Llanrwst Road Gyffin Conwy

Affordable Housing Statement

Development: Llanrwst Rd, Gyffin

Address: Llanrwst Rd, Gyffin, Conwy LL32 8HZ.

Developer: Adra (Tai) Cyfyngedig.

Document Title: DEV0115 Affordable Housing Statement

Prepared by: Goronwy Owen Date: Nov 2025

Checked by: Goronwy Owen Date: Nov 2025

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 Conwy. To help meet this need Adra is building new homes and has implemented an ambitious 'development' programme to build 800 new 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 Gyffin. 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:

- 28Nr 1 Bed 2 person apartments – Social rented
- 12Nr 2 Bed 3 person apartments – Social rented
- 2Nr 2 Bed 3 person bungalow – Social rented
- 10Nr 2 Bed 4 person house – Social rented
- 10Nr 3 Bed 5 Person house – Social rented
- 3Nr 4 Bed 6 person bungalow – Social rented
- 1Nr 5 Bed 8 person house – Social rented
- 2Nr 1 Bed 2 person apartments – Intermediate rent
- 12Nr 2 Bed 4 person house – Intermediate rent
- 14Nr 3 Bed 5 person house – Intermediate rent
- 1Nr 4 Bed 6 person bungalow – 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 95 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 Conwy County Borough 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 Conwy. 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 Conwy Council housing team to be on the SARTH Housing Register for the county.

4.2 As of March 2025 there were 717 applicants on the Conwy SARTH Housing Register who had selected Conwy as their first-choice area as detailed:

<table>
<tr><td>Overview of demand for social rent homes in the area</td><td>
<table>
<tr><th>Conwy Common Housing Register – 1st Quarter 2025</th><th>Conwy</th></tr>
<tr><td>Social Rent demand for property size:</td><td>Number of applicants</td></tr>
<tr><td>1 bed Flats</td><td>264</td></tr>
<tr><td>2 bed Flats</td><td>110</td></tr>
<tr><td>2 bed bungalows – applicants over 55</td><td>112</td></tr>
<tr><td>2 bed houses</td><td>107</td></tr>
<tr><td>3 bed houses</td><td>76</td></tr>
<tr><td>4 bed houses</td><td>40</td></tr>
<tr><td>5 bed houses</td><td>8</td></tr>
<tr><td>Total</td><td>717</td></tr>
</table>
There is high demand for all property types in Conwy.
</td></tr>
</table>

4.3 Adra currently have a mix of 2, 3 & 4 Bed Rental properties in Conwy; all as detailed below.

STOCK PROFILE CONWY (as of 26.11.2025)					
	Number of Bedrooms				
Property Type	**1**	**2**	**3**	**4**	**TOTAL**
FFLATIAU / FLATS					
Weekly – Social Rent		4			4
Weekly – Intermediate Rent		3			3
TAI / HOUSES					
Weekly – Social Rent			4	2	6
Weekly – Intermediate Rent		5	7		12
Weekly – Rent to Own		5			5
TOTAL	**0**	**17**	**11**	**2**	**30**

4.4 By providing properties fairly close to the village centre allows people to connect to and from Conwy, Llandudno, Colwyn Bay and Betws-y-Coed 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.

<table>
<tr><td>Overview of demand for intermediate rental homes in the area</td><td>
<table>
<tr><th>Tai Teg Affordable Homes Register – as of May 2024</th><th>Conwy</th></tr>
<tr><td>Intermediate Rental demand for:</td><td>Number of applicants</td></tr>
<tr><td>1 bed Flats</td><td>6</td></tr>
<tr><td>2 bed Flats</td><td>13</td></tr>
<tr><td>3 bed Flats</td><td>1</td></tr>
<tr><td>4 bed Flats</td><td>1</td></tr>
<tr><td>1 bed houses</td><td>1</td></tr>
<tr><td>2 bed bungalows – applicants over 55</td><td>2</td></tr>
<tr><td>2 bed houses</td><td>63</td></tr>
<tr><td>3 bed houses</td><td>43</td></tr>
<tr><td>4 bed houses</td><td>6</td></tr>
<tr><td>Total</td><td>136</td></tr>
</table>
** 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 **
</td></tr>
</table>

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 136 applicants on the Tai Teg register who wish to be considered for a rental property in Gyffin.

From these applicants, 63 have expressed an interest in a 2 bedroom house and 43 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 approaches 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 tenants 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 Gyffin village centre, residents would easily be able to access most amenities. The location would suit those that wish to live in a semi-urban setting yet still retain access to the facilities offered in nearby towns of Conwy, Llandudno or Colwyn Bay.

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 One-Bedroom apartments will provide dwellings for individuals and partners to have a new build property that suits their needs.

8.3 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.

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

8.5 Providing the potential to build 100% of the scheme as affordable units to be let meets the requirements of Conwy Council's Strategic Housing Teams, that is to provide more affordable units for local families.

8.6 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 Conwy and neighbouring communities.

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