



Liverpool
City Council

APSE Housing, Construction and Building Maintenance Seminar 2017

The Liverpool Experience: Delivering on Housing Needs

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The Housing Challenge

47%
home
ownership

51% built
before
WW2

41%
terraced

78%
Band A/B
Council
Tax

33% fail
decent
home

15% in
fuel
poverty

4.2%
vacancy
rate

50%+ LA
budget
cut



Affordable Homes Programme

- Greatly reduced programme – 2011-15 programme was £4.5 billion and for 2016-21 programme its £4.7 billion compared with £8 billion plus in 2008-11
- Key relationship is between Registered Housing Providers and the Homes and Communities Agency
- Focus on affordable rather than social rent
- Uncertainties over supported housing schemes
- Less influence and control for local authorities over the new build programmes and disposals
- Sub-regional agenda



A Partnership Approach – Strategic Housing Delivery Partnership (SHDP)

- A partnership programme procured in 2014 between LCC, Redrow and Liverpool Mutual Homes – “Building our Future”
- Potential to attract over £200m of private investment
- Use of Liverpool City Council assets matched with that of partners
- Initially a five year programme with objectives of “right homes in the right place at the right time”:
 - 1500 new homes
 - 1000 empty houses brought back into use
- Not just about numbers – housing type very important



SHDP – Early Outputs

- Programme commenced in 2015
- 649 new homes completed and/or on site
- Two large sites at planning application stage which would deliver a further 199 units
- Refurbishment of Marwood Towers – 57 flats in a former council-owned tower block



Tackling Housing Renewal

- Cessation of Housing Market Renewal Initiative in 2010
- Acute levels of deprivation in a number of neighbourhoods
- Fragile housing markets
- Severe indicators of housing decline – low property values, high vacancy rates and high numbers of properties not meeting the Decent Homes Standard
- Need to develop new and innovative approaches
- Housing renewal a continuing priority





Anfield

£120million **LFC stadium** expansion completed September 2016.

Anfield Village/Breckfield: £36m improvement programme to adjacent terraced housing has been underway for 3 years. Another year to go. Selective demolitions and refurbishments to terraced homes, keeping local people within the community.

“The Parks” – Keepmoat are building 478 new homes. 239 already completed in earlier phases. Phase 4 recently commenced on site to deliver 106 new homes over the next 3 years. Another 133 still to start on later phases.

NEW PROPOSALS to include

- Selective demolitions to create new retail/leisure opportunities and new homes
- To transform the public realm with new open spaces for outdoor events.
- A new £10m training hotel



Anfield – refurbishments and new build



Granby

Opportunity for community-led approach

Bespoke solutions

Neighbourhood, business and economic issues – Four Corners project

Different models of tenure and routes into home ownership

Availability of funding through the Clusters of Empty Homes programme



Granby – progress so far

70 properties transferred to Liverpool Mutual Homes and Plus Dane
refurbished for affordable housing

11 properties refurbished by the Granby Community Land Trust

5 properties to Terrace 21 Co-operative

5 properties to Homes for a Pound scheme

Preferred development partner for Ducie Street

Enveloping scheme for 35 private owners



Partnership Approach – Welsh Streets

- Around 500 houses small, poorly built terraced homes located in Toxteth
- City Council regeneration priority for nearly 2 decades
- Strong desire from local community to see the neighbourhood regenerated with new homes
- Secretary of State decision in 2015 and subsequent change in government housing renewal policy resulted in a change of approach
- Partnership with Place First who commenced a refurbishment-based pilot in 2016 – 35 new homes
- Delivery of high quality homes of varying size for market rent



Welsh Streets - before





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Welsh Streets – first phase





Empty Homes Programme

£20 million investment to bring long term vacant properties back into use utilising Transition Fund, Empty Homes Grant and the Council's Capital Programme

Creation of a specialist Vacant Properties Team

Development of new initiatives – Homes for a Pound scheme

Community based approach



Empty Homes Programme





Homes for a Pound

Solution needed for properties acquired by the City Council under HMRI

Appetite for developing new approaches

Desire to provide opportunities for low cost home ownership

Homesteading model consistent with community and neighbourhood focused regeneration



Homes for a Pound

- Originally launched in 2013 with 20 properties
- Initial scheme massively over-subscribed
- All original 20 properties now matched with prospective purchasers
- Homes for a Pound PLUS launched at end of 2014
- 150 properties in new programme





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A better offer from the PRS

- Mayoral pledge to drive up standards
- Shelter 'Rogue Landlords' campaign
- Exponential increase in the size of the PRS in Liverpool
- Addressing low demand/bringing empty homes back into use
- Healthy Homes programme
- Landlord accreditation
- Ten Point Pledge



Liverpool
Healthy
Homes

Healthier homes,
Healthier lives





Landlord Licensing Scheme

- Addresses the correlation of high vacancy rates and concentrations of privately rented properties
- A quarter of city homes are privately rented
- Quality varies enormously
- A major source of affordable housing stock but affordability should not mean poor quality
- Scheme initially to run for 5 years – commenced April 2015
- Objective of issuing 50000 licenses across the whole city



Landlord Licensing Scheme – progress to date

- Licence applications – 39,253
- Licenses granted – 36,142
- Unlicensed properties reported – 5,365
- Compliance checks completed – 1,559
- %age compliant – 22%
- Licenses covered by Co-Regulation scheme – 13,020
- Prosecutions – 72
- Referrals to Housing Enforcement - 63



Landlord LICENSING
Liverpool's Selective Licensing Scheme

Liverpool City Council

**Compulsory
from April 1 2015**

Selective licensing will make landlords more responsible for the management of their properties and their tenants.

Benefits for Landlords

- create a clear set of conditions that all landlords must follow.
- help to identify bad landlords.

Benefits for Tenants

- make sure your home is kept in a good state of repair.

All private landlords with residential property in Liverpool need to apply for a licence for each of their properties. This is compulsory from April 1 2015.

To register or for further information go to:
www.liverpool.gov.uk/landlordlicensing

Now COMPULSORY IN LIVERPOOL

Landlord LICENSING





Developing a HMO Strategy

- Growth in number of HMO's
 - Increase in student numbers
 - Profitability of investment in PRS
 - Welfare reform
- Improved identification of HMO's
- Focused enforcement in identified neighbourhoods
- Planning policy and the use of Article 4 directions
- Working with Registered Housing Providers
- Strategic intervention by Local Authority Housing Company



Local Housing Company

- Liverpool City Council is currently exploring the possibility of creating a Local Housing Company
- Aim of increasing home ownership levels in Liverpool
- 10,000 'Rent to Buy' properties
- Mixture of new build and refurbishment of empty properties
- LCC owned land and private land
- The Liverpool Housing Company will be able to intervene in the Housing Market



The Future...the challenges

- Challenges still remain
 - Poor quality and ageing housing stock
 - Fuel poverty
 - Lack of housing choice in many neighbourhoods
 - Welfare reform
- Still require government to recognise the needs presented by poor quality, low demand stock

