



THE
FLORRIE

DESTINATION DINGLE

THE FLORRIE COMMUNITY LAND TRUST
VISION DOCUMENT

AUTUMN 2024

Contents

- **Our Vision** 1
- **About The Florrie** 6
- **Our Members** 7
- **Housing Need** 8
- **Our Partners** 9



Our Vision

Our strategic plans are to acquire and steward three parcels of previously developed land through the LCC Community Asset Land transfer process, for the long-term benefit of our community. Our proposed scheme would see a new affordable, quality housing development of circa 96 new homes and would result in not only the creation of new homes but new managed workspace units, dedicated green open spaces, private and public gardens across all three sites and a public civic courtyard space that is central to the three sites being united as one whole development directly surrounding The Florrie Grade II Listed building.

The Florrie CLT will prioritise affordable/social rent housing and community wellbeing over profit driven development. We aim to address housing need, affordability and promote economic diversity which fosters a vibrant community where everyone has access to safe and affordable homes.

Destination Dingle, The vision is based on the principles of developing much needed new affordable, quality homes in the local community, which in turn helps to regenerate the area directly surrounding The Florrie, making use of 0.96ha of vacant brownfield land that is otherwise attracting ASB to create a sense of place, connectivity and purpose.

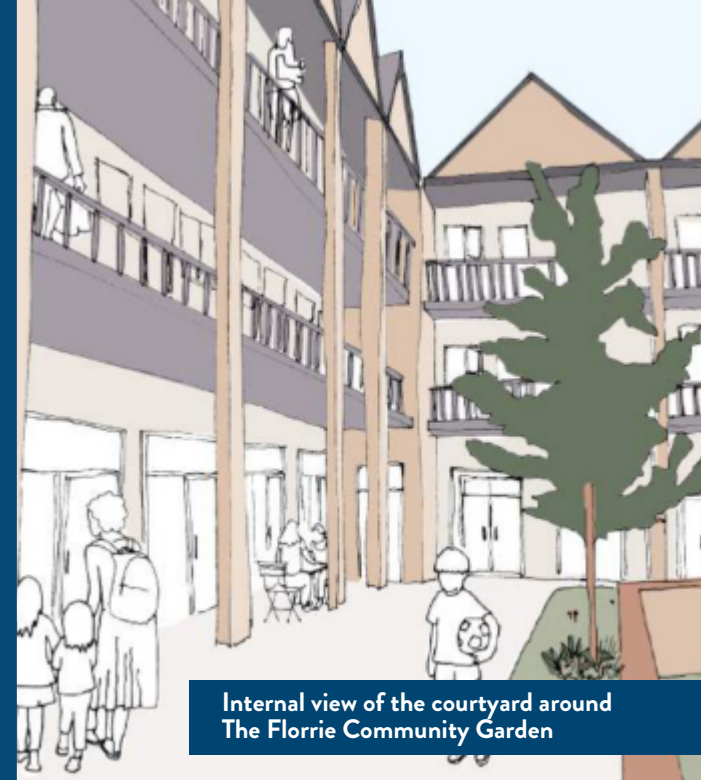
One significant advantage of being a member of the CLT is the ability for our members and local residents to actively participate in decision-making processes regarding their housing environment. The benefits of The Florrie CLT extends beyond just providing shelter; it encompasses social connectedness, environmental stewardship, affordability, and customised solutions that cater directly to the needs of our community, the Dingle.

The Mission of The Florrie CLT is to create an intentional community through new housing and economic opportunities.

