

UPDATING YOU ON THE REGENERATION PLANS FOR YOUR COMMUNITY



Dear resident,
This update shares the latest developments across the scheme, including maintenance works, regeneration activity and upcoming opportunities for residents to get involved.

UPDATED TIMELINE OF EVENTS

MARCH 2026

Demolition of 23–28 Lapwing Grove is scheduled to begin shortly. Earlier surveys identified internal issues, causing delays while the necessary arrangements were put in place.

MARCH 2026

A revised planning application for the replacement Extra Care Scheme will be submitted this month. This replaces the previously planned scheme (due to low demand) with:

- 14 × one and two bed flats for Rent to Buy
- 1 × two bed house for Shared Ownership
- 13 × four bed houses for Shared Ownership

Further details and plans will be shared at the next engagement event.

APRIL 2026

Work will start on the Greenspace Housing site, delivering:

- 5 × two bed bungalows
- 2 × three bed bungalows
- 3 × one bed flats
- 1 × two bed flat

All of these homes will be for rent. This phase also includes construction of the new road layout for the Local Centre area.

MAY 2026

Estimated start date for construction of the new church.

Later phases of the Local Centre - Dates are still being confirmed. These phases will follow on from the above works, with overall completion of the Local Centre planned for 2028. Further updates will be provided once dates are known.



THE UPLANDS PROGRAMME

The programme for The Uplands is still to be firmed up regarding dates and phases; however, we are working through that now and can confirm that works will now not commence until 2027.

The delay in starting works in the Local Centre have caused the dates for The Uplands to be revised, however as promised, we will still provide everyone with at least 18 months' notice of any works commencing.

We are looking to issue the first notices very soon, to those households due to be within Phase One of works. We aim to have the phasing plan finalised by our next engagement event, so everyone understands the timescales we will be working to and when you will receive your 18 months' notice.

Once you receive your notice, we will actively assist you with finding a new home. For owner occupiers, our aim is still to not use any compulsory purchase orders.

To date no CPO's have been issued. We hope to be able to engage with every customer and help to find the best resolution for everyone. However, unfortunately, if a resolution cannot be found with some customers, Riverside may have to proceed with the CPO route to ensure the build programme is not affected.

We are here to engage with you and support you through this process, so please contact us for further information and assistance.



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



UPCOMING ENGAGEMENT EVENTS

Following the Easter holidays, we will be holding a series of community engagement sessions, including weekend and evening options, to give more residents the opportunity to attend. These events are designed to allow you to speak with us face-to-face, ask questions, and hear the most up to date information about the programme, plans and timescales. We hope to see as many of you there as possible.

The dates are:

WEDNESDAY	THURSDAY	SATURDAY
22 APRIL	23 APRIL	25 APRIL
12PM – 4PM	6PM – 8PM	10AM – 12PM

This will take place at the Community Centre, Palace Fields, Runcorn, WA7 2UA

PEOPLE NEWS

We have a few people we wanted to introduce.

JOSHUA ALLEN

Keeping the Uplands Clean and Tidy
Josh has recently joined Riverside as an Environmental Operative, supporting the upkeep of the estate. His role includes regularly checking void properties and maintaining their gardens to ensure consistent standards across the area as regeneration work continues.



ADAM WHITTAKER

Regeneration Engagement Officer
Adam will host community drop-ins at the Uplands Community Centre every four weeks on a Tuesday. He will also attend the Four Estates coffee morning at the Palace Fields Community Centre. These drop in sessions give residents a dedicated point of contact for any regeneration queries, information requests or issues needing clarification.

*The next session will take place on Tuesday
7 April 2026 from 9:30am to 12:00pm.*



FAQS AND QUERIES

Residents have told us they would like more accessible and timely updates. In response, we will be reintroducing our social media channels as a central place to find information about regeneration activity, event dates, community opportunities and construction updates. Once these channels are live, we will share full details on how to access them.

We have also updated the Frequently Asked Questions section on our website to make it easier for you to find clear, up to date information.

CONTACT DETAILS

If you have any questions or concerns, please email our regeneration team at:

hp.pf.enquiry@riverside.org.uk

Website:

[www.riverside.org.uk/
regeneration-projects/](http://www.riverside.org.uk/regeneration-projects/)



 **Riverside**