

REGENERATION COMMUNITY NEWSLETTER

Dear resident,

Since our last newsletter shared with you in March, we have spoken with many of you at our community engagement sessions, the public meeting held by Sarah Pochin MP, and through conversations on the doorstep, as well as over the phone and by email. You have told us you want clearer information about the overall plans for the £120m regeneration of the Local Centre and The Uplands, what is happening and when, and how we are here to support you throughout the process.

We are now in contract with our development partners, Lovell and Compendium. Before demolition could begin in the Local Centre, additional safety and stabilising works were needed at the Tricorn building to make sure it could be demolished safely. These works were more extensive than originally expected and resulted in a delay to the original timetable.

Because of this delay, we have had to revise dates for Local Centre, which you can find on page 4 and also for The Uplands which you can find on page 6. We know changes to timescales can be frustrating, and we are committed to keeping you informed with clear and honest updates as the regeneration moves forward.

OUR KEY TEAM SUPPORTING YOU

Our local regeneration and housing team are here to support you, our key team members are:



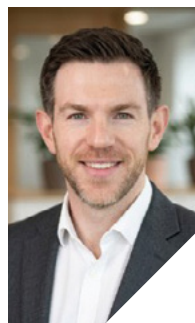
Helen Smith
Development
Regeneration
Manager



Janey Rowe
Regeneration
Project Manager



**Stephanie
Stankiewicz**
Project &
Administration
Officer



Adam Whittaker
Regeneration
Engagement
Officer



Joshua Allen
Environmental
Operative



Louise Steadman
Housing Officer

IN THIS ISSUE:

Our key team supporting you, engagement sessions and how to contact us.

The overall regeneration plans, including a breakdown for both the Local Centre and The Uplands.

The different phases for the Local Centre and The Uplands.

What construction activity is taking place in the Local Centre and when.

Answers to your key questions.

COMMUNITY CONSULTATION, YOU SAID, WE LISTENED...

We've been consulting with residents and the wider community since February 2019, through face-to-face sessions, surveys and ongoing feedback by phone, email and post. That feedback has helped shape and refine the plans, and overall responses have been positive.

Here are some of the changes we've made as a direct result of what you told us:

You told us it's important to protect community facilities and keep a strong community hub at the heart of the regeneration. That's why we listened and worked closely with the Four Estates Community Group to reshape and refine plans for the community centre. The updated plans now include a replacement community centre within the ground floor of the Veterans building in the Local Centre, helping to make sure there is still a welcoming, accessible space for residents as the neighbourhood changes.

You told us you were worried about the future of the listed Tricorn buildings. The Tricorn wasn't originally part of the plans, but our updated proposals now include the Tricorn in our overall plans — including retaining the Tricorn Public House and stable buildings and restoring them so they can be sensitively converted into homes.

You told us the original plans didn't include enough bungalows in The Uplands. That's why we changed the plans before they were finalised, and there are now 16 bungalows included (1 one-bed, 13 two-bed and 2 three-bed).

You told us you didn't want new apartments that simply repeated the problems people associate with the Knoll — such as misuse of shared spaces and a lack of "ownership" over communal entrances. That's why the apartments have been designed as small blocks made up of own-front-door or walk-up homes, removing communal entrances, helping reduce shared maintenance costs and creating more front doors and activity onto the street.

You told us the subways can feel unsafe and can be a target for crime. That's why the plans include closing the two subways and replacing them with safer, at-grade pedestrian crossings and routes.

You told us you wanted better access to Town Park and improvements to open spaces. That's why the plans include improved links between The Uplands and Town Park, and a new landscaped Green Avenue through the Uplands with public realm improvements and new play spaces.

Community Centre



THE OVERALL PLAN

This is the latest overall plan for both The Uplands and the Local Centre, showing the number of new properties and the proposed demolitions.



THE UPLANDS
257 Proposed New Homes

16 Bungalows:
1 x 1 bed bungalow
13 x 2 bed bungalow
2 x 3 bed bungalow

159 Houses:
34 x 2 bed houses
102 x 3 bed houses
23 x 4 bed houses

82 Apartments:
25 x 1 bed apartments
48 x 2 bed apartments
9 x 2 bed ground floor garden apartments

Proposed Demolition:
318 Total
121 Apartments
197 Houses & Bungalows

THE LOCAL CENTRE
96 Proposed New Homes:

