

# LIVERPOOL KEY PROJECTS UPDATE

October 2019

REGENERATING  
LIVERPOOL



## Liverpool is currently enjoying the largest development boom in its history.

The last five years have seen over £1 billion of construction activity completed per annum. The total development value of schemes currently on site across Liverpool now stands at over £3 billion – over £1 million more than its previous peak in the run up to 2008 when the massive Liverpool ONE retail/leisure scheme was underway and investors were flocking to the City to capitalise on its spectacular year as European Capital of Culture. That momentum created 11 years ago has not gone away and is still here, driving Liverpool forward.

We're building a city with aspirations to become the most business-friendly location in the UK. We are excelling in key industries such as digital and creative, and have ambitions to grow and develop a low carbon economy. We have one of the UK's most significant clusters of bio-sciences and a growing logistics industry located right next to the country's newest deep water freight container terminal. We have a leisure and culture offer that not only draws in visitors from our own region but also nationally and from all over the globe.

This brief guide highlights some of the major schemes being led by Liverpool City Council that are happening right now or are planned, and outlines where they are up to.

For more information about these and other opportunities we can help you with, please visit our website [www.regeneratingliverpool.com](http://www.regeneratingliverpool.com)



Liverpool  
City Council



“Paddington Village is attracting huge international attention with the prestigious roster of names signed up to the scheme, and it already has a hallmark for excellence.”

MAYOR JOE ANDERSON

# PADDINGTON VILLAGE



**Paddington Village represents the City's second largest development project following the success of Liverpool ONE a decade ago. This £1 billion flagship expansion site sitting at the eastern gateway of the City Centre's Knowledge Quarter has been earmarked as 1.8m sq ft of science, technology, education and health space.**

The 30 acre site presents a significant opportunity of national significance with a commercial focus on Life Sciences, Medical and Knowledge industry led development. It will create a destination of choice for primarily research, education, health and science related business and institutions capable of creating upwards of 10,000 new jobs.

Paddington Village is being developed in three phases: Paddington Central, South Paddington and North Paddington.

Construction on Paddington Central commenced in 2017 with a £12 million programme of infra-structure works. Five of the major schemes have commenced, at a combined value of £165 million.

These are:

- “The Spine” a £35 million 14 storey 175,000 sq ft office building for the Royal College of Physicians;
- Kaplan are building Liverpool International College's new £35 million facility that will include 259 student beds alongside teaching and office space;
- Rutherford Cancer Centre North West, a new £35 million facility that will be able to treat up to 500 patients a year with proton beam therapy when it opens this summer;
- Novotel parent, Accor Hotels, has started work on a £40 million, 18 storey building which will comprise a four-star, 160-bedroom hotel and 60-bedroom aparthotel. The hotel includes a generous reception foyer and atrium with multi-purpose conference and event facilities, function bar, restaurant and executive bar lounge, fitness suite and meeting rooms. It will open in Spring 2022;
- Work has also commenced on a £20 million 1,200 space multi-storey car park and Combined Heat and Power (CHP) plant to provide a sustainable heating and power source to service buildings and businesses on the site and thus reducing its carbon footprint.



Further schemes are already in an advanced stage with a state-of-the-art medical Diagnostics Centre in final stages of design and will look to start on site in early-2020 followed by a high quality residential scheme later in 2020 to emphasise the mixed-use nature of the project; and a new 120,000 sq ft office scheme, 'No5 Paddington Village', to provide further innovative workspace for the health and life-science sector.

Future phases are currently being developed across Paddington North and South including with a focus on a medical campus on Paddington North and residential and education focus in Paddington South.



**PLOTS ALREADY LET:**

- 1** Liverpool International College\*
- 3** Royal College of Physicians North ("The Spine")\*
- 4** Multi-storey car park and new combined heat & power plant\*
- 5** Rutherford Diagnostics Centre
- 6** The Rutherford Cancer Centre North West\*
- 10** Novotel\*

\* denotes buildings currently on site as at October 2019

IMAGES – OPPOSITE PAGE TOP TO BOTTOM: ARTIST'S CGI OF PADDINGTON CENTRAL; LIVERPOOL INTERNATIONAL COLLEGE; RCP NORTH (THE SPINE); RUTHERFORD DIAGNOSTICS CENTRE. THIS PAGE CLOCKWISE FROM TOP LEFT: NOVOTEL; RUTHERFORD CANCER CENTRE NORTH WEST (EXTERIOR); RUTHERFORD CANCER CENTRE NORTH WEST (PROPOSED INTERIOR); PLAN OF THE SITE'S MAJOR DEVELOPMENTS



A huge game changer for this city's economy – over 1,500 new homes in a riverside parkland setting with scope to provide a major waterfront leisure destination of regional significance.

