

AUTUMN 2020 • ISSUE 1

**NEW PARK VILLAGE**  
TENANT • MANAGEMENT • CO-OPERATIVE LTD.

# Ellerton Walk Re-Development Newsletter



## Dear Resident,

Welcome to the first in a new series of newsletters that follow up on from previous newsletters for residents within the Ellerton Walk re-development scheme.

This newsletter is brought to you in partnership with The City of Wolverhampton Council's (CoWC) Housing Development Team and New Park Village Tenant Management Co-operative (NPV TMC) and its Committee Members who will jointly be delivering the development proposals for residents affected by the demolition and re-development proposals.

## Introduction

The City of Wolverhampton Council and New Park Village TMC and its Committee Members are pleased to advise that a Housing Development Project Manager has now been appointed to jointly deliver the re-development of Ellerton Walk. As you will know from previous newsletters, this includes demolition of all eight maisonette blocks, the existing Ellerton House building and some bungalows on the estate, leading the way for the delivery of new build housing for affordable rent (*note that there will be no housing for sale on the site*).

An introductory meeting took place between officers from the City of Wolverhampton Council and NPV TMC and Committee Members in August 2020, which provided an update on the current position of re-development proposals for the estate.

[wolverhampton.gov.uk](http://wolverhampton.gov.uk)

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# The Project Team

NPV TMC and Committee Members were introduced to members of the Housing Services Development Team who will be working on the re-development proposals. The team consists of the following members of staff from the City of Wolverhampton Council:

## Housing Development Team



**Raj Mal**  
Housing Development  
Project Manager (Project Lead)

Raj has worked for the City Council for 21 years and has extensive knowledge of estate-based regeneration projects and newbuild projects. Some of the projects he has delivered throughout the city include:

- Blakenhall Garden's re-development
- All Saints re-development
- Thompson Avenue newbuild housing development (former playing fields behind the former Black Horse Pub) on Birmingham Road
- Former Tapworks Site, Showell Road, Fifth Avenue & Broome Road
- Burton Crescent development – Trent Gardens, Heath Town (former playing fields off Burton Crescent).

Raj is supported by a Project Support Officer who will assist with the delivery of the re-development.



**Lucy Hill**  
Project Support Officer

Lucy will be the lead in assisting Raj with delivery of the re-development on the estate. She has worked for the City Council for five years, previously working in the Licensing Team and Human Resources Team before commencing work with the Housing Development team this year. She has gained considerable experience in communicating with residents and businesses in her previous roles. She will be assisting with resident consultation as well as helping with resident queries and general support on the re-development.

## Housing Strategy Team



**Melissa Green**  
Client Relationship Manager –  
Housing Managing Agents

Melissa has worked for the City Council for 16 years, working primarily within a housing environment. Melissa has been working within the Housing Strategy team for nearly three years. She is a key liaison officer between NPV TMC and the City of Wolverhampton Council. During the re-development programme Melissa will support Raj, Lucy and NPV TMC's Housing Managers and Committee Members, with the delivery of the re-development on the estate.

## NPV TMC Project Team Members



**Karen Rogers**  
Chief Officer NPV TMC

Karen has worked for New Park Village TMC for the last 27 years. Karen started at the TMC as an employment trainee in 1993 and has progressed through various roles within the organisation to the position of Chief Officer in 2016.

Karen will be working on behalf of NPV TMC and jointly with the City of Wolverhampton Council and the **ITHA (Independent Tenant and Home Adviser)** on the re-development.



**Aimi Lampert Mcken**  
Committee Board Member  
– NPV TMC

Aimi has been an NPV TMC Committee Member for one year and a resident on Ellerton Walk for 15 years. Aimi will be the NPV TMC representative that will be involved with the ITHA process as well as other re-development matters on the estate. Aimi has a vested interest in ensuring the views and concerns of residents directly impacted by the redevelopment are heard and actioned.



## General Update

In previous newsletters sent out to residents, we advised that there was sufficient land to develop and build new homes, enabling residents to move from their current properties directly into new build properties on the estate. It was also proposed during presentations and through newsletters sent to residents that the allotment land on the Estate could be used for this first phase of re-development.

