

Sheltered Housing Remodelling and Refurbishment Programme

NEWS

ISSUE 2 JANUARY
2021

Welcome to the second edition of the Sheltered Housing Remodelling and Refurbishment Newsletter.

In our first newsletter, we informed you that the Council has made a commitment to the remodelling and refurbishment of our sheltered housing schemes across the County Borough.

In March 2020, we announced that £16.9 million is to be spent on remodelling and refurbishing our Sheltered Housing over the next 5 years, with a longer term provision included within the 30 year Housing Revenue Account Business Plan.

Cllr David Griffiths, Lead Member for Housing, said: *"I am pleased to announce that we have made the commitment to carry out the remodelling and refurbishment of our sheltered 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
or call us on **01978 298993**



In our first newsletter, we informed you, that the first two schemes to be improved are Llys y Mynydd, Rhos and Tir y Capel, Llay. In this edition, we will provide you an update of what has been happening.

In February 2020, we met with tenants at Llys y Mynydd, Rhos and Tir y Capel, Llay to let them know that we would

have to move tenants out of their flats temporarily, whilst the remodelling work was carried out.

We know moving home is disruptive and can be a complicated process, so all moves are being arranged by the estate teams. During the last six months, the estate teams at Rhos and Gwersyllt, have been busy

contacting tenants to find out their requirements for the temporary move and arranging and assisting tenants to move. When the remodelling work is completed, the estate teams will move tenants back.

History of the Schemes

Llys y Mynydd, Rhos was built in 1978. Before the scheme was developed, we know that there was a number of terraced houses on the site. Tir y Capel, Llay was built in 1983 on the site of a chapel. We would like to hear from you if have any information or photographs of the areas before the schemes were built.

Let your warden know.

Or contact **01978 298993** or email olderpersonshousing@wrexham.gov.uk

New look for the scheme – what do you think?

The plans for the 2 schemes are well underway.



Artist impression of the refurbished communal lounge
Tir y Capel, Llay

Dee Giblin
Project Lead
from Ellis Williams
Architects said;

“The schemes have been designed to provide a ‘Home for Life’, where generations and communities can come together to support families to live well. Designing contemporary internal spaces that fully support all people’s needs, irrespective of age”



Llys y Mynydd, Rhos
Rear of scheme

The apartments will have an open plan kitchen and living area to provide ease of movement from one space to another. All kitchens will have space for a washing machine to be installed. This is in response to improvements that tenants suggested we carry out in our schemes, and means that the existing laundry room can be removed and the space utilised within the refurbishment.

- Bathrooms will all have level access showers, and be accessible from the bedroom and hallway;
- The windows have been enlarged, with lower cills, providing more natural light to the rooms, and extra storage created in the flats.
- The communal lounges will be redecorated and new furniture supplied. In Llys y Mynydd, the 3 small communal lounges will be redesigned to create one light spacious lounge with kitchen provision.
- The external areas outside of the scheme will be improved, with additional car parking created. An electric vehicle charging point will be installed and there will be storage for mobility scooters



Tir y Capel, Llay
Front of scheme



Tir y Capel, Llay
Rear of scheme

New build apartments

At the back of Tir y Capel, Llay, we also have plans to build new apartments.

The new build will provide 4 one bedroom, new assisted living apartments for independent living. The apartments will form part of the overall scheme, being managed by the warden overseeing the existing building. The communal areas within the existing scheme will be available for the tenants in the new build apartments. Direct access to the communal areas has been provided via external steps and a ramp.

What do you think of the improved schemes?

Let your warden know.

Or contact **01978 298993**

or email

olderpersonshousing@wrexham.gov.uk

Long Term programme of investing in our stock - Where to next?

Llys y Mynydd, Rhos and Tir y Capel, Llay are the first two schemes in a programme of investing in our sheltered housing stock. At the moment, we do not know which schemes will be next, but as soon as a decision has been made, we will let the tenants know.

Royal Court, Gwersyllt

In February 2020, we met with tenants at Royal Court to discuss some of the works we would like to carry out at the scheme. The works were to be carried out during the summer of 2020, but unfortunately due to Covid19, they have been deferred until next year.

As soon as it is safe to do so, we will meet with tenants at Royal Court again.

*Tenants at Royal Court,
Gwersyllt*



Artist impression of the external improvements and roof terrace at Royal Court, Gwersyllt.



Artist impression of the refurbished communal lounge at Royal Court, Gwersyllt.

Questions and Answers

In the last edition, we featured a set of frequently asked questions and answers regarding the refurbishment programme. In this edition, we have included some more;

Your Question	Our Answer
My mother's current property has been adapted and includes a large amount of medical equipment, will she be temporarily moved to a property with the same size of the adaptations and room?	All adaptations will be considered and she will have the same level, we will match a property to suit her needs based on a new assessment by an occupational therapist.
How long will we have to move out of the property for?	At this stage we do not know, but all tenants will be fully informed in advance of works being carried out at their scheme.
Why can't you refurbish each flat when it becomes empty?	We will be carrying out works to improve the scheme as well as flat sizes but some of the services, cut right across the building, so it would not be safe for tenants to live in the scheme whilst works were taking place.
If I currently live in a 2 bed, will I move back to a 2 bed?	We will work with you to help meet your preferences where possible.
Who will pay for redirection of post when I move out and when I move back to the scheme?	For tenant's returning to the schemes, the Council will cover the cost.

