

UPDATING YOU ON THE REGENERATION PLANS FOR YOUR COMMUNITY



Dear resident,

We have made good progress during phase 1 of the regeneration. Please take time to read through for important announcements and updates as we continue forwards.

THE UPLANDS

In May our planning application for The Uplands was approved by Halton Borough Council. We estimate that the earliest date any work could start at the Uplands will be late 2026.

The team is now working on the Uplands phased delivery plan and we'll consult with residents on these plans through face-to-face events, newsletters, and the website over the coming months.

PLANNING APPROVAL

Now we have planning approval, you've asked when will you share more information, when will you need my property or when can I move?

If you are a homeowner – now we have planning approval, Riverside can buy properties from homeowners whose home is in scope for demolition. This means if any homeowners want to move sooner and don't want to wait for a new home within the regeneration area, they can sell now. All you need to do is get in touch with the regeneration team and they will start the home buying process.

If you rent your home – we will only need your property about 18 months before any work is due to start on your phase of the Uplands development. Until we have the final phased delivery plan, we are unable to give you dates. Please remember, the earliest any work is expected to start on the Uplands will be late 2026. In the meantime, as a Riverside tenant, if your housing needs change, please get in touch with your housing officer who will be able to advise you on your options.

If you rent your home from a private landlord – Riverside will be in contact with the owner of your property and if they choose to sell their property to us, we will explore your housing options with you.



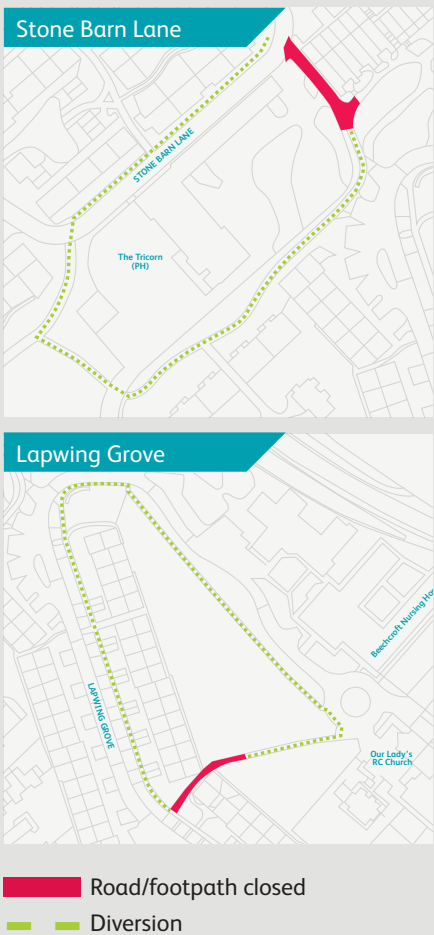
You can view the plans, and more information, on our website.

LOCAL CENTRE

Since our last newsletter update in February, the regeneration team and our building contractors have been working hard to get everything ready to start work on steps 4 – 8 of the first phase delivery plan – see next page. We are slightly behind on the timeline, which is due to several reasons, such as completing legal processes, finalising contracts, and completing the required planning conditions to start work.

Compendium Living and Lovell, are now aiming to:

- Start the demolition work (steps 4 and 5) at the end of July / beginning of August.
- Start the new road work (steps 6, 7, and 8) once we receive council permission to close the footpath at Lapwing Grove and the road at Stone Barn Lane. Emergency vehicle access is ensured with diversions in place. The Lapwing Grove footpath will be closed until February, with a diversion around the current church. After reopening, it will provide access to the school and extra care. Subsequently, we'll close the road around the current church to begin the drainage diversion work.



PLANNING CHANGES

We wanted to let you know about a couple of changes that have been made to the Local Centre approved plans, which are:

- A change to the veterans building – this will now include a community centre on the ground floor of the building, to replace the Uplands Community Centre. Our architects have worked closely with Four Estates to design the new community centre and you can see the new design below. The number of homes within the veterans building remains unchanged.
- A change to some of the wording within the approved plans – this is to allow us to start work on the temporary church sooner and helps us to keep on track with our overall regeneration timescales.

ENGAGEMENT EVENTS

We're organizing our next Local Centre engagement events for autumn. These events will cover the next phases of our delivery programme and provide an opportunity to meet the builder and ask questions. Event details will be shared closer to the time.

