

New Park Village Estate Redevelopment

SUMMER 2026 UPDATE

Dear Resident

As this prolonged spell of warm weather continues, we are pleased to bring you the latest updates on the New Park Village estate redevelopment. Work on the project has continued over the spring months and we have a number of significant updates for you, including the latest on the enabling works and the commencement of further demolition works on the estate.

Enabling Works



Since 30th March 2026, enabling works for Phase One of the wider estate redevelopment have been in progress.

These enabling works are absolutely vital to the redevelopment, as essential services need to be diverted so that existing connections to properties outside of the redevelopment redline are not affected when Phase One construction begins later this year.

Several utility providers have already diverted their services, including Severn Trent Water, Cadent Gas, BT Openreach, Virgin Media and City Fibre. National Grid are currently on-site carrying out their diversion works along Valley Road. It is anticipated that these works will be completed by August 2026.

If residents have any queries regarding the enabling works, there should be signage in place containing contact details for the relevant utility provider undertaking the works.

Residents can also contact Nina Bahia, the Housing Estate Renewal Officer on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk**.

As with all major regeneration schemes, there may be some disruption across the estate and the Project Team apologise for any inconvenience caused to residents during these enabling works, which are essential to the project.



Installation of New Bell Mouth and Road



Alongside the service diversions, as part of the enabling works, our contractor Keon Homes have also commenced with the installation of a new bell mouth (i.e. turning head) and road through Phase One.

The existing hoarding line between maisonette blocks 5 and 6 has been extended to allow these works to take place safely. This has meant that some of the parking spaces directly in front of the garages cannot be accessed, although the garages themselves are still accessible.

The bell mouth works commenced on 21st July 2026, with Keon expecting the Longford Road end to be completed before the end of the school 6-weeks holiday, to minimise any disruption to the adjacent Trinity CE Primary School.

Keon will be working on-site from 7.30am until 5pm, Monday to Friday. We are aware of the recent warm weather causing some issues with dust, but Keon will be taking extra measures to mitigate this issue, including using specialist equipment to dampen down the dust.

Again, the Project Team apologise for any inconvenience these works may cause residents, and we shall continue to work alongside Keon to ensure disruption for those living on the estate is kept to a minimum.

Should residents wish to discuss this further, they can contact Nina on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk**.



PRoW Stopping Up Order

As part of the redevelopment proposals, the existing Public Right of Way (PRoW) that runs from North to South through the New Park Village estate (from Shawbury Road to Longford Road) will be formally stopped up (i.e. closed).

Notices were erected on 23rd July 2026, and a 28-day public consultation period began on 27th July. Please note that the PRoW will be replaced with an

alternative route following the redevelopment works.

Copies of the stopping up notice and the relevant plans (showing both the existing PRoW and the proposed alternative route following the redevelopment) will be available to view at 12 Valley Road until 24th August 2026, should residents have any comments to make.

Phase One Construction

We are really excited to announce that Keon will be in a position to commence construction of the Phase One new build properties once the enabling works have been fully completed. Keon are expected to commence construction around October 2026.

Phase One construction is anticipated to take around 18-months to complete, with all residents currently living in Phase Two on the estate, and, subject to availability, those who expressed a Right to Return, being moved into the new homes as and when they are built.



Housing Allocations for New Properties

There will be a Local Lettings Plan (LLP) in place for the new properties, to ensure they are ringfenced for existing New Park Village tenants living in Phase Two and those with a Right to Return. Ringfencing means that no one living outside of Phase Two (other than those residents with a Right to Return) can bid on the new properties.

In some cases, depending on the needs of project, the Council has the authority to allow a direct let and this will be considered on a case-by-case basis. In the event that there are 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.

There will be further information on the LLP in the next resident newsletter.

Please note it is strongly recommended that residents ensure they have an up-to-date housing application with Homes in the City in order to bid for the new properties as and when they are advertised.

The TMC have recently began contacting residents to ensure they have an up-to-date housing application and that any change in housing circumstances has been accurately captured on their housing application.

It is important that this information is provided to the TMC. 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 circumstances, which will help when residents are bidding for the new properties.

Demolition of Former Shops and TMC Office

As residents may be aware, the Council acquired the former commercial premises at 6-7 and 8 Ellerton Walk in early-April 2026. Since then, preparations have been underway for the demolition of these shops along with the former TMC office at Ellerton House and the bungalows at 3-4 Ellerton Walk.

Site hoarding has been erected around the properties due to be demolished and the demolition is expected to take place over the next few weeks. Keon hope to have concluded this work by the end of the school 6-weeks holiday. Clearance of this area of Phase One will enable Keon to fully start the construction phase later this year.

The erection of the hoarding does mean some



parking bays around the estate, specifically the bays adjacent to the former pizza shop and the ones to the rear of Ellerton House, will no longer be accessible. Once completed, the estate redevelopment will feature additional parking spaces for residents, however, the Project Team apologises for any inconvenience caused to residents in the short-term.

Leaseholders and Freeholders

Negotiations with the small number of Leaseholders and Freeholders remaining in Phase Two of the redevelopment are continuing, and the Council remains hopeful of reaching an agreement with these.

Compulsory Purchase Order (CPO) proceedings

are due to commence in early-August 2026 for the purchase of these privately-owned properties, although it should be stressed that voluntary negotiations with these private owners will continue in parallel, which absolutely remains the Council's preference.

TMC Office at 12 Valley Road

As a reminder, the TMC are now temporarily based at 12 Valley Road, the former bungalow that Keon converted into an office space.

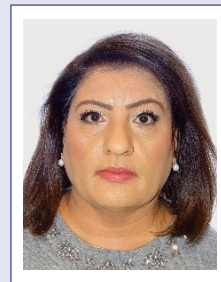
Having relocated in April 2026, the TMC are expected to be based at 12 Valley Road for around 18-months, until a new, permanent office has been specially built for them in Phase One. Their services are continuing as normal with their opening hours remaining the same as at Ellerton House:

Monday, Tuesday, Wednesday and Friday mornings, 9am until 1pm

The TMC can also be contacted by telephone on **01902 552670** Monday to Friday, 9am until 4.30pm.

Ask the HERO!

We are pleased to announce that our Housing Estate Renewal Officer, Nina Bahia, is now holding weekly drop-in sessions at 12 Valley Road every Wednesday morning, from 9am until 1pm, to answer any questions residents might have regarding the redevelopment.



If residents want to know more about the work programme, enabling works, demolition, home loss and disturbance payments or just have a general query about the project, please pop in to see Nina who will be happy to assist.

We may add a second weekly drop-in session depending on how busy Nina is, but in the meantime, residents who cannot attend on Wednesday mornings can get in touch on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk**.

Social Value

As part of their commitment to Social Value, Keon are also considering how to positively contribute to the community through various partnerships and activities.

So far, they have engaged in discussions with 'The Way Youth Zone' to promote youth engagement

and 'Cooking for Champions' for young and older members of the community. They are also looking to arrange coach trips for those that are interested.

For further information, please contact the TMC on **01902 552670** or by emailing: **newparkvillage2@wolverhampton.gov.uk**.

Contact us

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

Residents can also contact the Project Team with any general query 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 emailing: **newparkvillage2@wolverhampton.gov.uk**.



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**.

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 housing repairs), you can still contact the Independent Tenant Advisor, Bill Heywood on **07507 381697** or by emailing: **bill.heywood@bushburyhill.org**.

As stated above, we appreciate that, 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.

We thank residents for their on-going patience.