

Report title	New Park Village Estate Redevelopment Programme	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Steve Evans City Housing	
Key decision	Yes	
In forward plan	Yes	
Wards affected	Heath Town	
Accountable Director	John Roseblade, Director of Resident Services	
Originating service	Housing	
Accountable employee	Chris Elgerton Tel Email	Housing Development Project Manager 01902 551345 Chris.Elgerton2@wolverhampton.gov.uk
Report to be/has been considered by	Resident Services Leadership Team Cabinet Member Briefing – City Housing	4 July 2023 14 July 2023

Recommendations for decision:

The Cabinet is recommended to:

1. Approve the revised phasing plan for the demolition and new build of the Ellerton Walk redevelopment area as set out at Section 4.2 and in Appendix 1 of the report.
2. Approve the relocation of the New Park Village Tenant Management Cooperative (NPV TMC) to an appropriate location within the New Park Village estate.
3. Delegate authority to the Cabinet Member for City Housing, in consultation with the Director of Resident Services, to agree:
 - a. The appointment of an architect for the detailed planning stage of the project.
 - b. The appointment of an employer's agent to provide a quantity surveying and programme management role for the lifetime of the project.

- c. The appointment of a demolition contractor for the demolition stage of the project.
- d. The appointment of the main contractor for the new build stage of the project.
- e. The appointment of any consultants to carry out any relevant surveys and investigations necessary to the project.
- f. Any other appointments, agreements and variations not captured in this report that may be deemed necessary to facilitate the redevelopment of the New Park Village Estate.

Recommendation for noting:

The Cabinet is asked to note:

1. That an Independent Tenant and Home Advisor (TPAS) was appointed for the New Park Village Tenant Cooperative (NPV TMC) in November 2021 to support the NPV TMC and its residents and ensure that residents have access to impartial advice concerning the estate redevelopment. This contract is currently being reviewed.

1.0 Purpose

- 1.1 This report provides an update on the progress made to date with the New Park Village Estate redevelopment project.
- 1.2 The report further seeks approvals for a range of recommendations, as set out above, that will help support and progress the redevelopment.

2.0 Background

- 2.1 Cabinet (Resources) Panel on 23 July 2019 approved initial proposals for the redevelopment of New Park Village (NPV), Ellerton Walk and its surrounding area, which included some targeted demolition and newbuild.
- 2.2 23 July 2019 Cabinet (Resources) Panel also agreed in principle the buying of former council properties (leasehold and freehold) on the estate to assist with the redevelopment proposals, funded through the Housing Revenue Account (HRA) budget. It was also agreed to initiate a compulsory purchase order (CPO) process for these properties should acquisition through voluntary negotiations with individual homeowners be unsuccessful, but this would only be initiated as a last resort.
- 2.3 After the COVID-19 pandemic caused a significant delay to the project, a further report was taken to Cabinet (Resources) Panel on 17 February 2021.
- 2.4 Cabinet (Resources) Panel on 17 February 2021 approved the initial phasing plan for the project and the demolition of all residential and retail units within the redevelopment area. The report also provided further details around the CPO process for the thirteen leasehold and six freehold properties within Ellerton Walk, Shawbury Road and Valley Road, including approval for what owners could be offered during the negotiation period. This included a second property valuation if requested and confirmation of the statutory home loss and disturbance payments for residents displaced by the redevelopment proposals.

3.0 Progress – General Project Update

- 3.1 Since the approval of 17 February 2021 Cabinet (Resources) Panel report, the NPV project has been affected by some delays, mainly due to the ongoing impact of the COVID-19 pandemic, in addition to some internal staff changes and resourcing issues within the Project Team.
- 3.2 Despite this, substantial progress has been made on decanting existing tenants living within the redevelopment area. Of the 205 residential properties within the redevelopment area, ninety are empty. The priority is to decant the remaining fifty-two properties that still remain in Phase One, prior to the demolition stage commencing. Further information on existing numbers and the revised phasing plan can be found at Section 4.2 and in Appendix 1.