# FESTIVAL GARDENS



**The 100 acre Council-owned Festival Gardens site is to be developed as a new mixed-use, sustainable neighbourhood set amongst an enhanced parkland setting. Prospective investors, developers and operators are currently being engaged in discussions for bringing forward a future residential and leisure development.**

Detailed site investigations have been undertaken on the Development Zone and are now underway on the Gardens and Southern Grasslands. This will determine site composition and inform remediation strategies for future development.

ION and Midia have formed a joint venture company to develop a masterplan for the residential-led redevelopment of the Development Zone, supported by a number of strategies, including remediation and funding strategies. The vision is to deliver 1,500 new homes in a range of types and tenures, supported by retail, leisure and community uses, and a high-quality public realm.



The objective for the Gardens and Grasslands is to create a destination leisure offer of a scale and offer that will create national draw, while working with the natural environment and opening up the site for public recreation use. The Council has undertaken a soft market test on potential leisure developments including an indoor water park and a golf driving range, seeking expressions of interest from prospective investors, developers and operators. We are reviewing feedback and are considering other complementary leisure proposals for the Gardens and Southern Grasslands.

IMAGES (FROM TOP): AERIAL VIEW OF THE FORMER LIVERPOOL INTERNATIONAL GARDEN FESTIVAL SITE; ARTIST'S CGI OF SUGGESTED RESIDENTIAL DEVELOPMENT ON THE SITE; CGI OF THE ENHANCED GARDENS.

**“Our new Grade A office space at Pall Mall will be at the forefront of contemporary office design and will command a better rent profile than has been the norm in this city for many years.”**

**TOM GILMAN, MANAGING DIRECTOR (NORTH) KIER PROPERTY**

# PALL MALL

**Pall Mall is a prime 3.6 hectare City Centre site and a fabulous opportunity to develop approximately 2 million square feet of high quality development, including substantial amounts of Grade A office space. This will help to facilitate the expansion of Liverpool’s Commercial Business District and further the City’s ability to grow its professional and financial services sector.**

Phase I, to the rear of the former Exchange Station, extends to some 1.2 hectares and is in the Council’s ownership. Kier and CTP have been selected as our development partners, and a planning application for office-led redevelopment which can accommodate circa 400,000 square feet of new Grade A office accommodation in four new buildings with ancillary leisure and retail uses, and a high quality public realm on the site of the current Bixteth Gardens has been approved.

Phase 2, the northern part of the site is owned by a third party and represents a second phase of a wider masterplan which will see the creation of more offices and a mix of other uses. This could include further retail and leisure uses, a hotel, multi-storey car park and residential development of circa 1,500-2,000 new homes, set in a high-quality public realm.

The Council is in the process of producing a Strategic Regeneration Framework, in liaison with key stakeholders, to guide the managed expansion of the wider City Centre Commercial District with the objective of growing indigenous businesses, attracting inward investment and creating job opportunities, all within a modern, high-quality environment.



IMAGES (FROM TOP): AERIAL VIEW SHOWING THE PROPOSED PHASE 1 WITHIN THE CITY'S COMMERCIAL DISTRICT; ARTIST'S CGI OF THE IMPROVED BIXTETH GARDENS WITH THE NEW DEVELOPMENT; ARTIST'S CGI OF THE SUGGESTED OFFICE INTERIORS.

A new facility to welcome the next generation of super liners and passengers to the Mersey, and provide a world class welcome and a five star experience.

# LIVERPOOL CRUISE TERMINAL



IMAGES (FROM TOP): CGI IMAGES OF THE NEW TERMINAL SITTING ON THE WATERFRONT; THE MAIN ENTRANCE TO THE TERMINAL BUILDING; THE PROPOSED FOUR STAR HOTEL.

