

Date: July 2025

Dear Resident

We are pleased to be able to share an update with you about the Runcorn Local Centre and The Uplands regeneration project.

We have been working hard to get everything in place, and we are able to let you know that we have signed the demolition and enabling contracts. This means building works can now start on site.

We have started the work to stabilise the Tricorn building, with the first demolition of homes starting this month.

If you have any 'out of normal hours' queries or concerns regarding the build work, please contact Lovell's Incident Line on 0845 6007695.

Our next big step is to finalise the main contract for the Local Centre, so we can start the construction of the new homes, church, shops, and community centre.

What this means for you:

1. **Timeline of Events:** Now that we have started on site with the stabilisation and demolition works, we have a clearer idea of programme, and we can share the next key dates with you, which are:
 - June-September 2025 – Stabilisation of the Tricorn, demolition of 44-49 Lapwing Grove and 1-3 Local Centre
 - End of September 2025 – The green spaces housing starts on site, which comprises 5 x 2-bed bungalows, 2 x 3-bed bungalows, 3 x 1-bed flats and 1 x 2-bed flat. This will also include the construction of the new road for the Local Centre
 - End of October 2025 – Start on site for the new church.
 - End of February 2026 – Start the demolition of the existing church, followed by the start on site of the Extra Care scheme and shops
 - The dates for the later phases of the Local Centre have not yet been confirmed, but we will let you know these dates as soon as we can. We expect this work to start after the Extra Care scheme
 - The Local Centre should be completed by 2028
 - We have not finalised the dates or phases for The Uplands yet. We don't expect work on The Uplands to start before 2026. We will give at least 18 months' notice before any work begins, and we will keep you informed every step of the way.

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2. **Managing Empty Properties:** If homes are sold to Riverside in preparation for the regeneration, our property services team will ensure these empty properties are well-maintained. We will keep gardens and outside spaces clean and tidy, so the area remains pleasant and cared for.
3. **Housing Needs Survey:** Our regeneration and housing teams have started the housing needs survey. With so many people involved, it will take us around 6 months to complete. We will contact you directly to schedule a time for your survey. We are prioritising households in the early phases of the regeneration first, so do not worry if you do not hear from us right away – we will be in touch!

If your home is in scope for demolition, please read on to understand the next steps and options available to you:

1. **Support for Residents:** We have included the final offer document with this letter for those residents whose homes are needed for the regeneration. It explains how we will support you with moving home — including help with finding a new home, options like shared ownership or shared equity, moving assistance, details about home loss payments and reimbursements costs. If your home is not part of the planned demolition, you can read the offer document on our website.
2. **Selling Your Home:** If you are a homeowner and your property is in-scope, you can sell your home to Riverside now, you do not need to wait for the regeneration programme to progress further.
3. **Support for Tenants:** If you rent your home, we will support you with your move starting 18 months before we need your property. We understand that some people rent from Riverside and some people rent from private landlords. We are working with those private landlords to buy their properties. If your landlord agrees to sell early, we will help you buy trying to turn your home into a Riverside property. If that is not possible, we will find you another Riverside home to move into, and you will become a Riverside tenant.
4. **Staying Updated:** We will keep you informed through newsletters, meetings, planned engagement events, and our website.
5. **Offer Document:** We understand that some of you may have received a copy of the offer document that had an error in it regarding the Equity Loan percentage. I confirm that this should be 35% and not 25%. Apologies for the error.

A copy of the updated offer document with the error corrected can be found here:

<https://www.riverside.org.uk/runcorn> please visit the **Important Information** section.

If you have any questions or concerns, please feel free to email our regeneration team at hp.pf.enquiry@riverside.org.uk We're here to help!

Thank you for your patience and cooperation as we work together to revitalise your neighbourhood.

Warm regards,

The Regeneration Team