



ClwydAlyn



GIG
CYMRU
NHS
WALES

Bwrdd Iechyd Prifysgol
Betsi Cadwaladr
University Health Board



A NEW VISION THE REDEVELOPMENT OF PENRHOS POLISH VILLAGE

IMPROVING AND ENSURING THE LONGEVITY
OF HOUSING AND CARE IN THE VILLAGE



A NEW VISION

To provide high quality, energy efficient (low carbon) homes and health and care services in a unique village setting. The development will mainly provide homes for people with care/ healthcare needs; but will also provide some affordable housing for local people and for people who will work on site in the new care home.

BACKGROUND

Penrhos Polish Village set in 20 acres of beautiful grounds on the Llyn Peninsula in Gwynedd, North Wales currently provides homes for people aged 55 years and over, accomodating residents from the Polish community as well as people from the local area. Residents live as independently as possible, safe in the knowledge that there are staff on site to provide support and advice should they require a little extra help as their needs change.

There is a rich hertiage and vibrant community that exists at Penrhos, and to ensure that it remains safe and a happy place for residents for many years to come, the current homes need significant investment to bring them up to standard, the current homes are not designed to meet people’s changing needs, and are not energy efficent.

We want to prepare the community of Penrhos for the multiple changes that the future holds – to ‘future proof’ Penrhos so that it does not alienate or exclude; and to allow everybody, regardless of age and their needs, to participate and enjoy their home and their environment for as long as possible.

Over a period of time, we plan to replace the existing homes and build a range of new homes that will meet high levels of sustainability and energy efficiency to help tackle fuel poverty; as well as to build lifetime homes, to support the changing needs of individuals and families at different stages of life. People will be able to access care depending on their own individual circumstances. Focus will be on enabling and supporting independence for as long as possible, helping people to live their life in the way they want to, whilst also providing people with safe, warm, and secure homes.

In addition to the new homes contained within the current planning application, all partners, Gwynedd Council, Betsi Cadwaladr University Health Board and ClwydAlyn, are continuing to work together on an innovative new care model for the Penrhos site. This includes building a new care home, which will integrate with the provision for the rest of the site. ClwydAlyn will support this proposal and allocate land on the Penrhos Polish Village site, to enable Gwynedd Council and Betsi Cadwaladr Health Board to develop and manage the care facility (this will be part of a separate planning application).

Being able to provide the full spectrum of care services as locally as possible will be a significant step forward in securing the best services to the residents of Gwynedd in the future.

THE CASE FOR CHANGE

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 residents living at Penrhos Polish Village and meet the needs of the people of Gwynedd.

GWYNEDD COUNCIL’S VISION:
‘To support all the people of Gwynedd to thrive and live full lives in their community, in a County which is one of the best counties to live in’.

Housing has a key role to assist ClwydAlyn and Gwynedd Council to deliver this. A suitable, quality home leads to better health, more resilient communities and a population that can contribute fully to society.

MEETING GWYNEDD’S HOUSING & CARE NEEDS AND ADDRESSING THE NEEDS OF LOCAL PEOPLE FOR NOW AND THE FUTURE

- The demand for social housing and affordable housing in Gwynedd is currently higher than supply, and many local people are moving out of the area.
- There is a lack of sufficient care and nursing provision in the area to meet local need.
- There has been an increase of 10.4% in the population aged between 65-79 year olds since 2011 in Gwynedd.
- Based on population projections, it is expected that the number of people aged 80 and over in Gwynedd will increase as people are living longer; with an expected increase of 43% by 2042.
- There is a shortage of accessible properties, suitable for people with care needs.

The demand for social and affordable housing in Gwynedd 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.

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.



THE DEVELOPMENT OF LIFETIME HOMES WITH CARE SERVICES

ClwydAlyn can help address these needs, by building, accessible, ‘Lifetime’ homes, suitable for a wide range of people. They will be designed so that they are adaptable and responsive to the changing needs of the residents, helping them live independently for longer.

Older people would like to continue to live independently in their own home for as long as possible. It is essential that flexible support options and suitable varied types of housing or accommodation are available for all communities to enable this to occur.

The development will provide, 112 new homes, with a mixture of bungalows and apartments, and a small number of houses. This includes accessible homes for people with learning disabilities, family homes (adapted and accessible), which could be for people with a family member with disabilities and properties for people aged 55 years and over.

As mentioned, a new care home will be built and the details of this are being discussed and worked through.



OUR PLANS WILL:

- ✓ Replace all existing accommodation on the site, over a period of 3-5 years, which will be completed in 3 phases; minimising disruption to existing residents and meeting the housing need of the local community.
- ✓ Put residents at the heart of everything we do and develop ‘Lifetime Homes’, enabling residents to live independently for as long as possible.
- ✓ New homes will 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.
- ✓ New homes will 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 will be procured where possible using Welsh 1st utilising procurement frameworks such as WPA (Welsh precurent Alliance) which specialise in bringing buyers and suppliers together to build homes more efficently and cost effectively and to benefit the local community.
- ✓ Create a new, energy efficient, sustainable village, with all homes meeting an EPC ‘A’ rating enabling low-cost energy bills for residents.
- ✓ Bring to life the history of the site in the new development in line with the Beautiful Homes and Spaces Welsh Government Standards whilst supporting the Placemaking Wales Charter. Safeguarding the church as the community hub and enhancing walled memorial garden.

DEVELOPMENT: PHASE 1 PLANNING APPLICATION

The properties in phase 1 will be for the current residents living at Penrhos Polish Village. Care services and a meal offer will continue to be provided to anyone who needs it.