**Liverpool is to boost its position as one of the most desirable cruise liner destinations in the world by constructing a new £60 million cruise liner terminal to replace its existing facility on the City's world famous waterfront. With 57 ships having visited in 2018, and 87 currently planning to call in 2019, Liverpool needs to provide an enlarged terminal fit to welcome more than 200,000 visitors per annum and a rapidly expanding industry which is set to bring significant benefit to the City's economy which could rise to over £10 billion per annum.**

The plan is to build a new passenger and baggage facility complete with passport control, lounge, café, toilets, taxi rank and vehicle pick up point. The Council has awarded the first stage of a two stage design and build contract to UK wide construction company McLaughlin & Harvey who are working alongside consultancy firm Ramboll to develop the facility. The multi-disciplinary design team, includes architects Stride Treglown, cost managers Turner & Townsend, global planning and property consultants JLL, and landscape architects Hyland Edgar Driver.

Full Planning Permission for the Cruise Terminal has been granted in August 2018. Site works are planned start in summer 2020.

In addition, proposals for the site include a new £30 million 200 bedroom four star hotel (shown opposite) to sit alongside the Cruise Terminal. The City Council has appointed Wates Construction Ltd as the design & Build Contractor. An upscale brand franchisor and an operator have already been selected to work with Wates Construction to develop the design and internal layout. Full planning permission for the hotel was granted in October 2019.

**“The phenomenal growth of Knowledge Quarter Liverpool, along with the ongoing regeneration of Lime Street, has shone the spotlight on Upper Central. It represents one of the greatest development opportunities in the UK and, alongside Paddington Village, will have a major impact on the city’s economy, creating thousands of jobs, in science, tech, health, education, retail and leisure.”**

**COLIN SINCLAIR, CHIEF EXECUTIVE OF KQ LIVERPOOL**

# UPPER CENTRAL

**Upper Central, the gateway to the City’s Knowledge Quarter, provides a key link between Liverpool’s universities and the Main Retail, Cultural and Ropewalks areas. With over £1.2 billion having been invested in the Knowledge Quarter since 2012, and a further £1.8 billion either currently on site or proposed, Upper Central is to play a major role in providing space for new facilities and businesses that will include educational uses, leisure, public exhibition space, offices, digital and creative industries, medical research institutions, hotels, residential and student accommodation.**

Recent investment in Upper Central has seen completions of the £39 million Lime Street Gateway project that includes a 101 bedroomed Premier Inn Hotel alongside a 412 bedroom student accommodation block and ground level retail/leisure/commercial units including a Lidl store; the transformation of the former Lewis’s store into Adagio Serviced Apartments and a 75,000 sq ft office complex; and Sensor City, a £15 million global hub for the development of sensor technologies.

Augur have taken over the remainder of the Central Village development, now rebranded as “Circus”, and will bring forward a new scheme with retail, leisure and residential accommodation, whilst there are plans to convert the former ABC Cinema into a state-of-the-art performance venue.

Liverpool John Moores University has started work on a £64 million student campus that will include a student life and sports building on the site of the former Copperas Hill Post Office Building. Its 1.4 hectare site will be developed in two phases as part of a wider masterplan across the LJMU estate.



IMAGES (FROM TOP): AERIAL VIEW OF THE HEART OF UPPER CENTRAL; PROPOSED REFURBISHMENT OF THE FORMER ABC CINEMA; ARTIST’S CGI OF THE FIRST PHASE OF LJMU’S £64 MILLION CAMPUS EXTENSION WHICH IS CURRENTLY ON SITE.

“Kings Waterfront represent a major boost for the city in terms of jobs and new mixed use and leisure facilities. This is just the start of a journey which will see us creating a new riverside destination, boosting our visitor economy and creating jobs for local people”.

MAYOR JOE ANDERSON



# KINGS WATERFRONT



**Kings Waterfront represents the final piece in the jigsaw of the City's waterfront regeneration programme. The 25 acre site is owned by the City Council, with some £100 million worth of development already completed including the new £40 million Exhibition Centre Liverpool and the £26 million, 200 bedroom Pullman Hotel built next to the existing Arena & Convention Centre Liverpool. The remainder of the site offers fantastic scope for a mixed use development sitting against the backdrop of the River Mersey, one of the most famous rivers in the world.**

The Council will seek expressions of interest from October 2019 for mixed use development proposals for the site next to which a new £26 million multi-storey car park with 1,450 spaces commenced on site in February 2019.