- 3.3 A new Project Team for NPV was put in place in February 2023, with a new Service Manager for Regeneration and Housing Development Project Manager being appointed to the project to see it through to its completion. An additional support post was also appointed to in May 2023, with the role of Housing Estate Renewal Officer completing the Project Team. The Project Team will work alongside the NPV TMC, its Committee members and the NPV Resident Steering Group (NPV RSG) to ensure a successful outcome to the project.
- 3.4 An update leaflet was distributed to residents in February 2023, introducing the new Service Manager and Project Manager to the estate. This was followed up by a Housing Needs survey exercise, to gather information on tenant's current circumstances and housing preferences moving forward. This involved two consultation days in March 2023 and a door-to-door exercise in April 2023. The information gathered from residents will help inform the detailed planning drawings once an architect has been appointed.
- 3.5 A resident community event was held on 20 May 2023 at Ellerton House to introduce the Housing Estate Renewal Officer to NPV residents. The event was also used to complete further Housing Needs Surveys and also gauge resident support for developing the open space on Longford Road.
- 3.6 The site at Longford Road is separate to the redevelopment area (Ellerton Walk, Shawbury Road and Valley Road) but is being considered for general needs bungalows. The results of the Housing Needs surveys indicate that bungalows are needed on the estate and developing Longford Road for this purpose would not hold up the wider estate redevelopment. A business case is currently being put together to present to Planning.

4.0 Progress – Revised Phasing Plan

- 4.1 In July 2022, the interim Project Manager consulted with NPV residents on their preferred option for redevelopment, as set out in Appendix 2 of the report. As reasonable progress had been made around the purchase of several leaseholder and freehold properties on the estate and, following advice from BM3 (the architect at the time), the interim Project Manager decided, with the support of the NPV TMC, to change the previously approved four-phase plan to a two-phase plan, as set out in Appendix 1. A two-phase plan will simplify the decanting process, as we can temporarily move existing tenants living in Phase One properties into Phase Two properties, to allow us to proceed with demolition of Phase One properties.
- 4.2 The two phases for demolition and rehousing of Ellerton Walk, Shawbury Road and Valley Road will now be split as per the below table. It is anticipated that all properties within Phase One will be empty by the end of 2023, with demolition to commence in Spring 2024.

Phase One properties	Phase Two properties
Block 1 (9 – 31 Ellerton Walk)	Block 5 (58 – 79 Ellerton Walk)
Block 2 (172 – 193 Ellerton Walk)	Block 6 (124 – 145 Ellerton Walk)

Block 3 (32 – 57 Ellerton Walk)	Block 7 (80 – 101 Ellerton Walk)
Block 4 (146 – 171 Ellerton Walk)	Block 8 (102 – 123 Ellerton Walk)
Bungalow (5 Ellerton Walk)	Bungalows (1, 2, 3 and 4 Ellerton Walk)
Bungalows (2, 4, 6 and 8 Valley Road)	Bungalows (29, 31, 33 and 35 Shawbury Road)
Shops (6, 7 and 8 Ellerton Walk)	Bungalows (10, 12, 14, 16, 18, 20, 22 and 24 Valley Road)
NPV TMC Office	
Total: 105 properties (including the shops and TMC office)	Total: 104 properties

4.3 As the two-phase plan has already been communicated to NPV residents, who are supportive of the proposal, approval is requested to revise the initial four-phase plan to the two-phase plan as set out in the above table and attached at Appendix 1.

5.0 Progress – Relocation of the NPV TMC office

5.1 The NPV TMC office is located within Phase One so, as with the residential properties in Phase One, it will need to be empty by the end of 2023. Alternative locations are currently being considered for the relocation of the TMC office, including the open space on Longford Road (unlikely due to the need for bungalows on the site), the Holy Trinity Church hall and some vacant land on Shawbury Road. The possibility of temporarily using one of the void residential properties in Phase Two is also being considered.

5.2 In order to proceed with the demolition of the Phase One properties, approval is requested to temporarily relocate the NPV TMC office elsewhere on the estate once a suitable site has been identified.