However, we have further investigated this option and at the time of writing, 97% of the allotment pitches are in use. The rules around building on allotments do not allow us to build on allotment land where it is currently well used. Unfortunately, this does provide some difficulty with the early new build phase.

We have reviewed other available land near to the estate to develop for new build, so that residents affected by the first phase of demolition (see estate plan on page five) are able to move into suitable accommodation.

One site we found suitable for Phase 1 of the new build development is the open space at Longford Road (see page four). This was discussed at the meeting with NPV TMC and Committee Members in August this year and it was agreed that we explore the feasibility of the site for development. This site is currently designated as Public Open Space in the local area and has provisionally been agreed by the City Council as suitable for new build housing. However, this is subject to resident consultation and agreement with the local community.

The City of Wolverhampton Council will shortly begin consultation with residents to see if they are happy for the Open Space at Longford Road to be used for newbuild housing. A more detailed leaflet regarding this proposal will be delivered directly to resident's homes by mid November 2020.



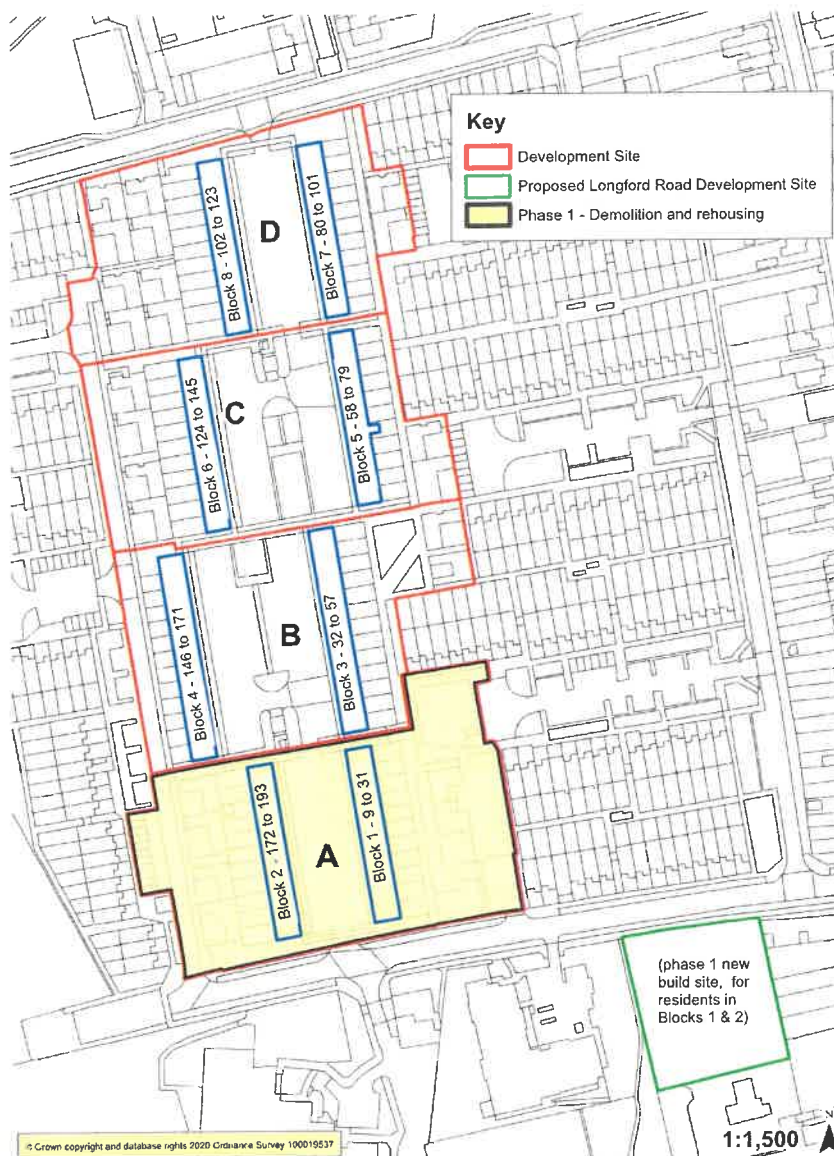
## Map of the Longford Road Site for proposed development of phase 1



