



## North Docks MDC Frequently Asked Questions

### What is a Mayoral Development Corporation?

A Mayoral Development Corporation (MDC) is a statutory body created to bring forward the regeneration of a defined area, bringing together stakeholders across public and private sectors to ensure its success.

They have powers to acquire, develop, hold, and dispose of land and property. They also have powers to facilitate the provision of infrastructure and the ability to use flexible financial tools to get development moving faster. Powers can enable more streamlined and efficient decision-making, including planning decisions.

The MDC model has been used successfully in other Local Authority and Combined Authority areas across the country and would be run by a Board that includes local democratically elected Members along with independent development experts from the public and private sector, to ensure a balance between accountability and technical expertise.

### Why is a Mayoral Development Corporation proposed for Liverpool North Docks?

Liverpool North Docks has already benefited from recent public and private investment, and a significant pipeline of development is coming forward.

These plans would see this area deliver around half of the city's delivery of new housing over the next 15 years and a large proportion of the new jobs and economic growth, including those in growth sectors targeted by the Council and LCR Combined Authority's regeneration and growth strategies.

The scale of this ambitious programme requires focused coordination of the different projects, collaborative public-private partnership working and a long-term commitment to systematically unblocking development via a committed and capable delivery team working to a tailored delivery plan and phasing programme.

The structure and operating model of an MDC provides an opportunity for the Liverpool City Region Combined Authority and Liverpool City Council to make a

long-term commitment to work with property owners, investors, developers and other public sector partners to focus on Liverpool North Docks and realise the ambition to deliver great places to live and work within its area.

It will work to raise the profile of the developments brought forward, attract the right type of investors and development, ensure the necessary supporting infrastructure is brought forward, and secure benefits to local people and businesses.

## What are the development proposals for the Liverpool North Docks MDC?

Over the next 15+ years, the Liverpool North Docks area will be progressively stitched back into the city – physically, socially and economically through a planned and phased approach to delivery.

The ambition is to deliver at least 17,000 homes in high-quality and sustainable communities, over 550,000 m<sup>2</sup> of commercial floorspace, a vibrant destination anchored in the area's sport, creative industry and heritage assets alongside modern professional workplaces that together will create thousands of new jobs and support wider inclusive growth opportunities.

The Liverpool North Docks MDC will establish the delivery framework to enable this part of Liverpool to become one of the best places in the UK to live, work, and visit and maximise its positive contribution locally and to the wider city region's economy.

We're proposing the MDC would work to secure benefits for local people and businesses. The MDC would want to work with the local community, property owners, investors and developers to help collaboratively deliver the ambitious plan and realise the benefits of developing the North Docks area.

## What area does the Liverpool North Docks MDC cover?

The proposed Liverpool North Docks MDC boundary is shown in the map below.

It would consist of the Liverpool waterfront from Princes Dock in the south to the Hill Dickinson stadium in the North. Moving inland, it would encompass the Ten Streets area as well as Pumpfields.

To the South it would cover the majority of the city's Business District and include Moorfields station.

The proposed area within Liverpool presents a remarkable opportunity to create one of the most significant investment and regeneration initiatives in the UK today. This transformative project would dramatically enhance economic performance and quality of life for the local area.



## What is the proposed timeframe for the delivery of the Liverpool North Docks MDC?

The report on the responses to this consultation will be taken to Liverpool City Council's Cabinet and the Liverpool City Region Combined Authority Meeting for consideration in September 2026.

If there is support for the proposal, the Mayor will then notify the relevant Government Minister (The Secretary of State for Housing, Communities and Local Government) who would establish the "Liverpool North Docks Mayoral Development Corporation".

## Will the MDC be exercising Compulsory Purchase Order powers?

While MDCs are able to acquire land using compulsory purchase powers, the model for Liverpool North Docks will be to seek that acquisitions will be negotiated by commercial agreement wherever possible.

Experience from other Corporations is that such powers are employed sparingly and only when land is required for very specific purposes or public benefit.

We would urge anybody who is concerned about potential compulsory purchase or that is interested in selling their property within the MDC area to talk to a member of the team about their individual case.

## Will the MDC have planning powers?

As part of these proposals, the Liverpool North Docks MDC would be the Local Planning Authority responsible for determining planning applications relating to major development.

The responsibility of planning policy will remain with the City Council, which includes the Local Plan. This would enable more streamlined, timely planning decision-making and a comprehensive planning policy base.

## What impact will the Liverpool North Docks MDC have on social and transport infrastructure?

The proposed Liverpool North Docks MDC area occupies a strategic location within the city of Liverpool, the city region, and the North West.

The MDC will focus on improving transport links, including active travel, utilities reinforcement, public open space provision, and delivery of community facilities and other social infrastructure. The aim would be to support and unlock delivery of

sustainable, modern and inclusive communities in high-quality and connected environments, in a coordinated and phased manner.

## How else can I share my views on the Liverpool North Docks MDC?

You can express your views by completing our online survey before (11.59pm on Friday, 14 August).

Please go to: <https://lcrlistens.liverpoolcityregionca.gov.uk/mdc/liverpoolnorthdocks/>

If you would prefer to complete a printed version of the survey or have any questions or accessibility requirements, you can either email us at [lcrlistens@liverpoolcityregion-ca.gov.uk](mailto:lcrlistens@liverpoolcityregion-ca.gov.uk) or call us on 0151 332 4339.

You can also share your views by writing to the following address:  
Liverpool North Docks Mayoral Development Corporation Consultation  
Liverpool City Region Combined Authority  
1 Mann Island  
Liverpool  
L3 1BP