

# New Park Village Estate Re-development

## OCTOBER 2023 UPDATE

### Dear Resident

#### **Welcome to the New Park Village Estate Re-development resident update for October 2023.**

Since our previous update in July, good progress has been made and we have a number of things we would like to share with you in relation to the project.

As you may have seen, residents who expressed a wish to remain on NPV during the re-development

works are being temporarily decanted out of their properties in Phase One into empty properties in Phase Two. There was a slight delay with these on-site decants, as the decant paperwork needed to be updated, but we are pleased to announce that this has been resolved and the decants have now resumed.

### Local Lettings Plan

The Local Lettings Plans (LLPs) for temporary and permanent moves went 'live' in June and this has resulted in a number of NPV residents bidding successfully for properties and enabling them to move off the estate.

Originally set at 50%, from Tuesday 12th September, 75% of all new properties across the city will be ringfenced for NPV residents currently living in Phase One. As stated in the Resident Charter, the aim is for all Phase One properties to be empty by the end of 2023, in order to commence with demolition in Spring 2023, so please make sure you are bidding on the properties for which you are eligible.

All residents moving off the estate will be given the opportunity to express a Right to Return to the new build development. This must be done prior to moving away from the estate. Please note that, although a Right to Return can be expressed, priority for the new build properties will be given to eligible households who remain on the estate during the re-development works.

For more information on the above, both LLPs and a 'Frequently Asked Questions' sheet can be found on the NPV TMC website. Alternatively you can visit the TMC office and speak to James White (Housing Estate Renewal Officer) or a member of the TMC team.

### Architect Procurement

The paperwork to appoint an architect to the NPV project has now been finalised. The tender was sent out on Monday 11th September.

Whilst the procurement process can be quite lengthy, it is currently anticipated that we will have an architect in place by early November. This will be a major milestone in the NPV project and means we can start producing detailed designs for the estate re-development.



All designs will be shared with NPV residents, and we will be keen to hear your views before any submission is made to planning. A resident consultation event will be arranged once we have designs to share.

### NPV TMC office

As you know, our aim is to have all of Phase One empty by the end of 2023 and this included the NPV TMC office at Ellerton House. Our initial plan was to use an empty maisonette at 131 Ellerton Walk as an alternative office space for the TMC, with the property next door (130 Ellerton Walk) to be used as a temporary community space for residents.

Unfortunately, due to the extent of works required to 130 in order to make it fully accessible, and the higher than anticipated costs for works in both properties, this option is not considered viable. Instead, it is now likely that we will keep Ellerton House as it is, in situ, until Phase Two, meaning it will not be demolished as part of Phase One (Spring 2024). This allows the TMC staff to continue working there, and the NPV community to continue to use the facility, until the point when Phase Two decanting begins (late 2025/early 2026).

The decision to move the demolition of Ellerton House into Phase Two is still subject to Cabinet Member approval.

# Movecorp and the moving process

**As more residents are being temporarily decanted or moving permanently off the estate, we thought it might be useful to outline the process for moving and what is expected of residents.**

**Movecorp** is a removal company working for the Council. They are available to assist with resident moves, should the resident wish to use them.

*The process is as follows:*

- James will discuss the move with the tenant. He will then pass the tenants details on to Movecorp who will contact the tenant with their next available moving date.
- When contacting the tenant, Movecorp will confirm the tenants moving requirements, such as:
  - how many boxes will need moving
  - how many beds will need moving
  - how many bulky items will need moving
  - how many white goods will need moving
  - how many items will need disassembling
- Please note that Movecorp will send an appropriately sized van based on your answers, so it is important to give them as much information as possible or your move could be delayed.
- Movecorp will send the list of items to be moved onto James who will contact the tenant ahead of the move to confirm nothing has been missed.
- Prior to the move itself, **all items** must be boxed or bagged up. Movecorp will not remove anything that has not been packed up correctly. To assist residents with this, boxes are available to collect from the TMC office.
- All items must be removed, with nothing left in the property. If anything is left in the property (e.g. a cooker) then this will be removed by the TMC and the cost of this will come out of the tenants home loss payment. **If you need to dispose of any item, please do so responsibly.**
- Following the move, the tenant will be asked by Movecorp to sign a form confirming everything has been moved to their satisfaction and they are happy. If there are any breakages or issues during the move, the tenant should take photos of these and send them to James or the TMC. Any issues during the move need to be reported within 7 days and be properly evidenced in order for tenants to be compensated.

- Should anything be damaged during your move, please do not purchase replacements until the issue has been reported and investigated by Movecorp.
- Should you prefer to not use Movecorp for your move, you can arrange to use a different removal company yourself. You will be reimbursed the cost of the move upon providing a receipt/invoice from the removal company used. Please note that a reputable removal company should be used.

We have been made aware of some issues with previous tenant moves and have met with Movecorp to address these concerns. Movecorp have taken the feedback on board and made some changes to their processes to hopefully ensure the remaining moves go smoothly.

## Housing Project Support Officer

We are currently out to advert for a new Housing Project Support Officer who will be an additional resource for the NPV Project Team.

We hope to have someone in post within the next two months and will introduce them once they are on board.

*If you need further information regarding any of the above, or have any questions about the NPV re-development in general, please contact:*

### **James White**

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### **The NPV TMC**

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### **The NPV Project Team**

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