explore the potential of REECH complementary funding. Three of the LSOAs within the Wallasey and Birkenhead programme area are specifically the focus of targeted CESP work where significant consultation has already been held with the local community.

Complementary Action

The aim of Wirral's Investment Strategy is geared towards delivering key investment interventions particularly in those strategic sites such as Birkenhead Docklands, Wirral Waters Enterprise Zone. The strategy is clear in its dialogue with private sector partners as to what will work in unlocking development and kick-starting the economy in the short term to lay the foundations for longer term sustainable growth. Aligned to the Investment Strategy and Liverpool City Region Local Investment Plan 2 2011-15 (LIP2) are Wirral's strategic housing priorities and aspirations to help invigorate and support the local economy. Increasing our housing supply is fundamental to meeting our local housing needs and attracting both new economic growth and support existing businesses to grow within the Borough. Wirral wishes to progress in building upon existing partnerships to deliver a new supply by working with both the public and private sector to stimulate development of a mix of both market and affordable housing. Ensuring housing meets the needs, demands and aspirations of the current and future workforce is a core requirement for Wirral's ambitions to both retain and increase the local population.

This proposal will meet the above aspirations by providing employment and training opportunities for local people. The proposal includes the employment of apprentices on a three-year training contract at the rate of one new employee per £1m of project turnover. In addition to this, opportunities will be offered to students at Wirral-based education and training facilities, such as Wirral Met, to undertake work experience as part of their training courses. It is envisaged that up to ten students per annum can be accommodated. The supply chain will be sourced locally and we will work closely with Wirral Council's Build Wirral Scheme, which commits to provide employment and training for local unemployed people and support those from disadvantaged areas to find work and training in the construction industry. This bid will also integrate with and complement the existing HCA Empty Homes funding for Private Sector Leasing and the recent Empty Homes Community Grants Programme bids which will have a clear focus on local employment and training outcomes for the local community.

Consultation

Substantial consultation has been undertaken with key stakeholders, members and local communities on the formulation of the Council's Corporate Plan and Housing Strategy 2011-26 and Empty Property Strategy where making the best use of existing stock and tackling empties properties has been highlighted as a key priority. A target of bringing 250 empty properties back into use in the Borough has been retained as a key priority within the Council's Corporate Plan 2012/13. Members' commitment to reducing the number of empty properties is further evidenced by the allocation of both New Homes Bonus and Capital Programme resources to support empty property initiatives.

3. Value for Money

Investment from partners

The following funding is direct funding which is attributed specifically to the deliver of the overall 100 properties brought back into use as part of the Wallasey and Birkenhead Cluster programme objective:

Wirral's Housing Capital Programme	£439K
CESP	£51K
NHB	£420K
Improvement for Sale RP Contributions	£1260K
Capital Programme (EP Grants)	£90K
One Vision Housing	£2,681K
Private Landlord Investment	£180K
Total Match Funding	£5128K

There will also be an additional £7.6M complementary funding associated with the delivery of the Wallasey and Birkenhead Programme comprising £6.8M targeted British Gas CESP investment, £658K HOUSED Refurbishment Scheme (returning 16 units back into residential use) and £114K HCA Empty Homes Programme.

Proposed delivery beyond 2014

Up until 2016/17 there is funding which has been identified through the New Homes Bonus Allocation to support the targeting of empty properties for improvement for sale or rent (with an option for sale in the future). Those receipts which are generated relating to the New Homes Bonus allocation will be recycled and used to target further empty properties to bring back into use. On the assumption that a surplus is generated through the improvement for sale programme, One Vision Housing plan to reinvest 25% of those proceeds into the empty homes programme with the remaining surpluses reinvested in additional affordable housing.

Impact on the local housing market in terms of both values and demand

Empty properties can have a negative impact on the market stability of areas. A Home-track study in 2003 reported that, on average, a property next to an empty house sells for 18% less than one that is occupied. Where clusters of empty properties exist, the affect is even more profound. This project seeks to bring clusters of empty properties back into use in areas where there is demand for both affordable rents and market housing, and in areas where house prices are either static or rising (Birkenhead ADF area -0.7 over Q1-Q4 2011, Wallasey 14% increase over same period).

4. Delivery

Toolkit

Wirral Council's scheme is a refurbishment-led programme, which builds on its extensive in-house experience of delivering large refurbishment programmes, empty property improve for sale/improve for rent initiatives including the HOUSED programme which has been operating since 2007; financial assistance for empty properties, empty property enforcement tools and partnership approaches with RPs and the CVS. This bid aims to continue these initiatives, but use greater targeting to maximise the impact within cluster areas of empty properties.

Pipeline

The promotion/targeting of the scheme will take three forms:

- The first approach is a periodic mail-out to all of the long term vacant property owners using the Council Tax database. The total number of long term vacant properties as of April 2011 was 3029. Marketing material is currently being prepared and due to be sent out shortly.
- The second approach centres around the specific signposting to the scheme to vacant property owners that the Empty Property Team is currently engaging with through complaints, enforcement, landlord accreditation and grant enquiries in an effort to advise them of the existence of this scheme and the benefits it may offer.
- The third approach involves the specific targeting of properties in our Strategic Empty Property Areas (see map overleaf) whereby the vacancy rate is greater than 10% of the total stock in these areas.
- The Council will take the lead on the financial assistance options, accredited leasing, landlord accreditation and HOUSED and will work with PRs to generate referrals for IFR/IFS/ Private Sector Leasing and Own Place as well as continuing to provide targeted advice and assistance and taking enforcement action against owners where appropriate.

Existing Pipeline

These priority areas contain approximately 150 long-term empty properties, 100 of which the Council has already established contact with the property owner and options have been discussed regarding the future of their properties. This would represent an ideal group of vacant property owners to target the promotion of a Lease & Repair or Purchase & Repair scheme and could also make a significant concentrated impact on reducing the number of vacant homes in the respective areas. The ability to reduce the number of vacant homes in these areas will assist the Local Authority to increase the housing offer and to prevent further housing market decline.

