

# New Park Village Estate Redevelopment

FEBRUARY 2025 UPDATE

Dear Resident

Happy New Year to all, we hope you had a lovely Christmas!

Welcome to the New Park Village Estate Redevelopment resident update for February 2025. Since our previous update in November, there has been considerable progress with the project we would like to share with you all.

Firstly, we would like to thank you all for your understanding and patience over the last couple of years, we appreciate that living through a redevelopment can be stressful, and not everything can always go according to plan. With that being said, we made great progress in 2024 and have a busy and exciting 2025 ahead of us.

## Phase One Demolition Update



We are sure you will have already noticed, but we are pleased to announce that DSM Demolition Ltd are officially on site! Demolition of Phase One began on 8 January, and excellent progress has already been made.

DSM have conducted structural surveys on the Ellerton Walk maisonettes and began soft stripping (i.e. stripping out staircases and skirtings) in early January. The four bungalows on Valley Road have already been demolished and we anticipate Block 1 being fully demolished later this month.

Now demolition has started, there may be some noise and dust disturbance, but DSM have assured us all their machinery has noise cancelling technology to minimise disruption as much as possible for residents. The contact number, as displayed on the main entrance gate, is **0121 322 2225** if anybody has any issues or queries for DSM regarding the demolition.

**Residents can also contact Nina Bahia, Housing Estate Renewal Officer on 07545 501330 or at [Nina.Bahia@wolverhampton.gov.uk](mailto:Nina.Bahia@wolverhampton.gov.uk)**

DSM have installed a new CCTV system in Phase One, which will be monitored 24-hours a day by DSM. This will replace the site security patrols that were previously undertaken by Stambridge Security.

The demolition of Phase One is estimated to take around 6 months in total, so should be completed around June 2025.



# Phase One Demolition Update (Cont'd)



On 13 January, Cllr Evans, Deputy Leader and Cabinet Member for City Housing, visited NPV to mark the milestone of demolition commencing. He was joined by Richard Jones of DSM and Val McKean, Chair of New Park Village Committee.

*Val said: "It's a massive achievement to see the demolition works starting. A lot of people on the estate are so excited. I hope it's going to bring the community back to where it was many years ago – like a family. It's a new beginning and I think it's going to be amazing."*

DSM are also planning a visit to Trinity CE Primary School to talk to the schoolchildren about safety around the site area and on the surrounding roads. It is important that residents of all ages are aware that this is now a live redevelopment site, and so extra care and attention needs to be taken when moving around the estate.



## TV Stars!

On 6 February, the BBC visited the NPV estate to cover the beginning of the maisonette demolition and talk to residents about the development proposals, which was really exciting for all involved.

A big thank you to Val McKean and Stephen Spencer who kindly agreed to be interviewed about this important project milestone.

The NPV redevelopment was the lead item on BBC Midlands Today evening news and was a hugely positive story, so thank you to everyone involved.

## Approval of Planning Application



In another important milestone for the project, we are excited to announce that the planning approval for the NPV redevelopment was granted in December 2024. This plan was based on the estate masterplan proposals that were shared with residents in May 2024. It includes a total of 188 new homes, increased car parking and much improved Public Open Space provisions. We are delighted that Planning have given the green light to our proposals and look forward to making the plans a reality.

# Appointment of Construction Partner

Keon Homes were appointed as our construction partner for the project last year through the newly set up City of Wolverhampton Council's development framework.

*Matt Beckley, Partnerships Director of Keon Homes said: "New Park Village represents a fantastic opportunity to transform an outdated living area into a high-quality residential community. Spanning two phases, we will work with the City of Wolverhampton Council to build out the properties, featuring ample parking space and designed around carefully thought-out open spaces."*

*This is one of the first projects we have worked on as part of the new Housing Development Framework and highlights what a progressive local authority is looking to achieve by providing not only housing, but a place where people and families are proud to call home."*

We are really looking forward to working with Keon Homes on this project and will be meeting with them regularly in the coming months to discuss plans in further detail. Phase One construction is anticipated to start in Summer 2025.



## Site Hoarding and 'Dream Home' Images

As well as CGIs of the Masterplan proposals, pupils at Trinity CE Primary School were asked to draw their 'Dream Home' for us to display on the hoardings erected around Phase One.

We were really impressed with the number of excellent entries from the students and asked the Resident Steering Group (RSG) to select three winners from all the drawings we received, each receiving a £20 gift voucher for their 'Dream Home' picture.

All the 'Dream Home' images we received can be seen on the site hoardings around Phase One, and we think they all look brilliant, well done to everyone who took part!

If any other children on the estate would like to participate and draw their own 'Dream Home', they can do so by sending a copy of the image to the following email address: [mydreamhome@wolverhampton.gov.uk](mailto:mydreamhome@wolverhampton.gov.uk)

All images received will be reviewed by the Project Team and may be displayed on the hoardings in the future.



The planning application included the development of Longford Road Open Space for seven general needs bungalows. A large area of Public Open Space in the centre of the redeveloped estate will mitigate the loss of this land, and will include a children's play area, green gym, and seated areas for residents.

We also want to include a centrepiece for the estate, some sort of sculpture or artwork in the middle of the Public Open Space. It would be great to hear

residents' ideas for what this could be, so if you have any thoughts, please get in touch.

The planning application is still available to view on the Council's website at: [www.wolverhampton.gov.uk/planning/planning-applications-and-decisions](http://www.wolverhampton.gov.uk/planning/planning-applications-and-decisions)

***The planning reference for the NPV redevelopment is 24/01039/FUL.***

# Window Replacement Programme

There are now only a handful of properties remaining in Phase Two that still need replacement windows installing. If you have not been contacted by **United Living** and think you should have had replacement windows installed, please contact Housing Estate Renewal Officer Nina Bahia, who can contact United Living to arrange an inspection for you.



## Damp and Mould Treatment

If residents notice any damp and mould in their home, it is important that it is reported immediately so that it can be treated effectively. With the weather being colder at the moment, it is vital that any damp and mould in your home is treated as quickly as possible.

If you have any sign of damp and mould in your property please report it to **Wolverhampton Homes** ASAP on **01902 556789** or at: [www.wolverhamptonhomes.org.uk/contact-us](http://www.wolverhamptonhomes.org.uk/contact-us).



## NPV Estate Management Arrangements



Please note, the TMC office at Ellerton House is now back open to the general public however housing services, for the time being, still need to be reported to Wolverhampton Homes.

Any changes to this arrangement will be communicated to residents by the TMC.

For now, should NPV residents have any general housing, repairs or rent enquiries they should continue to contact Wolverhampton Homes on **01902 556789** or the 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](http://www.wolverhamptonhomes.org.uk/contact-us).

For independent tenant advice and support around housing-related matters (but not housing repairs), you can contact the Independent Tenant Advisor, **Bill Heywood** on **07507 381697** or by emailing: [info@bushburyhill.co.uk](mailto:info@bushburyhill.co.uk).

For further information on anything regarding the NPV redevelopment project, please contact the Housing Estate Renewal Officer, **Nina Bahia** on **07545 501330** or by emailing: [Nina.Bahia@wolverhampton.gov.uk](mailto:Nina.Bahia@wolverhampton.gov.uk).

You can also contact the **NPV Project Team** by emailing: [npvregen@wolverhampton.gov.uk](mailto:npvregen@wolverhampton.gov.uk).