

WIRRAL COUNCIL

ECONOMY AND REGENERATION OVERVIEW AND SCRUTINY

COMMITTEE (16TH JANUARY 2012)

SUBJECT:	OUTCOME OF WIRRAL'S HOUSING MARKET RENEWAL TRANSITIONAL FUNDING BID INCLUDING PROPOSED EXIT PLAN AND SUGGESTED AMENDED HOUSING INVESTMENT PROGRAMME FOR 2011/12
WARD/S AFFECTED:	ALL WARDS
REPORT OF:	ACTING DIRECTOR OF REGENERATION, HOUSING AND PLANNING
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR GEORGE DAVIES
KEY DECISION?	NO

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to provide an update to members on the outcome of the Housing Market Renewal Initiative Transitional Funding bid and to outline amendments to the Council's Housing Investment Programme for 2011/12 to incorporate the Housing Market Renewal Transitional Funding. The report recommends that this change be referred to Cabinet.

1.2 The report also advises members on proposals to prepare the exit plan for Wirral's Housing Market Renewal Programme.

2.0 RECOMMENDATION/S

2.1 That the contents of this report be noted.

2.2 That the proposed changes to the Housing Investment Programme for 2011/12 be reported to Cabinet.

3.0 REASONS FOR RECOMMENDATION/S

3.1 A commitment was previously given in November 2011 to report the outcome of the HMRI Transitional Funding bid.

3.2 A report on the final situation with the HMRI was added to the work programme for the Economy and Regeneration Overview and Scrutiny Committee.

3.3 The Council approved its Housing Investment Programme for 2011/12 on 13th October 2011. Amendments are now required to incorporate the additional resources secured through the HMR Transitional funding.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 Since 2003 Wirral Council has benefited from substantial financial resources provided through the national Housing Market Renewal Initiative, along with our local authority partners, Sefton and Liverpool, under the umbrella of the 'Newheartlands' Pathfinder. These resources have allowed the Council and its private sector partners to intervene in failing private sector housing markets in the neighbourhoods of Rock Ferry, Tranmere, Birkenhead and Wallasey. The interventions began to tackle a range of low demand issues including, amongst others, derelict and abandoned housing, low property values, anti-social behaviour and poor property conditions. In recognition of the scale and deep rooted nature of the range of problems, it was originally envisaged that the HMRI would be a 15 year programme with funding being released on a competitive basis in 3 year tranches. Alignment with other associated public funding streams and resources from the private sector provided match funding to substantially boost the impact of the various interventions.
- 4.2 Building on previous and ongoing successful housing regeneration investment schemes, the initial HMRI interventions were targeted in Rock Ferry and Tranmere with more limited interventions dealing with 'hot spots' in Birkenhead and Wallasey. Over time, as the initiative progressed, greater resources were focused on Birkenhead, with the intention to move into the Wallasey area towards the later half of the HMRI.
- 4.3 Following the Government's Comprehensive Spending Review in 2010, the HMRI was terminated from the end of March 2011, along with another main source of housing regeneration funding distributed through the Regional Housing Pot. This decision was unexpected and led to a number of challenges. The main challenge involved property acquisition commitments exceeding the resources available, largely in North Birkenhead. Property owners and residents had reasonable expectations of moving house after agreeing a sale price but there was insufficient funding available to meet all of these expectations. Towards the end of the 2010/11 the Council was successful in both securing and utilising £2.1m of additional capital resources from the Homes and Community Agency to assist with these acquisitions. The additional funding enabled completion of both a number of urgent acquisitions and capital resources (Regional Housing Pot / Growth Point) to be carried over from 2010/11 to fund committed clearance schemes in 2011/12.
- 4.5 After the announcement of the demise of HMRI, pathfinder authorities were encouraged to seek alternative funding through the new national Regional Growth Fund. Wirral submitted 2 'Round 1' bids in conjunction with local authority and preferred developer partners and a further 'Round 2' bid however these bids were unsuccessful as the funding was substantially oversubscribed.
- 4.6 In addition to the Regional Growth Fund, the Government has also made available £5m in transitional revenue funding to the HMRI Pathfinders over the next 2 years to provide local capacity to exit former HMRI areas. A bid was submitted with the aim of providing a specialist resource to be able to review and rework intervention programmes within the Merseyside Market Renewal area. The Merseyside bid was successful and it has been awarded £330,000 over 11/12 and 12/13. Wirral will receive £44,000 in 2011/12 and £48,000 in 2012/13. Centrally, this will provide funding to sustain a small team of experienced staff formerly part of Newheartlands. The team will conduct a review of the programme, engineer projects in the short to medium term using the new policy framework and assist with financial feasibility work as new models are explored.
- 4.7 More recently the Government has also made available £30m transitional capital funding to the 5 worst affected HMR areas to achieve a structured exit to the HMRI