8 Bungalows:
1 x 1 Bedroom Bungalow
5 x 2 Bedroom Bungalows
2 x 3 Bedroom Bungalows

30 Houses:
15 x 2 Bedroom Houses
15 x 4 Bedroom Houses

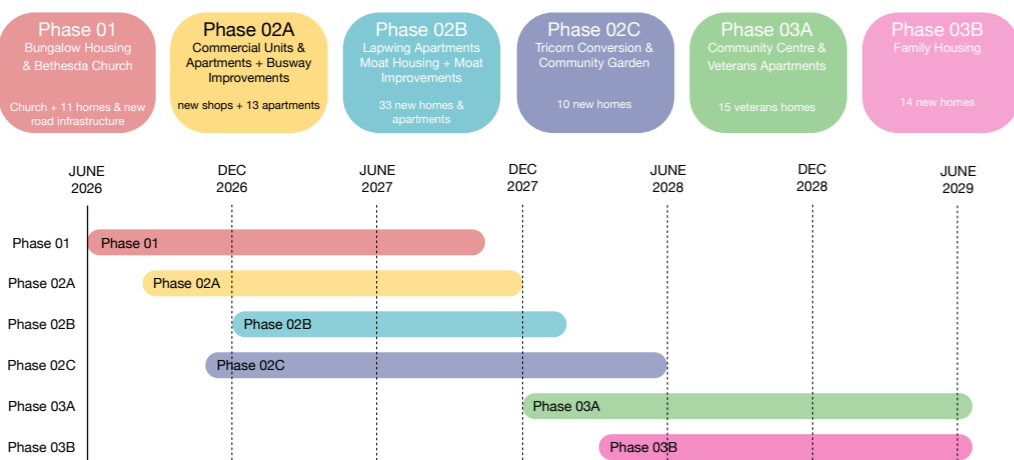
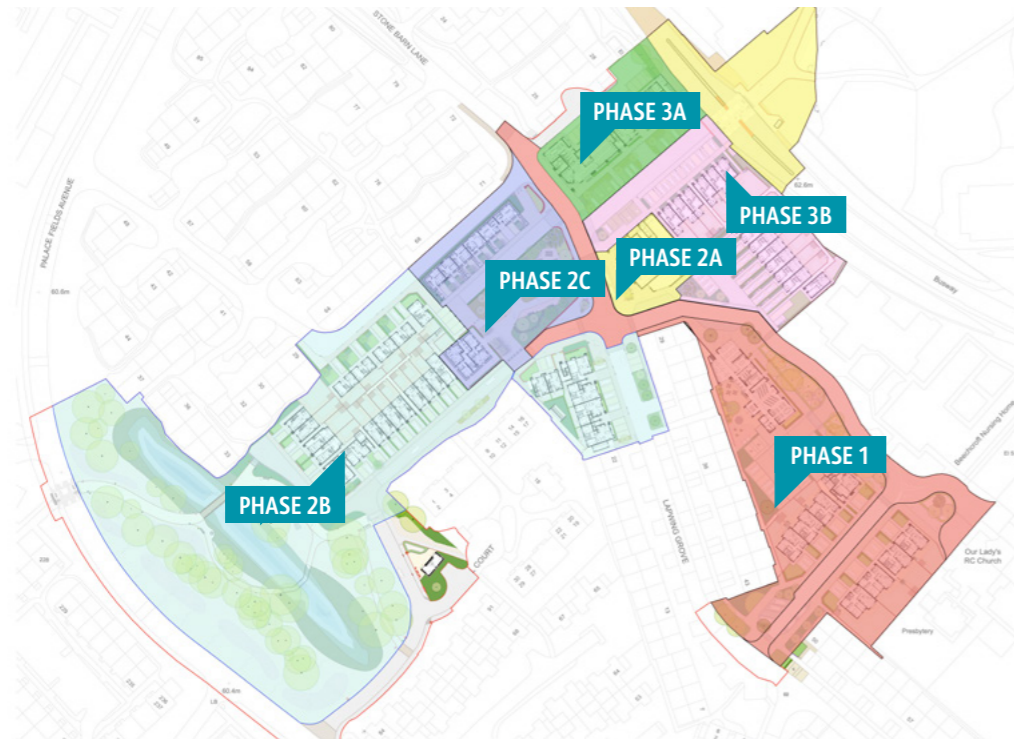
58 Apartments:
18 x 1 Bedroom Apartments
40 x 2 Bedroom Apartments

New Bethesda Church
New Community Centre
New Commercial Units

Proposed Demolition:
25 Total
13 Apartments
12 Houses
We have already demolished 6 apartments and 3 houses

A PHASED CONSIDERATE 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.