Track record

Since Wirral launched its Empty Property Strategy in 2005/06 Wirral has brought back into use over 1000 empty properties through Council intervention and developed a comprehensive toolbox of both enforcement measures, and incentives such as grants, loans, accreditation and help to let properties. Wirral has actively sought partnerships with RPs to deliver Improve for Sale & Improve for Rent initiatives as well as Private Sector Leasing to complement its wider housing regeneration programme. Wirral has developed new approaches with the Community and Voluntary Sector and private landlords (e.g. developers list) and hopes to bring forward an accredited leasing scheme later this year.

5. Equalities & Diversity

Restore partners are all fundamentally committed to Equality and Diversity and support Local Authority and HCA duties introduced by the Equalities Act 2010 from 1 April 2011. Restore will work with local nominations and Liverpool City Region's Choice Based Lettings scheme Property Pool Plus to ensure that homes are brought back into use to meet the diverse housing needs of all sections of communities, addressing local priorities identified and agreed by Local Authorities.



Knowsley Borough Council, Liverpool City Council, Sefton Borough Council, Wirral Borough Council, Halton Borough Council and Registered Providers have pooled resources to develop Property Pool Plus, which provides a fair and transparent system that empowers existing tenants and new applicants looking for a move. Operating one sub-regional system with a joint allocations policy and a single application form gives applicants more control over their housing choices and increased flexibility.

Restore will maximise the economic benefits delivered by Clusters of Empty Homes funding through its programme and procurement, connecting with Empty Homes Community Funds bids and their focus on training and employment opportunities for local people.

Plans included? Yes.

Council Tax records confirming how long properties have been empty? Yes. Andrew Gibson House comprising 34 units of accommodation from the 100 target figure has been recorded on Council Tax records as vacant since 01/04/2004.

The remaining properties being targeted are from a pipeline of Long Term Vacant properties over 6 months which are the focus of Wirral's regular monitoring of Council Tax records and our proactive engagement with empty property owners.

HCA Bringing Clusters of Empty Homes Back into Use 2012-14

Liverpool City Region Consortium Bid (Restore Consortium)

1. Offer Details

Restore 6 Living Over the Shops (LOTS), Prescot

Number of long-term, clustered empty properties contained in this element of the offer: **25**

Total Grant requested: **£312,500 (£12,500 per property)**

Total Scheme Cost: **£0.65M estimate for homes element of the scheme, wider Townscape Heritage Initiative scheme approximately £4M**

2. Strategic Fit

This offer is based on the principle of a Living Over the Shops (LOTS) scheme, promoting the creation of housing from vacant commercial accommodation above shops in Prescot Town Centre. In addition to expanding the housing stock in the area it will deliver significant environmental and economic benefits to Prescot. It will support a livelier and safer town centre whilst the broader Prescot strategy will develop an improved evening economy. The activity will complement the Townscape Heritage Initiative encouraging the conservation improvements to be made in order to safeguard the standards of existing buildings. Knowsley Chamber of Commerce, with a number of local businesses and property owners, has applied for Portas Pilot status for Prescot Town Centre, through the newly developed Town Team.

Complementary Action

Prescot is the oldest of the Borough's townships and has historically played a significant role within the North West region with its contribution to the watch-making and cabling industry. The historic centre contains a unique mixture of cultural and heritage assets within a traditional market town.

Prescot is well connected to the motorway network, with its close proximity to the M57 / M62 and has the potential to attract further business investment to the area. Over the last decade, Prescot has seen significant investment from both the public and private sector, including a new business park, new schools, expansion of Cables Retail Park, highway improvement schemes and extensive market housing developments.

The council is committed to the long-term sustainability of the area through the development of the overarching regeneration framework. This will seek to ensure that an environment supportive of investment is created and maintained to stimulate the continued commitment of the private sector in delivering improvements to the town's overall economy and sense of place.

As part of the programme, the Council is in the process of submitting a Stage 2 Heritage Lottery Fund bid for £1.9M for the Townscape Heritage Initiative which is a conservation and community-led regeneration project to deliver pre-identified physical, social and economic outcomes. The Townscape Heritage Initiative has two key strands:

- Built environment - repair, restore and re-instate architectural features to a number of targeted historic properties, gap sites and public realm;
- Community – community engagement, interpretation and education programme.

The total funding pot, known as the common fund, will be sourced from a number of areas including; Heritage Lottery Fund, internal match-funding, external funding opportunities, and third party contributions. The Council will act as the accountable body, with overall management responsibility for common fund.

One of the key aspects of the Prescott Regeneration work is the revitalisation of the traditional town centre high street area and primarily Eccleston Street, which is made up of a row of traditional shop-front units with two-storey accommodation above the ground floor retail units. The majority of these units above the shops are vacant. The council is developing a Living Over the Shops (LOTS) scheme to support the work of the Townscape Heritage Initiative and the regeneration of the Eccleston Street area.

There is ongoing work to support the improvement of Prescott Town Centre through the newly developed Town Team. A bid for the Portas Plot has been submitted by the Prescott Town Team led by the Chamber of Commerce and a number of local businesses and property owners. The Council has acted as the accountable body for this bid to pilot innovative schemes to support the retailers in the area.

Consultation

- All local Prescott Ward Elected Members have been contacted as part of the broader regeneration programme work and the Townscape Heritage Initiative. There is strong support from local Ward and Parish Councillors, together with full support from the Cabinet Member for Regeneration, Economy and Skills and the Elected Members.
- The local business community has identified a Living Over the Shops (LOTS) scheme as a priority through the Townscape Heritage Initiative and Portas Pilot consultation that has resulted in the initial establishment of the Town Team. Three public consultation events have been completed targeted at local businesses and partners.
- Initial positive interest from over a quarter of the building owners established through a telephone consultation exercise.
- Internal visual surveys completed on five target properties.
- 170 on-line pledges and 52 hard-copy pledges of support for the activity in Prescott;
- 10 stakeholder letters of support for the overall Townscape Heritage Initiative programme that includes the external improvement works to a number of the properties and surrounding area including:



- Further consultation with all owners by letter is scheduled for mid-May.
- A business event is planned for early June to harness the momentum built through the Portas Pilot funding bid, the outcome of which is expected in May 2012.

