

LODGE LANE REGENERATION GROUP PUBLIC MEETING

On the 6th of October LLRG held a Public Meeting at St. Bede's Church. There was an excellent turn out with standing room only. Many issues were discussed including fly tipping, environment, crime, home ownership and demolition.

Residents were very vocal in putting forward their questions and opinions to the many officers from the council and the Housing Associations. A vote was held on the prospect of demolition



in the area and a unanimous vote came back against demolition. On the back of the meeting many people have expressed an interest in becoming members of the LLRG Committee.

This was the best example of the fact

that people in this area do care about their community and will no longer allow the City Council, along with the Housing Associations, to make decisions without consulting residents. Well done everybody who attended!

To express an interest in being on the committee or to get your name on the mailing list for Lodge Lane Regeneration Group pop into the neighbourhood centre or phone: 708 8108

**NEXT
LLRG
PUBLIC
MEETING**

**MONDAY 2nd
FEBRUARY 2004**

AT 6.30 pm

**ST BEDES
CHURCH**

NEIGHBOURHOOD RENEWAL ASSESSMENT

The Lodge Lane Area is to be surveyed again as part of a scheme to acquire government funding for the area.

The survey known as a "Neighbourhood Renewal Assessment" will be carried out in the next couple of

months. This is residents chance to be able to affect the future of the area. Please participate fully in

the NRA process and make your views known!! For further details see page 3.

FOCUS ON

HOUSING ASSOCIATION TENANTS - BUY YOUR OWN HOME???

Many housing association tenants want to buy their own homes. Usually council tenants have the right to buy their homes but with housing associations the situation is usually different. In certain circumstances housing association tenants may have the right to buy their home but normally it is at the discretion of the housing association. If tenants approach them to buy the property the feedback we have received is that the housing association usually refuses. As of going to print—no one in Liverpool 8 in the last two years has benefited from this scheme even though many people have requested the opportunity to buy their homes.

We think this is unfair as often tenants have paid rent at the property for years and have in effect already paid for the property many times over. This can

sometimes be reflected by buyers getting a discount on the actual value based on the number of years they have occupied their property.

LLRG want to establish how many tenants do wish to buy their own homes if they were given the chance – when we have established how many do want to buy their houses we can consider approaching the housing associations to get them to agree to people buying their homes if they wish. In some circumstances a voluntary purchase grant of up to £10,000 may be available to assist with the purchase.

Please help us to help you – if you are interested in buying your home please can you telephone Fiona Parry of LLRG on 07957 596 544 or e mail on fionaparry@blueyonder.co.uk

LHT/RIVERSIDE HOMES FOR SALE ON HARTINGTON ROAD



People have no doubt heard of the LHT/Riverside initiative to release void properties for sale on Hartington Road. Preference has been given to local people who wish to buy the houses to live in themselves. There has been an overwhelming response and the scheme is completely oversubscribed. Your committee is lobbying hard to get this popular scheme extended so void properties in the Groves can be put up for sale to ensure these properties are brought back into use as opposed to demolished. At present the Housing Associations are resisting but your Committee are discussing the issue with Cllr Flo Clucas to enlist her help to try to persuade the housing associations to release more properties for sale. Cllr Clucas wants to retain the existing cityscape rather than demolish it. Lets keep up the lobby and get these houses sold so they can be renovated and provide someone with a good home!!

HOUSING

NEIGHBOURHOOD RENEWAL ASSESSMENT

According to Mark Wiggins Liverpool City Council Regeneration Officer, the NRA will look at:

- * Characteristics and condition of the housing stock
- * Characteristics of the residents
- * Views of the residents
- * Characteristics and views of landlords
- * Transport and traffic conditions
- * Commercial activity
- * Commercial and employees views
- * Characteristics and condition of the environment
- * Costs

This work should lead to the area being declared a Renewal Area. It will generate a number of options for the future regeneration of Lodge Lane and help both the City Council and the community decide on what is the best way forward.

The threat of demolition has been hanging over Lodge Lane for a long time now and it still is a very real option if the people of the area do not stand up and say no. A lot of older people who own their own homes in the area will lose out if demolition goes ahead. Their houses will be knocked down and they will be forced to move. Due to the low value of properties in the area they will not be able to buy an equivalent house in another part of South Liverpool so they will be forced to move into rented accommodation after owning their own home. This has to

be wrong. Why is it that the same house in Aigburth is worth five times as much as it is in Lodge Lane?

