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Wirral Council

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To Occupier

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Date: 24 February 2022

Your Ref:
Our Ref: DB/NF
Service: **Regeneration and Place Directorate**
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Dear Business Owner

NEW FERRY REGENERATION UPDATE

This letter gives you an update on the regeneration of New Ferry.

As you may recall there is an approved masterplan for the area, and the Council has been working to deliver this.

There have been a number of significant achievements, and these are as follows;

- Resources of £1.3m approved by the Council in December 2018 to fund site assembly;
- Acquisition of key sites and the demolition of vacant buildings and site clearance in readiness for redevelopment;
- Outline planning permission secured in September 2020 for the preferred development option across three specific sites;
- Assisting in the establishment of the New Ferry Community Land Trust and with the support of £500,000 from Liverpool City Region Combined Authority, the acquisition of a prominent building in the Town Centre, 78-80 New Chester Road, which will be refurbished and brought back into economic use;
- A successful application to government which has resulted in £3.2m of funding being awarded through the Future High Street Fund (FHSF).

In January, two reports were approved at a meeting of Wirral Council's Economy, Regeneration and Development Committee.

The first sought members' approval for the appointment of a preferred development partner to take forward the physical regeneration of sites in New Ferry. The second sought approval for an additional Council investment of £700,000 to purchase the former Co-op supermarket building at the junction of Bebington Road and New Chester Road. Further detailed information regarding these can be viewed via the link below – agenda items 69 and 70 refer:

The appointment of a preferred developer is significant in that it will enable the Council and the developer to draw up detailed plans for the redevelopment of New Ferry and work towards getting full planning permission for the project. A formal announcement will be made once the legal processes have been completed. This is expected in the next few weeks.

The purchase of the Co-op building will provide an additional redevelopment opportunity on a site that adjoins land already earmarked for regeneration under the Masterplan. The final decision on the purchase will be made by the Council's Policy and Resources Committee in March.

You may have noticed the work to demolish the derelict properties at 48-54 Bebington Road is now underway and this is due for completion in the Spring.

Transport consultants Mott Macdonald will shortly commence preliminary work on the design and re-engineering of the highways, that will be required to complement any future site redevelopment.

Whilst the Council has made significant progress on acquiring land and property for the redevelopment of the area, some still remains to be acquired. I hope that this can be done by negotiation, but the Council is in the final stages of preparing a Compulsory Purchase Order for those interests it cannot acquire by agreement.

Once the preferred developer is formally announced, a detailed timeline for site development will follow and I will share this with you in due course.

The key to successfully delivering the regeneration will be working together, and there will be regular communication on the progress of the regeneration work.

I hope that this update is useful to you. If you require anything further, then please do not hesitate to contact me or my colleagues Neil Mitchell (neilmitchell@wirral.gov.uk) or Lee Parker (leeparker@wirral.gov.uk).

Yours faithfully

David Ball.

David Ball
Assistant Director: Special Projects