Kings Waterfront offers scope for a significant mixed use commercial led development to include leisure, food/retail, hotel, restaurant, cafes, bars, water-based attractions, offices and residential apartments in a high quality public realm that will deliver a world class destination development.

Expressions of interest are also being sought for a mixed use development on an adjacent site.

IMAGES (FROM TOP): CGI IMAGES OF SUGGESTED DEVELOPMENT FORM;  
THE 1,460 SPACE MULTI STOREY CAR PARK; ARTIST'S CGI OF "THE KEEL –  
PHASE 2 (APARTMENTS).

**“This really is a landmark time for the Liverpool Waters project. Following a decade of meticulous planning, we are now firmly in the delivery phase of this project, and I am excited to see these plans finally taking shape.”**

**DARRAN LAWLESS, DEVELOPMENT DIRECTOR, LIVERPOOL WATERS**

# LIVERPOOL WATERS

**The most ambitious regeneration project of its kind anywhere in the UK, Liverpool Waters comprises 21.5 million sq ft of mixed use floorspace and a potential investment value of £5.5 billion. The scheme will regenerate a 148 acre historic dockland site to create a world class, mixed use waterfront quarter for the City. The scale of the development and its ambitious 30 year vision make Liverpool Waters one of the most important waterside regeneration and investment opportunities in Europe.**

The 30 year project is also a major part of Peel Investments' £50 billion 'Ocean Gateway' project to regenerate its land and assets fronting the Manchester Ship Canal and the River Mersey. Liverpool Waters will include mixed uses incorporating offices, visitor attractions, retail and leisure, education and community as well as significant residential development. Its first four major schemes totalling £200 million to bring almost 1,000 residential units for the Private Rented Sector commenced on site during 2018, with planning applications for more developments expected to be submitted in the coming years.

An exciting catalyst for speeding up investment in the northern end of Liverpool Waters will be the proposed £500,000, 52,000 seater stadium for Everton Football Club at Bramley Moore Dock. EFC has already completed a lease agreement with Peel Land & Property to assume a 200-year lease on the dock, subject to the club receiving planning permission. The current estimate is that the stadium will open in 2023.

Meanwhile, the proposals for the rest of Liverpool Waters involve the creation of over 3 million square feet of commercial and leisure space, creating a potential 20,000 jobs.



IMAGES (FROM TOP): ARTIST'S AERIAL CGI VIEW OF LIVERPOOL WATERS INCLUDING SPACE FOR EFC'S STADIUM (DESIGN AS YET NOT PUBLISHED); THE THREE PRS RESIDENTIAL TOWERS, TWO OF WHICH ARE CURRENTLY ON SITE AT PRINCES DOCK; ARTIST'S CGI OF THE HEART OF THE SCHEME ON CENTRAL DOCKS.

**“Ten Streets has huge potential to transform North Liverpool, linking it with the emerging proposals at Liverpool Waters.”**

**MAYOR JOE ANDERSON**

# TEN STREETS

**The Ten Streets area sitting next to Liverpool Waters is set to become a new “creativity district” for start-up creative businesses, including artists, independent creatives, makers and digital and technology sectors. Acting as a link between Liverpool Waters, North Liverpool and the City Centre, it will provide the opportunity to deliver something new and different to Liverpool’s Northern City Fringe – an emerging and vibrant creative quarter that will drive future prosperity and enhance the City’s status as an international destination with a unique offer and character.**

The scheme will see circa 125 acres of former dockland between the northern edge of the city centre to Bramley Moore Dock, transformed with up to 1 million square feet of development, delivering around 2,500 new jobs. It will attract creative companies and enterprises to flourish alongside artistic organisations. As a creative economy district, Ten Streets will complement other employment areas like the Knowledge Quarter, Commercial District and Liverpool Waters.

The vision for Ten Streets is based on Ten Big Ideas which aim to nurture the assets and opportunities unique to this part of the city – stunning maritime architecture, a diverse commercial and industrial heritage and a pivotal location. The area has already become an established events destination thanks to the trailblazing work of Kazimier, Cream and Sound City. Meanwhile, heritage, history and character are some of Ten Streets most precious assets and will be the foundations for the area’s new identity.

