



**9QCH-3PU7PO – Improving the Environment in Birkenhead**

# Three Month Contract Report

<b>Reportable Date(s)</b>	December 2014 – February 17 2015
<b>Author</b>	Environmental Services Team / Mike Clarke (Business Development Manager)
<b>Date</b>	February 17 2015

## EXECUTIVE INTRODUCTION

LCT's environmental team have been providing bespoke initiatives over the past 10 years to support the environment of Wirral.

The improving the environment in Birkenhead tender is able to fully utilise the skill set within the environmental team including working with wider partner agencies such as advocacy in Wirral to truly provided a coordinated community centred approach to improving areas that blight the landscape of Birkenhead.

The approach we have taken is to methodically work with the council to firstly identify appropriate sites to be supported, use imagery as recording mechanisms, and provide some quick wins around clearance. The second stage is identification of areas that need further investigation to identify land owners that will be contacted in support of the project.

This contract has a number of sites that we will be working on over the remainder of the contract and providing reports as to progress.

**Justine Molyneux**  
**Interim Chief Executive Officer**  
Lairdside Communities Together  
T 0151 644 4500  
E [justine@involenorthwest.org.uk](mailto:justine@involenorthwest.org.uk)

**OPERATIONAL DELIVERY: Site Analyses**

**SITE 1**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
9 Newark Close, Noctorum	Claughton	'seems ideal for community-based project'	Large stretch of unmanaged land behind houses. Raised soiled verge, rumble, overgrown trees and weeds - attracting rats.	The land is reported as unadopted. Residents have attempted to clear it themselves but it requires too much work; then have no way of removing waste	Clear the area and concrete over Create community links and determine long-term plan - <b>one of the priority projects for this tender</b>  Shows as council owned - no records - maybe should have been in stock transfer to Magenta. Is gated but not numbered, so may not be "ours" anymore; already adopted by local community and has pigeon coops and is flagged?	<ol style="list-style-type: none"> <li>1. Team site assessment confirms 'community claim' to elements of land, i.e. pigeon coops</li> <li>2. Team to schedule site clearance of litter and rubbish in short order</li> <li>3. Team to leaflet drop local households to organise resident meeting to gain feedback on land usage and other associated issues</li> <li>4. Community engagement to identify sustainable maintenance solutions</li> </ol>



## SITE 2

Address	Ward	Provisional Classification	Issues	Supporting Information	Suggested works	PROPOSED ACTION
Open land to rear of "The Bedford" pub; known as 178 Bedford Road & 62 Lees Avenue. Not visible from and no connection with Rock Ferry Merseyrail	Rock Ferry	'seems ideal for a community-based project'	Land not maintained		Needs tidying up and maintained long-term by whoever is responsible  Scope for good community focussed project with Merseyrail	<ol style="list-style-type: none"> <li>1. Clear litter from site</li> <li>2. Strim grass areas and cut back/remove shrub vegetation</li> <li>3. Areas of hardcore/rubble to be removed</li> <li>4. Potential for community-based project perhaps limited as no access to, nor site line with Merseyrail Station</li> </ol>



**SITE 3**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Council-owned, cleared housing land between Liversidge and Harland Rds and junction of Seymour St.	Birkenhead & Tranmere	'seems ideal for a community-based project'	Not Maintained		Needs tidying up and maintained long term.	<ol style="list-style-type: none"> <li>1. Environmental Services Team to contact HMRI and clarify situation</li> <li>2. Tidy/clear site as far as practicable</li> <li>3. Research community asset value and likelihood of success in developing community-based project</li> </ol>

**SITE 4**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Old Chester Road 9 and in front of Beacons - field Estate	Rock Ferry	'possible quick win subject to land owner approval'	area collects litter in overgrown perimeter		Once cut back, liaise with TD's team to talk about sustainable solutions, e.g. is it a litter wind trap? Does a litter bin need citing? Are there shops nearby from where the litter is coming from?	<ol style="list-style-type: none"> <li>1. No identifiable source of litter, i.e. no shop(s) in immediate vicinity</li> <li>2. Environmental Services Team to litter-pick, remove rubbish, strim grassed areas and tidy shrub borders</li> <li>3. Team to liaise with TD to develop a longer-term solution</li> </ol>



**SITE 5**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Old Southend Social Club	Rock Ferry	'seems ideal for community-based project'	Overgrown		<p>Assuming social club still running, need to see if Social Club willing to commit to improvement project and maintain in longer term. If active but no commitment, we should take a more regulatory route depending on perceived community detriment.</p> <p>Cleared fenced land; owner has cleared when asked in past.</p>	<ol style="list-style-type: none"> <li>1. Social Club no longer present</li> <li>2. Environmental Services Team to establish maintenance programme</li> <li>3. Team have noted that For Sale signage is present</li> <li>4. If seen as a potential community-based project, then likely only on a Meanwhile Lease basis with landowner</li> </ol>



**SITE 6**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Land at bottom of Holt Road	Rock Ferry	'possible quick wins subject to land owner approval'	Overgrown		High hoardings, buddleia and trees behind, cannot see if waste on land. Planning Permission,	1. Environmental Services Team to formally approach owner and gain agreement for site maintenance and/or frontage enhancement