programme and to specifically help people trapped in stalled clearance schemes. Merseyside is one of these 5 areas and a joint bid for resources was submitted in July this year. Wirral's share of the original bid was £3.9m. This was subsequently amended downwards to £2.9m following a request from the HCA for all bidding authorities to exclude the cost of acquiring occupied RSL housing units. The capital funding is conditional upon Wirral providing at least 100% match funding. This will be a combination of RHP and Growth Point under-spend from 2011/12, existing and projected capital receipts from property sales and New Homes Bonus (previously agreed by Cabinet on 21st July 2011).

5.0 THE HOUSING MARKET RENEWAL TRANSITIONAL CAPITAL FUNDING

- 5.1 I am pleased to be able to report that it was announced in November 2011 that the HMRI Transitional bid has been successful and that Wirral will receive £2.7m additional capital funding. Although slightly less than anticipated, this funding, when combined with match funding will enable the completion of most of the existing clearance commitments throughout the former HMRI area. It may be possible to make up the shortfall with New Homes Bonus to complete the programme. This will be subject to a separate report in due course.
- 5.2 The table in Appendix 1 provides the detail of Wirral's revised HMR Transitional Funding bid and shows how the resources will be used. It should be noted that since the bid was submitted in July, work has been continuing on committed acquisitions, using some of the match funding resources. As such, a proportion of the units identified in Appendix 1 have already been acquired. It should also be noted that there is no compulsion to utilise all of the Transitional Funding in the current financial year. This will allow both negotiations with property owners to continue and support any future CPO action, should this be necessary to acquire the remaining interests.
- 5.3 In summary, the HMR Transitional Funding along with match funding will enable:
- ◆ Birkenhead Area 1 – completion of the remaining acquisitions and demolitions in Milner Street and Carrington Street area, with or without the use of Compulsory Purchase Order(s). This site is one of the committed sites that will subsequently be made available to our partner developer, Keepmoat Homes.
 - ◆ Birkenhead Area 2 – subject to Cabinet Approval for the Neighbourhood Options Appraisal for Area 2 on 2nd February 2012, completion of the remaining acquisitions and demolition of properties in Thorneycroft Street and Plumer Street area, with or without the use of Compulsory Purchase Order(s) and demolitions be also be completed
 - ◆ Bray Street – completion of the last property acquisition and demolition, with or without the use of a CPO. The majority of this site has been released to our partner developer Keepmoat Homes and building work has started on at least 58 new homes.
 - ◆ Belmont – completion of the remaining housing acquisitions in Belmont. Subject to Cabinet approval, this is likely to result in demolition of all derelict housing in Belmont at some point in the future.
 - ◆ Church Road, Tranmere – completion of the remaining acquisitions in the Church Road area, with or without the use of Compulsory Purchase Orders. This scheme involves a number of sites that will be transferred to our partner developer Lovell for both housing and retail redevelopment. Work has commenced on the provision of services to the retail site
 - ◆ Borough Road, Tranmere – completion of the remaining acquisitions and, subject to cabinet approval, demolitions in the Borough Road area. This site will be landscaped in the short term and, in the medium to longer term, will be considered for redevelopment

6.0 HMRI EXIT PLAN

6.1 As part of the transitional Funding bid, a commitment has been given to develop a comprehensive exit strategy with local communities and politicians within the next 12 months. Work on developing this plan will now start in earnest.