3. Value for Money

Investment from partners

- £125,000 secured from New Homes Bonus over two years to target empty homes
- £125,000 secured through local partner Knowsley Housing Trust (KHT)
- £1.89M Townscape Heritage Initiative bid outcome expected in June 2012
- £100,000 CLG bid submitted for the Portas Pilot outcome expected May 2012
- £40,000 pro-rata match from staff resource allocated to Prescott LOTS scheme
- £25,000 match from the CLG High Street Innovation Fund

Proposed delivery beyond 2014

Prescot THI is scheduled to run for a five year period to 2017. As the programme progresses there will be an increasing number of target properties completed as well as public realm improvements. There is an expectation that this will have a positive impact on the area and additional properties will be brought back into use. It's estimated that 20% of original funding will have been recovered post 2014 and this will be recycled to support additional properties back into use.

Impact on the local housing market in terms of both value and demand

There is healthy demand in the Prescot area with an identified shortfall of over 140 properties 1, 2, and 4 bedroom homes for market housing. There is a further shortfall in affordable homes across 1, 2, 3 and 4 bedroom. The tenure mix in Prescot is summarised below. The support of a LOTS scheme will bring much needed rented housing stock into use in the area.

	England	Knowsley	PWCKV
% Private Rented	10	4.2	4.4
% Social Rented	19.3	31.5	23.7
% Shared Ownership	0.7	1.2	0.3
% Owner Occupier	68.1	60.5	68.2

The conversion of the commercial properties over the shops will also bring much-needed life back into the town centre supporting the development of a safe and vibrant town centre.

4. Deliverability

Pipeline

The cluster of properties falls within the Prescot Town Centre Conservation Area. Through the Townscape Heritage Initiative and the Portas Pilot / Town Team approach there will be significant engagement with property owners and businesses in the area. The LOTS scheme will be developed alongside the property owners with the support of the Townscape Heritage Initiative project manager and an Empty Homes officer.

There has already been a series of inspections completed and a door-to-door survey to identify current uses of the premises above the shops. Once funding is secured each property with potential for conversion will be fully surveyed to complete an options appraisal and develop a schedule of work for conversion that will be shared with the owner.

Knowsley Housing Trust (KHT), as the Borough's largest social landlord, will work in partnership with the Council and property owners to enable the premises to be brought back into use. The Housing Options Service will actively promote the properties and match potential tenants.

Ongoing support will be provided through the Townscape Heritage Initiative and Empty Homes officer to enable the owner to access grant funding from a variety of sources to encourage the conversion of properties.

Track record

Knowsley MBC has developed an empty home strategy that has been identified by the HCA as best practice: <http://www.homesandcommunities.co.uk/knowsleys-empty-homes-strategy>

The Council has worked with owners utilising the necessary enforcement and engagement tools to bring homes back into use. 2011-12 achievements in bringing empty homes back into use is summarised below:

- Through ongoing work targeting empty homes the Council has brought 55 homes back into use from April 2011 to March 2012;
- Used legal powers to enforce the sale of a long term empty home. The property was sold to KHT and they are undertaking improvement works to bring it up to a standard for lettings;
- Completed the first Empty Dwelling Management Order (EDMO) in the Liverpool City Region;
- Worked in partnership with Social Enterprise North Huyton Community Futures and the college to develop a training programme that has brought two empty homes in the area back in to use.

5. Equalities & Diversity

Restore partners are all fundamentally committed to Equality and Diversity and support Local Authority and HCA duties introduced by the Equalities Act 2010 from 1 April 2011. Restore will work with local nominations and Liverpool City Region's Choice Based Lettings scheme Property Pool Plus to ensure that homes are brought back into use to meet the diverse housing needs of all sections of communities, addressing local priorities identified and agreed by Local Authorities.

Knowsley Borough Council, Liverpool City Council, Sefton Borough Council, Wirral Borough Council, Halton Borough Council and Registered Providers have pooled resources to develop Property Pool Plus, which provides a fair and transparent system that empowers existing tenants and new applicants looking for a move. Operating one sub-regional system with a joint allocations policy and a single application form gives applicants more control over their housing choices and increased flexibility.

Restore will maximise the economic benefits delivered by Clusters of Empty Homes funding through its programme and procurement, connecting with Empty Homes Community Funds bids and their focus on training and employment opportunities for local people.

Plans included? Yes.

Council Tax records confirming how long properties have been empty? No. Due to the commercial nature of the properties there are no council tax records available.



Bringing Clusters of Empty Homes into use

Bidding guidance

April 2011

Contents

- Introduction
- Clusters of Empty Homes Funding Requirements
- Assessment Criteria
- Bidding Requirements
- Contracts and Funding
- Timetable
- Key Contacts

Introduction

1. Tackling empty homes is an important part of the Government's Housing Strategy, offering a sustainable way of increasing the overall supply of housing and reducing the negative impact that neglected empty homes can have on communities.
2. Laying the Foundations - a Housing Strategy for England sets out a number of tools, approaches and potential resources to support action in this area, including £50m of capital funding to tackle concentrations of empty properties.
3. This funding is available to local authorities with clusters of empty homes which have good market prospects but require an intensive approach to return them to a liveable standard. This includes refurbishing and reconfiguring homes, as well as improving the public realm. It is expected that such properties would not come back into permanent use without a coordinated street-by-street approach and additional funding.
4. Clusters of Empty Homes funding is available over the period 2012-14 and bids are invited from those local authorities and local authority/Registered Provider partnerships shortlisted following the Stage 1 Expression of Interest Round.
5. We recognise that there are a very wide range of approaches which may be used to tackle empty homes, and that different approaches are needed in different circumstances. We want to offer local authorities and their partners as much flexibility as possible to take the most effective approach locally, whilst ensuring a rigorous approach to value for money.
6. This bidding guidance sets out the requirements, assessment criteria and timetable for bids where funding is sought.