**SITE 7**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Land between Chatsworth and Buxton	Rock Ferry	'possible quick wins subject to land owner approval'	Overgrown; rubble		Council-owned grass and flower bed. Not highway verge; no idea who is maintaining this; it is clearly getting mowed though. Rubble in middle, we could have waste cleared easily enough.	<ol style="list-style-type: none"> <li>1. Team have cleared the site of identified rubble/hardcore</li> <li>2. Team to liaise with Wirral Council on maintenance schedule</li> </ol>



## SITE 8

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Derby Road and Harland Road	Birkenhead Tranmere	'possible quick wins subject to land owner approval'		The site has been empty for years and there's a very poorly maintained temporary fence around it allowing access for rubbish	We have owner details.	<ol style="list-style-type: none"> <li>1. Team to liaise with landowner on environmental improvement(s)</li> <li>2. Team to offer fencing and site clearance services</li> </ol>



**SITE 9**

<b>Address</b>	<b>Ward</b>	<b>Issues</b>	<b>Supporting Information</b>	<b>Provisionally suggested works</b>	<b>PROPOSED ACTION</b>
Derelict shops to east of Birkenhead Central Library				IN PROCESS OF DEMOLITION	N/A

**SITE 10**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Land at the junction of Balls Road and Oxton Road	Birkenhead and Tranmere/Oxton	'seems ideal for community-based project'	Land is not maintained	Council is in negotiations for potential development	Needs tidying up prior to any development.  Already community interest in this site for clean ups  We have ownership details. Two sites: one overgrown but with hoardings round on Oxton Road; one open and more visible on Balls Road.	<ol style="list-style-type: none"> <li>1. Team site assessment suggests clearance of items/rubble from Balls lane frontage is practicable</li> <li>2. Clearance of tree and shrub growth primarily fronting onto Oxton Road is impractical due to (1) size of area and (2) likely need for heavy machinery due to unstable, uneven ground</li> </ol>



**SITE 11**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Former petrol station on Townfield Lane	Oxton / Claughton	'possible quick wins subject to land owner approval'		Has planning approval but it could be some time before any development commences.	Needs tidying up.  Was being litter picked by landowner.	1. Team to liaise with landowner on maintenance and litter pick scheduling



**SITE 12**

<b>Address</b>	<b>Ward</b>	<b>Provisional Classification</b>	<b>Issues</b>	<b>Supporting Information</b>	<b>Provisionally suggested works</b>	<b>PROPOSED ACTION</b>
Former HSBC bank site in Oxton village	Oxton	'may not be suitable for this Project'	Vacant site in the centre of Oxton Village	Planning consent to build shops/flat first granted six years ago	Replacement of metal hoarding with more appropriate fence	

**SITE 13**

Address	Ward	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Car wash on Woodchurch Road	Oxton	Untidy appearance of this commercial site often subject of adverse comments by residents		Is this the land adj to car wash? If it's the actual car wash come back to TD's team and need to know more about perceived issues. Advise to seek more info from Env Enforcement team before land owner of car wash approached.	

**SITE 14**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
68 Balls Road	Oxton	'May not be suitable for this project'	Empty property in poor state of repair; surrounding wall is partially demolished	Property owned by Magenta for the last 2 years; they have promised refurbishment. Still no action.	Make improvements to exterior and repair surrounding wall. Refer to Empty Property Strategy Team to deal with	

**SITE 15**

<b>Address</b>	<b>Ward</b>	<b>Provisional Classification</b>	<b>Issues</b>	<b>Supporting Information</b>	<b>Provisionally suggested works</b>	<b>PROPOSED ACTION</b>
7 Lorne Road	Oxton	'May not be suitable for this project'	Front garden overgrown and full of rubbish			<b>Being dealt with formally by environmental enforcement; Do Not Touch</b>

**SITE 16**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
97 Westbourne Road	Oxton	'seems ideal for community-based project'	Land adjacent to large Victorian dwelling is overgrown and unfenced		Clear the vegetation and other dumped rubbish.  Owner short of funds, would probably welcome help. Does try to do stuff when we ask. Might be that fencing would be more to the point than clearing alone.	<ol style="list-style-type: none"> <li>1. Team have approached Owner of land directly during site assessment</li> <li>2. Would welcome help with site tidying</li> <li>3. Team to timetable access/work in short order</li> </ol>



**SITE 17**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Corner of Derby Road and Harland Road	Birkenhead & Tranmere	'possible quick win subject to land owner approval'	It's been empty for years and there's a very poorly maintained temporary fence around it		Repair the fence Possible quick win but liaise with Empty Property Strategy Team. This has already been listed above.	<ol style="list-style-type: none"> <li>1. Fencing repairs largely impractical due to temporary nature</li> <li>2. Team to liaise with EPS Team to erect more permanent domestic fencing solution</li> </ol>



**SITE 18**

Address	Ward	Provisional Classification	Issues	Supporting Information	Provisionally suggested works	PROPOSED ACTION
Marquis Street, vacant plot	Tranmere	'seems ideal for community-based project'	Overgrown; untidy	Site has been vacant for decades; owner cannot be traced.	Needs tidying up, potential for community garden.  Has been cleared several times by EH. It is understood that the named title holder at land reg has never had a direct interest in this land and is now in London. EH have tried to contact them but never any response. May be substantial charges against this land from former work?	<ol style="list-style-type: none"> <li>1. Team to schedule site tidying in short order</li> <li>2. Site assessment identifies animal fouling and potential other harmful detritus on-site</li> <li>3. Team identifies Risk Management as a key consideration in scheduling of site tidying</li> </ol>

