

Your update

Neighbourhoods Matter – planning for the renewal of Hallwood Park and Palace Fields



*Happy
New
Year*

to you and your
family

How to contact us

Phone: **0345 111 0000** and ask for a call back from Leonie Parkes or Hannah Fleming in the Runcorn Regeneration team.

Email:
hp.pf.enquiry@riverside.org.uk

Visit: **www.riverside.org.uk/haltonlea** or go to our Facebook page at **www.facebook.com/groups/haltonlea**.

We can also provide information in a range of different languages. Family, friends and neighbours of residents who don't speak English can contact us to arrange a translation.

Moving forward with the regeneration plans

What we've been doing

Over the last few months, we've been consulting you on plans to regenerate Hallwood Park and Palace Fields. Your involvement in the regeneration project is crucial, and we've been working hard to engage with as many people as we can. We've spoken to hundreds of residents as well as local business owners, health providers, schools, councillors, MPs and other stakeholders.

As part of this latest consultation during September – November 2022 we've:

- Spoken to more than 300 households
- Spent 820 hours of work on the consultation
- Carried out 242 one-to-one discussions (housing needs surveys)
- Drafted in a further 48 staff volunteers to help
- Held 20 hours of consultation events

We're now busy working through the feedback – all the views, concerns and ideas we've had from you – to create the draft plans.

For example, following input from you, we're looking at including bungalows, making new homes spacious, making travel routes across the estate safer and seeing what we can do to reduce crime.

You've asked us to prioritise improvements to the local centre while making sure services continue to operate, and that's what we've been focusing on.

To find out more about seeing the draft plans, see pages 2 to 4.



Transforming lives
Revitalising neighbourhoods

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Sharing the draft plans with you

After many months of work and your continued involvement, we'll be able to share the draft plans with you from Wednesday 8th February 2023, as we work towards the submission of our planning application to Halton Council.

Nick Jones, Regeneration Director, says:

"We'll soon be in a position to share draft plans with the community, which means we've reached an important and exciting point in the regeneration programme. We're so grateful for the feedback we've had from residents and other stakeholders so far. I'm looking forward to meeting people at the planned events to talk through the draft plans and find out what they think."

What we'll be sharing

We'll show you what the new local centre and the Uplands will look like, showing:

- locations of new housing,
- a new local centre,
- improvements to green space
- new community space, and
- transport improvements.

We're also working on ideas for developing the green space in Palace Fields woodland, and landscaping areas across the wider area. We'll be able to share these ideas with you at a later date as we focus on the local centre and Uplands for now.



How you can view the plans

Events

We'll be holding a number of events at Bethesda Church, Lapwing Grove and Palace Fields Community Centre in the Uplands. There are different dates and times to choose from, so you can pick an event that's convenient for you.

The Regeneration Team, architects DK-Architects and Planit-ie and Riverside's regeneration partner Compendium Living, will be at each event to talk you through the draft plans and answer your questions.

Each event will host a maximum number of people so we encourage you to pre-book your slot in advance. There will also be a limited number of tickets on the door for those who aren't able to pre-book because they don't have internet access.

To book one of the events below, (1 ticket per person) go to www.riverside.org.uk/haltonlea



Where to view the plans

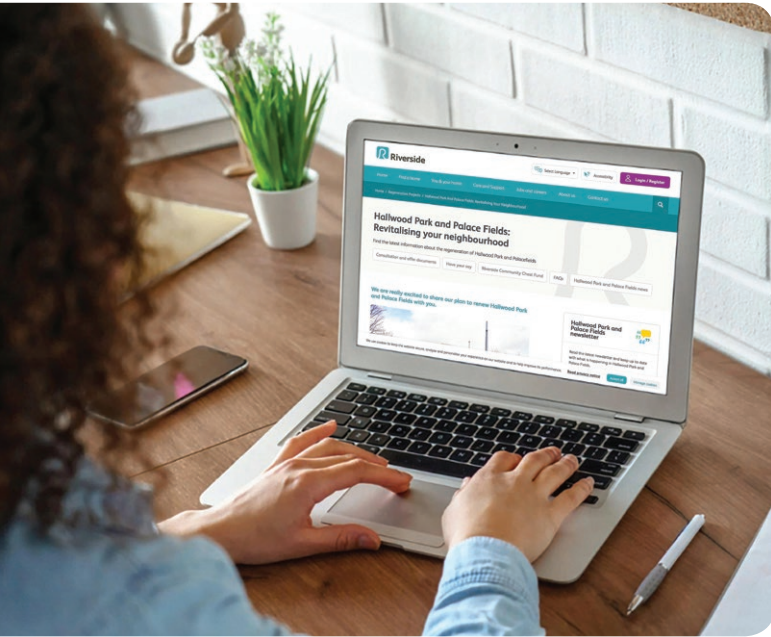
Bethesda Church Lapwing Grove	Palace Fields Community Centre	Palace Fields Community Centre	Palace Fields Community Centre	Bethesda Church Lapwing Grove
Thursday 9th February	Friday 10th February	Saturday 11th February	Saturday 11th February	Wednesday 15th February
12pm-12:50pm	11am-11:50pm	11am-11:50am	2:30pm-3:20pm	3:30pm-4:20pm
1pm-1:50pm	12pm-12:50pm	12pm-12:50pm	3:30pm-4:20pm	4:30pm-5:20pm
2pm-2:50pm	1pm-1:50pm	1pm-1:50pm	4:30pm-5:20pm	5:30pm-6:20pm
3pm-3:50pm	2pm-2:50pm			6:30pm-7:20pm

