

# OLD PARK DEVELOPMENT: TELFORD'S £10.7 MILLION PROJECT DELIVERS 88 AFFORDABLE HOMES.



The Old Park development is a significant new residential project spearheaded by the Wrekin Housing Group, known for its commitment to social impact and enhancing community well-being. This project is strategically located in Telford, close to the Group's Head Office.

The development includes 88 new homes designated for affordable rent. The housing mix consists of:

- 28 two-bedroom houses
- 54 three-bedroom houses
- 2 four-bedroom houses
- 4 two-bedroom bungalows

Each home offers allocated parking and a private garden. The surrounding landscape has ecological enhancements created as part of the development's commitment to environmental sustainability.

The Old Park residential development exemplifies the successful collaboration between Telford & Wrekin Council, Wrekin Housing Group, and Tricas Construction. It highlights the efficacy of the Land Deal and the partnerships formed in delivering substantial community benefits, both in terms of affordable housing and job creation.

The land for Old Park was sold through the collaborative partnership between Homes England and Telford & Wrekin Council, via the Telford Land Deal. The process involved:

**Due diligence:** The Land Deal team undertook thorough due diligence across the site, including intrusive ground investigation works and the preparation of a comprehensive Sales Information pack to ensure transparency and mitigate risks.

**Marketing and sale:** The site, allocated within the Telford and Wrekin Local Plan, was competitively via the Telford Land Deal and sold to Wrekin Housing Group under a conditional contract, securing the development opportunity once planning consent was in place.



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The impact of this collaborative project includes:

**Affordable housing:** The addition of 88 affordable residential homes enhances the housing stock available to the community, directly supporting local housing needs in an accessible town centre location.

**Economic benefits:** The project has delivered 5 new jobs supporting the ongoing administration and maintenance of the development, reflecting its positive economic impact on the local area.

Jane Kind, Development Manager at the Wrekin Housing Group said:

"The Old Park development is another excellent example of partners coming together to create positive outcomes for local residents.

"Wrekin's current development strategy runs from April 2020 – March 2026. During this time, Wrekin are investing over £279 million to build 2,300 new homes to help tackle the housing crisis. We remain committed to providing high quality, sustainable homes for local people."

"We are passionate about creating new communities and providing homes that our customers are proud to live in. New homes, particularly ones for affordable rent, are extremely important for places like Telford and Wrekin. Not only do they help address the housing waiting list by providing high quality homes, they also provide vital support for the construction sector, creating jobs and providing apprenticeships."