PHASE 1 STAGE 2 CONTINUING FROM APRIL 2026*

- 1 Existing drain diverted from green space into new road layout.
- 2 New road layout to be created.
- 3 Potential demolition of later extensions to Tricorn (subject to heritage approval).



PHASE 1 STAGE 2 CONTINUING FROM APRIL 2026*

- 4 Site area cleared and secured for construction of new church and housing.
- 5 Site area cleared and secured for construction of bungalows.
- 6 Contractors compound set up within area of bookmakers car park.



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

THE UPLANDS

PHASE ONE

The area highlighted pink on the phasing plan represents our current working assumption for Phase One of the regeneration works. We are finalising a detailed list of the homes included in Phase One. This information will be shared directly and individually with households as soon as it is confirmed. We expect this to be no later than the end of June 2026.

TIMESCALES

We currently expect building works to start from February 2027. The first activity on site would focus on demolishing empty properties, setting up the site compound, and carrying out the early preparation works needed before new building can begin. No one will be expected to move before they have received their full 18-month notice period—so if your home is affected, you will have at least 18 months' formal notice and support before you need to move.

18-MONTH NOTICES

We expect to issue the first 18-month notices shortly to households included in Phase One. Receiving an 18-month

notice does not mean you need to move immediately. It marks the start of a period of discussion and support. Once you receive your 18-month notice letter, you will be invited to a meeting with the regeneration team to discuss your individual needs and the support available. You do not need to wait for us to issue an 18-month notice to request a meeting — you can ask for one at any time.

SUPPORT WITH REHOUSING

Once you receive a notice, we will actively support you to find a new home. Everyone affected will be offered a one-to-one meeting so we can understand your individual circumstances and help explore all suitable options available to you.

INFORMATION FOR HOMEOWNERS

Our aim remains to avoid compulsory purchase wherever possible. No Compulsory Purchase Orders (CPOs) have been issued to date.

Homeowners do not need to wait for the 18-month notice period if they wish to move sooner. If you decide you would like to sell your home now, we can

discuss this with you and explain the options available. In rare cases where a solution cannot be reached, Riverside may need to consider the CPO process to ensure the regeneration programme can move forward.

WORKING TOGETHER

We want to work with every household to reach the best possible outcome for everyone. We are committed to listening, engaging and supporting residents throughout the process.

TALKING TO US

If you have questions or would like more information, please contact us.

You can request a one-to-one meeting at any time, even if your home is not currently shown in Phase One.

You are welcome to bring an advocate to any meeting, such as a family member, friend, neighbour, your MP or local councillor.

