



ClwydAlyn



Grŵp  
Cynefin

# Land at Cae Canol, Penrhyndeudraeth, Gwynedd



**This £10 million development will provide 41 new energy efficient, affordable homes in the town of Penrhyndeudraeth. These homes are being built by Williams Homes (Bala) on behalf of ClwydAlyn and Grŵp Cynefin and in partnership with Cyngor Gwynedd and the Welsh Government.**

The scheme is funded by the Welsh Government through Cyngor Gwynedd's Social Housing Grant which aims to achieve Cyngor Gwynedd's target of building 700 social houses across the county by 2026/27.

The Penrhyndeudraeth development will be a mix of 2, 3 and 4 bedroom homes, 1 bedroom bungalows and 1 bedroom apartments. These homes will be allocated through the Common Housing Register and Tai Teg.

## PROGRESS UPDATE AND LOOKING AHEAD

As it's approaching the first 12 months on site, there has certainly been a lot of wet weather but despite this, progress of the development has been good. All 41 timber frames have been erected, work is also progressing well with the external works to the bottom half of the site, and the contractors are making the most of the autumnal sunshine to catch up on the render to the top half of the site.

Over the next few weeks, you will see the bottom half of the site really take shape with completed fencing, railings, landscaping and planting (subject to weather conditions remaining favourable).

## THANK YOU

We'd like to thank the local neighbours for being so supportive during the build process and especially the local school who have named the new road as 'Maes Deudraeth'. We love this new development - we hope you do too. All homes in Penrhyndeudraeth are due to complete in Winter 2025, however some of the homes will be available early 2025.

## GIVING BACK TO THE COMMUNITY

An important part of ClwydAlyn's and Grŵp Cynefin's commitment to building high quality affordable homes is to ensure that all partners involved, commit back to the local communities. We help to enrich and empower our communities by giving support where it's needed, whether that's helping people to get back into work, combating social isolation, supporting residents in fuel poverty, or providing access to nutritious food.



in partnership  
with:



**Williams**  
Homes (Bala) Ltd



Llywodraeth Cymru  
Welsh Government



## THE NAMING OF THE DEVELOPMENT

Williams Homes gave pupils at Cefn Coch School the opportunity to name the street of the development at Penrhyndeudraeth. Penny Lofts, Land and Acquisitions Manager for Williams Homes, recently spent time with the pupils, discussing the names that could be used and geographical and historic significance in the area. Several names were chosen, and the favourite was Maes Deudraeth by Jac, who was awarded a voucher for suggesting the winning name! Well done Jac.

Penny also spent some time during September at Cefn Coch school in Penrhyndeudraeth talking to years 3,4,5 and 6 about the importance of STEM (Science, technology, electronics and mathematics) subjects and teamwork. The three sessions started with a classroom discussion around the team of people required to build houses and how they use STEM subjects in their work. The children then moved into the hall for an interactive exercise building the tallest tower they could using dowels and rubber bands, they learned the importance of starting with a plan, working as a team and collaborating with others.

## ENERGY EFFICIENT HOMES

This development will help tackle fuel poverty and help minimise the impact less energy efficient homes can have on people's health and wellbeing.

Built using greener technologies and innovative designs, these new homes will be super energy efficient and benefit from:

- Air source heat pumps
- Solar electricity panels
- Homes positioned to maximise solar gain and natural daylight
- 'Modern Methods of Construction' using as many natural and sustainable materials as possible
- Sourcing materials from local manufacturers and suppliers to keep a low carbon footprint

These homes will make a big difference. They'll help residents support the environment; save precious energy and they could save money in the long run too.

**Want to know how an air source heat pump works, check out our video:**



An introduction to

## Air Source Heat Pumps



## LIFETIME HOMES

All homes are built as lifetime homes and designed so that they are easily adaptable to the changing needs of the residents, helping them to live independently for longer.

## INTERESTED IN A CAREER IN CONSTRUCTION?

ClwydAlyn, Grŵp Cynefin and Williams Homes support people living in the community into employment, training and apprenticeships. If you're interested in work experience, training placements or employment / apprenticeships, in a wide variety of construction trades, please contact Williams Homes on: [info@williams-homes.co.uk](mailto:info@williams-homes.co.uk)

## MANAGEMENT OF THE SITE AND HOURS OF OPERATION

There is a Site Manager Team on site at all times. The team is trained to safely manage all operations and subcontractor activity. Working hours are usually Monday to Friday, 8am- 6pm and Saturdays 8am-1pm. If at any time any specialist work needs to be carried out outside of these hours, we will contact you. We will continue to communicate regularly by newsletter as the development progresses.

## CONTACT US

If you have any worries or queries, please contact Penny Lofts Williams Homes' Land and Acquisitions Manager on 01678 521781. She'll be happy to answer any queries you might have. If you'd prefer to email, the address is [info@williams-homes.co.uk](mailto:info@williams-homes.co.uk)

## FOLLOW US ON SOCIAL MEDIA

For any updates on the development, including images on how the site is progressing, follow ClwydAlyn, Grŵp Cynefin and Williams Homes on social media. *ClwydAlyn is a Charitable Registered Society*

[clwydalyn.co.uk](http://clwydalyn.co.uk) - [grwpcynefin.org](http://grwpcynefin.org)



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