Online

The draft plans will be available to view on our website from midday on Wednesday 8th February.

Visit www.riverside.org.uk/haltonlea

How we'll capture your feedback



Paper surveys

To find out what you think of the draft plans, we'll ask you to fill in a survey. The surveys will be available at the events shown on page 3. Completed surveys can be left at these events or returned in the pre-paid envelopes provided with the survey.

Please post as soon as possible to ensure we receive them by Wednesday 22nd February.

Why it's a good idea to attend the events

Presenting the draft plans takes us a step closer to delivering the changes that you want. Your continued involvement is important to us and your community. We want to make sure that the work we're proposing meets the needs of local residents and future generations. Anyone in the community is invited to attend the events.

Online surveys

You can fill out an online survey by visiting our website **www.riverside.org.uk/haltonlea** from Wednesday 8th February until 5pm Wednesday 22nd February.

Personal information

We'll ask you to include your address on the survey so that we can deal with any particular household concerns. If you don't provide your address, we won't be able to include your feedback in the consultation. Any personal information will only be used by Riverside for the purpose of the regeneration programme. If you would like a copy of our data privacy policy, please contact the Regeneration Team.

Other ways to view the plans and complete a survey

If you can't access the internet or attend an event, please contact the Regeneration Team and we'll find another way for you to look at the plans and fill in a survey.



Draft Offer – an update for those homes identified as key locations



We've listened to the feedback from the recent residents' one-to-one meetings and are expanding the relocation options within the draft offer documents for those who will be relocated. We've included additions here as we continue to seek your views on the draft offer documents before we finalise them in the coming months.

Moving off your estate

If you're a Riverside tenant and you want to move off your estate, your Housing Officer and the Regeneration Team will support you to look for suitable properties elsewhere.

If you're a homeowner and want to move off your estate, you'll be offered a supported home finder service which will identify any available properties that might suit your needs. We will simply signpost you to these properties to support your search.

Homeowners buying an existing Riverside property

Some homeowners have said they'd be open to their home being part of the regeneration but a new build property is not for them. If this is yourself, we can explore you buying a vacant Riverside property either within the regeneration area or elsewhere.



Independent Financial Advisors

All households being relocated as part of the regeneration will be given access to an independent financial advisor (IFA) who'll work on your behalf to find a home ownership option that best suits you. Whilst we pay for this service to minimise costs to residents, we have no involvement in these confidential discussions. We'll give you a list of IFAs shortly.

Equity Loan

For homeowners where shared ownership, rent to buy or purchasing outright (with a mortgage) in the regeneration area or outside isn't financially viable, an equity loan may be offered. This would support you to relocate to a new property. An external mortgage administrator (not Riverside) would add a charge to your new property. At the point of sale, or when you move out, the gap originally funded by Riverside will be paid back to Riverside.

If you would like to explore this, an independent financial advisor would work with you to see if you'd be eligible for an equity loan.

How this would work (figures for illustrative purposes only):

- You sell your home to Riverside for £110,000 and your new home is priced at £160,000. The gap of £50,000 will be provided by Riverside.
- When you decide to move out, £50,000 from the sale of the property will be paid back to Riverside.

You will own the freehold of the property and there would be no involvement from Riverside (no rent charges etc). The mortgage administrator will liaise with Riverside at the point you sell your home, so you won't have any involvement with Riverside.

