



Plas Penrhos,
Penrhos Road,
Bangor

Affordable Housing
Statement

Development: Plas Penrhos, Bangor

Address: Plas Penrhos, Penrhos Rd, Bangor, LL57 2DZ

Developer: Adra (Tai) Cyf.

Document Title: DEV0084 Affordable Housing Statement

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1.0 REGARDING ADRA (TAI) CYF.

1.1 As the largest north Wales housing association, Adra provides good quality services and homes to residents and endeavours to safeguard and strengthen the culture and heritage of the communities that it serves.

1.2 As a registered social landlord, the main purpose of Adra is to offer affordable homes to those in need. We are an independent not for profit organisation which is registered and managed by Welsh Government. As a not for profit organisation any surplus income is returned to the business to enable us to continue to provide homes and services and deliver our objectives.

1.3 At present Adra has 6,287 of affordable rented homes and we manage and maintain these properties. During the last eight years we have invested £137 million in our homes to achieve the Wales Housing Quality Standard (WHQS).

1.4 However, there is demand for more affordable units in Gwynedd. To meet this need Adra is building new homes and has implemented an ambitious 'development' programme.

1.5 Adra recognises that affordable housing is a vital element in regenerating communities and strengthening social inclusion.

2.0 THE PROPOSED DEVELOPMENT

2.1 The proposed scheme aims to provide good quality apartments within Bangor. The scheme will offer social rented flats which will be allocated to residents over the age of 55, or to those with disabilities.

2.2 The present proposal is for the following mixture of units

Social Rented Homes	18	1 Bedrooms 2 Person	Apartment
	21	2 Bedrooms 3 Person	Apartment

2.3 According to the Anglesey and Gwynedd Joint Local Development Plan, implemented in July 2017, any development of 2 or more properties in Bangor must contain at least 20% of affordable units (POLICY TAI 15: Threshold and Distribution). The current proposal for this development is far beyond this requirement, with the proposal including the potential to deliver 100% of affordable units on the site.

3.0 AFFORDABLE HOUSING

3.1 Adra is committed to providing 39 affordable units in this scheme, that is 100% of the development which is an improvement to the current policy. However, the tenures can be flexible dependent on the community needs when further developing the scheme and the level of social housing grant available.

3.2 In order to successfully provide this affordable units and ensuring that their rent levels are as per the affordable housing parameters the development will be dependent upon receiving social housing grant from Gwynedd Council and the Welsh Government.

3.3 To qualify for social rented units' applicants will need to be registered with the Gwynedd Common Housing Register. Please find below the figures on the need for affordable housing.

4.0 HOUSING NEED - SOCIAL RENTED PROPERTIES

4.1 Social rented housing are properties that are let with affordable rent in a safe manner to those with a housing need and they are provided by local authorities and Registered Social Landlords (RSL), whereby rent levels are aligned with the rent guidelines and the Welsh Government's rent threshold. Social housing properties are allocated based on need. Gwynedd uses an allocation scheme which awards points to prioritise applicants based on their situation and needs. For an applicant to be considered for social housing they must be registered with the Gwynedd Common Housing Register. This is done through application to the Gwynedd Housing Options Team.

4.2 Please find below the Waiting List for over 55's Social Rented Housing in Bangor, according to the information received from the Housing Options Team (Feb 2021):-

Area Waiting List	1 bedroom	2 bedrooms
Bangor	68	64

Table 1: Number of applicants in Bangor for social units

4.3 Please find below the Waiting Lists for units in Bangor, where the development is located (according to information provided by the Housing Options Team, Feb 2021):-

