

# Sheltered Housing Remodelling and Refurbishment Programme

## NEWS

**JANUARY  
2020**

**Welcome to the first edition of the Sheltered Housing Remodelling and Refurbishment newsletter.**

This newsletter will be for sheltered housing tenants and prospective applicants to keep you up to date on the Remodelling and Refurbishment project.

Message from Lead Member for Place – Housing and Lead Member for People – Health and Adult Social Care.

I am pleased to announce that the Council has made a commitment to carry out the remodelling and refurbishment of our sheltered housing schemes across the County Borough. This long term programme of investing in our sheltered housing schemes, will help older people remain independent in their own homes for longer.



For more information on the Remodelling and Refurbishment programme please contact us at;  
[olderpersonshousing@wrexham.gov.uk](mailto:olderpersonshousing@wrexham.gov.uk)  
or call us on **01978 298993**

## Why do we need to modernise our schemes?

As a population we are living longer than ever before, which is great news!

The total population in Wrexham in 2011 was 134,844 of which, nearly one quarter, (31,709) is aged 60 and over. The population projections predict that by 2031, 44,412 (29%) of the population in Wrexham will be aged 60 and over. As a result, we need to make sure that the homes we provide, meet the needs and aspirations of an ageing population.

Wrexham Count Borough Council wants to ensure that our sheltered housing service is of a high quality and we want to offer our current tenants, as well as our future tenants, the best quality accommodation we can provide.

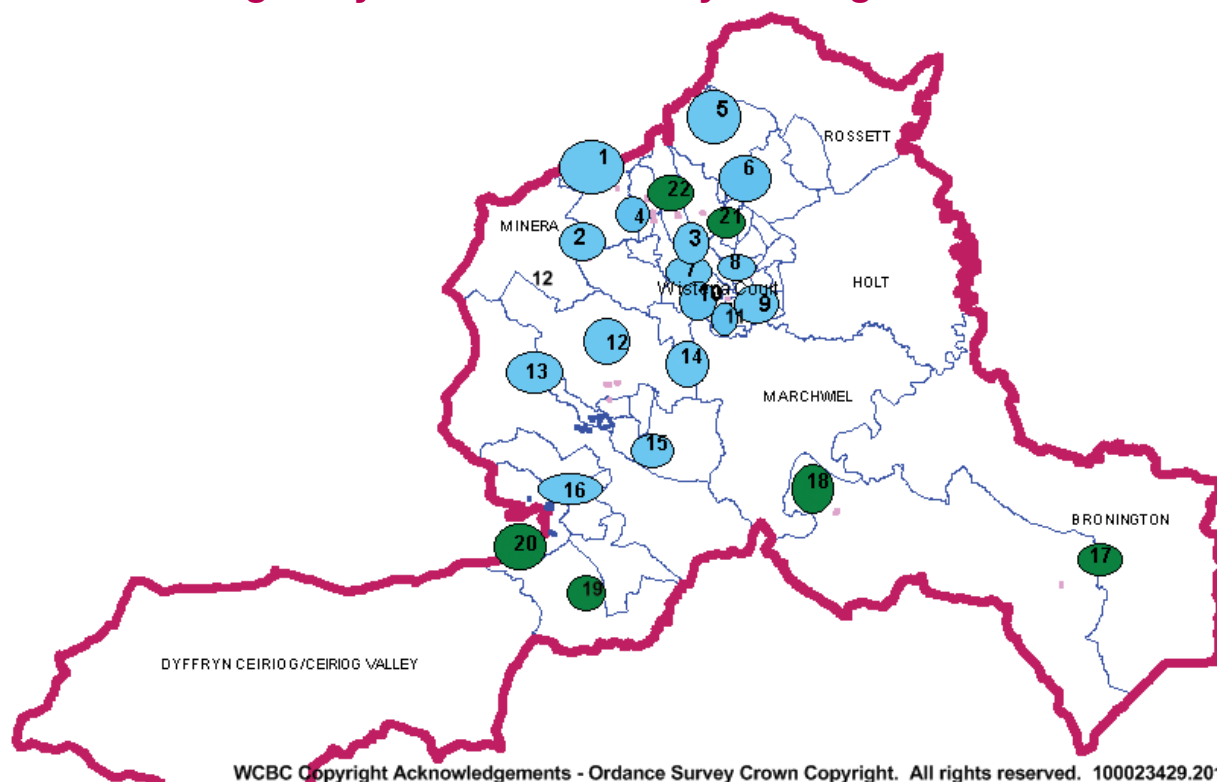
Wrexham Council manages 22 sheltered housing schemes across the County Borough,