6.2 At the onset of the HMRI, community involvement in developing and delivering the program was actively encouraged and, over time, good working relationships have been built with various community groups, as well as with individual residents and property owners. Wirral residents also participate in the Newheartland's Residents' Panel which has continued to meet after the demise of the program and the Newheartland's governance structure. It is intended to continue with this ongoing engagement to develop and agree a robust exit plan to secure the longer term sustainability of the investment previously made in local neighbourhoods.

7.0 AMENDMENTS TO THE HOUSING INVESTMENT PROGRAMME 2011/12

7.1 The Housing Investment Programme 2011-12 builds upon priorities and initiatives in previous reports and consists of the following initiatives:

- Birkenhead Clearance
- Rock Ferry (Sevenoaks/Fiveways) Clearance
- Tranmere (Church Road) Clearance
- Tranmere (Borough Road/Belmont) Clearance
- Wallasey (Trafalgar Road) Clearance
- Facelift Improvements
- Private Sector Home Improvements
- Private Rented Sector Home Improvements
- Healthy Housing Initiative
- Empty Properties
- New Build

7.2 The addition of HMR Transitional Funding has now been incorporated into this programme and will be spent in Birkenhead and Tranmere as per the condition that resources can only be used to acquire occupied housing units located in clearance schemes. As previously mentioned in 5.2 the resources can be spread over a number of financial years, thus facilitating ongoing negotiations and possible future CPO action.

7.3 The table in Appendix 2 details the revised Housing Investment Programme for 2011/12 and incorporates all of the HMRI Transitional Funding. In summary, the additional resources will enable the completion of the ongoing clearance schemes in Birkenhead and Tranmere, although it is likely that a proportion of the budget will be spent in 2012/13 and 2013/14. Future proposals for expenditure beyond 2011/12 will be reported to Cabinet.

8.0 RELEVANT RISKS

8.1 As with all outstanding acquisitions there is a risk that owners may not agree to sell to the Council. In this case the use of Compulsory Purchase Orders (CPO) may be necessary. There is a risk that the Council could lose a future Local Public Inquiry following an objection(s) to a CPO. Members should note that the land assembly already achieved during the HMRI programme has been by negotiation only, without the need to resort to CPO, however, consideration is now being given to the use of

CPO powers to secure the outstanding acquisitions in Tranmere and Birkenhead, and for this activity to commence where necessary within the next 12 months.

- 8.2 Failure to agree a comprehensive Exit Plan with residents could have a negative impact on the sustainability of previous investment.

9.0 OTHER OPTIONS CONSIDERED

The HMRI Programme was developed following an extensive community engagement programme and masterplanning exercises to establish priorities for the housing intervention areas. The proposed revised Housing Investment Programme reflects the need for the Council to finish the outstanding schemes originally started as part of the former HMRI and facilitate new housing provision boosting local housing markets on the eastern side of the borough.

10.0 CONSULTATION

- 10.1 The results of the “Wirral’s Future, be part of it” consultation campaign are reflected in the Housing Capital Programme, which also supports the revised Corporate Objectives. Extensive consultation takes place during the delivery of the Housing Capital Programme in the form of options appraisals, ongoing dialogue with partners, customer feedback surveys etc and the annual review of the Private Sector Housing and Regeneration Assistance Policy. This feedback informs the delivery itself, which is dynamic as opposed to static over the life of the programme.

- 10.2 The ability to complete the stalled demolition schemes and progress the cleared site redevelopments will meet the aspirations of local residents following consultation undertaken as part of various masterplanning events and Neighbourhood Options Appraisals as well as ongoing consultation with private sector developers.