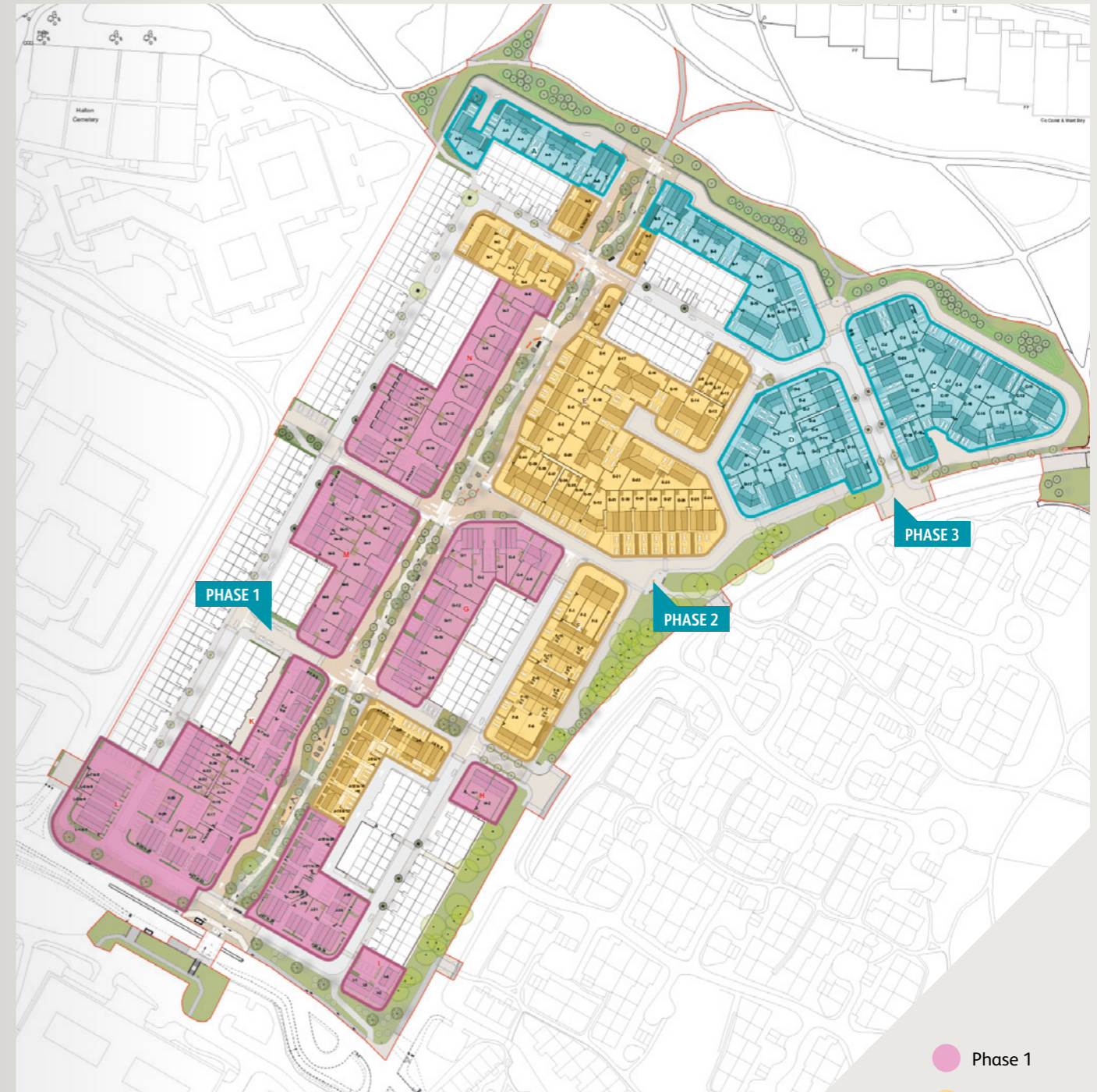
To protect your personal information, a consent form will need to be completed.

PHASE 1 STAGE 1 STARTING FROM FEBRUARY 2027*

- 1** Demolition to commence to empty homes in The Knoll and immediate surrounding area.
- 2** Contractor compound to be set up.
- 3** Building to commence on Phase 1, starting from The Knoll end of The Uplands.



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



- Phase 1
- Phase 2
- Phase 3



YOUR QUESTIONS ANSWERED

We know residents have been asking questions about the regeneration, so we've put together this Q&A to help.

It brings together the main questions we've heard recently and reflects information that's already been shared through newsletters, public meetings, events and one-to-one conversations. Our aim is to provide reassurance and make things clearer. We also understand that everyone's circumstances are different. If you'd like to talk about your own situation, please get in touch and we'll be happy to arrange a one-to-one conversation.

WHO IS COMPENDIUM LIVING?

Compendium Living is a company jointly owned by Riverside and Lovell. They support the planning and management of large, complex regeneration projects, like the one taking place in Runcorn.

For the Palace Fields regeneration:

- Riverside remains your landlord and continues to provide your day-to-day services
- Lovell is the company building the new homes
- Compendium Living helps oversee and manage the regeneration programme.

As we've shared previously in newsletters and public meetings, Compendium Living has been brought in to support Riverside with this long-term project and to help ensure it delivers good-quality homes and a better neighbourhood for both current and future residents.

If you live in the area, your tenancy, rent and day-to-day services stay the same, and Riverside remains responsible for supporting you.



WILL THE NEW CYCLE LANES LINK TO HALTON BOROUGH COUNCIL'S WIDER CYCLE ROUTES?

New walking and cycling routes are being improved locally, but they will not connect directly to council-led cycle routes.

As part of the regeneration, new footpaths and green walking and cycling routes will be created through The Uplands and the Local Centre, alongside improvements to some existing paths. These routes will not directly link to existing or planned council cycle routes. However, as previously explained during consultation events, they will connect to nearby transport routes, such as the busway, making it easier to continue journeys using public transport.



WHY WERE THE LOCAL CENTRE AND THE UPLANDS CHOSEN FOR REGENERATION? WHY CAN'T ALL THE HOMES BE UPGRADED INSTEAD?

Regeneration is about improving the whole neighbourhood, not just upgrading individual homes. The Local Centre and the Uplands were chosen because they play a central role in how the neighbourhood works: how people move around, access services, use green space and connect with the wider area.

