Tyddyn Fletcher Caernarfon

Affordable Housing Statement

Development: Tyddyn Fletcher

Address: Ffordd Llanberis Caernarfon, LL55 2BS.

Developer: Adra (Tai) Cyfyngedig.

Document Title: DEV0132 Affordable Housing Statement

Prepared by: G W Owen Date: April 2025

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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 over 7,400 affordable rented homes and we manage and maintain these properties for over 18,000 people. During the next five years we plan to invest over £85 million in our current housing stock and to build 800 new homes across the North Wales region by 2030.

1.4 However, there is demand for more affordable units in Gwynedd. To help meet this need Adra is building new homes and has implemented an ambitious 'development' programme to build 800 homes between 2025 – 2030.

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 quality, energy efficient, lifetime homes in Caernarfon. The scheme will offer mixed affordable tenures of social and intermediate rent which will support the continuous growth of population in the area.

2.2 The present proposal is for the following mixture of units:

- 10Nr 1 Bed 2 person flat – Social rented
- 3Nr 2 Bed 3 person bungalow – Social rented
- 8Nr 2 Bed 4 person house – Social rented
- 2Nr 3 Bed 5 Person house – Social rented
- 2Nr 4 Bed 7 person house – Social rented
- 1Nr 5 Bed 8 person house – Social rented
- 5Nr 2 Bed 4 person house – Intermediate rent
- 5Nr 3 Bed 5 person house – Intermediate rent

2.3 The development proposes to deliver 100% affordable units on this site which complies with the requirements of the authority's Local Development Plan.

3.0 AFFORABLE HOUSING

3.1 Adra is committed to providing all 36 affordable mix tenure units in this scheme, that is 100% of the development. The specific 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 SARTH Housing Register for Gwynedd. 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. For an applicant to be considered for social housing they need to apply via Gwynedd Council's to be on the SARTH Housing Register for the county.

4.2 As of January 2024 there were 709 applicants on the Gwynedd SARTH Housing Register who had selected Caernarfon as their first-choice area as detailed:

Overview of demand for social rent homes in the area	

Gwynedd Common Housing Register – as of 03.01.2024	**Caernarfon**
Social Rent demand for property size:	**Number of applicants**
1 bed flats	**178 (49)**
2 bed flats	**159 (56)**
2 bed bungalows	**46 (22)**
2 bed houses	**187 (64)**
3 bed houses	**91 (54)**
4 bed houses	**40 (23)**
5 bed houses	**8 (2)**
6 bed houses	**0**
Total	**709 (270)**

	There is high demand for properties in the Caernarfon area. • **Figure in (*) are the applicants with 5 years local connection to Peblig, Caernarfon and are in housing need (Band 1A, Band 2 & Band 3 on the Housing Register)**

Overview of demand for intermediate rental homes in the area	**Tai Teg Affordable Homes Register – as of August 2024** / **Caernarfon** **Intermediate Rental demand for:** / **Number of applicants** **2 bed houses** / **96** **3 bed houses** / **109** **Total** / **205** **** We usually find that the demand figures increase further once the scheme starts on the site, and we signpost interested applicants to Tai Teg to register ******

4.3 Adra already have a large number of Social Rent and Intermediate Rental properties for rent in Caernarfon as detailed below.

STOCK PROFILE CAERNARFON (as of 13.02.2025)					
	Number of Bedrooms				
Property Type	**1**	**2**	**3**	**4**	**TOTAL**
Byngalo / Bungalow					
Weekly – Social Rent	19	49	1	1	70
Fflat / Flat					
Weekly – Social Rent	169	75	29		273
Ty / House					
Weekly – Social Rent		118	539	36	693
Intermediate Rent		4	4		8

Rent To Own		3	6		9
Fflat Deulawr / Maisonette					
Weekly – Social Rent		9	7		16
TOTAL	**188**	**258**	**586**	**37**	**1069**

4.4 By providing properties close to the town centre and along a convenient public transport network it allows people to connect to and from Caernarfon town centre with further connections to major public transport routes with ease therefore reducing car dependence.

4.5 Providing a mixture of 1, 2, 3, 4 and 5-bedroom properties will offer an opportunity for various families that are currently in unsuitable dwellings to gain a new home with a private garden situated within an amiable location. This would facilitate various families to establish a home in the area by improving the living conditions for all members.

4.6 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. 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 a 3 or 4-bedroom homes.

5.0 HOUSING NEED - INTERMEDIATE RENT PROPERTIES

5.1 The purpose of Intermediate Rent is to offer an alternative to people who may have difficulties on the open market, however, due to circumstance are not considered a priority for social housing. These homes will be targeted at those who are in employment, not dependant on benefits, and earning between £16,000 and £45,000 a year. The levels of rent for intermediate rental units is determined by local market rents – usually, rated as 80% of the market rent for similar dwellings in that area.

5.2 A register of all the people who have applied for and meet the qualifying criteria for affordable units can be obtained through Tai Teg.

At present, there are 205 applicants on the Tai Teg register who wish to be considered for a rental property in Caernarfon.

From these applicants, 96 have expressed an interest in a 2 bedroom house and 109 applicants have expressed an interest in a 3 bedroom house.

Through advertising, promotion, and marketing of the scheme, it is expected that more applicants will come forward.

Experience shows that these figures will increase as the project approached construction phase.

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 dwellings 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 Caernarfon town centre, residents 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 Caernarfon or Bangor.

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 over 7,400 affordable rented homes and thrive to assist in meeting the high demand for social rented units in this area.

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

8.3 The Three-, Four- and Five-bedroom houses will give the opportunity for larger families to have a new build property that suits their need.

8.4 Providing the potential to build 100% of the scheme as affordable units to be let meets the requirements of Gwynedd Council's Strategic Housing 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 Caernarfon and neighbouring communities.

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