11.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 11.1 The HMRI Transitional Funding secured will enable the completion of the outstanding and stalled demolition schemes and the subsequent site redevelopments, where applicable. This will meet community expectations raised at the beginning of the HMRI.

- 11.2 The HMR Programme, working in partnership with Together Neighbourhood Management Pathfinder, Riverside Housing Association, local voluntary organisations and community members, facilitated the establishment of a Neighbourhood Resource Centre (NRC) within a vacant Council owned commercial property in Church Road. This has enabled a variety of services, including housing advice and information on programme activities, to be provided to residents within the local community. Public sector agencies, such as the PCT and Merseyside Police, and voluntary / community organisations have undertaken activities from the NRC, including training and employment courses which have been undertaken in conjunction with Involve Northwest. An example of the type of activities available for local residents is the opportunity to gain registration through the Construction Skills Certification Scheme to assist individuals in finding employment in the construction sector and this has proved very popular along with the healthy eating Bag-A-Bargain scheme which is now operating from the centre. The NRC was recently nominated for a ‘Spirit of Merseyside’ award aimed at recognising and celebrating the achievements and work of voluntary sector organisations and received the Community Cohesion Award in recognition of the work undertaken in helping to bond the local community and create a sense of belonging amongst residents. Whilst the premises used for the NRC was acquired for

clearance purposes it is intended to continue using the building for the NRC until it becomes necessary to demolish to facilitate the redevelopment of the site by Lovell.

12.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 12.1 The remaining Private Sector Housing Renewal Team, with support from other Council departments will be responsible for the residual clearance programme and other core private sector housing functions such as empty properties, financial assistance and statutory enforcement of minimum standards. In addition, this team will oversee the residential redevelopment of sites assembled through the HMRI programme. The remaining team has been substantially reduced in number but has been able to retain the core skills to be able to continue to deliver the programme and is currently being funded by a combination of the Council's own resources, the Community Fund and NHS Wirral. Funding is currently in place to maintain the team until the end of March 2012.
- 12.2 The remaining Private Sector Housing Renewal team will be focussing on the delivery of the targets agreed in connection to the Community Fund, the Council's Corporate Plan, the HCA and the HMRI Transition Funding.
- 12.3 The financial resources identified in this report will enable the delivery of the Housing Investment Programme for 2011/12, as detailed in Appendix 1.
- 12.4 It is not possible, at this stage, to quantify exactly the total capital receipts that might be achieved from the disposal of surplus HMRI assets, including land, but current market conditions may mean that certain assets would be better sold by private treaty, which could offer an opportunity to maximise receipts. Receipts could subsequently be used to offset liability costs and support the HMRI exit strategy.
- 12.5 Planned demolitions will reduce the potential income generated under the New Homes Bonus for the following year but any new development and the reuse of empty properties will offset this loss by providing an additional income in future years

13.0 LEGAL IMPLICATIONS

- 13.1 There will be legal implications if clearance schemes result in the use of Compulsory Purchase Orders to secure sites for redevelopment

14.0 EQUALITIES IMPLICATIONS

- 14.1 The revised Housing Investment Programme will have a positive impact on some of the most socially and economically deprived areas of the Wirral. The programme will improve the quality of housing, bring back into use vacant dwellings and the redevelopment of cleared sites with new build will help promote greater choice, increase quality and choice of housing for all local people.
- 14.2 An Equality Impact Assessment has previously been completed in 2009 for the combined delivery of the clearance, refurbishment and new build schemes in line with Housing Market Renewal Programme and the Private Sector Housing and Regeneration Assistance Policy. This Assessment has been reviewed in light of the revised programme for 2011/12.

15.0 CARBON REDUCTION IMPLICATIONS

- 15.1 The completion of the residual clearance programme will provide sites for housing redevelopment to at least level 3 of the Code for Sustainable Homes providing sustainable, lower carbon homes into the future.
- 15.2 The works completed in connection with the Neighbourhood Facelift Scheme incorporate energy efficiency measures and micro generation through solar thermal panel installations. These works reduce the carbon footprint of 100 year old houses into the future.