A leaflet with more detailed information on the Equity Loan will be made available in the coming weeks.



Meet with the Regeneration Team

We're holding a number of sessions where you can drop-in to talk to the Regeneration Team about your housing options or any concerns you have. To ensure confidentiality we'll talk to one household at a time, so if a meeting is underway when you arrive you'll be asked to wait a short while.

Please note these sessions are not to view the draft plans with the architects and house builder, rather just to have a conversation with the Regeneration Team.

FEBRUARY

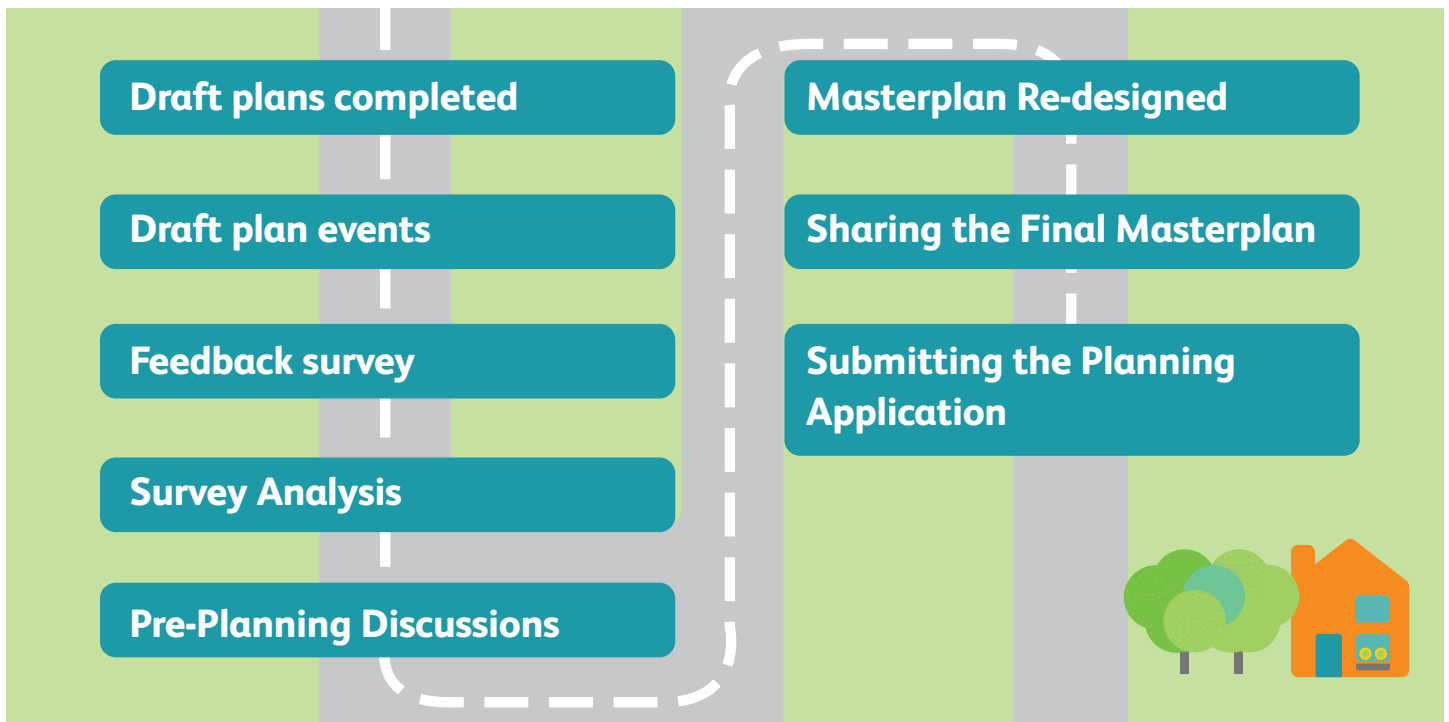
Bethesda Church

Thursday 2nd
3pm-6pm

Palace Fields Community Centre

Friday 3rd
11am-2pm

Next steps



How to get in touch

Face to face

See page 3 to find out dates and time of upcoming events.

Facebook group

Check out our Facebook group where you can ask questions and see updates from Riverside.

<https://www.facebook.com/groups/haltonlea/>

Website

There's lots of useful information on our website
www.riverside.org.uk/haltonlea

Email

You can email us at
hp.pf.enquiry@riverside.org.uk