# Decanting (re-housing) and Demolition Strategy

It is proposed that blocks within **Site Area A block 1 (9-31 Ellerton Walk) and block 2 (172 – 193 Ellerton Walk)** as indicated below will be the first blocks to be demolished. This has been jointly agreed with NPV TMC and Committee Members as a **proposed way** forward to start the re-development of the estate.

## Estate Map



To allow for demolition to take place on **blocks 1 & 2**, tenants will be given a number of options.

- Wait until the site at Longford Road is developed and be considered for re-housing on new homes within this first phase. **It must be made clear that there is no guarantee this can be accommodated for everyone who currently lives in blocks 1 & 2.**
- Tenants apply for re-housing in alternative accommodation in other areas of the City. NPV TMC will help tenants apply for Council accommodation.
- Tenants may also prefer to be re-housed in private accommodation if they wish.

If the re-housing of tenants takes a little longer than expected, we may ask those tenants in **blocks 1 & 2 in Area A** to move into **blocks 3,4,5,6,7 or 8** within **Areas B, C & D**. This will allow immediate demolition of **blocks 1 & 2** and allow the re-development to begin.

Tenants affected by this proposal will be entitled to Home Loss Compensation and Disturbance Payments (**see page 7**). It is important to note that that this will form part of a local lettings plan for the estate. Tenants who move **temporarily** into these blocks will be given priority in being rehoused when the new properties are built.

## Freeholders and Leaseholders (Homeowners)

For those homeowners that are affected by the re-development proposals, the Council has approval to negotiate the purchase of your property with vacant possession. A range of options is currently being developed and once approved, will be sent to all homeowners to allow them to decide on their housing situation. At an appropriate time, each privately owned property will be valued by a Chartered Surveyor (RICS) and a market valuation report completed. Negotiations can then begin with the homeowner or representative to agree a purchase price. Further details on Home Loss and Disturbance Payments is explained on **page 7** of this newsletter. In the meantime, if you wish to discuss selling your property please contact NPV TMC and they will put you in touch with the Housing Enabling Manager.

## Independent Tenant and Homeowner Advisor – (ITHA)

The City of Wolverhampton Council and NPV TMC and its Committee Members will be working together to appoint an Independent Tenant and Homeowner Advisor (ITHA). The ITHA will be available to provide tenants and residents of New Park Village with independent advice relating to the re-development of the estate and their available options.

The City Of Wolverhampton Council and NPV TMC and its Committee Members will help facilitate the tendering of this post and the successful organisation will be jointly appointed once the recruitment of the ITHA is complete.

## Rehousing

### Registering for housing

You **must** register for rehousing regardless of which option you prefer, to ensure your current housing needs are met and your housing eligibility for other council accommodation is determined. This will also help determine the type of newbuild housing you are entitled to and the type we need to build on the estate.

You can do this by filling in the housing application form online at [www.homesinthecity.org.uk](http://www.homesinthecity.org.uk)

If you require assistance with completing your application, you can visit Ellerton House by appointment, where a Housing Manager will be able to help. Please call the office on **01902 552670** or email [Ellertonhouse@npv.org.uk](mailto:Ellertonhouse@npv.org.uk)

### Tenants Right to Return to the New Park Village Estate

All secure tenants and residents affected by the re-development proposals have the Right to Return to the new estate once it's been re-developed. Tenants and residents who remain during its re-development will be given priority and re-housed first.

Tenants and residents who wish to live on the re-developed Ellerton Walk site should complete a Right to Return form. You will receive this form when you move from the New Park Village Estate. This will also be discussed with the ITHA in further detail once they are appointed and if needed you will be able to seek advice from them on this matter.

