

New Park Village Estate Redevelopment

SPRING 2026 UPDATE

Dear Resident

As we move into the Spring, we are pleased to bring you the latest updates on the redevelopment of the New Park Village estate. Work on the redevelopment has continued over the Winter and we have several significant updates for you, including news on a new, temporary office location for the Tenant Management Cooperative (TMC), and progress on the Council's acquisition of the former convenience store.

Enabling Works Underway



Since late-March, enabling works for Phase One of the wider estate redevelopment have been underway. These works are vital to the redevelopment, as essential service diversions need to be undertaken in such a way that will not impact existing connections to properties outside of the redevelopment.

The enabling works are being carried out along Ellerton Walk, Audlem Walk, Orslow Walk and Valley Road with appropriate diversions for vehicles and pedestrians being put in place. Parking may be restricted in places during these works, particularly in the area adjacent to the garages between Audlem Walk and Orslow Walk.

Severn Trent Water began their diversion works on Monday 30th March 2026, and will be followed by

National Grid, Cadent Gas, BT Openreach, Virgin Media and City Fibre. It is anticipated that the enabling works will be fully completed by July 2026.

Signage with contact details for each utility company undertaking the works is in place should you have any specific queries or issues regarding the works. You can also contact the Housing Estate Renewal Officer on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk**.

As with all major regeneration schemes, there will be some disruption across the estate and the Project Team apologise in advance for any inconvenience caused to residents by these enabling works, which are essential for the redevelopment.

Phase One Construction



Once enabling works have been completed, the construction of Phase One (which includes a mix of 1-bed, 2-bed and 3-bed apartments and 2-bed, 3-bed and 4-bed houses in addition to a brand new TMC office) is expected to follow over the summer.

The Council's appointed developer Keon Homes are hoping to commence construction, which will begin with the installation of a new bell mouth and road running through Phase One, over the school summer holidays, in an effort to minimise disruption to the nearby Trinity CE Primary School.

Please note that the proposed bell mouth works mean that Keon will need to adjust the current hoarding line between maisonette blocks 5 and 6 (see above image of existing hoarding line). Keon will adjust the hoardings so that the garages at the end of each blocks can still be accessed, but any vehicles parked in front of the garages may need to be moved elsewhere. Affected residents will be written to with further information regarding this.

Phase One construction is expected to take around 18-months to complete, with residents currently living in Phase Two on the estate (and any who expressed a Right to Return) being moved into the new homes as and when they are built out.

The new properties will be ringfenced for existing New Park Village tenants and it is strongly recommended that residents ensure they have an up to date 'live' housing application with Homes in the City in order to bid for the new properties as and when they are advertised.

For any queries regarding the allocation of the new properties, please contact the Housing Estate Renewal Officer on **07545 501330** or by emailing: **Nina.Bahia@wolverhampton.gov.uk**.

You can also speak directly to the TMC on **01902 552670** or email them at: **newparkvillage2@wolverhampton.gov.uk**.

Garages

As with the Phase One demolition last year, all garages located within Phase Two of the redevelopment (i.e. the garages located in maisonette blocks 5, 6, 7 and 8) are to be demolished.

Whilst Keon will not commence demolition of Phase Two until Phase One has been fully completed (late-2027/early-2028), any tenant who has a current garage tenancy in Phase Two should start giving some thought around clearing their garage.

The TMC will be in touch with tenants in the coming months about terminating garage tenancies affected by the redevelopment.

TMC Office Move - 12 Valley Road



In a significant project milestone, we are pleased to announce that Keon have recently completed conversion works on the bungalow at 12 Valley Road, allowing the TMC to temporarily relocate there during Phase One construction.

The current TMC office at Ellerton House will be closing on Friday 17th April 2026, with the TMC being based at 12 Valley Road from **Monday 20th April 2026**. The TMC are expected to be based here for around 18-months, until a new, permanent office has been specially built for them in Phase One. Their services will continue as normal.



Residents should have received a letter from the TMC regarding their move to 12 Valley Road, where the opening hours will remain the same as at Ellerton House:

Monday, Tuesday, Wednesday and Friday mornings, 9am until 1pm.

They can also be contacted by telephone on **01902 552670** Monday to Friday, 9am until 4.30pm.

Once the TMC have completed their move, Ellerton House can then be demolished as part of the redevelopment works alongside the shops at 6-7 and 8 Ellerton Walk – read on for a further update on this.



Leaseholders and Freeholders – 6-7 and 8 Ellerton Walk



On Tuesday 7th April 2026, the Council successfully acquired the convenience store at 6-7 Ellerton Walk, alongside the vacant pizza shop at 8 Ellerton Walk, through voluntary negotiations with the Landlord.

This is excellent news for the redevelopment and an important project milestone as, with the TMC being relocated to Valley Road, it allows Keon to proceed with demolition of both buildings before commencing with Phase One construction over the summer.

It has been a lengthy negotiation to reach this point, but now the Council has successfully

acquired the premises it will help Keon finalise their programme of works for the redevelopment. We expect site hoardings to be erected around the acquired buildings in the coming weeks prior to demolition.

Please note that the hoarding area will include the row of parking bays adjacent to the pizza shop. Any vehicle parked here will need to be moved elsewhere prior to hoarding being erected.

Negotiations with the small number of Leaseholders and Freeholders remaining in Phase Two of the redevelopment are continuing, and the Council remains hopeful of reaching an agreement with these.

Compulsory Purchase Order (CPO) proceedings are due to commence in the coming weeks for the purchase of these privately-owned properties, although voluntary negotiations will continue in parallel, which always remains the Council's preference.

Contact us

For further information regarding the New Park Village 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 **Project Team** with any query regarding the redevelopment by emailing us at: **npvregen@wolverhampton.gov.uk**.

Repairs in your property should be reported to the New Park Village TMC on **01902 552670** or at: **newparkvillage2@wolverhampton.gov.uk**. Issues



regarding gas and electric, or any out of hours emergencies should 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: **bill.heywood@bushburyhill.org**.

We understand that the New Park Village estate redevelopment works may cause some disruption to residents, but as a Project Team we are working hard to minimise this as much as possible for everyone on the estate.

We thank you for your on-going patience as the estate redevelopment progresses.