New Park Village Estate Redevelopment

AUTUMN 2026 UPDATE

Dear Resident

With the nights now drawing in as we move into Autumn, we are pleased to bring you the latest updates on the New Park Village estate redevelopment. As you may have noticed, work on the project has continued rapidly over the summer months and we have a number of significant updates for residents, including the formal commencement of Phase One construction, which marks a huge milestone for the project, and some upcoming resident events that may be of interest.

Commencement of Phase One Construction

The Council is delighted to announce that, as of Monday 26th October, it is now formally in contract with Keon Homes to deliver ninety-eight brand-new homes and a housing office for the Tenant Management Cooperative (TMC) as part of Phase One construction of the New Park Village estate redevelopment.

As residents may be aware, vital enabling works for Phase One of the wider estate redevelopment have been in progress since March 2026. These works, involving the diversion of essential services around the estate proved complex and have taken a considerable amount of time, but are now complete, allowing commencement of Phase One construction which is great news.



Phase One, a mix of two, three and four-bed houses and one, two and three-bed apartments, is expected to last a duration of 24-months. The properties will be built in phases, with the first new homes expected to be handed over in Summer 2027. The properties will be ringfenced for existing tenants living in Phase Two of the redevelopment and, subject to availability, any resident who expressed a Right to Return.

Val McKean, Chair of New Park Village Committee and Resident Steering Group Member, said: *"I've lived here for about ten years, and this place is going to be amazing when it's finished. This is where the excitement starts – seeing the new homes going up to replace the old and cold flats we're currently in will be great."*

Matt Beckley, Partnerships Director at Keon Homes, added: *"It is always fantastic when the first bricks are laid on a scheme that will support a local community in Wolverhampton. New Park Village is a landmark housing regeneration development, which will create hundreds of high-quality, energy efficient homes. These properties will generate new opportunities for local people and families, as well as bringing important parts of the city back to life."*

As Phase One is built and existing tenants in Phase Two move into their new homes, demolition of the empty Phase Two maisonette blocks will commence, with these being replaced with a further eighty-one new homes. The redevelopment will also see provision of a large area of Public Open Space at the heart of the estate including a children's play area, green gym equipment and seating areas.

If residents have any queries regarding the Phase One works, they can contact Housing Estate Renewal Officer, Nina Bahia, on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk**.

Privately-Owned Properties

Recent negotiations to purchase the small number of privately-owned properties in Phase Two of the redevelopment have been positive, with the Council successfully reaching an agreement with the majority of these owners.



Compulsory Purchase Order (CPO) proceedings have now formally commenced on those owners that the Council have, as yet, been unable to reach an agreement with although, as stated in previous newsletters, it does remain the Council's preference to purchase these privately-owned properties through voluntary negotiations rather than through CPO powers.

Allocation of New Properties

As mentioned in previous newsletters, there will be a Local Lettings Plan (LLP) in place for the new properties, to ensure they are ringfenced for existing tenants living in Phase Two and those who expressed a Right to Return. Ringfencing these properties means that no one except tenants already living in Phase Two, and residents with a Right to Return, can bid on them.

In some cases, depending on the needs of the redevelopment, the Council may allow direct lets, and these will be considered on a case-by-case basis. In the event that there are any additional homes left after all affected tenants have moved into their new homes, the remaining properties will be let to those on the Council's housing register.

Over the past couple of months, the TMC have been contacting residents to ensure they have up-to-date housing applications and that any change in their housing circumstances (including any medical need) has been accurately captured on their application. This is really important for when it comes to bidding on and allocating the new properties.

*If residents have not already done so, they should contact the TMC on **01902 552670** or by emailing: **newparkvillage2@wolverhampton.gov.uk** to discuss their specific housing needs and circumstances.*

Garage Tenancies in Phase Two

As part of Phase Two demolition, which is expected to commence around early-2028, the garages located within the Ellerton Walk maisonette blocks 5-8 will also be demolished. Anyone with a garage tenancy is encouraged to make arrangements to start clearing their garage now.

Ideally, all garages should be emptied and tenancies ended by Spring 2027 although those residents with integrated garages as part of their tenancy will need to vacate their garage at the time of their move. These tenants should begin clearing stored items they no longer need in preparation for their future move.



For further information around ending their garage tenancies, residents should contact the TMC.

Street Names/Addresses

As part of the redevelopment, we are pleased to announce that, following consultation with the Royal Mail, emergency services and others, the new street name for Phase One has been confirmed as Goldstone Gardens.

The rationale for this name is that Goldstone is one of the villages that surround a small hamlet called Ellerton in Shropshire which shares its name with Ellerton Walk on the current New Park Village estate.

The TMC will be holding a resident consultation on the name for Phase Two, also based on villages near Ellerton. The options for Phase Two are: Knighton Close, Standford Gardens or Soudley Close. There is also the option of retaining the name 'Ellerton' with either Ellerton Close or Ellerton Gardens.