- **We want people to choose to move to the Dingle and choose to stay here by providing affordable social housing.**
- **We want people to invest in their community to help us achieve long term sustainability.**
- **We want the opportunity for our members to shape their living spaces according to their values and priorities.**
- **We want to secure inward investment and attract new businesses, who in turn will create local jobs and become stakeholders, sharing a collective vision for the revival and long term future sustainability of Dingle through a Community Land Trust model.**
- **The wider mission of the Florrie CLT scheme will:**
- **Broaden the housing offer to meet local and city wide housing need.**
- **Housing is of excellent quality and affordable.**
- **The scheme creates new green spaces, new services, employment, training and enterprise opportunities.**



Managed workspace units on the corner of Mill St & Beresford Road



Internal view of the courtyard around The Florrie Community Garden



Housing & managed workspace units on the corner of Beresford Road & Stonegate Drive



SITE A

Mill Street / Stonegate Drive - adjacent to The Florrie with part of the site currently in daily use as The Florrie's Tommy Bache Community Garden.

- 11 managed workspace units on ground floor arranged around a civic courtyard space, directly linking The Florrie and the existing community garden and new green space.
- 14 1B/2P flats, 6 2B/3P flats, 8 2B/4P flats

TOTAL 28 homes and 11 workspace units.



SITE B

Mill Street/Bessemer Street - opposite The Florrie to the east.

- 3 and 4 bed homes.
- Private gardens and generous and meaningful semi-public space.
- Shared open space and new tree planting.

TOTAL 21 homes.