IMAGES (FROM TOP): CGI IMAGES OF POTENTIAL DEVELOPMENTS ACROSS THE TEN STREETS AREA; “THE LIVING WALL” PROJECT; TOBACCO WAREHOUSE AND SOUTHERN WAREHOUSE AT STANLEY DOCK (ON SITE)

**"The Fabric District is to regain its status as vibrant part of Liverpool City Centre, providing much needed space for artists, independent retail and the creative, digital and tech sectors."**

**COLIN SINCLAIR, CEO KNOWLEDGE QUARTER LIVERPOOL**

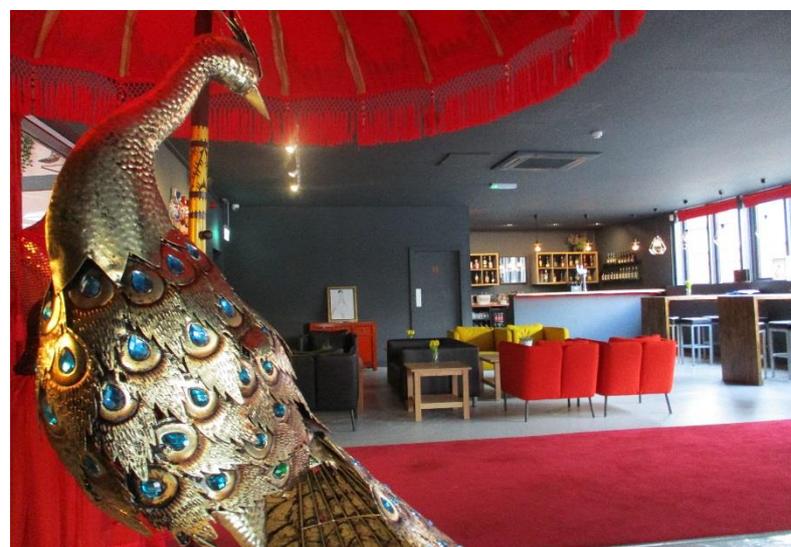
# THE FABRIC DISTRICT

**The Fabric District, on the northern edge of the City Centre's Knowledge Quarter, is known for its milliners, upholsterers, drapers, tailors, cabinet makers, furniture builders and printers. In recent years the area has diversified to a mixed use area that is entering a new era for regeneration and development, whilst conserving and supporting its historical business community.**

At the start of 2018 it was announced that entrepreneurs were now looking at the Fabric District as a new location for the creative sector complementary to and working in tandem with the Baltic Triangle.. "The Tapestry" has been created, bringing a new creative hub for new businesses, with additional events space available for hire.

The Fabric District Community Interest Company (CIC) was formed and in 2018 a Vision document for the area was launched. The aim of the Vision is to support the long established manufacturers and makers in the fabric district and attract like-minded businesses to the area.

The area is still home to furniture and fabrics businesses such as Abakhan Fabrics and several other smaller independent fabric shops and dressmakers. In recent years the area has become a new destination for residential developers including student providers with some £140 million worth of schemes currently on site providing 1,600 bedrooms at "Natex", "Calico", "33 Devon Street" and "One Islington Plaza". There is over £100 million of further residential accommodation currently proposed at schemes such as "Fabric Village", "The Drapery" and "Hughes House".



IMAGES (FROM TOP): ARTIST'S CGI OF "FABRIC VILLAGE"; OFFICE SPACE AT "THE TAPESTRY"; BAR/MEETING ROOM AT "THE TAPESTRY".

**“Twickenham Studios coming to Liverpool couldn’t be a better fit. They’ll bring a century’s worth of film-making heritage and help to write a new chapter for the creative industries in and around Liverpool.”**

**TIM HEATLEY, CO-FOUNDER OF CAPITAL & CENTRIC**

# LIVERPOOL FILM STUDIOS



**The former Littlewoods building, an iconic 1930’s Art Deco style building on the southern edge of the Innovation Park, is to be transformed into a Hollywood standard film studio at a cost of £50 million.**

Owners Capital & Centric have signed a deal with the UK’s oldest film studios Twickenham Studios who will lease 85,000 sq ft and become the facility’s first anchor tenant. The adjoining sites will be developed out to provide new sound stages to support film and television making in the City.

The project will feature two new 20,000 sq ft sound stages along with supporting workshops, wardrobe and prop storage, and offices.

