

Orchard Park

New opportunities for Orchard Park



Hull City Council has been awarded substantial funding through the Private Finance Initiative (PFI) to help transform Orchard Park and make it a more popular residential area with new homes, better services and facilities and attractive green areas.

The money will also bring wider benefits. It will help kick-start the Orchard Park economy, creating training opportunities and local jobs as confidence and investment in the area grows. It is estimated that over the next 30 years several hundred million may be invested in the area to help it become a better place for current and future generations to live and work.

The new money will be spent on building approximately 1,700 new homes. Around 680 will be for rent from Hull City Council, and will be the first houses to be built by the council since 1993. The other approximately 1,020 will be for sale on the open market.

“It will make Orchard Park a good place to live, and I hope it will help people like me to get a good job when I leave school”.

Chandler, aged 11

We will look to improve transport links between the city centre and Orchard Park, and some of the money will be used for new landscaping of open areas. In addition the council will be contributing towards the development of a drainage scheme to protect the area from flooding through excessive rainfall.

These new opportunities are in addition to the council's other major regeneration plans.

These are:

- Orchard Centre, due to open in December, which brings together health, council and community facilities under one roof
- The newly-opened Parks Children's Centre, with a wide range of services for children under five and their families
- The proposed brand new secondary school - the Northern Academy - planned under the council's Building Schools for the Future programme
- New sheltered accommodation for people who need extra support services
- A new neighbourhood shopping centre

With so much going on, it is essential that we all work together. All the different organisations involved - council departments, developers, Northern Area Housing Board, Northern Area Committee and your residents' groups - will work together to ensure that the new community is sustainable for generations to come.

Making decis

How the money will be spent

When they were first built in the 1960s, the homes on Orchard Park were considered to meet the best of modern construction standards. Orchard Park was set out in four distinct areas - the Courts, Danes, Shaws and Thorpes - in a Radburn layout, where houses don't front on to streets. However, many of the non-traditionally built homes

have not stood the test of time. They are energy inefficient and need high maintenance. The layout can make it difficult to deal with some aspects of community safety. These are some of the reasons why the council asked for money to improve the area, and now we have the chance to transform Orchard Park into

"I hope there'll be more things for young people to do."

Danielle, aged 12

an attractive and sustainable place to live and work. Before any building work can begin, there are a number of decisions to be made. It may seem a long time to the start and end of the project, but we don't want just a 'quick fix.' It is important that we get it right, and as residents of Orchard

"Orchard Park can only become a better place if it reflects the needs and wishes of the people who live there. Lessons have been learned from past mistakes, and the council will be consulting local people about all the proposed changes and development to ensure that we build a sustainable community for current and future generations."

Cllr Rick Welton, HCC Cabinet Member responsible for regeneration and housing.

"The creation of jobs during the redevelopment and after will be very good for people in the local community, which will also encourage local people to take care of the area."

Jill, resident

The yellow area marks the Orchard Park PFI proposed intervention area



ons together

“It will help people take pride in where they live, there’ll be less crime and problems with anti-social behaviour. It will create something for people on the estate to work towards.”

Helen, local health worker

Park your views are crucial in making these decisions.

They include:

- Working together to develop a clear plan for Orchard Park which meets your needs and aspirations and causes minimum disruption to you.
- Arrangements for residents while building work is in progress, and supporting them as they move into their new homes.
- How to change the surroundings into attractive, landscaped green areas that people can use and enjoy
- Design and layout for the new homes to provide better quality and more energy efficient accommodation,

“We welcome the potential investment in the area and will ensure that residents are fully consulted and that their views are taken into consideration, bearing in mind the process is still in its infancy.”

Orchard Park and Greenwood Ward Councillors Steven Bayes, Terry Geraghty and Trevor Larson

and improving their layout to minimise antisocial behaviour.

- Who will carry out the design, building and other essential works
- What additional facilities will improve quality of life on Orchard Park.

The council has until Autumn 2010 to make these decisions, which will then be presented to the Government in what is called an ‘Outline Business Case (OBC)’. This is a detailed plan for the redevelopment and is part of the formal proceedings before work begins.

“We need this investment in the area for affordable housing and to make it more sustainable.”

Jan, the Danes

Following the OBC, which is subject to endorsement by the Government, we will then begin the process of selecting companies to carry out the work. This process can take up to three additional years with building work starting on Orchard Park around 2014. The council will keep in touch with you about progress in developing the OBC through neighbourhood based consultations and at meetings of the Northern Area Housing Board and the Tenants and Residents’ Forum in early 2010.

It’s your future

Orchard Park is your community, which is why we want you to drive the decisions about the future of the neighbourhood.

Throughout the redevelopment we will be asking for your opinions. We will be doing it in a number of ways so that it is as easy as possible for everyone to be involved.

For example we may use:

- Local events organised by the council and other community groups
- Questionnaires
- Patchwalks
- A special Orchard Park website
- The council’s and other websites
- Social media like FaceBook and YouTube
- More newsletters like this
- Text messaging and Twitter
- School visits
- Local radio and other media



Provisional Timetable

2009:	Hull City Council is awarded substantial Private Finance Initiative (PFI) funding
Spring 2010:	Consultation starts on the future of the multi-storey flats
Summer 2010:	Consultation to prepare plans to redevelop Orchard Park, which will be submitted as an Outline Business Case (OBC) for Government approval
Autumn 2010:	Decision on the future of the multi-storey flats
Autumn 2010:	Submission of the OBC
Winter 2010/11:	Start to select developers
2013:	Appoint preferred developer to deliver the PFI scheme
2014:	First building work will start
2016:	First new homes available to move in

Contact us

People who live and work in the Orchard Park area will have lots of questions about what is going to happen to their home and in the area in general. It is too early to have all the answers, and we will only have them once the consultation period is over.

If you have any questions please don't hesitate to call 300300 and we will arrange for someone to get in contact with you. Also, you can email orchardparkpfi@hullcc.gov.uk

“The redevelopment of the area will be good. There'll be more shops and facilities, better housing all of which means more business”

Alan, local trader



The Orchard Centre which brings together health, council and community facilities, is one of a number of exciting regeneration projects for Orchard Park

Your Council making a **great** city for everyone