### Priority banding for re-housing now applies for all residents on the estate (Band 1)

All residents affected by the Ellerton Walk proposals have been awarded Band 1 under the City Council's Housing Allocations Policy. This means you will be given a higher priority for being re-housed, should you wish to move away from the estate and into any new new-build properties when they become available. This will form part of a Local Lettings Plan for residents on the estate, that will be developed jointly by NPV TMC and Committee Members, The City of Wolverhampton Council and the ITHA.

You will be able to bid for properties through Homes in the City and have an increased chance of being successful if you wish to be re-housed within the city. **This applies to both social tenants, leaseholders and owner occupiers on the estate once they have made an application for re-housing.**



# Home Loss Compensation and Disturbance payments

## Home Loss Compensation and Disturbance payments (Tenants)

For those tenants who choose to either move to another area or wish to be considered for the proposed new housing you will be eligible for Statutory Home Loss Compensation and Disturbance Payments.

## Home Loss Compensation payment (Land Compensation Act 1973)

As of 1st October 2020, tenants affected by the development proposals will qualify for Home Loss Compensation payments of £6500 if they have been living in their current home for a minimum of 12 months. This is payable per household (e.g. for joint tenancies only one amount of Home Loss payment of £6500 will be payable). It may be possible for 25% (£1625) of this payment to be made available prior to tenants moving to another home. This will help tenants purchase carpets, flooring etc for their new property before moving furniture in. The final amount paid by the Council will be subject to deducting any rent arrears, court costs or any other costs owed to the Council or NPV TMC. e.g. if you have rent arrears of £500 then you will receive £6000 from the total amount payable of £6500.

The necessary claim forms will be completed with you by Housing Managers from NPV TMC.

## Home Loss Compensation and Disturbance payments (Homeowners)

If you own your property, there are different levels of Home Loss Compensation entitlement. In addition to the Council buying your property at the agreed value, the level of Home Loss Compensation and Disturbance payments will depend on whether you are a leaseholder or freeholder and whether you live at the property or rent it to a private tenant.

The Council's Housing Enabling Manager will discuss your circumstances on a one to one basis over the coming months.

## Disturbance Payments (Tenants and Homeowners)

All residents are entitled to Disturbance Payments when moving from their current property.

### This will cover things such as:

- Removals - the full cost of moving home will be covered when moving from your current property to your new property. This could be another council property or a new build property on the estate.
- Disconnection and reconnection of appliances such as cookers, dishwashers, washing machines, fridge freezer,s etc.
- Disconnection and reconnection of services, e.g. Telephone, broadband, Sky TV etc.
- Re-Direction of Royal Mail post (up to 12 months).

The Council has existing contracts with a range of tradespeople who will carry out some of the above works and the cost will be paid direct to the contractor by the Council. If you wish for the work to be carried out by an independent contractor, please keep all receipts and submit these with your disturbance payments claim form. **These must be official receipts and not copies.** Please ensure you appoint a reputable, qualified and competent contractor with valid public liability insurance.

## Resident's Charter

It has been agreed jointly, that the ITHA will help the City of Wolverhampton Council and NPV TMC and its Committee Members develop a Resident's Charter. The charter will be designed to help provide further information on the redevelopment proposals and answer any questions residents may have. Some examples include:

- Housing Allocations and re-housing
- Demolition enquiries
- Home Loss and Disturbance Payments
- Compulsory Purchase Orders
- Any other queries that residents may have

*We will provide further updates on the Resident's Charter in a future edition of the newsletter.*

# Timescales for the Re-development of Phase 1

Timescales for the next phase of the re-development are still to be confirmed, however a draft set of timescales are set out below.