Retrofitting will be used where appropriate, however retrofitting alone can't deliver the wider, long-term changes needed across the neighbourhood, especially where the issues are about layout, safer connections and access to services and transport. As shared through engagement activity, some buildings also can't be upgraded to modern standards without significant disruption or cost — and even where upgrades are possible, they still wouldn't resolve wider neighbourhood problems like poor layout or lack of connections.

This regeneration is designed to deliver long-term neighbourhood benefits: a stronger neighbourhood centre, a wider mix of homes and tenures, and improved public spaces and routes that better connect the neighbourhood and key transport hubs. The aim is to create a sustainable community by providing a broader range of homes that meet local needs now, and in the future, including those of an ageing population, while also attracting new families to support a balanced, thriving neighbourhood.

Regeneration can also bring wider economic benefits. We estimate the project could support 109 direct jobs

Community Centre and Local Centre



and 137 indirect jobs, with opportunities for local trades, skills and potential apprenticeships, alongside a focus on using local businesses to supply construction materials and services, where possible.

Plans for Palace Fields have been shaped by years of conversations, workshops and consultation, which commenced in 2019, with residents and other key stakeholders. Riverside has been part of Runcorn since 1989, we are here for the long term and, our aim is to benefit both current and future residents by creating a neighbourhood that everyone can be proud to call home.

WHAT CONSULTATION HAS BEEN CARRIED OUT?

We have been engaging with residents and the wider community about regeneration in Palace Fields since 2019. This has included surveys, newsletters, drop-in events, open meetings and face-to-face discussions. While engagement was limited during COVID, it restarted and increased from 2022 onwards, with regular updates, consultation events and Housing Needs Surveys. As previously explained, engagement is continuing through the planning and delivery stages of the programme, so residents are kept informed and supported as plans progress.

WHAT TYPES OF NEW HOMES ARE BEING BUILT?

The regeneration will deliver a mix of new homes across the Local Centre and The Uplands, designed to meet a range of needs. Importantly, existing residents will be prioritised.

This includes:

- Flats, houses and bungalows
- Homes from 1 to 4 bedrooms
- A mix of homes for different households, including individuals, families and older residents.

To give one clear example of the housing mix, in the Uplands the plans include:

- 16 bungalows (1–3 bedrooms)
- 159 houses (2–4 bedrooms)
- 82 own-front-door apartments (1–2 bedrooms).

RANGE OF NEEDS – HOW THE MIX OF HOMES HAS BEEN SHAPED

Residents and the local community have helped shape the housing mix through years of engagement since 2019, including surveys, events, meetings and Housing Needs Surveys.

This feedback has helped us plan a broader mix of homes — including bungalows and a wider range of sizes

— to better reflect local needs and the changing needs of the community, including accessibility and the needs linked to an ageing population.

WHAT TENURES WILL THE NEW HOMES BE?

Most of the new homes will be affordable homes managed by Riverside, with a mix of options including:

- Social rent
- Home ownership options such as shared ownership and rent to buy, to help local people step onto the housing ladder
- A proportion of homes for open market sale, helping to create a balanced and sustainable community

Across the Local Centre and The Uplands, the proposed tenure split is: 69% social rent, 11% Riverside Home Ownership, and 20% open market.

WHERE CAN I SEE THE PLANS?

Rather than listing every home in letters or emails, we have published clear plans and breakdowns on our website. You can:

- View maps and layouts for the Local Centre and The Uplands
- See the different types of homes being built
- Understand how the neighbourhood will change over time.

You can view the latest overall plans at www.riverside.org.uk/runcorn

If you don't have access to the website, please get in touch and we will be happy to send you out a printed copy of any information. As with all regeneration projects, plans may be refined as the programme progresses. We will continue to share updates through the website, newsletters and events.





HOW ARE YOU PRIORITISING ONE-TO-ONE MEETINGS, AND WHEN WILL I HEAR FROM YOU?

Residents whose homes are affected first will be contacted first — but you do not need to wait to hear from us. One-to-one meetings are being arranged in phases, based on when homes are affected by the regeneration. If you would like a one-to-one meeting now, you can contact us at any time and we will arrange this. No one will be missed, and we will continue to keep residents informed as the programme progresses. You are welcome to bring an advocate to any meeting, such as a family member, friend, neighbour, your MP or local councillor.

IF I REFUSE TO SELL MY HOME, WILL YOU USE A COMPULSORY PURCHASE ORDER (CPO)?

CPO is not our starting point and is only considered as a last resort.