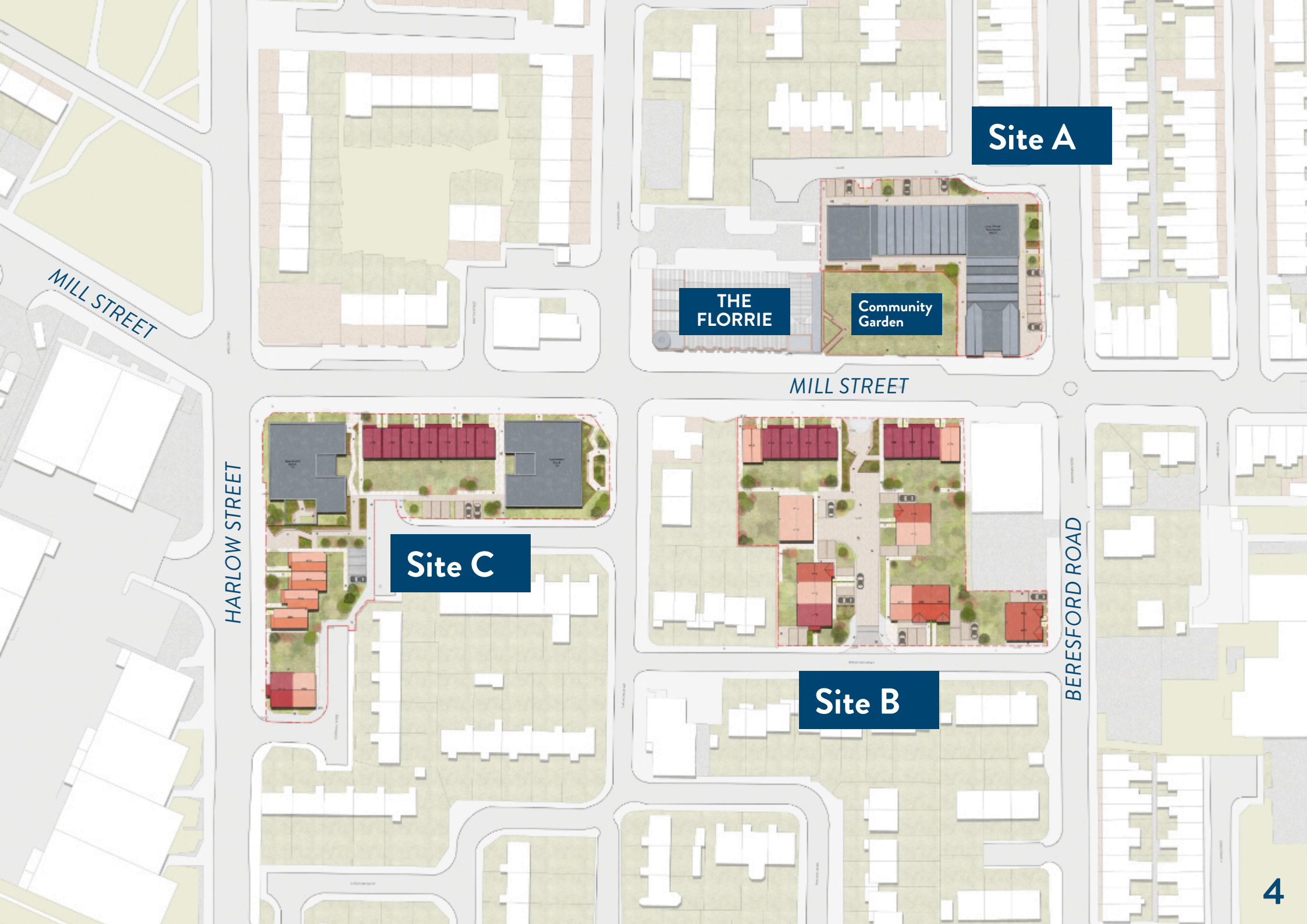


SITE C

Harlow Street/Mill Street - opposite The Florrie to the west.

- 13 no. 3 & 4 bed terrace houses.
- 34 no. 2 bed apartments across two apartment blocks

TOTAL 47 homes.



Site A

THE
FLORRIE

Community
Garden

MILL STREET

Site C

Site B

BERESFORD ROAD

HARLOW STREET

MILL STREET



About The Florrie

“We call her ‘The Miracle on Mill Street’. The saving and restoration of the Florence Institute is one of the most positive and empowering stories you will ever hear. This wasn't just the restoration of a building; it was the restoration of community pride, values and spirit”

Save The Florrie Campaigner

The Florence Institute Trust (The Florrie) is a Grade II listed building serving as a mixed use community centre in Dingle L8. Built and opened in 1889, The Florrie served the local community for almost 100 years until it closed in 1988. The Florrie was restored to her former glory and re-opened in 2012 after being closed for 23 years, today The Florrie is an anchor organisation which serves one of the most disadvantaged communities ranked within the top 1% in the National Indices of Deprivation, with 81.7% of houses in the lowest council tax band and the ward ranked as the most deprived in the city for barriers to housing and services.

The Florrie stands directly on Mill Street, L8 4RF. Its street name, like the famous neighbouring bread streets derived from the many flour, grain and water mills that were once prominent throughout the Dingle area. The Florrie is a 10/15 minute walk and just under one mile to the Baltic Triangle developments, the new train station proposals and a further 10 minute walk into Liverpool city centre, yet the Dingle has seen little benefit from the economic investment seen by its neighbours in the Baltic Triangle. The two neighbouring communities of Dingle and Baltic cannot be physically closer yet further apart economically, physically, and socially.

The Florrie plays a central role to community life and heritage and is enjoyed by thousands of visitors and users each year. As a charity, The Florrie delivers vital support services, activities and events that are designed and driven by local people. Our approach is not to manage dependence, ill health or poverty, instead we focus on supporting people to make things happen for themselves for the long term benefits instead of trying to patch things up in the short term.

Our Members

The Florrie Community Led Housing scheme is part of a national grassroots movement that empowers communities to take control of their housing needs. It involves local residents coming together to develop and manage affordable homes, ensuring they meet the specific needs of the community.

Unlike traditional housing developments, The Florrie's community led housing scheme is driven by its members, who are people who will live in them or have an interest in improving the wider community of Dingle, fostering a sense of ownership and pride. This collaborative approach promotes social cohesion, sustainability, and innovation in housing design. It allows the Florrie CLT to address issues such as affordability, quality, and sustainability while creating inclusive and supportive neighborhoods.

The Florrie CLT prioritises community input over profit-driven motives in order to provide long-term benefits for residents and the wider area, creating environmentally friendly homes that are accessible to people with varying income levels. By focusing on these aspects, The Florrie CLT contributes to building a more inclusive and resilient community.