Row Labels	Digartref Dros Dro Cyngor / Homeless Temp Council	Dynodedig - Dim Warden / Designated - No Warden	GENE Anghenion Cyffredinol / General Needs	LEAS Eiddo Prydleswr / Leaseholder Property	S106 - Anghenion Cyffredinol /S106 - General Needs	SHEL Tai Gwarchod - Warden / Sheltered - Warden	Grand Total
BUNG Byngalo / Bungalow							
2		108				12	120
3		3					3
FLAT Fflat / Flat							
1	2	1	83		8	6	100
2	2	33	127			22	184
3			2				2
LEASE				8			8
HOUS Ty / House							
1			8				8
2	1		132		4		137
3		1	794		6		801
4			56				56
6			1				1
MAIS Fflat Deulawr / Maisonette							
2		16	12				28
Grand Total	5	162	1215	8	18	40	1448

Table 2. (Feb 2021 - Gwynedd Housing Options Team)

4.4 At present Adra owns and manages 1,183 of social rented units in Bangor. These are located around Bangor; however, most are in the Marchog ward which is about a mile from the city centre.

Type of Units	Number of Units
Bungalows	74
Flats and Maisonettes	293
Properties	816

Table 3.

4.5 By providing properties along a convenient and regular public transport network allows people to connect to and from Penrhos Road to Bangor city centre with ease therefore reducing car dependence.

4.6 Providing 1- and 2-bedroom properties will offer an opportunity to for senior living for residents over 55, that are currently in unsuitable dwellings to gain a home with a good quality specification and finish in an amiable location. This would facilitate senior residents to establish a home in the area by improving the living conditions for all members.

4.7 Following recent changes to the benefits system, several tenants have suffered due to the bedroom tax because of under occupancy and wish to move to a smaller home. One and two-bedroom properties would assist Adra to better manage its current stock and enable those applicants who wish to move to a smaller home, thus releasing a larger property to other applicants. This would also help families on the housing register who require 3 or 4-bedroom homes.

4.8 Based on the impact of the Bedroom Tax on families who claim housing benefits, the following numbers are under occupying their homes. These figures equate to circa 22% of Adra's stock in the area

Bangor: -

Under occupying by 1 bedroom – 205 (of which at least 76 are over 55 years old)

Under occupying by 2 bedroom – 60 (of which at least 33 are over 55 years old)

6.0 FLEXIBILITY

6.1 The properties will be built according to Lifetime Homes standards which will provide flexibility to the properties. This will allow residents to remain in their homes even if circumstances change; as the properties will be suitable for tenant with minor mobility problems.

6.2 By ensuring that all the apartments including external areas are being developed in accordance with the Welsh Government Development Quality Requirements visitors and tenants will be able to move freely around the development.

6.3 In building social housing properties in accordance with the Welsh Government Development Quality Requirements there will be the flexibility to change these to other tenures if the needs of the area changes and if grant is available.

6.5 Building houses conveniently near to Penrhos Road and onto the A55, residence would easily be able to access all major amenities. The location would suit those that wish to live in a semi-urban setting, yet still retain swift access to the facilities offered in Bangor City Centre.

7.0 RUNNING COSTS

7.1 The properties will be built with a very high-level insulation specification and modern heating facilities, Solar PV and Air Source Heating equipment will be installed for every property. This will ensure that the running costs of the home are very low and will reduce the bills of residents who will be settling here.

7.2 Support will be available to the affordable units to ensure that the equipment is correctly used and to encourage tenants to be energy efficient.

8.0 CONCLUSION

8.1 At present, Adra have 5,287 of affordable rented homes, with 1,183 of these located in the 8 electoral wards of Bangor. There is high demand for social rented units in this area.

8.2 The One and two-bedroom apartments will attract those that are currently affected by bedroom tax, and this will release larger homes to families in need of housing.

8.3 This development which includes social rented tenure on the outskirts of Bangor will assist to regenerate the area and improve the appearance of the site.

8.4 Providing the potential to build 100% of the scheme as affordable units to be let meets the requirements of Gwynedd Strategic Teams, that is to provide more affordable units for local families.

8.5 The development which includes social rented tenure, but also offers flexibility and opportunities to a variety of individuals and circumstances, and this is supported by the high demand for various types of units in Bangor and neighbouring communities.

8.6 The modern homes provided offers low running costs as well as a comfortable lifestyle to those in need.