



## **AHDC Gives New Life to Anfield Homes April 2006**

The Affordable Housing Development Company (AHDC) acquired and totally refurbished ten family homes within the Rockfield Regeneration area of Anfield. This complete internal refurbishment was financed entirely by AHDC with its own funds and at its own risk. The houses, located in Skerries Rd, complete the street where Liverpool Football Club and Maritime Housing Association renovated homes and Liverpool City Council carried out improvements to the facades of the rest. These capital works show commitment to the Housing Strategy drawn up by the Anfield Breckfield Community Steering Group as part of the wider regeneration strategy for the area.

Using the designs of Liverpool architect, Ken Martin, who also advised LFC and Maritime, AHDC and project managers AYH Plc oversaw the complete refurbishment by Liverpool firm Flanagan BMS. By choosing a local contractor and labour force, AHDC ensured that our investment had the greatest possible effect on the local economy.

Local residents and officials alike praised the efficiency with which the AHDC funded refurbishment programme was completed – all ten homes were finished and sold within nine months. In addition, the increased safety of the houses was widely praised, as was one particular innovation is the brick “wheelie bin” store at the front of the house that does away with the need for a back alleyway and allows for larger gardens and conservatories. An open day was held on April 11 2005. Rick Parry, Chief Executive of Liverpool Football Club cut the ribbon and declared the project a great success, adding that he hoped it was the catalyst for the area which he was sure would continue to move ‘upwards and onwards’.

The completion of Skerries Rd. proved to be a major, positive step forward in realising the community’s aspirations for restored as well as new homes in Anfield and Breckfield. The houses were marketed by Liverpool estate agency Sutton Kersh, who saw all ten properties reserved upon the day of release. AHDC worked closely with the city council’s Neighbourhood Management Team to ensure that local people affected by clearance proposals have first choice of the homes available. Indeed, five of the ten properties were purchased by those being decanted from nearby clearance zones and who received Homebuy grant assistance from local authorities.

### **Ruth Little, Chair of the Housing Strategy Group, says:**

The local residents within the area have worked long and hard to see these properties refurbished. This has been a fundamental principle of the Housing Strategy to have housing for local people that is of excellent quality.

### **Cllr. Kiron Reid said:**

"The work by AHDC is further excellent regeneration work in Anfield. It shows the great potential of the wonderful houses in this area and will encourage more families to come and live in the area. It also encourages more investment by the private sector. I hope that AHDC will be able to do more work like this in the Rockfield Road area which badly needs restoration."

### **Cllr. Robbie Quinn said:**

"There is lots of great evidence of Anfield improving and this is a very good example"

AHDC unveiled the Skerries Road show house on Monday 11 April and was delighted by the reaction of the large crowd that paid a visit to witness first hand the high quality of refurbishment that we (in partnership with local building firm Flanagan BMS and our project managers AYH Plc) were able to complete in just 12 weeks and are keen to provide throughout Liverpool and other parts of England.

AHDC trust that the substantial and entirely privately raised investment injected into the refurbishment of 21 -39 Skerries Road underlineD our continued commitment to the refurbishment of Liverpool.

AHDC Group has opened a new SPV (AHDC (Rockfield) Ltd) under which we have submitted our refurbishment proposal for the Rockfield area to Liverpool City Council and Arena Housing Association. In this proposal, AHDC undertake to refurbish all unoccupied properties to the high quality shown at Skerries Road within three years of commencement.

## **AHDC. Serving the future of housing needs**