containing 656 units of accommodation. A majority of the sheltered stock was built in the 1960's/70's and was built containing a mixture of bedsit accommodation and small flats.



## Where are our schemes?

### Map showing Sheltered Housing Schemes managed by Wrexham County Borough Council



1. Tai Owens, Brymbo
2. Maes y Capel, Coedpoeth
3. Royal Court, Gwersyllt
4. Valley Court, Brynteg
5. Tir y Capel, Llay
6. Glan Aber Court, Rhosrobin
7. Wisteria Court, Wrexham
8. Springfield, Wrexham
9. Cambrian Place, Wrexham
10. Fairhaven, Wrexham
11. Earles Court, Wrexham
12. Plas y Delph, Ponciau
13. Llys y Mynydd, Rhos

14. Erw Gerrig, Rhos
15. St Michaels Close, Ruabon
16. Llys y Graig, Rhosymedre

#### Dispersed Schemes (not contained within a scheme/building)

17. Glendower Place, Hanmer
18. Parkside, Overton
19. Craig Close, Chirk
20. Llangollen Rural
21. Erw Gaer, Moss
22. Pleasant View, Pentre Broughton

## Follow your Housing Service online

Keep in touch with the latest news and developments for Wrexham Council Tenants.

- Find us on Facebook WCBC Housing



- Sign up to receive tenants news updates

[www.wrexham.gov.uk/register](http://www.wrexham.gov.uk/register)





Llys y Mynydd,  
Rhos

## What have we done?

We asked a company to carry out an appraisal of the sheltered schemes (those schemes that have flats/bedsits contained in a building), so that we had a better understanding of whether the current accommodation is fit for purpose and what we need to do to plan for the future.

The report provided information on whether we could make the flats bigger within the existing footprint of the building and upgrade and improve the facilities within the scheme. The report also provided estimated costs to carry out the works.

Back in March 2019, we wrote to all sheltered housing tenants and visited 15 of the schemes, providing information on why we need to modernise.

We showed photos of what we wanted to improve and asked tenants what they would like to see improved within their own schemes. At the meetings, we explained that the project would take a number of years to complete and that work would not start in any scheme, until we have spoken to our tenants.

The capital investment to carry out the works has been approved and during the

summer of 2019, a project team has been set up.

The first two schemes to have works carried out are Llys y Mynydd, Rhos and Tir y Capel, Llay. Both are popular schemes, but do contain small flats.



TIR-Y-CAPEL

Tir y Capel,  
Llay



## The works to be carried out will include;

- Remodelling the existing layout to increase the sizes of the flats
- Provide good storage facilities within the flats
- Refurbish the communal lounges
- Improve the energy efficiency of the scheme
- Increase the car parking provision around the scheme

We have met with tenants at Llys y Mynydd, Rhos and Tir y Capel, Llay to inform them that work will be carried out at their schemes first, and to also let them know that we will be meeting with them and attending their coffee mornings on a regular basis to discuss what works are to be carried out and how the works are completed.

At the moment, we do not know if we will have to temporarily move tenants out of the schemes whilst works are completed, but if we do, we will make sure you know well in advance.

In the next edition we will provide more detail on how we help with the temporary moving process (what we call decant) if that is the option.



## The works to the first two schemes will be carried out by Ellis Williams Architects.

Ellis Williams Architects have worked on many projects involving housing for older people. We are looking forward to seeing their plans and designs on providing the improved refurbished schemes.

## Royal Court, Gwersyllt

As well as carrying out works to Llys y Mynydd, Rhos and Tir y Capel, Llay we shall also be improving the communal facilities at Royal Court, Gwersyllt.