16.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

- 16.1 The HMRI programme has directly supported the Council's strategy for urban regeneration and the re-use of brownfield land and has supported the implementation of the Council's Interim Planning Policy for New Housing Development. The revised Housing Investment Programme for 2011/12 will continue to support these objectives. Relevant Planning Permission will be required for any housing redevelopment. Renewed planning permissions for the remainder of phase 1 (W/APP/10/01205, 148 dwellings approved 26th January 2011) and phase 2 of Rock Ferry (W/APP/10/01206, 78 houses and 57 apartments approved 26th January 2011) have been granted to enable the development to be completed. Planning permission for the mixed use scheme of 100 dwellings, 55 apartments and 9 A1 retail units at Church Road in Tranmere was granted 1st April 2011(W/APP/11/00038). Planning Permission for the redevelopment of the Bray Street site with 58 housing units was approved in October 2011.

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APPENDICES

Appendix 1 – HMRI Transitional Funding Expenditure Table

Appendix 2 – Amended Housing Investment Programme 2011/12

REFERENCE MATERIAL

(Include background information referred to or relied upon when drafting this report, together with details of where the information can be found. There is no need to refer to publicly available material: e.g. Acts of Parliament or Government guidance.)

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
New Homes Bonus Allocation 2011-2012	21st July 2011
Wirral's Housing Market Renewal Programme End of Year Report 2010-11 and Housing Investment Programme 2011/12	13th October 2011

