

New Park Village Estate Redevelopment

OCTOBER 2025 UPDATE

Dear Resident

We're delighted to bring you the latest updates on the New Park Village Estate Redevelopment this October. We have a number of exciting updates to share with you since our previous newsletter in July, including the latest on the construction of the brand new seven 2-bed bungalows on Longford Road and an update on the expected commencement of the wider estate works!

Longford Road bungalows – *Updated completion date!*

As shared in our previous resident update in July, Keon Homes began construction on-site at Longford Road on 27 May with works on the seven 2-bed bungalows originally expected to be completed by March 2026. Keon have made excellent progress on the construction of these bungalows, and we are pleased to confirm they are now well ahead of schedule, with completion of the first general needs bungalows expected by December 2025. A whole three months ahead of schedule which is brilliant news for the project!



On 22 September, Cllr Evans visited the development, along with members of the Resident Steering Group, the TMC and Keon Homes. Everyone was really impressed with progress and excited about these new homes beginning to take shape.

As these images show, the properties are looking great and we look forward to welcoming new residents into these homes in the coming months.



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.

The Project Team have also recently been in touch with colleagues in Road Safety about increasing traffic patrols in the area, and they also looking into providing additional/refreshed road markings and signage in an effort to further mitigate traffic issues on Longford Road.

If you encounter any issues or have any concerns around the Longford Road bungalow 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 dedicated Housing Estate Renewal Officer on **07964 134228**.

Allocation of new build properties

As stated in our previous newsletter in July, and as referenced in the NPV Resident Charter, the allocation of the new build properties 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 December 2025.

All residents affected by the New Park Village regeneration should have recently received a letter from the NPV TMC to check their current housing status, any change in personal circumstances and eligibility for the Phase One new builds.

It is really important that these forms are completed and returned to the TMC – even if you don't have any change in circumstances.

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 also 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 from the estate but expressed a Right to Return at the time of their temporary move.

The TMC staff will shortly be receiving 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 or have any queries around your housing application, please contact the NPV TMC on **01902 552670** or by visiting the TMC office in-person.

TMC Office

The NPV TMC office at Ellerton House will need to be relocated into a temporary location ahead of Phase One construction commencing. We are considering multiple options for this relocation to ensure that the office remains accessible to all residents on the estate.

We are exploring the use of a currently empty bungalow on Valley Road as a temporary office space. Plans for a temporary office are currently being prepared and once drafted we will review

and consult with Keon Homes and the TMC on the viability of this proposal.

We are also exploring the use of temporary portacabins which could be located on the former garage site on Valley Road, but our preference is for modifying the Valley Road property which would allow for TMC services to be easily accessible for residents living on the estate.

We will share further information with residents about the TMC relocation as soon as we have it.

Wider estate works – *Phase One construction*

Prior to Phase One construction commencing, Keon Homes are continuing to liaise with utility providers to establish the extent of water, gas, electricity and telecommunication connections (many of which serve existing properties outside of the proposed redevelopment area) and understand how these could potentially affect any proposed estate layout.

These investigations have resulted in a revised layout which is now being finalised by Keon Homes and Corporate Architecture (as principal designer). The revised layout has two less properties in Phase Two than the original masterplan so the total number of properties in the wider estate redevelopment could be reduced to 179 (from 181). Once the revised layout has been finalised, Keon Homes will be preparing a confirmed programme of works for the redevelopment. We expect the amendments to the original masterplan to be submitted to planning by early November.

We are currently anticipating that enabling works (i.e. works below ground) will begin prior to Christmas this year with construction of Phase One new builds planned to commence in Spring 2026. The construction of Phase one is estimated to take 18 – 24 months with residents moving into the new builds in a phased approach (as and when the new properties are built out).

We should have confirmed details around the revised redevelopment proposals, and more detail around project timescales in our next resident update.



Phase Two Leaseholders and Freeholders

Conversations are still ongoing with the small number of outstanding leaseholders and freeholders in Phase Two in order to reach an agreement to purchase their properties. It remains the City of Wolverhampton Council's preference to acquire these properties through voluntary negotiations, rather than Compulsory Purchase Order, which will only be used as a last resort. It is vital that the Council is able to acquire these properties in order to progress Phase Two of the redevelopment. We should have a further update on this in our next newsletter.

Ideas for Centrepiece – *Let Us Know!*

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

We are currently considering options for what this centrepiece could be – it could be a statue or a sculpture of some kind – but we would really like to hear resident's thoughts on what they would like to see in the middle of the redeveloped estate.

If you have any ideas about the centrepiece, please do get in touch with the Project Team.



CCTV

The City of Wolverhampton Council is keen to achieve Secure by Design (SBD) 'Gold' standard for the redeveloped NPV estate. With this in mind we are working closely with the NPV TMC, our appointed development partner Keon Homes, Wolverhampton Homes and OpenView to understand the requirements for CCTV provision across the estate redevelopment.

Once installed, monitoring of the CCTV is likely to be carried out by the Wolverhampton Homes Control Centre who have already established procedures and experienced staff to undertake this crucial work. Service level agreements (SLA's) will be required between Wolverhampton Homes and the NPV TMC, who will also have access to a live feed of the CCTV footage.



Further work is required around this ahead of Phase One construction commencing in Spring 2026. We will share further details once we have them.

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 now fully taken back estate services, tenancy management services and rents.

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**.

Please note that, from **3rd November 2025**, the management of the majority of housing repairs will return to NPV TMC. A contractor is now in place to take over the management of this service on behalf of the TMC and information regarding how to log future repairs will be communicated to all residents in advance of this change.

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 our dedicated Housing Estate Renewal Officer on **07964 134228** or by emailing: **Jolene.Bell2@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 do 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 would like to express our thanks to residents for their ongoing patience.