Naming of the Scheme

In the last newsletter, we asked you what you thought of the name 'Sheltered Housing' and to suggest a new name.

Thank you to everyone who has sent in suggestions already, keep your ideas coming in.

Let your warden know.

Contact **01978 298993**

or email

olderpersonshousing@wrexham.gov.uk



GIG
CYMRU
NHS
WALES

Ymddiriedolaeth GIG
Gwasanaethau Ambiwylans Cymru
Welsh Ambulance Services
NHS Trust

You may be
interested in

In the first edition, we provided information about lunch clubs,
in this edition we are providing information about the Welsh
Ambulance Service.

**If you or a member of your family are
feeling unwell how can the Welsh
Ambulance Services Trust help you?**

**999 is for life threatening emergencies
that require immediate medical attention.**

The Welsh Ambulance Service
works hard 24/7 to care for those in
life-threatening emergencies.

If your condition is not serious,
please seek advice from other healthcare
providers such as GP, Pharmacy, visit:

111.wales.nhs.uk

or call:

111

(0845 46 47 if not available in your area)



GIG
CYMRU
NHS
WALES

Ymddiriedolaeth GIG
Gwasanaethau Ambiwylans Cymru
Welsh Ambulance Services
NHS Trust

What is the NHS 111 Wales online symptom checker?

It will tell you where you should go for help or give you information on self-care if you can look after yourself at home.

This will include: Coronavirus/COVID-19, falls, chest pain, breathing difficulties, vomiting, diarrhoea, cold and flu and much more.

How do I contact my GP or dentist out of hours?

Phone your usual GP surgery or dental practice number and follow the instructions provided on their messaging service.

Where can I find a pharmacy open over the festive period?

Visit 111.wales.nhs.uk
alternatively call 111
(or 0845 46 47 if not in your area)

Are you deaf or hard of hearing?

If you are Deaf or hard of hearing visit the 'Contact Us' section of 111.wales.nhs.uk or via Next Generation Text/Text Relay 18001 111.

Are you a carer?

As a carer you need to be prepared in case you become unwell or have an emergency.

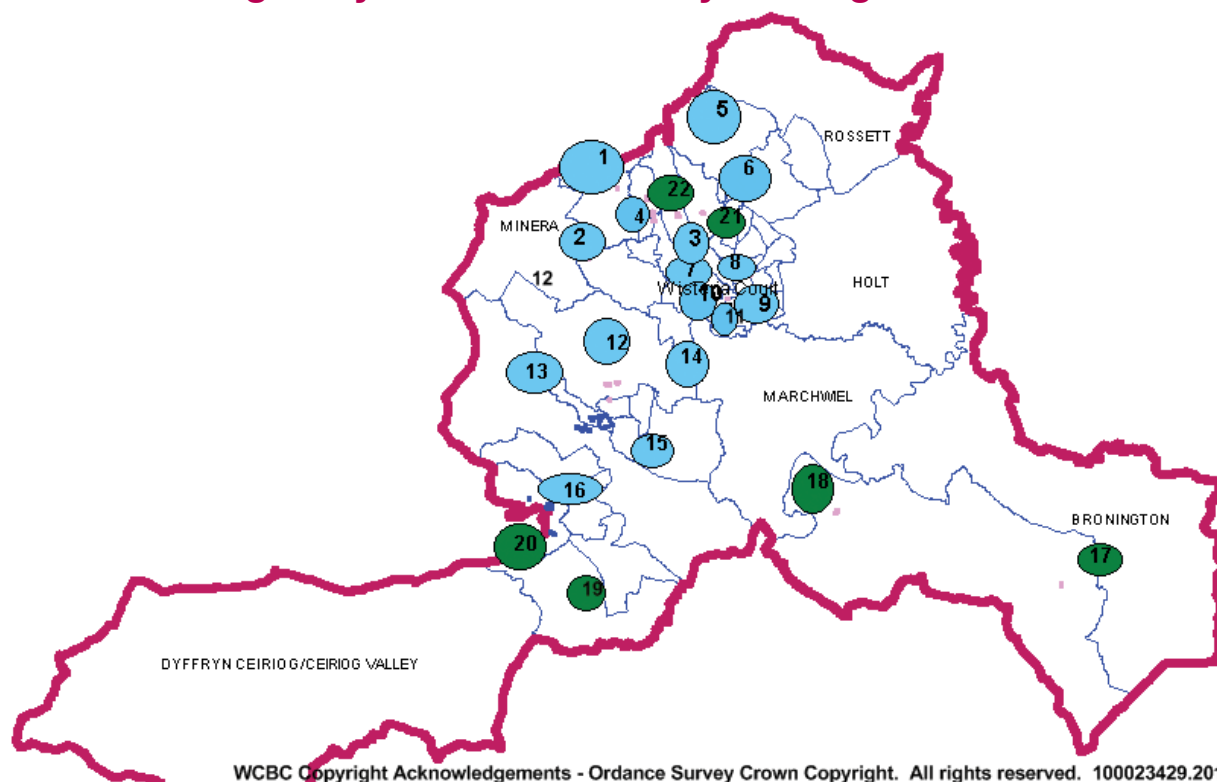
Who will be willing to cover you in an emergency?

It is important that you have plans in place, so all involved knows who will care for the person you look after.

For more information on emergency care plans contact your local authority, Carers UK or visit the NHS 111 Wales website.

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