APPENDIX 1 - HMRI TRANSITION FUNDING BID EXPENDITURE TABLE

Category	Street / block name	Site size (ha)	Adjacent areas benefitting (description and hectares)	Total no of homes (inc demolished)	No. of vacant homes	% vacant homes	(Possibly temporary) Sustainable End State	Wider benefits (inc cost savings)	Costs to acquire homes £000	Assumptions	Resident Relocation Costs £000	Assumptions	Sustainable End State Costs £000	Assumptions	Total cost £000	Funding sought £000	Local Matched Funding £000	Match Funding Source	Match Funding Status	No of commercial interests	No of households
1	Miner/Carrington St, Birkenhead	1.674	Both pairs of streets adjoin the Laird Street retail corridor with direct connectivity to Birkenhead town centre and the motorway network, which provides links to other areas of economic growth such as Chester and Liverpool. These adjacent areas will benefit from having a residential population that may either use local facilities or be employed by them. On the opposite side of Laird Street a recent multi-million pound Group Repair scheme invested in the existing pre-1919 housing stock providing a long term future for these particular properties (4.5ha). To the west of the site is an estate of former 1970's Council houses, now owned by Wirral Partnership Homes. These properties have also undergone major private investment to bring them up to the Decent Homes Standard, and redevelopment of the site will further strengthen the local housing market and help secure the future of this particular estate. The site is also close to the Birkenhead dock system and the major redevelopment scheme Wirral Waters which will provide a wealth of new employment opportunities over time.	138	133	96%	Site transferred to Keenpoint as part of development agreement.	Redevelopment of these sites independently or together will remove blight and complement previous public sector investment schemes and the proposed private development of Wirral Waters. New housing provision and increased housing choice will strengthen the local housing market and reinforce comprehensive regeneration of the area. Scheme completion would eliminate ongoing liability costs associated with security, environmental management, council tax and utilities saving the Council an estimated £200k p.a. These sites form part of a development agreement with Keenpoint Homes to build 310 new homes in Birkenhead, which will lever in £10m private sector funds.	730	10 units @ av purchase price £73k each (5 occupied, 5 empty)	199	4 home loss payments @ £7,300 each, 4 disturbance allowances @ £850 each, 3 relocation loans @ £45k each, 1 Business re-employment @ £25k.	255	5 loss payments @ £5,475 each, 70 demolitions @ £3k each (inc. security & service disconnection)	1164	564	620	RHP / Growth Point	Confirmed	1	4
3	Thornycroft / Plumer St, Birkenhead	1.262	Site immediately adjacent to Birkenhead Park which has undergone substantial investment during the last decade, providing a major recreational facility within easy reach of any future residents. Site also adjoins Laird Street which is a major transport route connecting Birkenhead and Wirral to Chester and Liverpool via the M53 Motorway. The site perimeter includes existing pre-1919 housing stock and a small estate of 1970s bungalows owned by Wirral Partnership Homes. These existing properties will directly benefit from the future redevelopment of the site due to a stronger and more desirable local housing market both retaining and attracting residents to the area. The site is also close to the Birkenhead dock system and the major redevelopment scheme Wirral Waters which will provide a wealth of new employment opportunities over time. New housing provision around and close to the Wirral Waters Scheme will reinforce the comprehensive regeneration of the area as a whole.	94	58	62%	Site transferred to Keenpoint as part of development agreement.	New housing provision and increased housing choice will strengthen the local housing market and reinforce comprehensive regeneration of the area. Scheme completion would eliminate ongoing liability costs associated with security, environmental management, council tax and utilities saving the Council an estimated £200k p.a. This site forms part of a development agreement with Keenpoint Homes to build 310 new homes in Birkenhead, which will lever in £10m private sector funds.	1938	25 units @ £77.5k each (30 units - 11 RSL owned)	657	30 home loss payments @ £7,750 each, 30 disturbance allowances @ £850 each, 19 loss payments @ £5,812.50 each, 11 potential relocation loans @ £45k each.	317	6 loss payments @ £5,812.50 each, 8 demolitions @ £3k each (inc security & service disconnection) @ £3k each.	3112	1167	1945	RHP / Growth Point / Capital Receipts	Confirmed	0	30
1	Brey St, Birkenhead	1.58	Site forms part of the North West gateway to the Orton Conservation Area and is located in both a prominent and elevated position, making it visible from the main transport access route that is Boreas Road. The site is also close to the central shopping area of Birkenhead and Birkenhead Library. The built environment surrounding the site in question has undergone private investment in recent years and has seen some regeneration, however the blight that is Belmont risks decaying the area in the longer term. Redevelopment of the Belmont site will complete the regeneration of the local area.	48	47	98%	Site transferred to a developer with no expectation of additional / future gap funding.	Removal of blight from a prominent road junction on periphery of a conservation area (Orton). Complementary to adjacent private sector investment including church restoration, a new built environment and commercial refurb of an existing terrace. Reduction in local authority costs associated with public safety and environmental issues (approx. £20k p.a). This site will be developed in partnership with one of the Council's preferred developers and will lever in over £5m of private sector funding.	75	1 occupied unit @ estimated £75k	53	Home Loss £7,500, Disturbance £850, Potential relocation loan £45k.	9	3 demolitions @ £3k each (inc security & service disconnection)	137	128	9	Capital Receipts	Confirmed	0	1
