

New Ferry Regeneration

This newsletter will keep you updated on the new homes that are being built as part of the regeneration of New Ferry. We'll write to you throughout the project whenever we have something new to tell you.

Hello from The Regenda Group and Wirral Council

In 2022, Wirral Council appointed The Regenda Group as the preferred developer to deliver new homes as part of the regeneration of New Ferry.

This newsletter will tell you about the homes that we are building and when you can expect to see work starting on site.

If you have any questions at this stage, please don't hesitate to call Wirral Council on 0151 691 8423 or 0151 691 8432.



A CGI looking towards Port Sunlight from Bebington Road

The Regenda Group

The Regenda Group is made up of nine different organisations that all work together to regenerate places and create opportunities for people. The Group work across housing and construction, care and support and education and training, and know that it takes more than bricks and mortar to make a place thrive - we'll work with local people and organisations to deliver a lasting legacy that we can all be proud of.

M&Y Maintenance and Construction

M&Y Maintenance and Construction is part of The Regenda Group. They will build the new homes on this development. M&Y has over 45 years experience in building and maintaining homes across the North West and operates with social value at its heart. In 2022, they delivered £3.1 million in social value activity.

New homes

Planning permission for the first phase of this project was granted in April 2023. The regeneration of New Ferry will bring more than 70 new, affordable homes to the area and will be delivered over two phases. Phase 1 will see the construction of 34 affordable rent and rent to buy homes over two sites. A planning application for phase 2 will be made in the coming months.

Improvements to the high street

Wirral Council was successful in a bid for £3.2 million of Future High Streets funding, which is being used to support the development of new homes and high street and highway improvements in the centre of New Ferry. The aim is to make the main shopping areas more attractive for traders, visitors and residents, and will include traffic calming measures, new planting and seating, additional CCTV to deter anti-social behaviour and a re-provided public car park.

A lasting legacy

The Regenda Group will offer apprenticeships and work placements across the Regenda Group and with our partners as part of this development. The Group will arrange for Positive Footprints award-winning Raising Aspirations Programme to be delivered in a local primary school, raising the aspirations of local school children.

The regeneration of New Ferry will transform the area through new homes, improved high streets and community focussed social value, bringing employment, training and work experience opportunities to the local area.

New Ferry regeneration

What are we building?

In phase 1, we will build 34 new homes across two sites:

Site B is located on Bebington Road. This site will comprise

- 11 one bedroom apartments
- 3 two bedroom apartments

These apartments will be available for affordable rent through housing association, Regenda Homes using Property Pool Plus. Regenda Homes is part of The Regenda Group.

Site C is located on Boundary Road and will comprise

- 13 one bedroom apartments
- 7 two bedroom apartments

These apartments will be available for Rent to Buy through Redwing. Redwing is part of The Regenda Group.

Rent to Buy is a government scheme that allows you to rent a home at below market rate for up to five years, so you can save for a deposit to buy the property.

Timeline

Between now and winter 2023	Complete final surveys on both sites and finalise utility disconnections ready for us to start on site
Winter 2023/24	Submit planning application for phase 2
Summer 2025	New homes in phase 1 complete

What's next?

Between now and autumn, we will complete final surveys on both sites and will finalise the utility disconnections. This will mean that everything is ready for us to start on site.

In autumn, we will place secure fencing around both sites, that will remain in place during

construction works. We'll provide the name and contact details for the site manager, who will be happy to answer any questions you may have throughout the duration of the build.

We will submit a planning application for homes in phase 2 of this development towards the end of this year, and we'll let you know when a decision has been made.

We'll work closely with the local community to bring training and employment opportunities to the area and will partner with a local primary school to deliver our award-winning aspirations programme through Positive Footprints.

We will write to you throughout the project to keep you updated on works and anything that that may affect you. If you have any questions at any point, please don't hesitate to get in touch.

Wirral Council useful contact details

Environmental health, pest control, roads, pavements and bins	www.wirral.gov.uk/ environmental-problems 0151 606 2004
Regeneration and Project updates and alternative format requests	Neil Mitchell neilmitchell@wirral.gov.uk 0151 691 8423 Lee Parker leeparker@wirral.gov.uk 0151 691 8432



Require an alternative format?

If you would like this newsletter in an alternative format, such as large print, or would like it translating, please contact Neil Mitchell or Lee Parker using the contact details above.