Royal Court Sheltered Housing Scheme was built in 1976 and in 2005/2006 was remodelled and refurbished to improve the size of the flats in the schemes. The kitchens were made bigger, so that washing machines can be installed and bathrooms can accommodate a walk in shower and bath.

Lynda Jukes, was and still is the warden at Royal Court when this happened, along with Eva, one of our lovely tenants...

"It was totally worth it! I have a lovely home, and it was great having the workmen in. I would take them all a bacon buttie so I could have a nosey at the progress. They were all very polite and kept the mess to a minimum." Eva



"The tenants loved it! They loved the company and feeling part of the project. We can't always please everyone, but it was great to see so many of the tenants on board and how pleased they were with the final outcome. When I show new tenants around now, they are always pleasantly surprised at how spacious and modern they are." Lynda (Warden)

We have met with tenants at Royal Court in October 2019 to discuss our plans, and tenants shared their views on what should be improved.

The proposed works at Royal Court, Gwersyllt will include;

- Improvements and redecoration to the reception, stairs and corridors of the scheme
- Improve and modernising the communal areas of the scheme
- Improved signage around the scheme
- Improvements to external appearance of building
- Relocate the Warden's office and creating a new flat

**Lawray Architects have been appointed to carry out the works and they are looking forward to working with the tenants throughout the project.**

Once works have been completed, we shall arrange visits to Royal Court, where tenants can show you around their improved scheme.

## Last year, a garden was created at Royal Court Sheltered Housing Scheme, Gwersyllt using funding from Welsh Government Integrated Care Fund.

The garden has been designed to be easily maintained, with different levels of planting so wheelchair users can also get involved in gardening if they wish to.

Our lovely tenants were given a talk from the Gardeners who designed it, to show them how best to keep the garden looking fabulous all year round. The garden has had a number of benefits, keeping our tenants active and giving them somewhere outside to enjoy. Some of them have been taking advantage of the seating area in the garden, sitting with a glass of wine, socialising with friends and enjoying their surroundings.



## Question?

During the communication sessions, you asked a number of questions. In each edition of the newsletter, we will provide a set of questions and answers. So keep a look out in the next edition for more Q&A's;

Questions	Answers
Will my rent increase because of the works?	No, not because of the investment in the schemes, however, you will still have the annual rent increase.
Will you have enough money to carry out work to all of the schemes?	This is a ten year programme and we have predicted we should be able to source the resources required in terms of our business plan and predications.
What will happen if you go over budget on one scheme, will that mean other schemes do not get done?	No, the project will continue to be monitored in terms of finance and progression.
I have recently installed new carpets at a cost of £500, will I receive the same quality of carpets when I return?	Yes, you should not be out of pocket, we will discuss if we include floor coverings in the specification going forward.
Why don't you build new?	This could be an option on current sites but we have little land available to develop.