*Note: This timetable is subject to a revised Project Plan and Master Planning with feedback from the ITHA.)*

## 1. Site Surveys and Investigations.

**October 2020 to re-development completion**

From October 2020, until the re-development is complete there will be a variety of external agencies who will be undertaking various surveys to help shape the development proposals. You may see both Council staff, as well as external agencies present on site. The types of surveys that will be taking place may include: topographical surveys (to determine the site levels across the site), traffic surveys and assessments, visits by various utilities such as BT, Transco, Western Power Distribution. Please be assured these operatives will be wearing official identification and will try to keep any disturbance and inconvenience to a minimum whilst undertaking the survey works

## 2. Housing needs and eligibility surveys

**October to December 2020**

Housing information will be captured when a housing application is registered, however, specific household information will still need to be gathered e.g. on vulnerable households that are currently living on the estate. We will try to gather this information as quickly as possible, but this will require a joint approach. Residents are encouraged to complete their applications online as a matter of urgency. Due to the impact of COVID-19 we will need to look at alternative ways of gathering data such as using email, telephone and technological interfaces such as Zoom or Microsoft Teams. When an ITHA is appointed they will help with this exercise and may provide alternative methods for data gathering and collection.

## 3. Appointing an Independent Tenant and Home Advisor (ITHA) -

**October 2020 to January 2021**

NPV TMC and Committee Members, as well as COWC are currently preparing a brief for an ITHA. This process may take up to three months. This is to ensure an experienced and well qualified organisation is appointed to support residents with their needs, enquiries and concerns on all aspect of the demolition and re-development process. We will update you on progress in the Winter newsletter 2020.







#### 4. Capacity Study Architect appointment and Master Planning January 2021 to March 2021

One of the first tasks that we will carry out is an initial capacity study by an Architect to determine what properties can be built on the Longford Road site and the estate, including the number and types of properties. This will be considered alongside residents current housing need and any specific needs such as specialist accommodation i.e. fully adaptable wheelchair accessible properties, bungalows or larger family accommodation. *We must stress that this initial stage may not be the final housing mix presented at formal Planning stage. The information will be used to gain an approximate number of properties that may be required. This process can take up to three months.*

#### 5. Appointing a demolition contractor. (This will be dependent on the when the maisonette blocks become vacant).

The initial proposals are for **blocks 1 and 2** within **Site Area A Block 1** (9-31 Ellerton Walk) and Block 2 (172 – 193 Ellerton Walk) to be demolished first. Further information will be provided to residents in future newsletters.

#### 6. Appointment of Architect for Phase 1 (Longford Road – New build housing)

April 2021 to October 2021

This is dependent on gaining approval to build on the Longford Road site as discussed earlier in the newsletter. If there are no objections by the local community to this proposal, it is likely we will be able to tender for architects to submit design proposals for the site. They will be working with NPV TMC, board and residents, and COWC to jointly agree the types of properties that we need to build to meet the initial housing need for residents affected by demolition and re-development proposals.

### 7. Planning Approval Phase 1

October 2021

(If Longford Road site is given the go ahead for development).

### 8. Appointing a construction contractor for Phase 1 –

October 2021 to December 2021

Construction start on Phase 1 (Longford Road), (January 2022 to July 2023).

This is dependent on obtaining Planning Permission and appointing a construction partner and may be subject to change.



#### Key Activity

#### Timelines

1. Site Surveys and Investigations	October 2020 through to development completion
2. Housing needs and eligibility surveys	October 2020 to December 2020
3. Appointing an Independent Tenant and Home Advisor (ITHA)	October 2020 to January 2021
4. Capacity Study Architect appointment and Master planning	January 2021 to March 2021
5. Appointing a demolition contractor	This will be determined by how quickly the blocks are emptied
6. Appointment of Architect for Phase 1 (Longford Road – New build housing)	April 2021 to October 2021
7. Planning Approval Phase 1	October 2021
8. Appointing a construction contractor for Phase 1 (site at Longford Road)	October to December 2021
9. Construction start on Phase 1 (Longford Road – if approved)	January 2022 to July 2023

## Who to contact

The City Council is working with NPV TMC and Committee Members in developing a plan for the initial proposed phase of the re-development.

Until the ITHA is appointed it has been agreed that all correspondence will be directed to NPV TMC and responded to accordingly.

**Contact:** Karen Rogers / Andrew Edmunds

**Email:** [Ellertonhouse@npv.org.uk](mailto:Ellertonhouse@npv.org.uk)





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