6.0 Progress – Appointment of Architect

6.1 In Spring 2022, Arcadis and BM3 were appointed by the interim Project Manager to produce a feasibility report on the estate redevelopment of NVP. As part of this feasibility report, three masterplan drawings were produced by BM3, all of which were shared with NPV residents at a consultation event held over three days in July 2022. The residents preferred option, option 3, is attached at Appendix 2.

6.2 This preferred design is only a masterplan and, therefore, does not have the required detail needed to submit for Planning approval. Further work is required to work up the masterplan into a detailed planning submission, so an architect will need to be appointed. The detailed planning drawings will be informed by the Housing Needs survey information gathered from NPV residents at the two consultation events in March 2023 and the door-to-door exercise in April 2023.

6.3 In order to save time, the Project Team attempted to appoint BM3 to the project, given their previous NPV experience with producing the masterplan. However, the procurement framework they were part of has now expired. This means that a formal procurement

exercise will need to be undertaken, with the Council going out to tender to interested parties.

- 6.4 In order to proceed to the detailed planning stage of the redevelopment, approval is requested to delegate authority to the Cabinet Member for City Housing, in consultation with the Director of Resident Services, to agree the appointment of an architect for the detailed planning stage of the project following the formal procurement exercise.

7.0 Progress – Appointment of Employers Agent

- 7.1 In order to support the Project Team with quantity surveying, tender documentation, relevant appointments and detailed programme management of the redevelopment, a formal procurement exercise will need to be undertaken to appoint an employer's agent, with the Council going out to tender to interested parties.
- 7.2 Approval is requested to delegate authority to the Cabinet Member for City Housing, in consultation with the Director of Resident Services, to agree the appointment of an employer's agent to support the Project Team with detailed programme management of the project following the formal procurement exercise.

8.0 Progress – Appointment of Demolition Contractor

- 8.1 Once the properties in Phase One are empty (see table in Section 4.2), demolition of these properties should commence by Spring 2024. In order to be able to proceed to this stage, a formal procurement exercise will need to be undertaken to appoint a demolition contractor, with the Council going out to tender to interested parties.
- 8.2 Approval is requested to delegate authority to the Cabinet Member for City Housing, in consultation with the Director of Resident Services, to agree the appointment of a demolition contractor for the demolition stage of the project following the formal procurement exercise.

9.0 Progress – Appointment of Main Contractor

- 9.1 Once the Phase One properties have been demolished, we anticipate that we will be in a position to begin the development stage of the project in early 2025. Once an architect has been appointed to finalise the planning drawings, and a revised planning application has been submitted with the final housing mix (following consultation with NPV residents), a main contractor will be appointed via a formal procurement exercise, with the Council going out to tender to interested parties.
- 9.2 In order to be able to proceed to the development stage of the project, approval is requested to delegate authority to the Cabinet Member for City Housing, in consultation with the Director of Resident Services, to agree the appointment of a main contractor for the development stage of the project following the formal procurement exercise.

10.0 Progress – Appointment of Consultants

- 10.1 As part of the redevelopment of the NPV estate, a number of site investigations and surveys will need to be undertaken or updated. In order to be able to proceed to the development stage of the project, approval is requested to delegate authority to the Cabinet Member for City Housing, in consultation with the Director of Resident Services, to agree the appointment of any consultants to carry out relevant surveys and investigations necessary to the project.
- 10.2 Approval is also requested to delegate authority to the Cabinet Member for City Housing, in consultation with the Director of Resident Services, to agree any other relevant appointments, agreements and variations not captured in this report that may be deemed necessary to facilitate the redevelopment of the New Park Village Estate.

11.0 Evaluation of alternative options

- 11.1 Should the revised phasing plan not be approved then the original four-phase plan will need to be reverted to. Residents would need to be formally consulted again on this, potentially delaying the redevelopment. NPV residents are also widely supportive of the two-phase plan, so reverting to the original phasing plan could be problematic.
- 11.2 Should a suitable location for the NPV TMC office not be found elsewhere on the estate they could continue to use their existing premises. However, this would delay the commencement of the demolition stage of the redevelopment, as the TMC office is located within the first phase.

