



## Neighbourhood Centre Launched

The once derelict Bedford Hotel has been totally transformed to become the Evolve Neighbourhood Centre.



The Bedford Hotel has always been at the heart of the Queens/Bedford community. In its heyday it was a place of fun and celebration. Evolve wants to capture this spirit, as the pub building becomes a new hub for community activity. Services at the Evolve Neighbourhood Centre are available to all residents, including owner occupiers and tenants of social and private landlords. Neighbourhood management services, general housing advice, support with re-housing and access to a dedicated Merseyside Police Officer are available alongside training and meeting room facilities for use by the community.

Alongside office accommodation, four high quality apartments are available for sale within the development. The apartments are particularly suitable for first-time buyers who may have been priced out of the city centre.

Maria O'Brien, Neighbourhood Director for Evolve told us: "This centre provides a real example of how this neighbourhood is changing and is part of our long-term commitment to the area. With our partners, including Sefton MBC, we are working with local people to create a sustainable and vibrant place to live, work and invest."

Pauline Davies, NewHeartlands MD, added: "We're delighted that the local community now has this support service in place, and we are continuing to work with people in the area to provide better housing and create neighbourhoods for the future."

South Sefton is a key intervention area for the government's Housing Market Renewal Initiative, which aims to regenerate

the housing market, provide housing choice and build sustainable communities for the future. Evolve plans to invest over £30m in the area over the next five years, money that will be complemented by investment from the local authority and private investment.

An official launch event was held in March, with guests including community champion Jack Costello, Joe Robinson from Sefton MBC and Cllr John Fairclough.

### Translations available on request

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অনুরোধ করলে ভাষান্তরিত করার (ট্রানস্লেসন) ব্যবস্থা করা হবে।

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**Other languages, Braille, audio format  
and large print available on request**

## Compound Open

Bramall Construction has opened a compound on Hertford Road, providing a base for site-based staff and others involved with the construction work in the area, as well as a home for machinery and equipment.

The site office is open Monday to Friday 8am to 4.30pm when the Project Manager Terry Sutherland will be available to answer any queries you may have. You can also contact Terry on 0151 933 7049.

Construction works will be ongoing Monday to Friday between the hours of 8am and 5pm and occasionally on a Saturday between the hours of 8am and 12.30pm.

The site has 24 hour security. However, should you need to contact anyone about the site outside office hours, you can call 0151 709 2424.

**Please remember that building sites are dangerous places and you must not allow your children to play on any of the sites for their own safety.**

## Serious about Anti-Social Behaviour

In response to residents concerns about anti-social behaviour around Hawthorne Road, part of the neighbourhood is now a 'Designated Area'. The 'Designated Area' includes all areas within the boundary of Hawthorne Road, Balliol Road, Southport Road, Antonio Street, Olivia Street, Miranda Road and Wadham Road.

This is a specific area where Police Officers have the power to:

- Break up groups of 2 or more people.
- Request under 16s to return home.
- Arrest anyone who ignores their instruction.

This power is in force for 6 months from 12 May 2006 and will be reviewed at the end of the period and extended if necessary.

If you are experiencing any problems with anti-social behaviour please contact Evolve for advice and support. Call into the Evolve Neighbourhood Centre at 38 Queens Road, call 0151 286 5555 or e-mail: [info@evolve-nr.org.uk](mailto:info@evolve-nr.org.uk)

## CAB at Evolve

On Thursday mornings the Citizen's Advice Bureau (CAB) is offering appointments at the Evolve Neighbourhood Centre. The CAB service helps people to resolve their legal, money and other problems by providing FREE information and advice.

Contact Evolve at 38 Queens Road, call 0151 286 5555 or e-mail: [info@evolve-nr.org.uk](mailto:info@evolve-nr.org.uk) to make an appointment.

# New Home

**Building work has started on 53 new homes for rent and shared ownership along Queens Road. The properties range from 2-bed apartments through to a 4-bedroomed house. Planning permission has also been received for 220 new homes, including 171 for private sale and 49 for rent and shared ownership. Properties include private gardens and parking, and are designed to be energy efficient.**

Rental and shared ownership properties will be managed by registered social landlord Hornby Homes, with private homes for sale through Haslam Homes.

