

REPORT TO: Executive Board

DATE: 21 September 2017

REPORTING OFFICER: Strategic Director, Enterprise, Community and Resources

PORTFOLIO: Physical Environment

SUBJECT: Murdishaw Regeneration

WARDS: Norton North, Norton South

1.0 PURPOSE OF THE REPORT

1.1 The purpose of this report is to request approval to amend the capital programme to allow funding for the improvement of the Murdishaw area to be included following the capital receipt from the sale of the former Jolly Brewer pub.

2.0 RECOMMENDED: That the Council be recommended to amend the capital programme to include £46,000 for the Murdishaw Estate Regeneration programme to provide the Council's contribution to the actions and activities outlined in this report, to be funded from the Capital Receipt received for the Jolly Brewer Pub.

3.0 SUPPORTING INFORMATION

3.1 Following the closure and subsequent demolition of the former Jolly Brewer Public House, the Council has been working closely with local partners to seek to reinvigorate Murdishaw local centre. This is in response to trader and resident concerns that the local centre was no longer a safe and attractive place to visit.

3.2 In 2014, Liverpool Housing Trust (LHT) secured planning permission to deliver 18 new homes and a new relocated car park to the front of the local centre retail units. The Council sold the former Jolly Brewer site to LHT and the capital receipt for this will be £46,000 to be received following the completion of the car park. Construction commenced in November 2016 and should be complete by November 2017.

3.3 Subsequently to this, the Council has been working closely with LHT and other key stakeholders to explore the potential for a wider regeneration programme for Murdishaw.

3.4 A series of workshops with stakeholders, including housing associations, the police, the CCG and a number of Council departments, identified the

strengths and weaknesses of Murdishaw and agreed the need for a 'collective vision' for the neighbourhood in order to ensure that respective partners' investments are targeted at the areas of greatest impact. In October 2016, Mott Macdonald were appointed as an independent consultant to drive this visioning process and undertake the pre-masterplanning activities such as baseline analysis, stakeholder engagement and an agreed vision statement.

- 3.5 On behalf of the partners, LHT submitted an application to the Homes & Communities Agency (HCA) Estate Regeneration Fund for funding for the feasibility and masterplanning consultancy fees. An award of £72,240 enabling grant was awarded in March 2017. This funding will be used for housing market assessment, visioning document, development brief and initial spatial planning for key sites, resident and stakeholder engagement and a detailed masterplan and options for key sites.
- 3.6 To date, two pieces of work have been commissioned and completed – the Visioning Framework and a housing market analysis by consultants Arc4.
- 3.7 In conjunction with the visioning exercise, it is proposed that a series of small scale projects are identified and delivered in the Murdishaw area to target areas of most need, further improve the local environment and demonstrate the commitment to the further regeneration of the area.

The proposed 'quick win' projects have been identified as:

- Signage and improvements to the footpath network to make the area less intimidating for users and improve the existing key pedestrian linkages
- Improvements to existing green space to make the areas more accessible for leisure uses, particularly the Mersey Valley area and Gorsewood
- Existing local centre - possible improvement to the existing retail units and surrounding space
- Anti-social behaviour – explore other public realm enhancements to minimise and design out anti-social behaviour

The projects will be prioritised, costed and delivered by the Regeneration Team in collaboration with the Portfolio Holder and respective ward councillors.

- 3.8 In order to progress the scheme, a steering group with representatives from the key stakeholders will be formed. The steering group will oversee the development of the options, spatial planning and masterplan and also lead on resident engagement as proposals emerge.

4.0 POLICY IMPLICATIONS

The proposals accord with the Core Strategy and support the Corporate Plan and Urban Renewal corporate priority.

5.0 FINANCIAL IMPLICATIONS

The projects identified as Murdishaw regeneration 'quick wins' will be funded through the reinvestment of capital receipts from the land sale. The projects will be costed and prioritised to ensure they are deliverable within the limit of the funding identified.

The vision and masterplanning exercise will identify funding and investment opportunities for the delivery of a wider regeneration programme.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

Improvements to the Murdishaw neighbourhood will improve the life chances for children and young people in Halton. The local schools have been engaged in the discussions to date.

6.2 Employment, Learning and Skills in Halton

Improvements to the wider neighbourhood will exploit the excellent connectivity and improve access to employment opportunities across the borough and in neighbouring towns and cities.

6.3 A Healthy Halton

Much of the Murdishaw neighbourhood is in the top 15% for the Index of Multiple deprivation and demonstrates poor health demographics in the key areas of cardio-vascular, mental health and diabetes. The CCG have been engaged as a key partner and improvements to the neighbourhood will impact on the improvement of people's health and wellbeing.

6.4 A Safer Halton

Improvements to the local centre including improvements to footpaths and removal of overgrown areas will improve the physical nature of the route and improve perceptions of safety.

6.5 Halton's Urban Renewal

The improvements to the local centre and wider neighbourhood contribute to Halton's urban renewal priority to transform the urban fabric

and infrastructure. The wider neighbourhood improvements will help to create a vibrant and accessible place where people are proud to live.

7.0 RISK ANALYSIS

The risks associated with this are not deemed to be so significant as to require a full risk assessment. The local centre improvements will be fully costed and project managed by the Regeneration Team to ensure that the scheme is delivered on budget and on time.

8.0 EQUALITY AND DIVERSITY ISSUES

The proposed improvements will benefit all members of the local community.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Murdishaw Visioning Framework	Regeneration, 5 th Floor Municipal Building	Helen Roberts
Arc4 Report The Regeneration of Murdishaw	Regeneration, 5 th Floor Municipal Building	Helen Roberts