Clusters of Empty Homes Funding Requirements

7. Clusters of Empty Homes funding is available for initiatives meeting the following criteria:
 - A minimum of 100 empty homes brought back into use
 - Delivery is within a distinct area with over 10% of homes empty, and each cluster represents more than 25 empty homes
 - Clear and demonstrable high level strategic fit including local authority and community support
 - Commitment to providing 100% match funding

Type of properties which may be brought back into use

8. The funding available may be used to bring empty homes and other types of property (including commercial property) into use as housing as part of a neighbourhood approach. This includes property currently in private and public ownership, although existing social housing is not eligible for funding.
9. Funding should target long term empty properties (empty for longer than 6 months) which on average have been empty for at least two years, though there will be flexibility to take account of local circumstances. These properties must have good long term prospects in terms of occupancy and demand.

Use of properties

10. Properties may be brought into use for rent, shared ownership or owner occupation in line with local demand and the requirements of the neighbourhood.
11. This may include homesteading schemes, where residents (or future residents) contribute their labour in exchange for a reduced rent or an increase in the share they own in the property.
12. Where homes are brought back into use as rented affordable housing we would expect these to be offered at an Affordable Rent. As set out in the Framework for the Affordable Homes programme 2011-15, published on 14 February 2011, where an Affordable Rent is lower than a target rent, the target rent for the property will constitute a floor.
13. Where delivery of the property brought back into use at an Affordable Rent is by a private Registered Provider, that provider will need to add the properties to its Framework Delivery Agreement (FDA) if it has one, or enter into a Short Form Agreement (SFA) with the HCA, in order to comply with the Social Housing Regulator's Tenancy Standard on rents. As set out in paragraph 36 funding will be paid by the HCA as un-ringfenced Section 31 grant to local authorities and local authority /Registered Provider partnerships. In such cases, properties should be

added to the FDA or SFA as applicable, with the funding shown as other public subsidy.

14. In all instances bidders should ensure the schemes developed are tailored to support local strategic plans and community ambitions.

Bringing properties back into use

15. We do not have a fixed delivery model for tackling empty homes as we recognise that different solutions will be appropriate for different areas, or even within an area. We wish to encourage innovation and hope that this flexibility allows partners to tailor approaches to meet local requirements.
16. This could include acquisition and repairs, leasing arrangements and/or the provision of financial support such as rent guarantees. We have a strong preference for bids which encompass loans and other opportunities to recycle funding.
17. Bidders should note that the funding available is capital, to bring empty properties back into use. It can therefore be used to fund eligible acquisition, works and on-costs (where those can be capitalised in line with Statement of Recommended Practice (SORP)). It cannot be used to fund revenue posts, for example, to provide general advice about empty homes.
18. This funding is intended for refurbishment and reconfiguration to bring empty homes back into use. It is not intended for clearance or demolition.
19. Bids should set out clearly how match funding will be used to support bringing empty homes into use. That match funding could be revenue or capital, and could be applied to a wider range of activities – but there should nonetheless be a clear demonstration that it supports the overall objectives of the scheme.

Standards

20. It is anticipated that these will be determined locally, though bidders should be aware of the opportunities to improve energy efficiency through schemes such as the Green Deal – more information can be found at http://www.decc.gov.uk/en/content/cms/tackling/green_deal/green_deal.aspx
21. Where empty properties are brought back into use as Affordable Housing, the design and quality standards detailed in the Empty Homes Guidance for the Affordable Homes Programme (Nov 2011) will apply. This guidance is available at: http://www.homesandcommunities.co.uk/sites/default/files/our-work/empty_homes_bidding_guidance_211111.pdf

Supporting employment opportunities

22. Tackling empty homes often offers opportunities to deliver wider benefits to communities, including employment and training opportunities. We are keen to see bids which include such opportunities.

Who should bid?

23. Bids are sought from those organisations shortlisted following the Stage 1 Expression of Interest Round.

Assessment Criteria

Strategic Fit

24. We will only support bids which have clear local authority and community support, and where proposals meet local priorities or support local strategies to tackle empty homes. In particular bidders are asked to demonstrate:
- The issues in the area and how they will they be addressed through this investment
 - What other complementary action will be undertaken to deliver a sustainable housing market
 - A strong case that the investment will clearly result in a sustainable community, with good links to local infrastructure and economic opportunities
 - How the scheme aligns with Local Investment Plans and/or other initiatives to improve the area
 - Clear community support as demonstrated through the support of local elected Members and residents.

Value for Money

25. All bids must demonstrate value for money. In assessing value for money we will take account of:
- Overall costs, funding requested and the number of homes proposed to be brought back into use
 - The proposed housing outcomes
 - The length of time that properties have been empty prior to being brought back into use
 - How the total project costs will be met and evidence of match funding/ leverage
 - The capacity to generate future income and evidence of how this will be recycled
 - The impact on the local housing market including values and demand

26. DCLG modelling carried out for the business case for the Government investment in this programme assumed that the cost of refurbishment was likely to be between £12,500 and £30,000 per unit, allowing up to 4,000 empty homes to be brought back in to use.

Deliverability

27. We will prioritise bids with a high degree of certainty of delivery and this will influence the funding allocation, if any, that we will wish to offer to successful bidders.
28. Where bids exceed the available funding, we may offer scaled allocations to those bids which meet our criteria, taking account of the degree of certainty of delivery.
29. Bidders should outline:
 - How and when they will identify and bring forward a pipeline of properties
 - What tools/ approaches will be used, including evidence that innovation has been considered against practical delivery
 - How delivery will be supported by local authority services, including for example, enforcement
 - Evidence of demand for the resulting homes, including creating/ supporting demand where needed and ensuring affordability
 - Their track record and previous experience of bringing empty homes back into use within a regeneration context. This could include a summary of previous initiatives and if these had limited success, an explanation of what will be done differently this time.