LLRG is very concerned that some people in the city council still think that knocking down old buildings to put up new ones will help to improve the area. What they don't seem to understand is that Georgian and Victorian buildings have been knocked down constantly in this area since the 1960s and the area has got worse not better. The Coltart Road houses were built less than twenty years ago and many of them look worse than some of the houses that have stood for 130 years!

LLRG believes that refurbishment is the better and financially cheaper option for the area. We believe that there is a need to bring more owner occupiers to live in the area and this can be done without disenfranchising the current community simply by renovating empty properties and putting them on the market. The increase in owner-occupiers would have a very positive effect on local businesses, as owner-occupiers tend to have more expendable income.

It is time the Council and the Housing Associations realised it is people that make an area not the houses. Please participate fully in the NRA process and make your views known!!

GRANBY TOXTETH MASTERPLAN

Some of you will have seen the presentation of the Granby Toxteth Masterplan. The city council will be voting on whether to endorse the Masterplan in January 2004. Your committee have been lobbying the City Council to endorse the Plan

with modification – i.e. not to endorse the bit about demolishing the Groves. Overall a Masterplan is to be welcomed and it is hoped that it will provide a framework to kick start regeneration in the area which has been neglected for so long.

LANDLORD NOT DOING REPAIRS??

If you are a tenant and your property needs repair then you may be able to force your landlord to carry out the repairs. Also you may be entitled to Legal Aid to help you with the negotiations with your Landlord. For free

advice contact the Liverpool 8 Law Centre 34 Princess Road Liverpool 8 Tel 0151 709 7222 or Citizens Advice Bureau, 15 High Park Street Liverpool 8. Tel 0151 280 8484

ST. CLEMENT'S COMMUNITY GARDEN



A bid has been submitted for grant funding to create a community garden next to St Clement's church. We'll keep you posted about the progress of the bid.

LASBU

Did you know that there is now a dedicated unit in the City Council to deal with anti-social behaviour? If you are having problems with neighbours that is affecting your quality of life you can request help from LASBU Team. Contact the neighbourhood centre for more information.

SUGGESTION BOXES

LLRG Suggestion boxes have been placed in and around Lodge Lane for the last few months and we have received a large number of suggestions that we will be reviewing in the next few weeks. Thanks for your suggestions – keep them coming!! Your views count!!



LIVERPOOL
the world in one city

THE CAPITAL OF CULTURE

As most people are probably aware by now Liverpool has recently won the prestigious title of Capital of Culture 2008. The Liverpool bid teams winning slogan was "The World in One City". Well anyone who knows anything about Liverpool will certainly be aware that the only area in the city that can claim to be the "World in One City" is L8. L8 is the only multi-cultural community on Merseyside with links to other parts of the world going back generations. We just hope that this is not forgotten when the party starts in 2008.

CONSERVATION AREA

Following a meeting with LLRG, Cllr Jan Clein has asked the Council to extend the Conservation Area boundaries into the Lodge Lane area. The Council have agreed to meet with LLRG members to agree new boundaries that will probably include Hartington Road, Croxteth Grove, Bentley Road and Greenheys. All parties recognise that the area contains properties of

particular architectural beauty. The Council have also acknowledged the merits of the Groves but unfortunately due to their poor presentation at present it is unlikely that they will be able to be included.

If the Conservation area is extended it may mean that grants will be available to assist with repair costs. Also the area will benefit from greater interest in the properties.

SUMMER GROVE

Two Grove Park residents have now issued judicial review proceedings against the City Council for granting the planning application for Summergrove when it had such a vested interest in the scheme, as it had already invested £1.2 million. The scheme is for rehabilitating Drug addicts and their families and has caused much controversy not least because:

the Council's and Maritime Housing's total failure to consult local residents about the scheme; the fact that such schemes continue to be "dumped" in Liverpool 8; and the £4

million funding over three years could have been better spent on helping to regenerate Lodge Lane.

If successful with the judicial review proceedings the Judge is likely to quash the planning permission which will mean the controversial scheme is likely to have to close. What ever the result we hope the City Council is now persuaded that they MUST properly consult this Community on any initiatives and invest resources for positive regeneration failing which this Community will consider a legal challenge.