

New Park Village

Newsletter December 2023

A message from your board

There have been many changes on the estate lately and much more to come. This is our first newsletter in some time and something we want to continue with moving forward into 2024 and beyond.

The redevelopment of the estate has meant that we have all had to undergo a lot of change. Some of us have seen friends and neighbours leave the estate whilst others have moved just a few doors down. Even those who aren't part of the clearance have experienced a varied level of disruption and adjustment.

In terms of our board we have also undergone some major changes. Our former Chair Aimee Lewis has now moved from the estate with Rihanna Robinson stepping up into the role. Our committee has undergone a full review with plans in place to improve our governance and skills.

We want to remind everyone that we are a tenant led estate and your wishes, aspirations and expectations are of utmost importance to us. We represent you, we are your voice and we will work together to make New Park Village an exciting and vibrant place to live again.

As the redevelopment gathers pace in the spring you will continue to see movement and change. We are working with our staff and the council to ensure that residents are represented and supported.

Finally we would like to wish you all a very Merry Christmas and prosperous New Year

New Park Village Tenant Management Co-operative Board

TMC CONTACT DETAILS

01902 552670

ellertonhouse@npv.org.uk

CHRISTMAS OPERATING HOURS

Our service closes
Friday 22nd December
2023 and reopens
Tuesday 2nd January
2024

EMERGENCY REPAIRS

If you experience an
emergency during the
Christmas period call
Out of Hours on

01902 552999

NEW PARK VILLAGE
TENANT • MANAGEMENT • CO-OPERATIVE LTD.



Take a look at
our new Website
www.npv.org.uk



**New Architect
appointed. Estate
plans expected
early 2024**

New Park



**Village
Christmas
Dinner for
Residents**

TMC Office Temporary Closure

You may be aware that the local office has recently been closed. Unfortunately due to staff shortages we have been forced to close our front line service to tenants. This decision was not made lightly and we plan to re-open our office soon. Staff are available by phone and email. Our Caretaker and Handyman remain onsite repairing your homes and maintaining the communal areas. We apologise for any inconvenience, thank you for your patience and hope to see you all in 2024.

New Park Does Christmas Dinner in Style

You can't beat a home cooked Christmas Dinner, unless Rhianna our super Chef Chair is having you round for lunch!!

This December our board lovingly cooked, plated and served a 3-course Christmas Dinner to over 40 residents from the estate. It was wonderful to see so many of our

residents come along and join in the festivities.

Our Chair Rhianna said 'Some of our elderly residents won't have a Christmas Dinner this year, its not just the cost and if you live alone it just doesn't feel the same. The board and I wanted our residents to know that they are not alone, we are here and we want you to join us for a great festive feast'.

'Its been an amazing day and even though we have been cooking for about 3 days every second has been worth it'.

We plan to do so much more in 2024! Our board want to bring experiences and opportunities to our residents so watch this space and keep yourself up to date by reading these newsletters, visiting our website www.npv.org.uk and checking our Facebook page.



GOODBYE AND GOOD LUCK TO ANDREW EDMUNDS

Andrew Edmunds, Housing Manager will be leaving New Park Village in January 2024 to begin a new role with a neighbouring Housing Organisation. Andrew has worked at the TMC for 10 years. We have seen him grow into a skilled, valued and respected member of our team and we wish him well for the future.



New Park Village Helps Homeless Families

Our homes are the foundation to our lives, they keep us sheltered, warm and safe. The national housing crisis has meant that there are more families facing homelessness or are currently homeless. The reasons for homelessness include poverty, no fault evictions, ending of an assured shorthand tenancy (private rent), family and friends asking them to leave, incomes that fail to keep up with rising rents and the cost of living. Homelessness places extreme pressure on families and is a huge detriment to children.

New Park Village TMC are working with the City of Wolverhampton Council to house homeless families by making best use of those properties left empty in phase 2 of the development programme. We understand that some residents may be anxious about this and we want to share with you the reasoning behind this decision and how we feel welcoming homeless families to New Park Village is not only the right thing to do but also benefit our existing residents.

It is a fact that an occupied property that is neighboured by unoccupied properties will be more likely to develop damp, mould and condensation and are much harder to heat and keep warm. By letting empty properties we can reduce these factors making homes much more efficient and cheaper to heat. We also know that empty properties are more prone to crime and vandalism.

The physical benefits are much easier to measure but, the social benefit of inviting new families to our estate can bring with it huge advantages to the community. Many families who are homeless and awaiting a suitable offer of accommodation are temporarily housed in bed and breakfasts. These types of temporary accommodation don't have kitchens or suitable places for children to play. The impact on a family is ever more apparent at Christmas than any other time.

We were approached by the City Council to temporarily make use of our empty stock. The decision to offer temporary accommodation on the estate was not taken lightly and our committee discussed openly our previous experiences of this type of housing. When all of the factors had been considered and debated we felt that accepting homeless families and welcoming them to New Park Village was the right thing to do and we hope that you feel the same. We have however insisted that these homes are closely managed by Wolverhampton Homes.

We will be accepting 8 new families just before Christmas safe in the knowledge that those families will have a home, even if temporarily for Christmas Day.

Household Support Fund Update

We are delighted to inform our residents that we have recently been awarded an additional stream of funding through the UK Governments Household Support Fund.

The Household Support Fund is open to all residents of the estate. When applying you will be asked to provide your income, expenditure and bank statements.

We are prioritising those who have not received help previously through the fund. If you would like to apply please contact us on 01902 552670.

Introducing Bill Heywood Your New ITA

An Independent Tenant Advisor is there to ensure that tenants and residents get access to all the information they require and are able to make informed decisions about the future of their homes.

Some of you may have already met or spoke to Bill regarding your move. What makes Bill such a valuable officer is that he is currently employed by another TMO. This means that he understands our model of housing management and more importantly understands the needs, wants and aspirations of tenants living on a tenant led estate.

You can contact Bill by email info@bushburyhill.co.uk or phone 07507381697



Corporate Architecture has been appointed as architects to the redevelopment of New Park Village by the City Council. This means that you will soon see detailed designs and layouts for the project.

More updates will come in the new year regarding the appointments of both the demolition contractor and the main contractor for the project.

From everyone at New Park Village TMC we would like to wish you all a very Merry Christmas and Happy New Year.



STOPLOANSHARKS
Intervention . Support . Education

CHRISTMAS CAMPAIGN 2023

SOCIAL MEDIA TOOLKIT

1ST - 24TH DECEMBER

Christmas can be a very challenging time and people may find they have to borrow money to keep up with gifts, parties and food. We want to share the most common red flags for people to look out for to help them avoid loan sharks, and what things organisations can look out for when dealing with clients. We want people to shop smart, not shark this Christmas.

BEFORE YOU POST WHY NOT FOLLOW US
Facebook, Twitter, Instagram, LinkedIn & TikTok

We are asking for you and your organisations to post the content provided on your profiles on any platform.

All content has been formatted for the platforms indicated and can be found in the corresponding folder.

If you need different sizes, formats or any elements to create your own related content please contact us at press@stoploansharks.gov.uk

Social media handles
Make sure you copy in our social media channels so that we can share your posts!

Twitter
@SLSEngland

Facebook
@StopLoanSharksEngland

Instagram
@StopLoanSharksEngland

LinkedIn
@StopLoanSharksEngland

Hashtags
Don't forget to use our hashtags:
#ShopSmartNotShark