The Florrie Community Land Trust membership is defined geographically but is also a community of shared interests and needs and adopts the main national definition of community led housing:

- **Meaningful community engagement and consent occurs throughout the development process. The community does not necessarily have to initiate and manage the process, or build the homes themselves, though some may do;**
- **The local community group or organisation owns, manages or stewards the homes and in a manner of their choosing, and this may be done through a mutually supported arrangement with a Registered Provider that owns the freehold or leasehold for the property; and**
- **The benefits to the local area and or/specified community are clearly defined and legally protected in perpetuity.**



Metro Mayor of the Liverpool City Region Steve Rotheram, Anne Lunden CEO of The Florrie, former Cabinet Member Cllr Sarah Doyle, & former Mayor Joanne Anderson at the Launch of The Florrie CLT.



Members discussing potential plans & early site designs.

Housing Need

The demand for affordable homes in Dingle remains high. During the period April 23 – March 24, only 67 properties in Dingle/Shorefields were advertised on Property Pool Plus, attracting a total of 11,768 bids from applicants. This equates to an average of 176 bids per advert, testimony to the high level of demand for the area. Property Pool Plus reports that 1,811 applicants listed Dingle/Shorefields as their preferred area to be housed, with 1,301 being awarded priority need bands A-C. For those housed within the past 6 months in these areas, the average waiting time to be housed ranges from 98 weeks to 177 weeks depending on the property size.

Property Pool Waiting Times:

- **1 Bedroom need – average 134 weeks to be housed**
- **2 bedroom need – average 98 weeks to be housed**
- **3 bedroom need – average 148 weeks to be housed**
- **4 bedroom need – average 177 weeks to be housed**

The housing needs of The Florrie CLT Membership has also been collected and has been used in designing the mix of the proposed new homes across our scheme. Some highlights from this data include:

- **95% of CLT members want to see Affordable Social Rent options available to them.**
- **25% of CLT members wish to further explore Rent to Buy Options.**
- **90% of CLT members currently have no private garden space.**



Members, partners & other attendees at the launch of The Florrie CLT.



Steve Rotheram talking to the crowd at the launch of The Florrie CLT

Our Partners

The Sovini Group

The Florrie have been working in partnership with our developers The Sovini Group/OVH since 2021, who are a well-established local housing association and specialise in the development and management of affordable housing. The Sovini Group have developed over 1000 homes over the last five years, with plans to build a further 1000 homes in the coming years.

The Sovini Group are funding the construction element of the scheme and can access Homes England funding through the Affordable Homes Programme and The Florrie CLT are having positive discussions with other funding sources to bring in more added value to the scheme, including Charity Bank, Charities Aid Foundation, Resonance and Lloyds Bank regarding loan funding towards training, employment and enterprise opportunities created throughout the development.



Brock Carmichael

In 2022 The Florrie engaged architects Harrison Stringfellow to develop our scheme plans up to RIBA Stage 2. We have now engaged with new architects, Brock Carmichael to further enhance the scheme and support us through pre-planning discussions and the submission of a planning application and the technical design from RIBA Stage 3-7 alongside our developers The Sovini Group.

The architects brief was:

‘To design an exemplar mixed use scheme that provides high quality affordable homes that allow choice, they should be affordable in their running costs and careful consideration should be given to energy usage and ease of maintenance. Your proposal should provide a positive response to the climate emergency and target resource carbon and energy efficiency in the design and construction phases and in end use. The designs should demonstrate how affordable homes can also be modern, desirable and aspirational in their design, providing a quality home that families would consciously choose rather than just accept.’







THE FLORRIE

**FOR FURTHER INFORMATION ON DESTINATION DINGLE VISION
PLEASE VISIT OUR WEBSITE WWW.THEFLORRIE.ORG**

The Florence Institute Trust Ltd	Email: info@theflorrie.org
377 Mill Street	Phone No: 0151 728 2323
Liverpool	Company No: 0533085
L8 4RF	Charity No: 1109301