- 1 Bedroom, 2 Person Apartment - 25 homes
- 2 Bedroom, 3 Person Apartment - 5 homes
- 2 Bedroom, 3 Person Bungalow - 12 homes
- 4 Bedroom, 6 Person House - 2 homes

START: Spring 2023
PROPOSED COMPLETION: Spring 2024

DEVELOPMENT: PHASE 2 PROPOSED HOMES

- 1 Bedroom, 2 Person Walk up Flats - 10 homes
- 2 Bedroom 3 Person Bungalow - 10 homes
- 2 Bedroom 4 Person House - 14 homes
- 3 Bedroom 5 Person Accessible Bungalow - 1 home
- 3 Bedroom, 5 Person House - 8 homes

START: Summer 2024
PROPOSED COMPLETION: Autumn 2025

DEVELOPMENT: PHASE 3 PROPOSED HOMES

- 2 Bedroom, 4 Person House - 16 homes
- 3 Bedroom, 5 Person House - 7 homes
- 4 Bedroom, 6 Person House - 2 homes

START: Autumn 2025
PROPOSED COMPLETION: Winter 2026

ALLOCATION OF HOMES

ClwydAlyn will work with partners to identify the housing requirements for the local area and the homes can be adapted to meet these needs. All homes will be available to rent and will be allocated in accordance with ‘Gwynedd Housing Options’, ‘Common Housing Allocation Policy’ and a local allocations policy. The homes will not be for sale on the open market.

10-15% OF THE HOMES WILL BE LINKED TO PEOPLE NEEDING TO WORK IN THE AREA.



AN INNOVATIVE NEW CARE MODEL

All partners, Gwynedd Council, Betsi Cadwaladr University Health Board and ClwydAlyn, are continuing to work together on an innovative new care model for the Penrhos site. This includes building a new care home, which will integrate with the provision for the rest of the site.

The proposals represent an ambitious public sector partnership between Gwynedd Council and Betsi Cadwaladr University Health Board to provide nursing home beds on the Penrhos site. Current care home demand and activity trends for the Llŷn / Eifionnydd area and Gwynedd generally indicate the need for a care home with a flexible mix of nursing and residential beds, including support and care for those with dementia.

Gwynedd Council and the Health Board are jointly preparing a strategic case for the development of such a care facility for submission to Welsh Government as part of a three stage business case process over the next 12 to 18 months to secure full funding approval.

ClwydAlyn will support this proposal and allocate land on the Penrhos Polish Village site, to enable Gwynedd Council and Betsi Cadwaladr Health Board to develop and manage the care facility (this will be part of a separate planning application).

Being able to provide the full spectrum of care services as locally as possible will be a significant step forward in securing the best services to the residents of Gwynedd in the future.

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 will have extremely low running costs giving residents direct savings on their energy bills.

Some of the energy efficient methods we’re exploring are:

- Innovative low carbon heating systems like Air and Ground source heat pumps
- A fabric first approach using ‘Modern Methods of Construction’, using as many natural and sustainable materials as possible
- Sourcing materials from local manufacturers and suppliers, keeping the associated carbon foot print low
- Homes positioned to maximise solar gain and natural daylight levels, with the potential for solar panels and battery storage 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



The development proposals also include an accessible woodland walk around the perimeter of the site interlinking with various access points, enabling everyone to explore and experience the vast array of nature and woodland, regardless of their ability or mobility needs.

To ensure that the heritage of the site is preserved significant restoration work is planned to the walled remembrance garden to ensure it is a safe accessible asset that can be visited and appreciated in years to come.

The future development of the care home will include the development of an accessible allotment area with an allocation of raised beds to allow residents to grow their own produce.



PRESERVING THE POLISH AND WELSH HERITAGE

It is important to us that the proud Polish and Welsh heritage at Penrhos is preserved and brought to life in the new development.

We have been spending time talking with residents and others to learn more about the history of the site and the stories of the families that have called it home over the years. We've captured the importance of the friendships and the sense of community felt at the village in a short film and we'll be pulling together some more short films to share over the course of the project.

The church and walled garden at Penrhos will be protected and we're working with the Polish Institute and Sikorski Museum to safeguard the historical documents onsite. There will also be a historical timeline incorporated into the new development.

OUR COMMITMENT TO THE WELSH LANGUAGE

The Welsh language is one of Wales' treasures and promoting the Welsh language is really important to us.

We are committed to adhere to the Welsh Language Standards as set out by the Welsh Government under Section 44 of the Welsh Language (Wales) Measure 2011. Our aim is to contribute in a positive way towards the efforts of safeguarding and promoting the Welsh Language in the community.



EMPLOYMENT

The development will create a significant number of job opportunities within the area.

We're committed to working with contractors and partners to create job opportunities for local people, whether that's apprenticeships training or supporting people returning to the work force.

THE BENEFITS

- ✓ Through the investment in the site, it will help strengthen the local economy, by providing jobs and supporting local supply chains.
- ✓ ClwydAlyn will invest locally. Using its procurement processes to support local business, create jobs, offer training, and focus on the value created by what it spends, and not just the cost to achieve.



THIS DEVELOPMENT WILL GENERATE SIGNIFICANT INVESTMENT IN THE LOCAL AREA AND WILL CREATE MANY OPPORTUNITIES FOR LOCAL TRADES OVER A PERIOD OF 5 YEARS.

IT IS IMPORTANT TO US THAT THE PROUD POLISH AND WELSH HERITAGE AT PENRHOS IS PRESERVED AND BROUGHT TO LIFE IN THE NEW DEVELOPMENT.

LIFETIME HOMES



I hope the above sets out clearly our ambition to deliver this important site and we look forward to the Planning Committee hearing the application at which we hope will provide approval.

Yours faithfully,

Craig Sparrow, Executive Director of Development



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