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Dear Alan,

**Re: OVH Development Summary**

Further to our recent meeting, I am writing to formally comment on the issues that we discussed. I would be happy for you to place this letter in the public domain.

As you are aware, I have a long track record of working on developments in Sefton, both in my current role as Development Director at One Vision Housing, and also in my previous role as Director of Development at Liverpool Housing Trust/Vicinity. I am very familiar with the geography of the Borough, and of the types of development opportunities that are likely to come forward over the course of the Local Plan.

My comments on the issues we discussed are set out below:

**Future Development Programme**

One Vision Housing were formed in 2006 following the transfer of the Sefton council housing stock. We received our first grant support from the HCA in 2013 and have since entered into a full FDA to assist in the delivery of the 2015/18 HCA funded programme.

We are currently building up a development programme of sites in Sefton. I have provided you with a list of the sites in our short-term development programme that are capable of accommodating 5 or more dwellings for inclusion in your SHLAA study.

In addition to this list of sites, it is our intention to continue to acquire new sites in Sefton. The majority of the sites we acquire are likely to be small to medium sized, although we may also be interested in delivering larger schemes (including partnering house builders to deliver s106 affordable housing).

### **Demolition Programme**

As you are aware, One Vision has demolished a number of properties in recent years in order to remove / replace obsolete and outdated stock. In addition to those properties that have already been demolished, three further tower blocks will be demolished during the financial year 2015/16. These are listed below:

- Mersey House, St James Drive, Bootle (91 units);
- Montgomery House, Kings Park, Seaforth (58 units); and
- Churchill house, Kings Park, Seaforth (58 units).

Beyond these three tower blocks there are no other properties in our demolition programme, and we do not intend to carry out any further large scale demolitions in the foreseeable future.

### **Development of OneVision-owned Garage Courts**

One Vision own a large number of garage courts in Sefton. These are mostly located in Bootle and Netherton, but are also present in other settlements including Litherland, Maghull and Formby.

With a small number of exceptions, it is not currently possible to predict which garage courts will become available over the coming years, and we are reviewing this on an ongoing basis. However, we anticipate that a minimum of 100 dwellings will be delivered from this source over the next 10 years, and it would be reasonable to assume delivery of around 10 homes per annum over this period.

### **Sefton's Windfall Assumptions**

I understand that Sefton proposes to include a "windfall" contribution in its SHLAA study to account for development on unanticipated sites. You have provided me with a summary of this contribution, including a rationale to justify why these sites will continue to come

forward in the years ahead. This contribution would apply to sites across the whole Borough between 2015 and 2020 and solely to sites in Crosby and Southport from 2020 onwards.

In my experience, the assumptions that you have made appear to be reasonable. It is inevitable that smaller sites that have not previously been granted planning permission for housing will become available in the years ahead (as they always have done). For example, I am often made aware of potential development opportunities on sites with no previous planning history. It is also reasonable to assume that Victorian areas such as Southport, Crosby, and Bootle will produce more unanticipated sites than the parts of the Borough which are dominated by modern planned housing estates. Largely Victorian areas will inevitably contain more commercial buildings in residential areas, and larger properties that are suitable for conversion.

I trust this will be of assistance to you and please do not hesitate to contact me if you require any further information

Yours sincerely



PP Brendan Gleeson  
**Development Director**