The new studios will also be supported by the Liverpool Film Office which has a strong track record in attracting film & TV production to Liverpool, and driving the growth of a sustainable film and TV sector in the City. Based within Culture Liverpool, it is the most established independent service in the UK operating since 1989. Its purpose is to promote the City of Liverpool through the development of film, TV and digital content; acting as a liaison between the authority and the communities with production companies by educating, setting standards or professionalism; serving as a clearing house for production information and proportionally increasing economic impact of the industry locally.

Over the past 10 years the office has attracted over £100 million of inward investment into the local economy from large scale feature film and high end TV drama. Production credits include: Fantastic Beasts and Where to Find Them, Florence Foster Jenkins, Captain America the First Avenger, Fast & Furious 6, Sherlock Holmes, Jack Ryan Shadow Recruit, all 4 series of Peaky Blinders; and the new BBC drama “War of the Worlds”.



IMAGES (FROM TOP): TWO CGI IMAGES OF THE PROPOSED LIVERPOOL FILM STUDIOS; FILMING ON THE SET OF THE BBC SCI-FI DRAMA “WAR OF THE WORLDS”.

**“The continued regeneration of the Baltic Triangle needs to share in the vision and values of the area which has defined a nationally and internationally recognised district for creativity and experiences.”**

**LIAM KELLY, CHAIR OF THE BALTIC TRIANGLE AREA COMPANY**

# THE BALTIC TRIANGLE

**With some £200 million worth of developments currently underway and a further £425 million proposed, the Baltic Triangle - sitting alongside Liverpool's trendy Ropewalks District and to the immediate south of the Liverpool ONE retail/leisure complex - has a well established business community that includes digital creatives anchored by Baltic Creative, and several leisure venues including Camp and Furness.**

The zone has a significant number of former historic warehouses and vacant sites available with potential for mixed use developments that can combine creative and digital workspaces with leisure and education uses, residential and hotels. Several residential developments are already on site or are being proposed such as the £90 million “Parliament Square” that will feature 505 apartments.

Baltic Creative has been investing in new premises over the last decade; these are now home to several new niche businesses. The latest scheme, Digital House has seen a former warehouse converted to high quality affordable space for digital companies wishing to grow. The £2.6 million scheme, completed in January 2019, has the capacity to house 20 companies and will contribute massively to the Baltic Triangle's status as one of the fastest growing digital clusters in the UK.

With ever-increasing pressure on the remaining available land, a Spatial Regeneration Framework (SRF) is being prepared by LDA Design (who led the masterplanning for the regeneration of London's Olympic Park once the 2012 games were over) has been commissioned to produce the draft plan to guide the future development of the Baltic Triangle area. A draft of the SRF will go out to public consultation in summer 2019, after which it will be used as a Supplementary Planning Document in any planning applications in the area. This new masterplan will help ensure and guide growth for the decades to come.

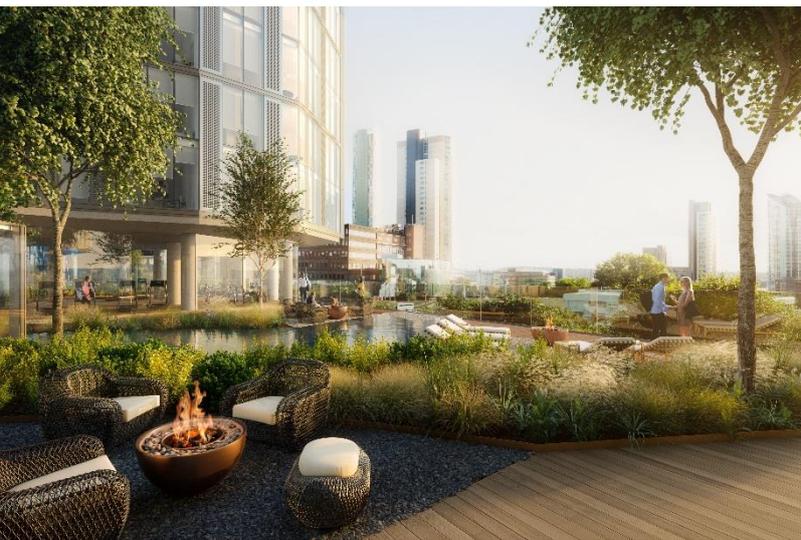


IMAGES (CLOCKWISE FROM TOP): OFFICE SPACE AT BALTIC CREATIVE; "DIGITAL HOUSE", RECENTLY COMPLETED; ARTIST'S CGI OF PROPOSED "PARLIAMENT SQUARE"; ON SITE - "THE BALTIC HOTEL", JAMAICA STREET