Community Centre and Local Centre



PHASE 1

NEXT STEPS COMMENCING JULY/AUGUST 2024*

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.

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,



For the full delivery plan, please visit our website.

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

OUR ACTIVITY TIMELINE

(SEPTEMBER – DECEMBER 2024)

1

REVISED OFFER DOCUMENT

We are now working as quickly as possible to finalise our offer document for all residents. We'd like to thank you for your patience while we do this. The revised offer document will include:

- details about home loss and disturbance payments and when you can access these
- details on support with moving home and what you can expect from us
- information on how to access independent financial advice and ways to buy a home.

2

HOUSING NEEDS SURVEY

Once we've shared our revised offer document with you, our regeneration and housing teams will start to contact each individual household to undertake a survey about your housing need. This is an important step, as the information you provide to us will be used to inform our plans, including our housing allocation process, timescales for property moves and it will help inform our phased delivery plan.

3

PHASED DELIVERY PLAN

Our building contractors will continue to develop the phased delivery plan for the Uplands. They will be looking at what work needs to be completed and in what order. They will consider where and how to phase the development work, part of which will be considering how we minimise disruption to residents and limit the number of moves required. Like we have done for the Local Centre, we will share proposed delivery plans at future engagement events, in our newsletters and our website.

PEOPLE NEWS

We have a few people changes we wanted to let you know about.

HELEN SMITH

Development Regeneration Manager

Helen joined the team in March 2024, as the new Regeneration Manager, taking over from Hannah Fleming. She has 21 years' experience of working on development and regeneration projects, the last six years have been with Riverside. Helen said:

"I'm very much looking forward to meeting residents over the coming months. As we start to bring our plans to life with the work starting on the Local Centre and the delivery plans for the Uplands, I do understand this will be an unsettling time for some residents and I want to reassure everyone that the regeneration team and I will be on hand to support you throughout the regeneration, so please do get in touch if you need help or have any questions or concerns."



LEONIE PARKES

Regeneration Engagement Officer

Leonie will be leaving the team in July. She has played a key role in community engagement activity over the last two years and has been a point of contact for many residents. We wish her well in her future career. Helen Smith will now be recruiting a new engagement officer. Leonie said:

"I've felt honoured to have worked with you and getting to know the residents and the community. After 2 years of working within the regeneration team, I have been lucky enough to see some wonderful community projects, activities and events in the area and I will miss the community of Hallwood Park and Palace Fields and my colleagues within Riverside. I wish you all the best."



BARRY MUIR

Lovell Site Manager

"Hello and let me introduce myself, I am the senior site manager for the new building contract that Lovell Partnerships are constructing in Palace Fields for Compendium - you may have seen our compound by the old Tricorn pub."

My name is Barry Muir and I have been working with Lovell and its antecedent companies since 1979 starting out as a joiner, but I have been a senior site manager for over 23 years. I have worked on many housing contracts; both build for sale and for housing associations and local authorities and this is my fourth development in Runcorn. My previous contracts were at Grangeway, Castlefields and The Jolly Brewer in Murdishaw.

This project provides some exciting and interesting challenges in layout, amenities, utility infrastructure, roads, sewers and, of course, logistics in constructing the project. I look forward to progressing the project to the finish and to the community's overall benefit."



OTHER NEWS

HALLWOOD PARK AND PALACE FIELDS FACEBOOK GROUP

This Facebook Group was set-up to share information about preplanning consultation and engagement events relating to the proposed draft regeneration plans. Now that we have approved plans for the regeneration areas, we aim to close this group soon. You can still use the main Riverside Facebook account to report housing, repairs, or community concerns and we will continue to share updates on our website.

For regeneration-specific enquiries, you can contact the regeneration team directly via email or telephone. Once we've appointed a new engagement officer, we'll review our communication and engagement plans with residents, including our use of Facebook.

THE ON-SITE OFFICE

In our last newsletter we let you know about our intentions to open an on-site office. We are still awaiting planning permission for this. As soon as we have a decision we will let you know.



CONTACT DETAILS

To contact the Regeneration team you can:

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

Call:
0345 111 0000

Website:
www.riverside.org.uk/regeneration-projects/