1	Belmont, Birkenhead	1.054	Site is located on a major transport route linking various neighbourhoods to Birkenhead and Liverpool (Via the Kingsway Tunnel) and forms part of a larger traditional linear retail/commercial provision. The realisation of direct retail and commercial units and the provision of a new smaller retail centre will substantially improve both the look and feel of the northern end of the Church Road corridor, boosting confidence in the neighbourhood resulting in an improved local housing market. There has already been a major private sector residential redevelopment immediately adjacent to the northern perimeter of the site indicating confidence in the area and its plans. Previous additional housing investment in the immediate area at Hot Hill, Farnax Road and Lighton Road has strengthened the housing offer in the area (1.25ha). Finishing the redevelopment of Church Road will be the final piece in the jigsaw that secures the future of the of higher Tranmere.	20	19	95%	Site transferred to a developer with no expectation of additional / future gap funding.	Reduction in local authority costs associated with public safety and environmental issues (approx. £30k p.a). This site is part of a development agreement with Lovell to build 510 homes and eighth shops in Tranmere and Rock Ferry, which will lever in £10m private sector funds.	375	1 occupied unit @ £375k, 5 units @ average cost of £75k	54	Home Loss £9,500, Disturbance £850, Potential relocation loan £45k.	79	5 loss payments @ £4,350 each, 19 demolitions @ £3k each (inc. security & service disconnection)	508	139	369	Capital Receipts / New Homes Bonus	Confirmed	7	1
1	Church Rd, Tranmere	2.372	Site is located on a gateway access road serving both Birkenhead and Liverpool (Via the Kingsway Mersey Tunnel) which has been a hot spot for new development in recent years. Removing what is currently a blight on the local area will improve the visual amenity both for local residents and people using Borough Road and those living in Shaw Street (0.22ha) immediately adjacent to the Borough Road site.	106	101	95%	Site transferred to Lovell as part of development agreement.	Reduction in local authority costs associated with public safety and environmental issues (approx. £30k p.a). This site is part of a development agreement with Lovell to build 510 homes and eighth shops in Tranmere and Rock Ferry, which will lever in £10m private sector funds.	1040	9 units @ average cost £130k (5 occupied, 3 vacant)	433	4 business relocation loans @ £45k each, 4 com. disturbance allowances @ £50k each, 1 res. disturbance allowance @ £850, 4 loss payments @ £3,750 each, 1 home loss payment @ £13k.	92	3 loss payments @ £3,750 each, 21 demolitions (inc. security & service disconnection) @ £3k each.	1565	823	742	Capital Receipts / New Homes Bonus	Confirmed / Unconfirmed	4	1
3	Borough Rd, Tranmere	0.16	Site is located on a gateway access road serving both Birkenhead and Liverpool (Via the Kingsway Mersey Tunnel) which has been a hot spot for new development in recent years. Removing what is currently a blight on the local area will improve the visual amenity both for local residents and people using Borough Road and those living in Shaw Street (0.22ha) immediately adjacent to the Borough Road site.	13	9	69%	Site clearance and landscaping pending future redevelopment.	Removal of blight from a prominent through road to Birkenhead/Liverpool and Orton, which will have direct effect on Shaw St terrace. Reduction in local authority costs associated with public safety and environmental issues (approx. £20k p.a).	160	4 units @ average cost £40k each	101	£45k Business Relocation Loan, £30k com. disturbance allowance, 4 loss payments @ £3k each, 3 home loss payments @ £4k each, 3 res. disturbance allowances @ £650 each.	40	13 demolitions @ £3k each (inc security & service disconnection) + £1k landscaping costs	301	141	160	New Homes Bonus	Unconfirmed	1	3
Total Wirral				8.3	>6.97	419	367		4318		1687		792		6807	2962	3845			13	40

APPENDIX 2: REVISED HOUSING INVESTMENT PROGRAMME 2011/2012

	RHP Carry Over	Capital Programme	Growth Point	Community Fund	Wirral NHS	Capital Receipts & Recycled Contributions*	Revenue & Reserves	HMRI Transition Funding*	New Homes Bonus	Total
Clearance										6,510,570
Birkenhead	504,572	83,272	648,529			294,155		2,430,000		3,960,528
Rock Ferry									90,000	90,000
Tranmere	160,919	376,728				762,395		270,000		1,570,042
Wallasey	890,000									890,000
Improvements to retained stock										1,980,512
Private Sector Facelift Scheme						1,018,212				1,018,212
Equity Renewal Loans	10,327	90,000								100,327
Home Repair Assistance	13,464	300,000				8,499				321,963
Cosy Homes Heating		250,000								250,000
Empty Property Work	30,010	125,000							30,000	185,010
Healthy Homes (Fire Safety Loans)		105,000								105,000
Staffing & Resources										924,000
				600,000	21,000		303,000			924,000
TOTAL FUND	1,609,292	1,330,000	648,529	600,000	21,000	2,083,261	303,000	2,700,000	120,000	9,415,082

* Not all to be spent in 2011/12