The TMC will be in touch with further details around the street name consultation.

Young Persons Subgroup Committee



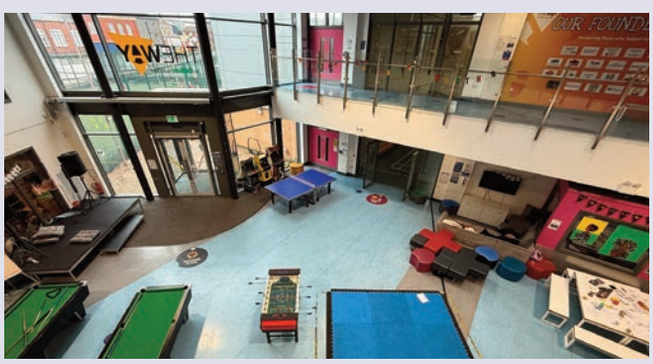
Is your child interested in helping to shape the future of the New Park Village estate? The Council are working in partnership with Keon Homes and The Way Youth Zone to establish a Young Persons Subgroup to support the New Park Village Committee.

This group of young residents will meet regularly with members of The Way Youth Zone to discuss plans for the upcoming redevelopment and work together on projects for the estate.

If you know somebody who might be interested, you can support them to apply for a place on the Committee by contacting **newpark@thewayyouthzone.org** by **Friday 20th November 2026**.

The Way Youth Zone offers a safe place with a wide range of facilities for young people in Wolverhampton to have fun, get active, and talk to trusted youth workers. The centre is based at on School Street, Wolverhampton, WV3 0NR, and you can find more information about membership on their website: **www.thewayyouthzone.org/**

The Council are also working with The Way to develop options for young people on the New Park Village estate to engage in activities locally without having to travel to the centre. We will have more information to share about this exciting initiative in the new year and welcome any ideas residents have to develop this.



Social Value and Community Initiatives

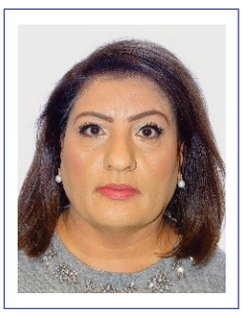
The Council and Keon Homes are continuing to support community initiatives as part of their social value contribution to the project, with plans in place to run workshops focusing on things including First Aid, cooking skills, and knife crime awareness.

These initiatives will ensure that local people on the estate benefit from the opportunities being created through the redevelopment. There will be more information on these initiatives in our next newsletter.

Redevelopment Information Event - **Saturday 28th November 2026**

With construction now progressing on-site, the Project Team is happy to announce a redevelopment information event, to be held on Saturday 28th November, between 9am and 12 noon at the TMC office, for residents to find out more about the redevelopment.

Members of the Project Team will be available to answer any questions residents might have about the works. There will also be representatives on the day from Keon Homes, the project architects from Corporate Architecture and colleagues from Housing Strategy who can answer any queries around housing allocations. All residents are welcome to the session, so if you have any questions about the redevelopment, please do pop in to say hello!



Ask the HERO!

As a reminder, our Housing Estate Renewal Officer, Nina Bahia, is still holding weekly drop-in sessions at the TMC office every Wednesday morning, from 9am until 1pm, to answer any resident questions residents regarding the redevelopment. Please note there will be no drop-in sessions on Wednesday 16th, 23rd or 30th December. They will begin again on Wednesday 6th January 2027.

Any resident who cannot attend on Wednesday mornings can also contact Nina on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk**.

Contact us

For further information regarding the New Park Village estate redevelopment, residents can contact Housing Estate Renewal Officer Nina Bahia on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk**.

Residents can also contact the Project Team with general queries regarding the redevelopment by emailing: **npvregen@wolverhampton.gov.uk**.

General property repairs should be reported to the New Park Village TMC on **01902 552670** or by emailing: **newparkvillage2@wolverhampton.gov.uk**. Residents can also visit the TMC office, at 12 Valley Road, in-person.

Any issue regarding gas and electric, or any Out of Hours emergencies should be reported to Wolverhampton Homes on **01902 556789** or their Out of Hours Team on **01902 552999**.

For independent tenant advice and support around housing-related matters (but not housing repairs), you can still contact the Independent Tenant Advisor, Bill Heywood on **07507 381697** or by emailing: **bill.heywood@bushburyhill.org**.

As with any large-scale regeneration scheme, the New Park Village estate redevelopment may cause some disruption to residents at times, but rest assured that, as a Project Team, we are working hard alongside Keon Homes and their appointed subcontractors to minimise this as much as possible for everyone on the estate.

Together we are building a stronger future for New Park Village, and we would like to thank residents for their on-going patience.

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