



# Valley Mill / Mart, Anglesey





**A development of 55 new energy efficient, affordable homes being built by Williams Homes on behalf of ClwydAlyn and in partnership with Anglesey County Council and the Welsh Government. Phase 1 of 27 homes were occupied March 2024 with the remaining 28 completing in July 2024**

## DEMAND FOR HOUSING

The demand for social housing and affordable housing in Anglesey is currently higher than the supply available and the current response does not address the requirements of the local population now or for future generations with over 1000 applicants on the council's housing register. As a result, the affordable housing needs will continue to increase owing to a lack of new supply coming forward. This combined with the expected increase in the number of people living longer and ageing population will also lead to an increase in the demand for care and health services.

### **Meeting the Isle of Anglesey's Housing needs and address the needs of local people for now and the future.**

ClwydAlyn believes that everyone should have access to a good home that they can heat properly, afford the food they need to stay healthy, and live in a community where they can achieve their aspirations. We want to make this a reality for as many people as possible on Anglesey.

## YNYS MON'S HOUSING STRATEGIC AIM:

*To ensure that the people of Anglesey have a place to call home, are empowered and supported to contribute to their local community.*



ClwydAlyn and the Isle of Anglesey County Council are helping to deliver this by providing energy efficient, affordable homes available in Valley Mill / Mart. A suitable, quality home leads to better health, more resilient communities and a population that can contribute fully to society.

The Valley Mill Mart site in Anglesey, was brownfield land and allocated inside the development boundary of the village of Valley. Situated in the centre of the village, there is a primary school, shops restaurants, a local pub and a garage. Wider facilities including Supermarkets and main public transport hubs (Road, Rail and Ferry) being available in Holyhead, 3.8 miles away.

The opportunity to develop affordable homes on the site, was brought to ClwydAlyn via a 'package deal' contract, for (at the time) a development of 54 affordable homes.

### **The housing mix is:**

- 8 x 2-person, 1 Bedroom walk up flats.
- 26 x 4-person, 2 bedroom Semi-detached and Terrace Houses.
- 16x 5-person, 3 bedroom Semi-detached and Terrace Houses.
- 4x 6-person, 4 bedroom Semi-detached and Terrace Houses.

In July 2022, after works had commenced on site, The Isle of Anglesey County Council Learning Disabilities Team approached ClwydAlyn for an 'Independent Learning Disabilities Scheme' within the development. The Design brief was for a total of five properties taking the total number of properties from 54 to 55. Further details on the changes are found on page 4, within the design section.

The acquisition of the land and engrossment of the construction contracts were signed on the 31st March 2022. A lead in time commenced on site with the actual works on site starting on the 16th April 2022. The programme for the site works is for 25 months with a Contractual Completion Date of 30th June 2024.







## PLANNING

The original brownfield land had been derelict for many years and was becoming a health and safety issue for the local community.

A condition for planning was for an Archaeological Survey and excavation on the site, in two areas of the development. The first area was where there was a cattle market, and the second area was the location of an old mill.

Nothing of interest was found at the cattle market site but at the mill site foundations and a very old railway tracks were found. A detailed photographic survey was carried out on each location for record keeping and archives.

Planning conditions had a robust Ecological Mitigation Plan attached with the conditions as described above.

For the revised planning application on flats 11 to 14b, we saw the first requirements for a "dark sky" compatible external lighting plan.

Planning conditions also required the installation of full fast fibre to property to be installed, rather than the provision for future installation.

## FUNDING

Valley Mill / Mart was funded by Social Housing Grant and ClwydAllyn's private finance.

- Acquisition of land - £1,100,000



- Works Contract - £11,156,380.57
- Social Housing Grant £7,285,909 (approved 29th March 2022).

A resubmission for Social Housing Grant was made for the additional construction of the Learning Disabilities scheme. An approval from the Welsh Government was received on 30th January 2024, for the increase, in Social Housing Grant of £7,454,480.



## DESIGN

The site is around 3.58 acres in size and slopes from the North of the site to the Southwest. The architectural design of these properties took inspiration from the former use of the site. The site was formerly a cattle mart, and architectural cues were taken from the old shed structures which were of corrugated sheet materials. The wildlife, ecology, historic interests and Green-spacing were all taken into consideration in the design.

