

# New Park Village Estate Redevelopment

WINTER 2026 UPDATE

Dear Resident

Happy New Year! We hope you enjoyed a happy and restful Christmas period. As we begin 2026, we are delighted to share some exciting progress on the New Park Village estate redevelopment, including the completion of seven new bungalows on Longford Road, marking a major milestone in the project.

## Handover of Longford Road bungalows



We are pleased to announce that construction of the seven 2-bed, adaptable bungalows on Longford Road is now complete, with all seven properties being officially handed over to Wolverhampton City Council by our construction partner Keon Homes on Monday 19th January.

The handover was marked with a site visit by Deputy Leader and Cabinet Member for City Housing, Cllr Steve Evans, and members of the Tenant Management Cooperative (TMC), alongside two of the new Longford Road residents, Stephen Spencer and Earl Dixon, both of whom were thrilled about their new homes. Members of the Project Team, colleagues from Keon Homes and architect Corporate Architecture also attended the handover, and everyone was really impressed with the high standard of the completed build.

Each of the new bungalows scored a top EPC energy efficiency rating of 'A' and are equipped with Air-Source Heat Pumps (ASHP) and PV (solar) panels, providing residents with safe, secure, highly energy-efficient homes. All seven bungalows have



now been allocated to existing residents on the New Park Village estate, in line with the Council's



Allocations Policy (AP) and the New Park Village Local Lettings Plan (LLP), with the last remaining resident moves scheduled for late-January. Keon have also arranged familiarisation training for the new occupants of the bungalows around the ASHP's and PV panels over the coming weeks.

The Public Open Space (POS) that has been developed for these bungalows will be replaced with a much larger area of Open Space in the centre of the redeveloped estate, featuring a children's play area, green gym and seating areas.

We would like to thank Keon, who made excellent progress on the Longford Road development, completing construction a full two months ahead of the target programme. We look forward to them continuing their good work on the wider estate redevelopment of New Park Village.

*You can see more images of the new bungalows on the back page of the newsletter.*

# Wider Estate Works - Phase One Construction



Over the past few months, Keon have been working closely with various utility providers to programme in enabling works for Phase One of the wider estate redevelopment. These enabling works are vital to the project, as diversions need to be agreed with the utility providers and work carried out in such a way that does not impact existing connections to properties outside of the estate redevelopment red line.

Enabling works are scheduled to begin in Spring 2026 and will be completed as quickly as possible in order to minimise congestion around Longford Road and Trinity CofE Primary School. Keon and the Project Team apologise in advance for any disruption caused to residents by these works, which are essential for the redevelopment.

Once enabling works have been completed, the construction of Phase One (which includes 98 properties and a brand new TMC office) is expected to take around 18 months to complete. Residents will move into their new homes in a phased approach, with moves taking place as each



set of new properties becomes available as they are built out.

There will be further information about tenant moves into the new build properties in future newsletters once we have a confirmed programme of works from Keon and the Phase One build is underway.

**For any questions in the meantime, residents should contact the Housing Estate Renewal Officer on 07545 501330.**



# NEW PARK VILLAGE

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## Temporary TMC Office

Keon have now commenced work at 12 Valley Road to convert the empty bungalow into a temporary office for the TMC. Conversion works are expected to be completed by March 2026, with the TMC expected to move into the temporary office in the Spring, ahead of Phase One construction beginning later this year.

Once the TMC have completed their move into 12 Valley Road, the existing TMC office building at Ellerton House will be demolished, with a new permanent office to be constructed as part of Phase One of the wider estate redevelopment.

The TMC are expected to be based in 12 Valley Road for around 18-24 months and residents will receive further information from the TMC about the move a little nearer the time.

The Project Team will also be organising a 'volunteering day' to paint the new TMC office ahead of the move. Further information on this will be shared once we have more details.

## Phase Two Leaseholders and Freeholders

The Council is continuing discussions with a small number of leaseholders and freeholders in Phase Two regarding the purchase of their properties.

Acquisition of these private properties is essential for the progression of Phase Two of the estate redevelopment. Wolverhampton City Council remains committed to securing these properties through voluntary negotiations wherever possible, with Compulsory Purchase Order (CPO) powers only being considered as a last resort.

It is possible that CPO proceedings may run in parallel alongside voluntary negotiations, but it remains our preference to acquire these properties without the need for a CPO, which can be time consuming and costly for all parties involved.

## Home Loss Compensation and Disturbance Payments

Residents affected by the New Park Village estate redevelopment are entitled to statutory Home Loss compensation, as well as a disturbance payment covering any reasonable moving costs.

**Please note that, as stated in the New Park Village Residents' Charter, residents will only be entitled to one Home Loss compensation payment.**

For residents who have been temporarily decanted (i.e. moved into another property whilst waiting for their new build home to be completed), this payment can be made at the point of temporary decant or when they move into their new build home. If a Home Loss payment was claimed at the time of the temporary decant, residents will **not** be

able to claim again for their second move. They will, however, be able to claim disturbance to cover any reasonable moving costs such as removals, post redirection and replacement blinds/curtains.

Home Loss compensation is subject to deductions of any monies owed to the Council, including (but not limited to) rent arrears, Council Tax, and rechargeable repairs.

Further information on Home Loss and disturbance payments can be found in the New Park Village Residents Charter.

If you have any questions about the above, please contact the Housing Estate Renewal Officer on **07545 501330**.

## Images of Longford Road bungalows



## Contact us

For further information on anything related to the New Park Village estate redevelopment, please contact the Housing Estate Renewal Officer on **07545 501330** or email her at: **Nina.Bahia@wolverhampton.gov.uk**.

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

Any minor repairs in your property should be reported directly to the New Park Village TMC, either on **01902 552670**, in-person at the TMC office or by emailing them at: **newparkvillage2@wolverhampton.gov.uk**.



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

You can also find their contact details on the Wolverhampton Homes website at: **[www.wolverhamptonhomes.org.uk/contact-us](http://www.wolverhamptonhomes.org.uk/contact-us)**.

For independent tenant advice and support around housing-related matters, you can still contact the Independent Tenant Advisor, Bill Heywood on **07507 381697** or by emailing him at: **info@bushburyhill.co.uk**.

We do understand that the estate redevelopment works on New Park Village may cause some disruption to residents, but the Project Team and the TMC are working hard to minimise this as much as possible for everyone on the estate. We thank you for your on-going patience.