

New Park Village Estate Redevelopment

NOVEMBER 2024 UPDATE

Dear Resident

Welcome to the New Park Village (NPV) estate redevelopment resident update for November 2024. Since our previous resident update in July, there have been a number of significant developments on the project that we would like to share with you all.

Demolition of Phase One - Contractor appointed!

We are delighted to announce the appointment of **DSM Demolition** as demolition contractor for the project following a robust procurement exercise. DSM Demolition have vast experience in estate demolition, and we are excited to work with them going forward in what is a major milestone for the NPV redevelopment project.



Since the final Phase One maisonettes were vacated in July 2024, preparations for the demolition of maisonette blocks 1-4 have been underway, including the removal of utility meters in the empty properties, building surveys such as asbestos and ecology and the disconnection of various utilities in Phase One.

It is anticipated that demolition will commence in late-November 2024, beginning with the four bungalows at 2, 4, 6 and 8 Valley Road and the adjacent garages, before work advances onto the maisonette blocks.

DSM Demolition expect the Phase One demolition works to last a duration of around 6 months.

Planning Application - Submitted!

In another important milestone for the project, we are excited to announce that the planning application for the NPV redevelopment was submitted by the architect on 30 September 2024 and is currently awaiting approval. A decision is expected by mid-November.

The planning application is based on the estate masterplan proposals that were shared with residents in May 2024 and includes a total of 188 new homes, increased car parking and much improved Public Open Space provision.

The breakdown of property types we propose to build is based on the Housing Needs Surveys conducted with residents last year. Phase One of the masterplan includes the provision of 98 new homes, while Phase Two has 83 properties. The site on Longford Road is earmarked for seven

general needs bungalows. The large area of Public Open Space in the masterplan will mitigate the loss of the open space on Longford Road and will include a childrens play area, green gym and seated areas.

The planning application is now 'live' on the Council's website and can be viewed at www.wolverhampton.gov.uk/planning/planning-applications-and-decisions.

The planning reference is **24/01039/FUL**.



Site hoarding - Erected!

Over the past month, Pro-Fence have been erecting site hoarding around Phase One. This work has taken longer than anticipated due to unforeseen ground conditions, but the good news is that the hoarding is now fully erected around the Phase One area.

This should hopefully ensure that Phase One remains secure until DSM Demolition begin the demolition works in late-November.

Please note that the area will soon become a 'live' demolition site, and could potentially be dangerous to anyone trying to access it without permission. The hoardings have been erected for residents safety and should be respected.

We are also arranging for some CGI images of the estate masterplan proposals to be added to the blank site hoarding around Phase One. We are working with our reprographics team to get these images added over the next few weeks, which will



give residents an idea of what the estate will look like once the redevelopment works have been completed.

If you have any ideas about what you would like to see included on the site hoardings, please get in touch. We also intend to contact Trinity CE Primary School to see if pupils would like to get involved with providing some designs for the site hoardings.



Corporate Architecture have produced the CGI images to form part of the planning application.

An example of two of the CGI images can be seen here.



View of new houses along Valley Road (from where existing Valley Road garages are)



View of NPV estate from Longford Road (from outside school caretakers)

Site Security

Stambridge Security are continuing to patrol the estate every weekday evening and also over the weekend. It is hoped that this had led to a decrease in the Anti-Social Behaviour that was being reported on the estate. These security patrols will be reviewed upon the commencement of the demolition works by DSM Demolition.

Please remember that, should residents witness any ASB and/or criminal activity on the estate, it should be reported to the Police.

You can also contact the **Council's ASB Unit** on **01902 552950** or by emailing them at: **asbu@wolverhamptonhomes.org.uk**.

Construction Partner - Developer appointed!

In a third huge milestone for the NPV redevelopment, we are thrilled to announce the appointment of **Keon Homes** as the construction partner for the project. Keon Homes were appointed through the recently set up CWC development framework.



Keon Homes are an experienced housing developer, and the project team are really looking forward to working with them as we approach the build stage of the project.



New Housing Project Support Officer

We are happy to announce the Project Team have recently appointed to the post of Housing Project Support Officer. **Mia Geddis** will join us from her current role with the NHS, replacing Jorshan Shemar who departed in June.

Mia is expected to join us later this month.

Congratulations to Mia on her appointment and we look forward to welcoming her as part of the team.

As mentioned in our previous resident newsletter, **Nina Bahia** is now the Housing Estate Renewal Officer for the NPV project, replacing James White.

Nina should be the first point of contact for any query around the NPV redevelopment and can be contacted on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk**.

Window Replacement Programme

The window programme continues to progress well, with **United Living** only having a handful of properties remaining in Phase Two that still need replacement windows installing.

If you have not yet been contacted by United Living and think you should have had replacement windows installed, please contact Nina Bahia who can contact United Living to arrange an inspection.



Damp and Mould Treatment

If residents notice any damp and mould in their home, it is important that it is reported straight away so that it can be treated effectively. With the weather now beginning to turn colder, it is important 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**.

Centrepiece Ideas



As part of the estate masterplan proposals, Corporate Architecture have also included a centrepiece in the middle of the Public Open Space (see above).

The centrepiece could be a statue or a sculpture of some kind – the plans are only indicative at this stage.

If you have any ideas or thoughts about what you think this centrepiece could be, please contact the Project Team.



It would be great to hear resident's ideas on what could be placed here.

NPV Estate Management Arrangements



Please note it remains the case that the NPV TMC office at Ellerton House is still closed to the general public and that all housing management services on the estate (including the management of garage tenancies) are being

delivered by Wolverhampton Homes.

Should NPV residents have any general housing, repairs or rent enquiries, please 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.

Please do contact Wolverhampton Homes in the first instance rather than going to the TMC office.

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.

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.

You can also contact the **NPV Project Team** by emailing: npvregen@wolverhampton.gov.uk.