



## Leasehold Interest Available

# Community Led Housing Programme – Phase 1

## Portfolio of 26 Vacant Houses, Picton

Portfolio of 26 vacant houses located in the Webster Triangle, Picton, Liverpool 7

Expressions of Interest (EOI) must be submitted under the Community Led Housing Process detailed within

Interested parties are advised to thoroughly read the Community Led Housing Policy document prior to submitting an EOI



## BACKGROUND:

Following the recent adoption by Liverpool City Council of a Community Led Housing (CLH) Policy expressions of interest are being sought from interested organisations to provide a range of affordable housing for the local community. The policy seeks to give the people of Liverpool the opportunity to start shaping the housing offer in their own neighbourhoods, unlocking previously vacant land and housing. Organisations are required to deliver high quality, green and affordable homes, empowering communities to drive improvements in their neighbourhoods.

An initial programme of assets for disposal under the CLH policy have been approved and are being individually advertised targeting Community Led Housing organisations who are eligible to apply under the policy. The disposal programme includes **lot 5 - a portfolio of 26 vacant houses located within the Webster Triangle in Picton**, which the Council is making available for sale via a long leasehold interest. Details of the other sites and houses included in the phase 1 programme can be found on the CLH website link below.

The CLH policy provides a framework that articulates the Council's expectations, approach and responsibilities in disposing of assets for CLH, along with supporting information to help organisations understand and navigate the application process by explaining the various stages involved and the information requested at each stage.

Details regarding eligibility, the application and evaluation process, community benefits etc. are set out on the designated Community Led Housing webpage [liverpool.gov.uk/communityledhousing](https://liverpool.gov.uk/communityledhousing)

This disposal process is a staged approach (see details under Submission Process). **Organisations will need to be successful under stage 1 (Expression of Interest) before being able to progress their proposals under stage 2 (Business Plan)**

## SITE DETAILS & LOCATION:

One of the lots in the approved Community Led Housing programme phase 1 is a portfolio of 26 vacant houses located in the Webster Triangle in Picton. The houses are approximately 2.5 miles south of the city centre. The houses are situated off Smithtown Road with good transport routes into the city centre with retail facilities and schools nearby.



A plan showing the location of the houses is set out in appendix A. An accommodation schedule of the houses available together details on the house type and number of bedrooms is detailed in appendix B.

Floor plans (where they have been prepared) are available on request (appendix C).

All the houses are in poor condition and will require substantial refurbishment/rebuilding. A sample of photographs of the interior of some of the houses to illustrate their internal condition are available on request (appendix D). Due to their condition access will not be possible at this stage. Appropriate arrangements will be made during stage two (see below) and organisation will need to secure specialist advice to undertake survey and valuation work.

Any measurements and areas stated in the appendices may be approximate and organisations should make arrangements to undertake their own measurements.

#### **EXPRESSIONS OF INTEREST:**

The City Council owns the freehold of the houses and would consider disposing of a 125 year lease to the successful applicant subject to specific terms to be agreed. The disposal will be Subject to Contract and City Council approval. Interested parties should submit their Expressions of Interest as per the application process on the above CLH website.

#### **COUNCIL TAX:**

Please contact 0151 233 3000 for further information on council tax or visit <https://liverpool.gov.uk/council-tax/>

#### **PLANNING:**

Interested parties should also make themselves aware of relevant planning policy relating to their proposal for this asset, including the Liverpool Local Plan and advice at the following link:- [www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/](http://www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/)

Whilst planning consent may not be required to refurbish the houses to bring them back into use organisations are also encouraged to speak to the Local Planning Authority to discuss their initial proposals. Organisations can contact the planning authority through – [Planning@liverpool.gov.uk](mailto:Planning@liverpool.gov.uk)

#### **TRANSACTION FEES:**

All Community Led Housing disposals are subject to the payment of the City Councils surveyor's fees of £2,000 and legal fees of £3,000. These fees are non-negotiable.

#### **SUBMISSION PROCESS:**

The CLH application process is as follows;

Stage one (Expression of Interest):

1. Organisation completes and submits Expression of Interest (EOI) via the Council CLH webpage
2. EOI assessed by CLH working group
3. The CLH working group will make a decision to either endorse the application or reject it. If the EOI is rejected, the CLH working group will provide feedback and invite the organisation to resubmit their EOI. Please note resubmissions will only be allowed once.
4. If the EOI has been endorsed by the CLH working group the organisation will be invited to prepare a business plan (stage 2).

#### Stage two (Business Plan):

5. Organisation works up and submits a report on the feasibility of their proposal. The organisation will be expected to engage relevant professional advisors at this stage.
6. The CLH working group will review the feasibility report and advise if it can progress to a full business plan and costed development plan.
7. Business plan and costed development plan completed and submitted by the organisation.
8. CLH working group will assess the business plan and put forward their recommendation to the Community Asset Panel.
9. The Community Asset Panel will make a decision to either endorse the business plan or reject it. If the business plan is rejected, the working group will provide feedback and invite the group to resubmit their business plan. Please note resubmissions will only be allowed once.
10. If the business plan is endorsed formal Heads of Terms for the disposal will be issued to the organisation. The Heads of Terms will include a long stop date by which the exchange of contracts and completion must take place. The group will be expected to engage a relevant professional advisor to complete the purchase.

#### Stage three (Planning & Delivery):

11. The successful applicant will be expected to submit their planning application at this stage. The disposal will be subject to planning being approved.
12. On completion of contracts the site will be handed over to the community group in accordance with the contract provisions. The organisation will be required to comply with the terms of the lease including key milestones for the delivery of new housing. Should these not occur within the agreed legal timeframe the Council could terminate the lease and take back the site, should it wish to pursue this course of action.

The Expression of Interest submission form and all templates to support applications can be found on the CLH webpage here – [liverpool.gov.uk/communityledhousing](https://liverpool.gov.uk/communityledhousing)

Expressions of Interest should be submitted by **12pm on Friday 19<sup>th</sup> May 2023**. Any proposals submitted after the closing date will not be considered.

## NOMINATION RIGHTS

To assist with the Council's wider housing requirements the Council may require nomination rights. The Council would welcome a conversation as part of the Stage 1 process to explore opportunities around this.

## FURTHER INFORMATION:

All information on the Community Led Housing Programme can be found on the webpage above.

Organisations in particular should familiarise themselves with the following documents which can be accessed via the CLH webpage:

- Liverpool City Council Community Led Housing Policy
- EOI Blank Template
- EOI Evaluation Criteria
- Final Business Plan Template
- Final Business Plan Evaluation
- CLH Guide

If you have any other queries relating to this programme and/or site that you cannot find answers for on the webpage, please contact: [CLH@Liverpool.gov.uk](mailto:CLH@Liverpool.gov.uk) . The Council are happy to meet with organisations prior to them submitting their EOI to discuss their proposals. This can be arranged by contacting the Council via the above email address.

## APPENDICES

- Appendix A Location Plan
- Appendix B Accommodation Schedule
- Appendix C Floor Plans (available on request)
- Appendix D Sample Internal Photographs (available on request)