Equalities and diversity

30. Local authorities and the HCA are subject to both general and specific equalities duties introduced by the Equalities Act 2010 from 1st April 2011. This means that we must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations in the exercise of our functions.
31. We want to be sure Empty Homes brought back into use will meet the diverse housing needs of all sections of our communities and we expect that providers will seek to address local priorities identified and agreed by local authorities.

Bidding Requirements

32. Bidders for funding through the HCA will be required to submit the following additional information which builds on the Expression of Interest and supplementary statements provided as part of Stage 1:
 - A Project Plan encompassing further information on the intended approach and evidencing how the proposal meets each of the funding and assessment criteria outlined above
 - A Stage 2 bidding template covering the Value for Money position for each 'Cluster' which can be found at:
www.homesandcommunities.co.uk/ourwork/clusters-of-empty-homes
33. This must be supplemented by:
 - Plans for each Cluster highlighting the areas to be tackled alongside the location of empty properties; and
 - Information from council tax records on how long properties have been empty.
34. All information should be provided electronically and submitted in PDF format to clustersofemptyhomes@hca.gsi.gov.uk
35. Where changes have taken place since the submission of the Stage 1 Expression of Interest, these should be discussed with your local HCA contact.

Allocation of Funding

36. In total £50m is available over two years (2012-13 and 2013-14) and this will be paid, by Section 31 grant determination to Local Authorities as un-ringfenced grant in two equal instalments.
37. Where a Registered Provider is the applicant they will need to work in partnership with the local authority who will act as the accountable body. This will ensure that the clusters of empty homes are tackled as part of a wider strategy for improving housing markets and regeneration in the area.
38. It is an absolute requirement of the programme that resources are committed by 31 March 2014.

Timetable

39. Stage 2 applications for the Clusters of Empty Homes Programme are required by noon on 4 May 2012. Bids and supporting documentation should be submitted electronically and in PDF format.
40. Submissions should be returned via email to the following address:
Clustersofemptyhomes@hca.gsi.gov.uk

41. Bids will be assessed by Homes and Communities Agency area investment teams based on the criteria outlined above.

Milestone	Date
Invitation for full bids	11 April 2012
Deadline for submissions	Noon – Friday 4 May 2012
Assessment and moderation period	7 May – 1 June 2012
Sign off of proposed programme (HCA and DCLG – incl. Ministers)	w/c 4 June 2012
Confirmation of allocations	w/c 11 June 2012

Contacts

42. The first point of contact for competition applicants is our area investment teams. Bidders are strongly advised to contact their area office to discuss their proposals and local priorities for bringing clusters of empty homes into use.
43. For general enquires about the operation of the scheme, bidders are invited to email the Agency at: clustersofemptyhomes@hca.gsi.gov.uk . Bidders should note that where questions raised may be of general applicability to all prospective bidders, these, and our response will be published on our website.

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South West

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BS1 6EH

Clusters of Empty Homes Programme – Frequently asked questions

What is the aim of the Clusters of Empty Homes Programme?

The Clusters of Empty Homes Programme seeks to tackle clusters of empty homes that can often attract anti-social behaviour, vandalism and fly-tipping to neighbourhoods.

How much funding is available?

£50m of Government funding is available to tackle concentrations of empty homes as announced on 21 November 2011 by the Prime Minister and Deputy Prime Minister as part of Laying the Foundations – a Housing Strategy for England. Local authorities will be expected to match fund - bringing the total investment to £100m.

What can this funding be used for?

Funding is available to areas with clusters of empty homes which have good market prospects but require an intensive approach to return them to a liveable standard. This includes refurbishing and reconfiguring homes, as well as improving the public realm.

Can Clusters of Empty Homes Funding be used to fund revenue or capital works?

Funding is available to support capital works (including environmental improvements) required to bring empty properties back into use for housing. Revenue support is not available.

Who can bid?

The programme is open to Local Authorities and HCA Investment Partners who can demonstrate that proposed schemes meet the necessary criteria.

What are the funding criteria?

- A minimum of 100 homes brought back into use over the lifetime of the project ;
- Delivery is within a distinct, compact area (ward or smaller) with over 10% of homes empty, and each cluster representing more than 25 empty homes;
- Clear and demonstrable high level strategic fit and community support - as well as evidence of local authority commitment if the local authority is not the lead bidder;
- In principle commitment to providing 100% match funding.

How does the application process work?

To make quick progress, and avoid wasted work, we are adopting a two stage process for allocating the funding.

The first stage is to invite Expressions of Interest against the above criteria. The HCA will conduct an initial assessment against the above essential criteria and a shortlist of successful applicants will then be invited to submit more detailed Stage 2 applications by the end of April 2012.

Where can I get the expression of interest pro forma?

Those wishing to apply to the Clusters of Empty Homes Programme should complete an Expression of Interest pro forma and email this to clustersofemptyhomes@hca.gsx.gov.uk by noon on Monday 12 March 2012.

How does this differ from Housing Market Renewal?

The HMR programme was targeted at large scale market restructuring including demolition, new build and refurbishment. The Clusters of Empty Homes Programme is specifically available for remodelling and refurbishing existing empty properties.

Can the areas include empties which are in social and private ownership being brought back into use?

A co-ordinated approach is desirable, though bidders should note that funding from the Clusters of Empty Homes Programme is not available for social housing.

Is the fund only for bringing empty houses into use or can empty commercial properties be considered?

Empty commercial properties, where they are brought back into use for housing, can be considered as part of a co-ordinated neighbourhood scheme which also tackles clusters of empty homes

Do empty homes have to be brought back into use as affordable housing?