The development has been given the thumbs up by CABE, the government's advisor for architecture, urban design and public space. CABE only approves schemes that it thinks will improve the quality of people's lives through good design.

The development signifies a new wave of confidence in the area. Bootle has seen some of the fastest rising house prices in the country and a massive investment programme of over £600 million is transforming homes, shops and offices. Major employers such as MCL Software, Mellors and the Health & Safety Executive are establishing new bases

## Secure and Cosy Homes

Evolve's Secure at Home and Cosy Homes programmes are designed to improve the security and energy efficiency of homes in the area. 49 residents have already benefited from extra security measures through the Secure at Homes programme. Features fitted to homes include five-lever doors and window locks.

So far, 318 residents have received energy efficiency advice through the Cosy Homes programme, with 210 residents benefiting from additional insulation.

If you would like to be included in the Secure at Home or Cosy Homes initiatives, please contact Evolve at 38 Queens Road, call 0151 286 5555 or e-mail: [info@evolve-nr.org.uk](mailto:info@evolve-nr.org.uk)

## Affordable Luxury

Cosmopolitan has luxury 2-bedroom apartments for sale through shared ownership. Apartments within the contemporary development on Oriel Road are for sale from £60,000 for a 50% share. The development will be completed in October this year. Each apartment offers a fully fitted kitchen with oven, hob and hood, fitted bathroom suite, double glazing, under floor gas central heating and lounge area. Other features include allocated parking spaces and a lift to all floors.



**For further information,** please contact Homelife Estates on 0151 727 4375 or e-mail [info@homelifeestates.com](mailto:info@homelifeestates.com)

# es, New Confidence

in the area. Bootle is proving particularly attractive for young first-time buyers who are being priced out of city centre living.

Evolve Neighbourhood Director, Maria O'Brien told us:

"This fantastic new development will breathe new life into this area and provides a real choice for local people who want to stay here. This project signals confidence in the long-term future for the Queens/ Bedford neighbourhood."

Terry Sutherland, Project Manager for contractors Bramall Construction told us:

"It's great to finally get to work on these sites and we hope that this gives a clear signal that change really is happening in the Queens/Bedford area".

The new development is being delivered through a partnership between Sefton Council, Evolve, Hornby Homes, Keepmoat and Merseyside Housing Market Renewal pathfinder NewHeartlands. Haslam Homes and Bramall Construction are members of Keepmoat.



**For further information, please call into the Evolve Neighbourhood Centre at 38 Queens Road, call 0151 286 5555 or e-mail: [info@evolve-nr.org.uk](mailto:info@evolve-nr.org.uk)**

## Ready to RAP

Nearly 40 residents from the Queens/Bedford and Worcester neighbourhoods have formed the Evolve Residents Advisory Panel, to be known as RAP. The panel includes residents from rented and private housing and is open to anyone who wants to get involved in the ongoing regeneration of the area.

Christine Curley has been elected as Chair of the panel, and an Annual General Meeting is planned for September.

RAP has already met with senior officers from Sefton Council and received progress reports from Evolve and Keepmoat. RAP is working closely with Evolve to develop a Safer Communities Plan, which will aim to tackle anti-social behaviour and seek to

engage young people in the regeneration of their neighbourhoods. The panel has also started work on a Good Neighbour agreement that will be shared across the area.

RAP Chair, Christine Curley told us: "Setting RAP up was a very good move. It's already given residents who live in the area the chance to meet some of the people who make all the decisions that affect our lives. We've been able to tell them what we think about things. The Good Neighbour agreement is a move in the right direction for making this a better place to live."

If you would like to find out more about RAP, please contact Irene Crone, Tenant and Community Involvement Officer at Hornby Homes on 0151 522 1331 or e-mail: [info@evolve-nr.org.uk](mailto:info@evolve-nr.org.uk)



## Salsa for Health!

Residents were encouraged to 'salsa for health' at a free event hosted by Evolve in April. Dance tutors Karen and Banderas from 'The Latin Experience' put visitors through their paces to the sound of a samba beat. Visitors also took advantage of free fitness, blood pressure and cholesterol checks, taking away health advice and free goody bags. Younger visitors enjoyed smoothie-making and face painting activities. Squash Nutrition encouraged people to make health resolutions and

handed out free 'grow your own' herb kits with recipe suggestions to those taking part.