12.0 Reasons for decision(s)

- 12.1 Approval to redevelop the NPV estate was granted at Cabinet (Resources) Panel 23 July 2019 and so the Council is already committed to the regeneration of NPV. NPV residents are also fully expecting the estate to be redeveloped, and so any further delay to the project must be minimised wherever possible.
- 12.2 The maisonette blocks at Ellerton Walk are in poor condition, and the walkways around the estate have suffered structural damage and need replacing. Any delay in finalising the phasing plan and appointing the necessary contractors (architect, demolition contractor, main contractor) to the project could be detrimental to the mental health and wellbeing of the NPV residents.
- 12.3 A damp and mould issue on the maisonette blocks was highlighted in Summer 2022. CWC and Wolverhampton Homes have put a programme in place to replace poor-quality heaters and windows in the maisonettes. The decanting of residents from these affected blocks will support the December 2023 timeline and, where possible, reduce the number of properties that require remedial works.

13.0 Financial implications

- 13.1 The HRA Capital programme, approved as part of the HRA Business Plan, Rents and Service Charges Cabinet report (18 January 2023) includes a budget of £42.5 million for estate remodelling at New Park Village.
- 13.2 There are no additional financial implications associated with the recommendations contained within this report.
[LT/26062023/F]

14.0 Legal implications

- 14.1 Full legal advice will be sought through the implementation and delivery of the proposals contained within this report. Specifically, legal advice will be sought around:
- The compulsory purchase order (CPO) process for leaseholder and freeholder properties where acquisition through voluntary negotiations with individual homeowners is unsuccessful.
 - The statutory home loss and disturbance payments for NPV residents affected by the redevelopment proposals.
 - The demolition process including the demolition notice that will be issued ahead of demolition of the Phase One properties.
 - Ensuring compliance with the Public Contract Regulations 2015.
 - Ensuring compliance with the Council's Procedure Rules in respect of the procurement of the relevant consultants and contractors.
- [SZ/26062023/P]

15.0 Equalities implications

- 15.1 An equalities impact assessment has been completed in conjunction with the equalities team. It identified that appropriate steps needed to be taken to ensure that the project does not adversely impact any of the current residents and wider community.
- 15.2 An Independent Tenant and Home Advisor (TPAS) was appointed for the New Park Village Tenant Cooperative (NPV TMC) in November 2021 to support the NPV TMC and its residents and ensure that residents have access to impartial advice concerning the estate redevelopment. The newly appointed NPV Project Team is dedicated to supporting the project and moving it forward, and so the role of TPAS is being reviewed in relation to value for money considerations for CWC now that the project has a fully resourced team.

16.0 All other implications

- 16.1 There are some implications for Environmental impact, relating to increased school traffic and possible short-term car parking issues for tenants located near the redevelopment and the school. However, in the long-term, the redevelopment will contribute to the

improvement of tenants living conditions with the provision of energy efficient new homes and car parking.

- 16.2 The new build properties will be built to high energy efficient standards which meet all modern standards for sustainability. This will help reduce carbon emissions in the City and contribute to the Council's climate change targets. The appointment of the demolition contractor and housing developer will be made in line with their commitment and demonstration to sustainability, climate change and net zero targets and policies. This will be included from the outset in the procurement documentation.
- 16.3 The redevelopment will include new and improved play areas and some green space creating an environmentally friendly estate.
- 16.4 There are no Corporate Landlord implications arising from this report, the redevelopment project will be funded using the allocated funds identified with the Housing Revenue Account (HRA).
- 16.5 Providing NPV residents with new housing will improve their wellbeing, reduce isolation and increase community cohesion through better design and use of amenity space. The designs will be developed with the support of the Secure by Design (SBD) officer to improve the safety of residents and reduce Anti-social behaviour.

17.0 Schedule of background papers

- 17.1 Cabinet (Resources) Panel 17 February 2021 – [New Park Village Redevelopment Programme](#)
- 17.2 Cabinet (Resources) Panel 23 July 2019 – [New Park Village Redevelopment Programme](#)

18.0 Appendices

- 18.1 Appendix 1: NPV Phasing Plan including Longford Road
- 18.2 Appendix 2: Option 3 - Masterplan