Homes may be brought back into use for rent, shared ownership or outright sale for owner-occupation in line with local demand.

Do properties brought back into use have to be offered at affordable rents or can social rents be considered?

Where homes are brought back into use as affordable housing we would expect these to be offered at an affordable rent.

Can private leasing be considered as part of the proposals to bring properties back into use, so that an acquisition does not have to take place?

Yes - private sector leasing can be considered.

Is there a maximum level of funding which will be considered per unit?

We would expect providers to demonstrate that they are maximising the value for money offered in their bids, particularly those shortlisted to submit detailed applications by the end of April.

Does match funding have to be in place now?

In principle commitment to provide match funding is required at the Expression of Interest stage.

Is there a formal definition of low demand being used for the programme?

Distinct, compact areas (ward or smaller) with over 10% of homes empty, and each cluster representing more than 25 empty homes, are eligible for the Clusters of Empty Homes Programme.

We've submitted an offer for the main Empty Homes 2012-15 Programme administered by the HCA. Can we submit an Expression of Interest for the Clusters of Empty Homes Fund?

Provided your proposal meets the stated criteria and does not duplicate the offer you have made to the Empty Homes 2012-15 Programme (ie is a different set of properties which meet the programme criteria), then an Expression of Interest would be welcomed.

Is there any flexibility on the minimum number of homes required? Must these be in the same local area / ward area or can these be spread across a wider geographic location?

Preference will be given to applicants who are able to meet all of the funding criteria. Whilst clusters of 25 homes must be within a distinct, compact area (ward or smaller) the aggregate total of 100 homes may be spread over a wider geography ie Local Authority.

Can we offer a mixture of firm and indicative properties or must there be a minimum of 100 properties which we can name / identify to qualify for the second stage?

We expect that Stage 2 applications will incorporate a mix of firm and indicative properties. Deliverability will be a key consideration at Stage 2 and preference will be given to those applications with strong pipelines identified.

Can we use this funding to create revolving loan schemes to tackle clusters of empty homes?

Yes, we wish to encourage resources being recycled to bring further empty homes into use.

Can we bid as a consortium across a number of Local Authorities?

Yes

Can community groups bid for Clusters of Empty Homes funding?

While Clusters of Empty Homes funding is available to Local Authorities and HCA Investment Partners (as the lead applicant), we envisage that a range of partners will be involved in delivery including community groups.

A separate bid round for community-led developers, such as charities, smaller not-for-profit organisations and community and voluntary groups was announced by the Communities Minister, Andrew Stunell, on 24 January 2012. This is part of the £100m Empty Homes 2012-15 Programme and is being managed by Tribal Education. The [application guidance](#) is available on the DCLG website.

Clusters of Empty Homes

Bidder	CoEH Funding Requested	CoEH apportioned
Lancaster	1,942,740	1,910,788
AGMA	3,745,800	3,684,193
Middlesborough	1,100,000	1,081,908
Tendring	1,312,500	1,290,913
Newcastle	500,000	491,776
Barnsley	977,450	961,374
Cumbria	590,000	580,296
Restore	17,031,005	16,750,896
City of Stoke-on-Trent	1,500,000	1,475,329
Barrow	3,500,000	3,442,435
Pennine	9,638,328	9,479,806
Calderdale	610,000	599,967
West Lyndsey	605,000	595,050
South of Tyne	630,000	619,638
Hull	3,650,000	3,589,968
Thanet	4,200,000	4,130,923
Kirklees	2,928,000	2,879,843
Blackpool	1,642,500	1,615,486
Hartlepool	2,740,000	2,694,935
Durham	2,160,000	2,124,474
	61,003,323	60,000,000

[REDACTED]

From: [REDACTED]
Sent: 29 May 2012 17:33
To: [REDACTED]
Cc: [REDACTED]
Subject: Clusters of Empty Homes Fund allocations [PROTECT]

Dear All,

You may have already started to pick up enquiries from journalists regarding Andrew Stunnell's announcement today regarding the allocation of £145m to tackle empty homes. This £145m includes an increased budget for Clusters of Empty Homes - up from £50m to £60m.

While DCLGs press office has been quick to announce this, our partners have only just received confirmation letters at 4pm this afternoon. Copies of these are saved here and I'd be grateful if you could circulate this link to other colleagues in your OA/ contact partners as appropriate. All successful bidders in the NW have been contacted individually by HCA already.

[NW\CoEH\Stage 2 Allocations](#)

As agreed at Housing Program Board (HPB), all allocations have been scaled back (by less than 2%) to bring the entire programme in within the new increased budget of £60m. We anticipate that partners will still be able to bring the original number of empty homes back into use.

We'll be working with DCLG to finalise funding/ payment arrangements in the next few days and will cascade this information as soon as we have it.

If you have any queries in the meantime though – please get in touch.

Regards,

[REDACTED]

Homes and Communities Agency
4th Floor
One Piccadilly Gardens
Manchester M1 1RG
E-mail: [REDACTED]
Web: www.homesandcommunities.co.uk

Please note: The format of my email address will change on 2 April from @hca.gsx.gov.uk to @hca.gsi.gov.uk. Please remember to update your address book

PROTECT - COMMERCIAL

29 May 2012

[REDACTED]
Liverpool City Council
Municipal Building
Dale Street
Liverpool
L2 2DH

By email [REDACTED]

Dear [REDACTED]

Cluster of Empty Homes Funding – Allocation

I am writing to inform you that your bid to the Cluster of Empty Homes Fund has been successful.

The quality of the submissions received was high, and we were pleased to see proposals offering such strong alignment with local priorities, innovative approaches to delivery and good value for money. Because of the quality of bids received, ministers have agreed to provide a total of £60 million funding - £10 million more than originally planned. This means that all successful bids can proceed with only a marginal reduction to the total resources requested.