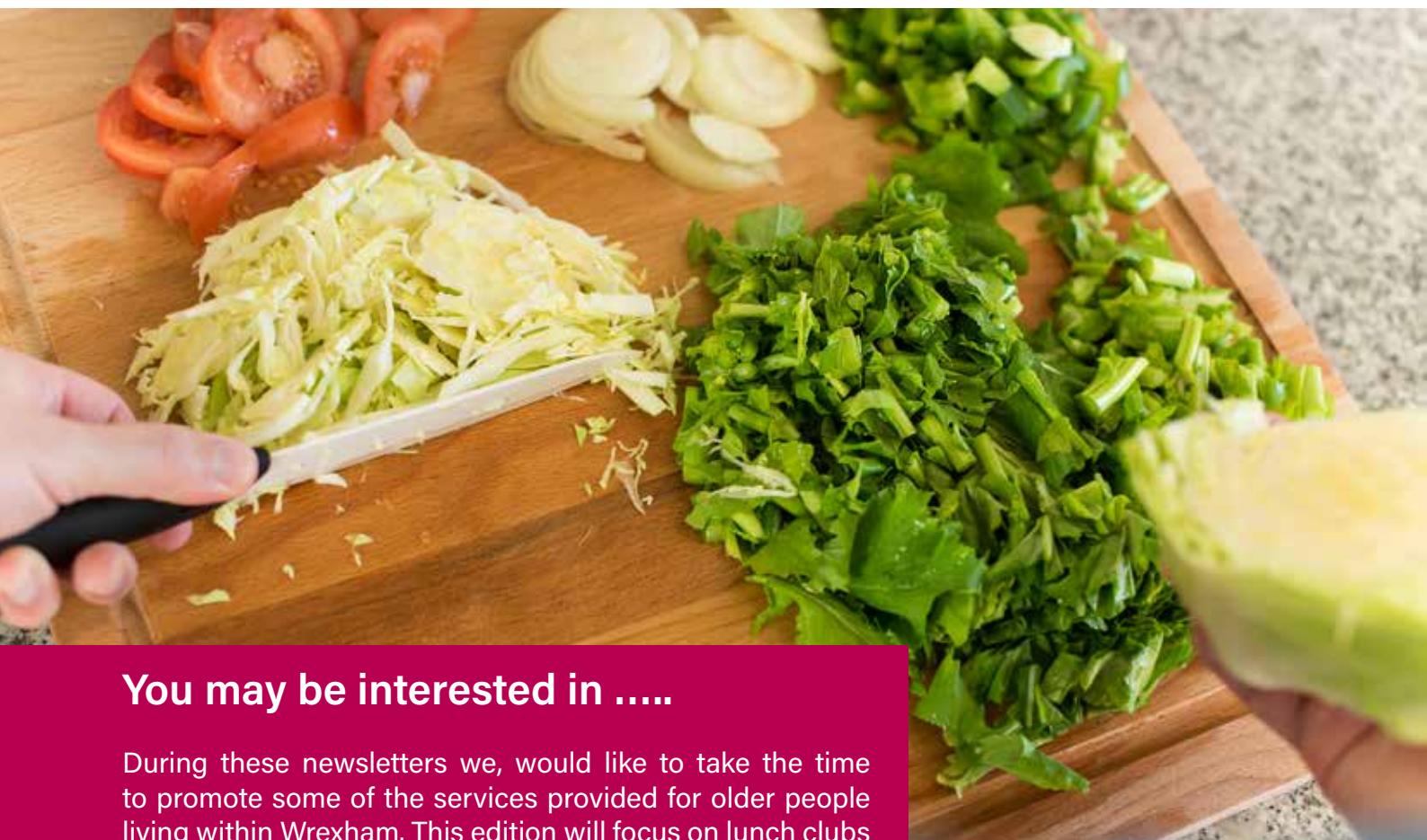


## Want to influence what's happening?



We are looking for small groups of tenants to meet with us on a regular basis to discuss ideas/proposals. If you would like to get involved in the plans for the Sheltered Remodelling and Refurbishment Programme, and want to be part of the group, please contact Tenant Participation on **01978 298993** or email [getinvolvedinhousing@wrexham.gov.uk](mailto:getinvolvedinhousing@wrexham.gov.uk)

As part of this work, we will be arranging for tenants to visit other models of accommodation for older people to see the facilities available at other schemes.



## You may be interested in .....

During these newsletters we, would like to take the time to promote some of the services provided for older people living within Wrexham. This edition will focus on lunch clubs – but watch this space for other interesting events going on in your areas.

Lunch clubs are a great way to socialise, whilst enjoying a hot cooked meal. At some lunch clubs, social/leisure activities are also provided and in some cases guest speakers also provide information on health and well-being. As lunch clubs are set up and run largely by volunteers, the services that are offered and the costs differ across each club.

There are many lunch clubs arranged across Wrexham County Borough.

Please contact your warden for more information.



## Help Needed

What do you think of the name – Sheltered Housing?

Does it suit this model of housing accommodation? Or do you think it should be changed?

Please let us know your views and suggestions.

Views on name – Sheltered Housing?.....

.....

Proposed new name: .....

Name: .....

Address: .....

.....

.....

Telephone Number: .....

Send your suggestions to; Sheltered Housing Newsletter, Housing & Economy Department,  
Ruthin Road, Wrexham LL13 7TU, or leave them with your warden or at your local estate  
office.

