

The Occupier

Hand Delivered

December 2025

Dear Resident

### **Hallwood Park and Palace Fields Regeneration Project – Resident Update**

Further to our last letter, we would like to share an update on the regeneration project and the revised timescales.

Unfortunately, several issues have caused delays to the programme outlined previously. Most significantly, the stabilisation work to the Grade II listed section of The Tricorn building has been affected by its poor condition. The roof trusses are severely deteriorated, with the timber crumbling away, meaning the planned works cannot proceed as originally scheduled.

Our architects, structural engineers, and contractors have been working closely with Historic England to prepare a revised plan. This will ensure the listed elements of the Tricorn are preserved, while allowing stabilisation works to be completed successfully.

These works must be finished before planners will permit us to begin construction of the new road infrastructure and homes.

In addition, Halton Borough Council has confirmed that there is not sufficient demand locally for an extra care scheme. As a result, we are revising the design for this part of the site.

We are currently in discussions with planners to repurpose part of the proposed extra care building into a commercial block. This will accommodate facilities such as the Spar, hairdresser and dentist, and will be located in almost the same position as originally planned.

Above the commercial block, we anticipate creating approximately 14 one and two-bedroom flats.

In the remaining space, we are proposing to build between 12 and 16 three and four-bedroom townhouses.

The exact number of properties and the final layout are still under review with Halton Planning Department. We expect to have confirmed plans by January 2026, at which point we will share further details with you.

Continued

Importantly, residents will have the opportunity to contribute their views as part of the planning process. We will let you know when and how you can do this through updates on our website and in future communications.

Regarding timescales, the changes outlined above mean that the start of building works has been delayed. However, we are aiming to meet the timescales below for the first phases of development:

**January 2026**

Work to commence on the new access roads  
Demolition of 23-28 Lapwing Grove

**February 2026**

Work to commence on the new church building  
Demolition of the Tricorn extension

**April 2026**

New commercial buildings and flats to commence construction, subject to planning being granted

**May 2026**

Work to commence on the Greenspace Housing properties

We appreciate your patience and understanding as we work through these challenges. Our priority is to deliver a high-quality regeneration scheme that benefits the whole community, and we will continue to keep you informed as plans progress.

If you have any queries regarding any of the above, please do not hesitate to contact us on [hp.pf.enquiry@riverside.org.uk](mailto:hp.pf.enquiry@riverside.org.uk)

Yours sincerely

The Regeneration Team