I am delighted to announce that Liverpool City Council on behalf of the Restore Consortium has been awarded £16,750,896 to bring up to 711 empty homes in to use. Your HCA Operating Area Team will be in touch shortly to advise on next steps.

Further information, including the details of all allocations, is available at:
<http://www.homesandcommunities.co.uk/ourwork/clusters-of-empty-homes>

I would like to thank you for your bid and wish you every success in delivery.

Yours sincerely,

[REDACTED]

[REDACTED]

OFFICIAL SENSITIVE - COMMERCIAL

Department for Communities and Local Government
1/D1
Eland House
Bressenden Place
London SW1E 5DU

[REDACTED]

1. Empty Homes Clusters Fund									
Offer Name	LA	Units in bid	Grant Requested	Owner Occupation	Shared Ownership	Market Rent	Affordable Rent	Total	Grant Receivable
Restore 1 : Anfield Village (LCC & Arena)	Liverpool	262	£10,000,000	120	17	34	91	262	£9,835,529.96
Restore 2a : Tuebrook & Stoneycroft (LMH & LCC)	Liverpool	20	£400,000				20	20	£393,421.20
Restore 2b : Tuebrook & Stoneycroft (LMH & LCC)	Liverpool	60	£502,500				60	60	£494,235.38
Restore 2c : Tuebrook & Stoneycroft (LMH & LCC)	Liverpool	20	£465,750	20				20	£458,089.81
Restore 3a : South Liverpool (PDG & LCC)	Liverpool	89	£1,328,000			30	59	89	£1,306,158.38
Restore 3b : South Liverpool (PDG, Cosmo & LCC)	Liverpool	14	£140,000			4	10	14	£137,697.42
Restore 3c: Kelvin Grove (PDG & LCC)	Liverpool	16	£560,000	8			8	16	£550,789.68
Restore 4a: Homesteading (Riverside & SMBC)	Sefton	25	£569,625	25				25	£560,256.38
Restore 4b : Homesteading (Riverside & LCC)	Liverpool	50	£522,700	50				50	£514,103.15
Restore 4c : Homesteading (Riverside & WBC)	Wirral	30	£729,930	30				30	£717,924.84
Restore 5 : Wallasey & Birkenhead (WBC & One Vision)	Wirral	100	£1,500,000	21		45	34	100	£1,475,329.49
Restore 6 : LOTS Prescott (KHT & KMBC)	Knowsley	25	£312,500			15	10	25	£307,360.31
	TOTAL	711	£17,031,005					711	£16,750,896.00
	OFFER	711	£16,750,896						
	Reduction		98.36%						
TOTALS per LA									
		Grant	Units						
LCC		£13,690,024.98	531		100				
SMBC		£560,256.38	25		9901.64%				
WBC		£2,193,254.33	130						
KMBC		£307,360.31	25						
	TOTAL	£16,750,896.00	711						
TOTALS per RP									
		Grant	Units						
Arena		£9,835,529.96	262						
LMH		£1,345,746.39	100						
Plus Dane / Cosmo		£1,994,645.48	119						
Riverside		£1,792,284.37	105						
One Vision		£1,475,329.49	100						
KHT		£307,360.31	25						
	TOTAL	£16,750,896.00	711						

OFFICIAL SENSITIVE - COMMERCIAL

[REDACTED]

From: [REDACTED]
Sent: 20 June 2013 11:35
To: [REDACTED]
Subject: FW: Clusters of Empty Homes Funding Second Tranche [PROTECT]
Attachments: 130618 S31 Determination .pdf

[REDACTED]

Homes and Communities Agency
4th Floor
One Piccadilly Gardens
Manchester M1 1RG
E-mail: [REDACTED]@hca.gsi.gov.uk
Web: www.homesandcommunities.co.uk

Please note: The format of my email address will change on 2 April from @hca.gsx.gov.uk to @hca.gsi.gov.uk. Please remember to update your address book

PROTECT - COMMERCIAL

From: [REDACTED]
Sent: 20 June 2013 09:17
To: [REDACTED]
Cc: [REDACTED]
Subject: Clusters of Empty Homes Funding Second Tranche

All

You will be pleased to know that Ministers have approved payment of the second tranche of for Clusters of Empty Homes Funding. I have attached a copy of the S31 Determination and payment should reach your accounts sometime on 20 June 2013. We are making an announcement of this funding alongside the round 2 empty homes programme so you may be approached for comment and good news stories!! Do let me know if you get any good coverage

<<130618 S31 Determination .pdf>>

I have just realised that last years determination did not have a date in it for return of the declaration that the terms of the grant determination have been complied with. It would be really helpful if this could be with us by 30 June 2013. Please let me know if this date poses a problem. Barnsley are already ahead of the game and I've received theirs already so thank you!

I will be sending out the Q1 return up to 30 June 2013 next week.

**CLUSTERS OF EMPTY HOMES GRANT DETERMINATION 2013: No.
31/2176**

The Minister of State for Housing ("the Minister of State"), in exercise of the powers conferred by section 31 of the Local Government Act 2003, makes the following determination:

Citation

- 1) This determination may be cited as the Clusters of Empty Homes Grant Determination 2013 [No. 31/2176].

Purpose of the grant

- 2) The purpose of the grant is to provide support to local authorities in England towards expenditure lawfully incurred, or to be incurred, by them.

Determination

- 3) The Minister of State determines the authorities to which grant is to be paid and the maximum amount of grant to be paid, the authorities and the amounts set out in Annex A.

Payments

- 4) Payment of grant will be made in one instalment on or after 31 May 2013.

Conditions

- 5) Pursuant to section 31(4) of the Local Government Act 2003, the Minister of State determines that the grant will be paid subject to the conditions set out in Annex B to this determination.

Treasury consent

- 6) Before making this determination the Minister of State obtained consent from the Treasury.