As the Isle of Anglesey County Council Learning Disabilities Team had approached ClwydAlyn for an independent Learning Disabilities Scheme, changes were required to the design of the development to accommodate 5 properties. As a consequence, four 5-person 3-bedroom semi-detached homes were removed, and the Learning Disability scheme located in its place. The Architect worked collaboratively with Isle of Anglesey County Council Learning Disabilities Team, Williams Homes (Bala) Ltd and ClwydAlyn on the changes. The following were created:

- Two independent flats adjacent to a shared Group home.
- Four bedrooms with en suite facilities - shared Group Home.
- Staff bedroom / Office.
- 2 x 1 bedroom flats off the communal entrance of the Group Home.
- A playground in the centre of the development for the community to use.

As the new layout included an additional property a Section 73 Planning submission was made, and a new Planning Permission sought for the scheme for now 55 homes. The design was approved by all, and the Learning Disability scheme constructed.



## OUR PLANS FOR THESE HOMES:

- Put residents at the heart of everything we do and develop 'Lifetime Homes', enabling residents to live independently for as long as possible. This is in accordance with the Social Housing Grant requirements (Development Quality Requirements) which must include 'Lifetime Homes' and Secured by design Gold Standard.
- To meet and exceed the current regulatory standards: Welsh Government Housing Quality Standard, Welsh Government Development Quality Requirements and Welsh Government Beautiful Homes and Spaces standards.
- Comply to Local Authority Planning Guidance, Building Regulations (Wales) Approved Documents, Manual for Streets and all applicable Legislation.
- To embed ClwydAlyn's high quality specification in terms of materials and components to ensure its long life and appearance remains so, into the future. Materials and contractors procured where possible using Welsh 1st utilising procurement frameworks such as WPA (Welsh procurement Alliance) which specialise in bringing buyers and suppliers together to build homes more efficiently and cost effectively and to benefit the local community.
- Create new, energy efficient homes meeting an EPC 'A' rating enabling low-cost energy bills for residents.





## ENVIRONMENTAL AND SUSTAINABILITY VISION

ClwydAlyn's aim is to tackle fuel poverty and help minimise the impact less energy efficient homes can have on people's health and wellbeing, reducing the wider impact on health care services and our communities. We are working on effective responses to climate change and exploring ideas, for low carbon homes, innovative designs and using local supply chains so the homes we build have extremely low running costs giving residents direct savings on their energy bills.



## SOME OF THE ENERGY EFFICIENT METHODS WILL BE:

- Innovative low carbon heating systems: Air source heat pumps.
- A fabric first approach using 'Modern Methods of Construction' (Category 2), using as many natural and sustainable materials as possible.
- Sourcing materials from local manufactures and suppliers, keeping the associated carbon foot print low.
- Homes positioned to maximise solar gain and natural daylight levels, maximising solar energy.
- Passive stack ventilation systems which automatically measure air quality and adjusts the rate of air exchange, vastly reducing operational carbon emissions.
- Electric car charging facilities
- Maximising green spaces to increase biodiversity.

## A FABRIC FIRST APPROACH:

Taking a 'fabric first' approach is an effective way to reduce the amount of energy used for heating. This means first making sure that the fabric of the building – the walls, floors, roofs, windows and doors – is insulated as thoroughly as possible to minimise heat losses and reduce the demand for heating energy. The next step is to ensure that the building services, heating system and its controls, are as efficient as possible.

We have done this by ensuring that the principle elements of the external fabric are design to deliver:

- Air-tightness
- Effective levels of insulation
- Minimal thermal bridging



For the building to work effectively through a Fabric First approach the design, specification, and construction also include:

- Optimised solar gain
- Double glazed timber windows
- MVHR Ventilation System to maximise the reduction in heat loss and quality of air.
- Woodfibre insulation and timber cladding sourced locally and milled in Bala Natural materials ensuring that the fabric is healthy.
- Mitigation off summertime overheating.

The success of tackling fuel poverty lies not only in building green homes, but in supporting residents with the behaviour changes required to live low-carbon lifestyles. For every new build property, we produce welcome packs which are delivered personally by the Housing Officer, who then works with residents to provide advice and information about how to get the best out of their home.

**We have produced simple flyers and video user guides with QR codes for residents to easily access the information they need.**



# 96%

Spent on goods/  
services in Wales



# 65%

Materials  
recycled on site



# 97%

Waste diverted  
from landfill



# 74%

Materials used  
from renewable  
resources

This is for the duration of the project approximate dates 15/05/2022 - 16/03/2024





## INCREASING GREEN SPACE AND PROMOTING BIODIVERSITY

We are committed to protecting the local environment and increasing green spaces near our homes. The Valley Mill / Mart development has provided a significant improvement to habitat. There is over one acre of land provided to create a habitat for lizards which includes a pond, hibernaculum, hedgehog runs, wildflower planting to encourage insects and butterflies and bees into the area. Bats, swift and swallow boxes have also been introduced, for at least one for each home developed.