We understand this is a worrying question and want to be clear and open. As shared previously in newsletters and public meetings:

- No CPOs have been issued to date
- Our strong preference is always to work with residents individually
- The aim is to reach a fair, agreed solution wherever possible.

This involves meeting with you, listening to your concerns, exploring options and providing support. Only if all reasonable efforts to reach agreement with a small

number of households were exhausted, Riverside may have to consider the CPO process as a last resort, in formal partnership with the local authority, to allow the regeneration to move forward. We want to be clear that this is not our approach or intention, and we hope it will not be needed. Our focus remains on engagement, fairness and support. If you have concerns, please contact us so we can discuss your situation properly.

I'M A HOMEOWNER AND I'VE CARRIED OUT MAJOR IMPROVEMENTS. WILL THIS BE CONSIDERED?

Yes — improvements that add value will be reflected in the valuation.

If your home is affected by the regeneration, it will be valued independently by a qualified valuer registered with the Royal Institution of Chartered Surveyors (RICS), based on its current open market value. As previously explained, the valuation will consider:

- Extensions or structural improvements
- Converted spaces
- Upgrades that add value to the property.

Homeowners will be able to ask questions about the valuation and challenge it if they believe it does not fairly reflect their home. We recognise the investment many people have made in their properties and want to ensure each case is considered fairly and individually.

I HAVEN'T IMPROVED MY HOME BECAUSE I KNEW IT MIGHT BE DEMOLISHED. WILL THIS AFFECT THE VALUE?

You will not be financially disadvantaged because of this.

We understand why some homeowners chose not to invest further once regeneration plans were known. If your home is affected, it will be valued independently based on its open market value as if the regeneration were not happening. The valuation will not be reduced because you chose not to redecorate or carry out improvements due to the proposed demolition. As with all valuations, the valuer will consider the type, size and general condition of the property in line with similar homes in the area. Regeneration plans themselves are not taken into account. We know this can feel unsettling and want to be clear that each case will be treated fairly and individually. If you would like to talk this through, please contact us and we will be happy to explain the process in more detail.

WHAT HAPPENS NEXT?

We will continue to keep residents informed, and no action is needed unless you want to speak to us.

As the regeneration programme moves forward:

- We will share updates through newsletters, the website and engagement events
- Residents whose homes are affected earliest will be contacted first.

There is no single “next step” for everyone. The programme will move forward in stages, and we will make sure people are contacted at the right time and supported throughout.

You do not need to wait to hear from us. If you have questions, concerns, or would like to talk through your individual circumstances, you can contact us at any time, and we will be happy to arrange a one-to-one conversation. You are welcome to bring an advocate to any meeting, such as a family member, friend, neighbour, your MP or local councillor.

WHAT WE ARE DOING TO KEEP YOU SAFE

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.
- 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).
- 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.
- 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.



Jamie Philipson
Site Manager, Lovells



HOW TO CONTACT US

We're on hand to answer any questions, discuss any concerns or update you on the progress of the regeneration. You can:

Call:

0345 111 0000 (open 24/7)

Calls are free until you speak to an advisor. Once connected, the call costs the same as calling a 01 or 02 number, and for many people this will be included in their free minutes. If the line is busy, you can choose a free call-back or ask the advisor to call you back if you are running low on phone credit.

Our customer service advisors will take the details of your enquiry and make sure it is passed to the right people. While they can't answer specific questions about regeneration, they will log your call and share it with the local regeneration team. A member of that team will then get in touch with you, and Stephanie Stankiewicz will make sure you receive a response within two working days.

Email:

hp.pf.enquiry@riverside.org.uk

We will respond to you within 2 working days.

Website:

www.riverside.org.uk/runcorn

For up-to-date information.



Live chat facility:

www.riverside.org.uk

Available Monday-Friday 10am-2pm on our website.

Monthly drop in sessions:

You can meet our regeneration team at the monthly drop-in sessions at the Palacefields Community Centre. These take place on the first Tuesday of the month from 10-12noon, the next sessions will be:

Tuesday 2nd June: 10am – 12noon

Tuesday 7th July: 10am – 12noon

1-1 Meetings:

One-to-one meetings are being arranged in phases, based on when homes are affected by the regeneration, but you do not need to wait to hear from us. If you would like a one-to-one meeting now, you can contact us at any time and we will arrange this. No one will be missed, and we will continue to keep residents informed as the programme progresses. You are welcome to bring an advocate to any meeting, such as a family member, friend, neighbour, your MP or local councillor.



Why not add our contact details to your phone so they are on-hand when you need them?