Signed by authority of the Minister of State for Housing


Permanent Secretary, Department for Communities and Local Government

ANNEX A

Authorities to which grant is to be paid	Amount of grant to be paid
Allerdale Borough Council	113,108.50
Barnsley Metropolitan Borough Council	480,687.00
Barrow-in-Furness Borough Council	1,721,217.50
Blackburn-with-Darwen Council	412,895.50
Blackpool Borough Council	807,743.00
Burnley Borough Council	1,775,522.00
Calderdale Metropolitan Borough Council	299,983.50
Carlisle City Council	127,862.00
Copeland Borough Council	49,177.50
Durham County Council	1,062,237.00
Gateshead Council	68,539.00
Greater Manchester Combined Authority	1,842,096.50
Hartlepool Borough Council	1,347,467.50
Hull City Council	1,794,984.00
Hyndburn Borough Council	1,882,669.50
Kirklees Council	1,439,921.50
Lancaster City Council	955,394.00
Liverpool City Region (on behalf of Restore Consortium)	8,375,448.00
Middlesbrough Council	540,954.00
Newcastle City Council	245,888.00
Pendle Borough Council	668,816.00
Stoke-on-Trent City Council	737,664.50
Sunderland City Council	236,052.50
Tending District Council	645,456.50
Thanet District Council	2,065,461.50
West Lindsey District Council	<u>297,525.00</u>
TOTAL	29,994,771.50

Annex B

GRANT CONDITIONS

1. Grant paid to a local authority under this determination may be used only for the purposes that a capital receipt may be used for in accordance with regulations made under section 11 of the Local Government Act 2003.

2. The Chief Executive and Chief Internal Auditor of each of the recipient authorities which receives capital grant under this grant determination are required to sign and return to the team leader of the Private Sector Property Division of the Department for Communities and Local Government a declaration, to be received no later than 30 June 2014, in the following terms:

"To the best of our knowledge and belief, and having carried out appropriate investigations and checks, in our opinion, in all significant respects, the conditions attached to the Clusters of Empty Homes Grant Determination No 31/2176 have been complied with".

3. If an authority fails to comply with any of the conditions and requirements of paragraphs 1 and 2, the Minister of State may-

a) reduce, suspend or withhold grant; or

b) by notification in writing to the authority, require the repayment of the whole or any part of the grant.

4. Any sum notified by the Minister of State under paragraph 3(b) shall immediately become repayable to the Minister.

[REDACTED]

From: [REDACTED]
Sent: 13 November 2013 16:14
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Clusters of Empty Homes Programme - reprofiling - response required by 29 November 2013 [PROTECT]
Attachments: clusters reprofile (2).xls
Importance: High

Please see the e-mail below from DCLG.

The timeline for delivery of outputs has been extended to 31st March 2015, but note the comment that spend still needs to be 'committed' by 31st March 2014.

As Sally has requested, it would be helpful if you could support your partners in the delivery of their re-profiling where possible. I will keep you up-dated on developments.

Regards

[REDACTED]

Homes and Communities Agency
4th Floor
One Piccadilly Gardens
Manchester M1 1RG
E-mail: [REDACTED]
Web: www.homesandcommunities.co.uk

Please note: The format of my email address will change on 2 April from @hca.gsx.gov.uk to @hca.gsi.gov.uk. Please remember to update your address book

PROTECT - COMMERCIAL

From: [REDACTED]
Sent: 13 November 2013 14:36
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Clusters of Empty Homes Programme - reprofiling - response required by 29 November 2013
Importance: High

Please see this piece of good news. I'd be grateful if you could alert your operating areas to this and where they are able to could they offer support to local authorities to complete the task!

We are under increasing pressure to deliver so its really important they deliver the spreadsheet by 29 November. All the empty homes programmes are under scrutiny at the moment so its important we are able to go to Ministers with accurate information.

Note the event on 17 Dec - any useful speakers you can think of would be appreciated. Thought your postcard idea from the last event was really good so maybe an update on that!

Kind Regards

From: [REDACTED]
Sent: Wednesday, November 13, 2013 2:33 PM
To: [REDACTED]

Cc: [REDACTED]

Subject: Clusters of Empty Homes Programme - reprofiling - response required by 29 November 2013
Importance: High

All

In our last request for monitoring data sent on 12 September, we mentioned that we were carrying out a review of programme implementation. As part of this we asked if you were confident about delivering empty homes by 31 March 2014.

We are aware of the difficulties some of you are experiencing in bringing empty homes back into use by March 2014, and where you can provide a justification we will allow you to re-profile your outputs (ie empty homes brought back into use) to a more achievable timescale to reflect actual projected delivery. The ultimate delivery deadline for outputs will be 31 March 2015 in line with the other empty homes programmes. This extension should enable you to maximise delivery against the baseline estimate provided in your application for the programme. A formal letter will follow in due course.

If you wish to re-profile delivery, I would be grateful if you could complete the attached spreadsheet and return it to me **by 29 November 2013**. It is important that we receive you return by this date as we need to present this for final agreement to Ministers the following week. Where you are working as a partnership please can submit a co-ordinated response. If I don't hear from you I will assume that you are committed to deliver all outputs by 31 March 2014.

<<clusters reprofile (2).xls>>

Where your projected total output differs from the baseline output committed as part of your bid; could you please confirm that what is presented in the return is your new total estimated output; please provide a supporting narrative where your revised estimate differs significantly from the baseline commitment; this helps us to understand why the situation has changed.

As far as the funding element is concerned, the allocation paid to you has been paid to you by Section 31 Determination. **As such this funding must be spent, in accordance with that grant determination, by 31 March 2014.** It will be for each local authority to effectively manage the capital spend in line with its' allocation and provide us with assurance of spend in the grant declarations due at the end of June 2014 as set out in the terms and conditions of the S31 Grant Determination issued to you on 20 June 2013.

Finally, we are organising a Network event in London with the LGA on 17 December so could you keep that date free. We will send more details shortly but if you could let me know if there are issues that we should address that would be helpful.