Lisa Curphey, Evolve Project Officer, told us: "Salsa is a really fun way to keep fit and healthy. This is the third Evolve healthy living event and, like the others, it proved to be really popular and enjoyable."

Evolve, Sefton Primary Care Trust, Squash Nutrition, Healthworks, Merseyside Police and Keepmoat were represented at the event.

## Hornby Homes Housing Officer



Clare Foulder, Hornby Homes Housing Officer, is now based at the Evolve office. Clare is the Housing Officer for all Hornby Homes properties in the Sefton area and is responsible for housing management issues including rent arrears, lettings, tackling anti-social behaviour and general tenancy management issues. If any housing association tenant needs advice, you can also contact Evolve.

You can contact Clare at the Evolve Neighbourhood Centre, 38 Queens Road, call 0151 286 5555 or e-mail: [clare.foulder@hornbyhomes.co.uk](mailto:clare.foulder@hornbyhomes.co.uk)

## Face Lift for Streets

The first phase of the Queens/Bedford group repair programme has started. The £2 million programme aims to carry out essential structural work to 49 homes and give an external 'face lift' to whole groups of streets. The project is a partnership between Evolve, Sefton Council and Bramall Construction.

The streets that are being refurbished in Phase 1 are parts of Kings Road, Bedford Road and Wadham Road. There are currently 36 residents signed up for the programme, with other residents still in discussions with Evolve.

If you would like further information, please call into the Evolve Neighbourhood Centre at 38 Queens Road, call 0151 286 5555 or e-mail: [info@evolve-nr.org.uk](mailto:info@evolve-nr.org.uk)

### USEFUL TELEPHONE NUMBERS

**Evolve Neighbourhood Centre** 0151 286 5555

Housing Services  
Home Ownership Support  
Environmental Hit Squad  
Sefton Clean Team  
Gold Zone Police Officer

**Neighbourhood Police** 0151 777 3056

**Sefton Plus** 0845 140 0845

Dog Wardens  
Graffiti  
Leisure Services (Parks)  
Cleansing  
All Sefton Council Services

**Alleygating** 0800 328 496

## Park Life

Evolve has secured £350k of Single Regeneration Budget and Neighbourhood Renewal Fund money, to be used as part of a £753k investment in Derby Park. This huge investment will bring massive improvements to this wonderful park, which provides an essential green space at the heart of our community.



Improvements will include a new play area, work to the main footpaths and bridge, and some tender loving care for the historical features of the park. Derby Park will be regenerated through a partnership including Sefton MBC Leisure Services, Sefton Children's Fund, Evolve and the community. The regeneration project has already started and will be completed by Spring 2007.

For further information, please call into the Evolve Neighbourhood Centre at 38 Queens Road, call 0151 286 5555 or e-mail: [info@evolve-nr.org.uk](mailto:info@evolve-nr.org.uk)

## Designer Kitchens



Hornby Homes tenants from the Queens/Bedford area will have new kitchens fitted, made up to their own specifications with the help of a professional designer.

Tenants attended a two day event at the Evolve Neighbourhood Centre to see a model kitchen and choose the colour and design of kitchen units and worktops. A choice of handles, floor and wall tiles was also available.

The event was held over two days and proved a great success, unearthing lots of creative talent as residents considered their bespoke designs. Residents will work with a kitchen designer in their own homes to create a tailor-made kitchen. The package also includes decoration of the kitchen area.

The programme is a partnership between tenants, Hornby Homes, Evolve and Fusion 21. The kitchen units are manufactured by Rixonway and will be installed by Queensbridge Ltd. The work follows a successful window and door replacement programme in the Queens/Bedford area in 2005. Hornby Homes is investing £189k in the kitchen replacement programme, as part of a wider package designed to meet residents' high expectations and ensure that tenants' homes meet the Decent Homes 'Plus' standard. This 'Plus' package was agreed with tenants through consultation and exceeds the requirements of the government's Decent Homes standard, reflecting Hornby Homes' long-term commitment to the future of Queens/Bedford.

For further information, please call into the Evolve Neighbourhood Centre at 38 Queens Road, call 0151 286 5555 or e-mail: [info@evolve-nr.org.uk](mailto:info@evolve-nr.org.uk)