

# UPDATING YOU ON THE REGENERATION PLANS FOR YOUR COMMUNITY



**Building works  
are starting soon!**  
Make sure you're  
in the loop.

Dear resident,  
In this new-look newsletter we are writing to you to give you an update on our plans to regenerate the Local Centre and the Uplands.

## LOCAL CENTRE

Following approval of our plans by Halton Borough Council's Planning Committee, you will now start to see pre-building preparation work. For example, development partner, Compendium Living and building contractor Lovell, will be:

- erecting fencing
- carrying out site surveys
- removing some trees (there will be a replanting programme as part of the site development)
- setting up a secure site compound (where the builders will be located on a day-to-day basis).

The Regeneration Team are planning to hold further engagement events in the summer on the next stages of work at the Local Centre. We will share further details nearer the time.

On the inside pages we have provided an overview of the phases of the work.

On the back page you can see safety details and information on how to contact us during the development work.

## THE UPLANDS

We have submitted a planning application for the regeneration of The Uplands to Halton Borough Council. The council are currently in consultation on the proposed plans, so we are waiting to hear when these will be considered at the planning committee.

Once we have confirmation of the date, we will share details on the Riverside website ([www.riverside.org.uk](http://www.riverside.org.uk)) and our Facebook group. You can also check on the Halton Borough Council planning portal ([webapp.halton.gov.uk/planningapps/](http://webapp.halton.gov.uk/planningapps/) Reference 23/00368/FUL).

## YOU SAID, WE LISTENED...

### Revised offer document

Following your feedback we have made some changes to our offer to you if your home has been identified for demolition. We will share the revised version of the offer following The Uplands planning committee decision.

### On-site office

You told us that you wanted us to make it easier to meet with the Regeneration Team while we deliver the regeneration. We thought this was a great idea and we are proposing to open an on-site office so you can speak to someone in person. We have to get planning permission to do this, so we will keep you updated on our progress to open a site office.

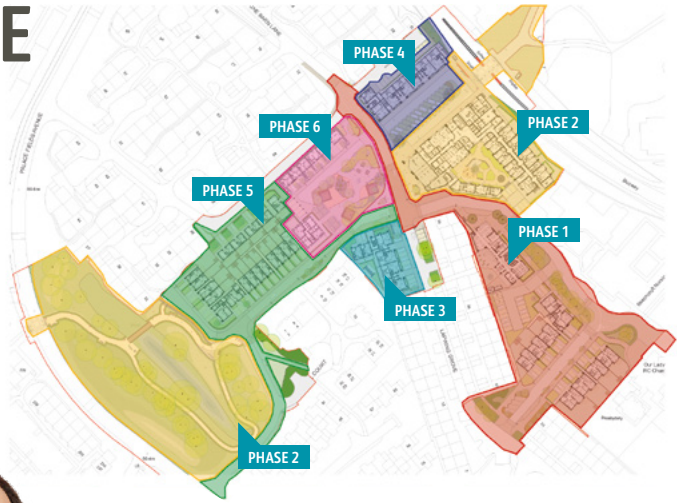


A future view of the Local Centre



# A PHASED CONSIDERTE APPROACH TO REGENERATING THE LOCAL CENTRE

It is crucial that everyday life can continue as normally as possible whilst the extensive regeneration takes place. A phased approach will mean that the disruption to peoples lives will be minimised as much as possible. Outlined below are the first three stages of Phase 1 delivery for the Local Centre and the works that will take place.



- Phase 1**  
Lapwing homes & Bethesda Church  
Church & 11 homes
- Phase 2**  
Extra care, busway & moat improvements  
66 Extra-care homes, commercial units
- Phase 3**  
Lapwing apartments  
11 new homes
- Phase 4**  
Veterans housing  
15 veteran homes
- Phase 5**  
Tricorn new homes  
22 new homes
- Phase 5**  
Tricorn conversion  
10 homes

## PHASE 1 STAGE 1 STARTING FROM FEBRUARY 2024\*

- 1 Builder will erect permanent fencing around Tricon building and grounds, replacing the temporary herras fencing.
- 2 Site area cleared to create working area for demolition of 44 to 49 Lapwing Grove.
- 3 Site area cleared to create working area for demolition of 1 to 3 Local Centre.
- 4 Careful demolition of 44 to 49 Lapwing Grove and creation of new gable end.
- 5 Careful demolition of 1 to 3 Local Centre and creation of new gable end.



## PHASE 1 STAGE 2 STARTING FROM APRIL 2024\*

- 6 Existing drain diverted from green space into new road layout.
- 7 New road layout formed up to base course to realign Lapwing Grove.
- 8 New road layout formed up to base course to connect roundabout to Lapwing,
- 9 Solid hoarding around area identified for the temporary Bethesda Church building.
- 10 Potential demolition of later extensions to Tricorn (subject to heritage approval).



## PHASE 1 STAGE 3 STARTING FROM MAY 2024\*

- 11 Site area cleared and secured for construction of new church and housing.
- 12 Site area cleared and secured for construction of bungalows.
- 13 Temporary building for Bethesda Church and parking off Stone Barn Lane.
- 14 Contractors compound set up within area of bookmakers car park.
- 15 Demolition of Bethesda Church buildings following relocation of new temporary church building.



\*Dates are a guideline and subject to change in line with the builder's schedule and delivery plan timetable.



# WHAT WE ARE DOING TO KEEP YOU SAFE

## OUR CHOSEN BUILDERS LOVELL AND COMPENDIUM LIVING WILL:

- Only use subcontractors that have been through rigorous health and safety approvals.
- Hold pre-start contractor meetings to ensure everyone understands health & safety procedures and what is expected from them – this will be followed up with weekly on-site meetings.
- Try to prevent any mud or waste etc., from leaving the site and where necessary they will use road sweepers (this may be daily if required).
- Display the site manager's contact details and out of hours telephone numbers at the site entrance, so any problems can be reported and dealt with quickly. (We'll share details in future newsletters.)
- Work with local schools and children about staying safe around construction areas.
- Update local residents and businesses about the planned works and what is happening – keeping the wider community informed via letter drops, newsletters or information events.
- Produce a detailed traffic management plan based on the area, which will include information on access restrictions and routes, resident parking and access, time restrictions, storage areas, surrounding uses and sensitive delivery methods, including holding areas away from the site.
- Make sure that access to the development is done safely with reduced speed limits.
- Aim to schedule deliveries at times that minimise disruption to the surrounding community.
- Keep working hours on site from 8am to 6pm Monday to Friday, and 8am to 2pm on Saturday (if weekend working is required).



## CONTACT DETAILS

To contact the Regeneration team you can:

Email:

[hp.pf.enquiry@riverside.org.uk](mailto:hp.pf.enquiry@riverside.org.uk)

Call:

0345 111 0000

Please note – Hannah Fleming, Riverside's Regeneration Manager will be leaving Riverside at the end of January to work on a regeneration programme elsewhere.

Riverside will be recruiting to the role of Regeneration Manager from February and we will let you know who will be taking on this role once this process is complete.

*"I would like to thank the community of Hallwood Park and Palace Fields for the privilege of working with you all over the last 5 years.*

*Thank you for welcoming me into the community all those years ago. The pride and community strength in the area has been a breath of fresh air and I have no doubt you will continue to build on this as the regeneration changes occur.*

*Riverside are strongly committed to delivering the regeneration and once my replacement is in post they will be out and about meeting you all as I did all those years ago."*

**Hannah Fleming**

 **Riverside**