**“The Pumpfields area has the capacity to be a significant economic and housing contributor for the City. Its mix of uses can support growth and opportunity by providing jobs, housing and training within close proximity to major retail, transport and infrastructure hubs.”**

**COUNCILLOR JOE HANSON, LIVERPOOL CITY COUNCIL**

# PUMPFIELDS



**Pumpfields is a major investment opportunity on the northern fringe of the City Centre. The area was historically industrial but is fast becoming a focus for residential development to cater for the growing demand for new homes in Central Liverpool. It presents an opportunity to create a new sustainable residential community with its own distinct character and which links seamlessly with the established communities of North Liverpool and the City Centre.**

This 26 hectare zone comprises a mix of uses including the City of Liverpool College’s “Institute of Technology”, light industrial premises, residential uses (notably Atlantic Point and The Reach), surface car parks and vacant and derelict land.

There are currently over 3,000 residential units either on site or with planning permission in Pumpfields and the number of emerging schemes could almost double this figure. Amongst the £380 million worth of schemes on site is the Elliot Group’s £250 million “Infinity” that will provide 1,002 homes whilst further major residential schemes are proposed for “The Metalworks”, “Freemasons Row”, “The Tannery”, “Bevington Bush”, Paul Street and several others amounting to over £350 million.

The City Council endorsed the Pumpfields Development Framework in November 2019. This document establishes a guide for future development, by setting out a number of key development principles which will, amongst other things, lead to further positive investment and development, encourage vibrant mixed use schemes, promoting a conducive environment with appropriate infrastructure and minimise the conflict between residential and employment uses.



IMAGES (FROM TOP): CGI'S SHOWING “PAUL STREET” (PROPOSED); “INFINITY” (ON SITE, 1,002 APARTMENTS, £250 MILLION); “BEVINGTON HOUSE” (PROPOSED 614 APARTMENTS, £65 MILLION)

**“Over the coming years, Foundations will be creating modern and spacious places to live and helping to transform communities across our city with quality, affordable homes.”**

**FRANK HONT, CHAIR OF FOUNDATIONS**

# FOUNDATIONS



**Foundations**

OPENING DOORS. NURTURING  
NEIGHBOURHOODS

**In December 2018, Liverpool City Council launched its ethical housing company Liverpool Foundations Homes Ltd to dramatically shake up the City’s housing market and help to drive the Council’s target to provide 30,000 additional homes by 2030.**

A £50 million budget has been set to deliver the first phase of a 10,000 build and refurbishment programme over the next two years with the aim of creating bespoke properties for first-time buyers, foster carers, large families, the elderly and people with a disability, and to improve the availability of good quality, affordable homes in the city.

The first of the company’s new housing developments “Harrington Row” completed off Park Street in Dingle in Spring 2019, whilst 117 other homes are currently on site including 107 new homes at Denford Road/Ackers Hall Avenue in Yew Tree ward.

As well as creating 2,000 new jobs, the scheme will help to bolster home ownership amongst local people, and to help the Council to act as a “high quality, ethical landlord” to help build sustainable neighbourhoods and offer tenants security of tenure. The profits of both house sales and rentals will be returned to the council as it is the sole shareholder in the company and reinvested in new stock.

Foundations will be working with Council departments to identify areas where the company can support them to meet the specialist needs of those vulnerable in our community such as foster carers supporting children in care; and will work with partners such as registered providers to ensure that its developments are inclusive and of mixed tenure as well as providing opportunities for all sections of the community to live well and age well in homes that meet their needs.



IMAGES (FROM TOP): THE FIRST HOMES COMPLETED AT ACKERS HALL AVENUE; 14 SEMI DETACHED HOMES AT “HARRINGTON ROW”, PARK STREET, DINGLE (COMPLETED); ARTIST’S CGI OF PROPOSED APARTMENTS OFF ULLET ROAD.



- |   |                       |    |                        |
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