

New Park Village Estate Redevelopment

JULY 2025 UPDATE

Dear Resident

Welcome to the New Park Village Estate Redevelopment resident update for July 2025. We have a number of exciting updates to share with you since our April newsletter, including a huge project milestone with on-site construction of the seven bungalows on Longford Road now underway!

Phase One demolition – Complete!



The demolition of Phase One has now been completed by DSM, who successfully demolished all four Ellerton Walk maisonette blocks, eleven garages and five bungalows in addition to the former 'Sonic Sounds' building.

The demolition work was completed inside 19 weeks, which was slightly ahead of their proposed work programme. This was a terrific effort by DSM, who also safely removed Japanese Knotweed and a large tree from the construction site, as well as engaging with pupils from Trinity C of E Primary School with a Health and Safety talk during this period.

DSM have left the demolition site cleared, levelled off and ready for Keon Homes to take on ahead of Phase One construction. A small area of the Phase One site has been sectioned off so it can be used by Keon for staff car parking whilst they carry out construction work on the adjacent Longford Road site.

More details around both the Longford Road site and the wider estate Phase One construction can be found further on in this newsletter.

Longford Road bungalows – Construction underway!

As you may have noticed, in what is a huge milestone for the NPV project, Keon Homes have begun construction on-site at Longford Road. Work on the seven general needs bungalows began on 27 May, with works anticipated to be complete by March 2026.

As this images shows, Keon have already made great progress on-site at Longford Road and we shall continue to update residents on the development moving forward.

We appreciate that traffic can get quite congested along Longford Road, especially at school drop-off/pick-up times, however, Keon are doing what they can to mitigate this by arranging site deliveries outside of these times and putting temporary traffic management measures in place.

If you encounter any issues or have any concerns around the Longford Road construction, please



email Keon Homes at: info@keonhomes.co.uk in the first instance.

Alternatively, you can contact the NPV Project Team at: npvregen@wolverhampton.gov.uk or call our Housing Estate Renewal Officer on **07545 501330**.

Wider estate works – Phase One construction

Now the demolition of Phase One has been completed, the site is ready for Keon Homes to take on ahead of the construction stage of the project.

Prior to any construction work beginning, Keon first need to undertake intensive underground surveys, liaising with a number of different utility companies to establish the extent of water, gas, electricity, and telecommunications layouts and understand how these could potentially affect the proposed estate layout.

This is complex, as several of these utilities currently serve properties within Phase Two (as well as other properties outside of our red line plan) and so disconnections and diversions need to be carefully considered. This is a substantial undertaking and will not be a quick process, but it is important to get it right.

Keon are working on finalising the proposed estate layout alongside Corporate Architecture, who were appointed as Principal Designer for the project, so there is continuity across the project and a link to the initial Masterplan, for which planning approval was granted (see image).

Once the utility surveys have been completed, Keon will provide a finalised proposal for the estate, along with a confirmed programme of works for the project.

We are currently anticipating that enabling works (i.e. work below ground) will begin on-site in late-2025, with construction of the Phase One new builds commencing in early-2026.

We hope to have more detailed information around the expected timescales for Phase One construction in our next newsletter.



Allocation of new build properties

We have recently received queries from residents on how the new build properties will be allocated once they are built. As stated in our previous newsletter in April, and as referenced in the NPV Resident Charter, this will be managed by housing applications through Homes in the City and will be in-line with the existing Allocations Policy.

The first properties to be allocated will be the seven general needs bungalows on Longford Road, which are expected to be completed in March 2026. With this in mind, the NPV TMC will shortly be writing out to all affected residents to check their current housing status, any change in personal circumstances and eligibility for the Phase One new builds.

With regards to the Longford Road bungalows, it is strongly recommended that eligible residents ensure they have a 'live' housing application on Homes in the City, in order to bid for the properties as they become available. Any resident with an existing disability and/or mobility issue will need to complete a medical referral form.

We anticipate that a Local Lettings Plan (LLP) will be in place by the end of the year, to ensure that the Longford Road bungalows (as well as the rest of the Phase One new builds) will only be available for existing NPV residents currently living in Phase



Two, in addition to those residents who temporarily moved away but expressed a Right to Return.

The TMC staff have recently received training on uploading and managing housing applications on Homes in the City and will be available to support residents with the application process. Should you require any additional support around your housing application, please contact the NPV TMC on **01902 552670** or by visiting the TMC office in-person.

Please keep an eye out for the letter from the TMC regarding your housing circumstances and eligibility. Further information on the allocation of the new builds will be shared in our next resident newsletter.

Window Replacement Programme



If you have still not had replacement windows fitted in your property, or have any queries regarding the window replacement programme, please contact the Housing Estate Renewal Officer on **07545 501330** or at: **Nina.Bahia@wolverhampton.gov.uk**.

You can also contact the NPV Project Team at: **npvregen@wolverhampton.gov.uk** to discuss this or anything else to do with the redevelopment project.

Damp and Mould Treatment



Damp and mould can be a serious problem in homes if it is not dealt with quickly. If residents notice any sign at all of damp and mould in their home, it is important that it is reported immediately so that it can be treated swiftly and effectively.

If you have any signs of damp and mould in your property, please report it to Wolverhampton Homes ASAP on **01902 556789**

or via the contact page on their website at:
www.wolverhamptonhomes.org.uk/contact-us.

NPV Estate Management Arrangements



The TMC office at Ellerton House is back open to the general public (on Monday's, Wednesday's and Friday's, 9am–12pm and 2pm–4pm) and the TMC has taken back estate services, tenancy management services and rents.

Please note that any housing repairs, for the time being, should still 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: **info@bushburyhill.co.uk**.

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

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

We appreciate that the NPV estate redevelopment works may cause some disruption, but as a Project Team we are working hard to minimise this as much as possible for residents. We thank you for your on-going patience.