## GIVING BACK TO THE COMMUNITY

An important part of ClwydAlyn's commitment to building high quality affordable homes is to ensure that all partners involved, commit back to the local communities in which we work in a wide range of ways and in line with our poverty priorities. In turn, helping to enrich 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.

**Our mission:** **Together to beat poverty**

**Our poverty priorities:**

- Employment, training, education and volunteering **(increase)**
- Food poverty **(reduce)**
- Fuel poverty **(reduce)**
- Digital inclusion **(increase)**

## EMPLOYMENT, TRAINING, EDUCATION AND VOLUNTEERING

- Employment of 4 previously unemployed people
- 3 Work trial candidates - 48 weeks of work
- 3 Work experience candidates - 3 weeks of work
- 1 Traineeships - 45 weeks of work
- 6 Apprentices - 558 weeks of work
- 1 Graduate - 3 weeks of work
- Recruitment and training of a Construction Admin Assistant and Site Plant Operative via Mon Cyf, who support people to overcome barriers to employment and now work permanently for Williams Homes.



David one of the apprentices had finished his apprenticeship and became a fully qualified joiner on site.

**David** ↑

*"I started my apprenticeship in December 2020, I worked alongside experienced joiners as well as attending college once a week. This experience has given me the knowledge I need to advance in my joinery career as well as life".*

The developers, Williams Homes have a production facility in HMP Berwyn Wrexham, which accommodates 26 full time inmates with an additional 12 on the education programme. It is at this facility that the timber frame panels have been created for Valley Mill / Mart. Three of the inmates were employed upon release.



## ENGAGING WITH THE COMMUNITY

During the development of Valley Mill / Mart, here are some of the ways ClwydAlyn and Williams Homes have supported / engaged with the local community.

- Staff at Williams Homes worked with year 6 pupils at Valley Community School in an exciting workshop to encourage our future developers, builders and architects! Using their knowledge and skills of construction principles they built a tower with a tetrahedron kit.
- Pupils at Valley Community School marked the start of works and gained insight into the different stages of building a home.
- Donation of equipment to Valley Community School. The primary school received a variety of gardening equipment from the house builder, including kneeling pads, large spades, large forks, hosepipe, compost, vegetable seeds and seed potatoes. The tools have already been put to good use by classes at the school, allowing the children to tend to their green areas throughout the year. The equipment will further help pupils maintain the vegetable patches on-site.
- Pupils at Valley Community School visited the new homes that were complete for phase 1. The children were really engaging and interested to learn more about these new energy efficient homes.
- Williams Homes donated and supported the local restaurant which operates as a local food bank.



## RESIDENT STORIES

Phase 1 of the development was completed in March 2024, on moving in day, we spoke to Catrin and Kelly to hear how they felt about moving into their new homes and the difference it will make to their lives.

**Catrin Williams** and her five-year-old daughter were previously living at her dad's house while on the waiting list for a home. She excitedly said of her new property: "I'm so looking forward to us starting this new chapter here, and my daughter's school is only a five-minute walk away too."

**Kelly Davies-Williams**, mum to children Ivy and Bodie said: "We're so excited to have moved in; I love the design and layout of it. Living here will make a big difference to us in terms of saving on energy bills, as we were previously paying £320 a month on gas and electric."

## RESIDENT SURVEYS

To ensure we're developing the best homes for our residents, that they are happy with, and which makes a difference to their lives, we ask them to complete a survey, after they move in. We ask a range of questions, from health and financial wellbeing to the design and quality. We can then learn from the results. With phase 1 only recently being handed over, we're currently in the process of carrying out our first survey (following 6 weeks of occupation) our next survey is carried out following 9 months of occupation. We can provide these results in the future.

## OUR COMMITMENT TO THE WELSH LANGUAGE - HOMES FOR LOCAL PEOPLE

The Welsh language is integral part of Anglesey's identity, culture and heritage and we are committed to ensure that it continues to develop and thrive. Welsh is widely spoken in your communities and the percentage of the population who can speak Welsh on Anglesey is the second highest in Wales. Our aim is to contribute in a positive way towards the efforts of safeguarding and promoting the Welsh Language in the community and providing homes for local people, so that local residents can afford to live and set up homes in their local communities.

