

New Park Village Estate Re-development

JULY 2024 UPDATE

Dear Resident

Welcome to the New Park Village (NPV) estate redevelopment resident update for July 2024. Since our previous resident update in May, there have been several developments that we would like to share with you.

'Phase One' Maisonettes and Preparation for Demolition

We are happy to announce that the decanting of all residents living in the maisonette blocks in 'Phase One' has now been completed and that all 'Phase One' maisonettes are now empty.

This marks an important milestone in the NPV redevelopment project and allows us to progress with the final preparations for 'Phase One' demolition later this year.



The preparations for 'Phase One' demolition include the removal of utility meters in all the empty properties,

along with disconnections of water, gas and electricity to the blocks, work on which is already underway.

We are currently out to tender to procure a contractor to carry out demolition of 'Phase One' and it is expected that we will be in a position to announce the successful contractor by September 2024, with demolition due to commence in October 2024. The first stage of the demolition will be the four bungalows and adjacent garages on Valley Road, before work advances to demolishing the Ellerton Walk maisonette blocks 1-4.

It is estimated that the demolition of 'Phase One' will last a duration of 32-48 weeks, although a more detailed timescale will be communicated to residents prior to demolition work beginning.

Surveys

Ahead of the planning application being submitted later this year, some survey work is required and residents may see some increased activity around the estate over the next few weeks.

Asbestos surveys are still ongoing in the empty properties in 'Phase One' and these should be completed by the end of this month. Bat surveys are also being carried out on the 'Phase One' maisonette blocks and these should be completed by 24 July.

In addition to this, as part of the planning application requirements, noise and air quality surveys are needed, so these will also be carried



out throughout July and August. There will also be an ecologist on site on 1 August to carry out an ecology appraisal and bio diversity net gain analysis and some site investigation work will be undertaken on 22 and 23 July. This involves the drilling of some bore holes on the estate, but disruption to residents should be minimal.

Resident Consultation, Estate Masterplan and Planning Application

On 29/30 May, two resident consultation events were held at Ellerton House in order to give NPV residents the opportunity to comment on the Masterplan proposals and let us know their thoughts on what is planned for the estate.

The Masterplan proposals were well received by residents who attended, and the vast majority of the feedback was positive, which was really great to hear. The architects for the redevelopment, Corporate Architecture, are continuing to work on the detailed planning application which we hope we be ready for submission in August 2024 once all the necessary documentation has been pulled

together. Residents will be informed once the planning application has been submitted.

For those who could not attend the May events, the resident consultation has now closed, however, the Masterplan drawings are still available to view on the NPV TMC website at:

www.npv.org.uk/redevelopment.html for anyone who wants to see them.



*Left: Site visual of NPV estate
Below: Masterplan drawing.*



As a quick overview of the Masterplan, the total number of new homes built will be **188**. The breakdown of property types/unit mix we intend to build is as follows and is based on the Housing Needs Surveys conducted with residents last year:

‘Phase One’ – 98 properties	‘Phase Two’ – 83 properties
14 x 2 bed - 4 person houses	12 x 2 bed - 4 person houses
12 x 3 bed - 5 person houses	7 x 3 bed - 5 person houses
6 x 3 bed - 6 person houses	2 x 3 bed - 6 person houses
4 x 4 bed - 6 person houses	2 x 4 bed - 6 person houses
14 x 1 bed - 2 person apartments	12 x 1 bed - 2 person apartments
38 x 2 bed - 3 person apartments	38 x 2 bed - 3 person apartments
10 x 3 bed - 4 person apartments	10 x 3 bed - 4 person apartments
Longford Road Open Space – 7 properties	
7 x 2 bed - 3 person general needs bungalows	

Please note it has been agreed internally that Longford Road Open Space will form part of the planning application for the wider NPV estate, which is really great news for the redevelopment.

Changes to the NPV Project Team



We are pleased to announce the recent arrival to the team of a new Housing Estate Renewal Officer, **Nina Bahia**. Nina joins us from Dudley Council and has extensive experience around tenant liaison.

Nina will be taking over from James White as the Housing Estate Renewal Officer for the NPV project, as James will be working on a different project moving forward.

Nina can be contacted on **07545 501330** or at: **Nina.Bahia@wolverhampton.gov.uk**.

We are currently out to advert for a new Housing Project Support Officer, as Jorshan Shemar left for pastures new last month.

We wish Jorshan all the best in his new role. We will be appointing a replacement Support Officer in due course.



Interim Works Window Replacement Programme

The window programme is progressing well, and United Living should have been in contact with residents living in ‘Phase Two’ about replacing the defective windows in their property.

Over half of ‘Phase Two’ properties have now had replacement windows installed, with the remaining properties expected to be done over the next few months.

Site Security

We have been made aware of some ongoing Anti-Social Behaviour on the estate and are taking the necessary steps to mitigate this as much as possible. As a Council, we are implementing several measures in order to make the estate as safe as possible for NPV residents during the redevelopment.

Firstly, now the 'Phase One' properties have all been vacated, we can now erect site hoarding around the area of 'Phase One' to prevent unnecessary access. Profence have been appointed to carry out this work, and hoarding will start to go up around 'Phase One' from Monday 5 August.

In addition to this, we have also arranged for **Stambridge Security** to carry out overnight patrols of the NPV estate. Security operatives will patrol the estate every weekday evening, and also over the weekends.

Discussions have recently taken place with both West Midlands Police and the Council's ASB Team about having a more visible presence on the estate going forward. It is hoped that these measures will help alleviate some of the issues residents are encountering. Should residents witness any ASB and/or criminal behaviour on the estate, they should report it to the Police.

It is worth noting that all of the empty properties and garages located in 'Phase One' have now been stripped of any materials and been secured with Perma screening.



The Resident Steering Group

The Resident Steering Group (RSG) was set up to represent the wider NPV estate during the redevelopment. As per the RSG Terms of Reference, membership of the group is currently being reviewed.

If you would be interested in becoming a member of the RSG going forward, please contact the NPV Project Team at: npvregen@wolverhampton.gov.uk or Nina Bahia on 07545 501330 or at: Nina.Bahia@wolverhampton.gov.uk.



Please note that the NPV TMC office at Ellerton House is still closed to the public and that currently, all housing management services (including the management of garage tenancies) on the NPV estate will be delivered by Wolverhampton Homes.

Should NPV residents have any general housing, repairs or income enquiries, please contact **Wolverhampton Homes** on **01902 556789** or their **Out of Hours Team** on **01902 552999**.

You can also find contact details on the Wolverhampton Homes website at: www.wolverhamptonhomes.org.uk/contact-us.

For independent tenant advice and support around housing-related matters (but not repairs), please contact the **Independent Tenant Advisor, Bill Heywood** on **07507381697** or at: info@bushburyhill.co.uk.

For further information regarding the NPV redevelopment project, please contact the **NPV Project Team** at npvregen@wolverhampton.gov.uk or the new **Housing Estate Renewal Officer, Nina Bahia**, on **07545501330** or at: Nina.Bahia@wolverhampton.gov.uk