

<b>ISLE OF ANGLESEY COUNTY COUNCIL</b>	
<b>Report to:</b>	<b>Executive Committee</b>
<b>Date:</b>	<b>17<sup>th</sup> of October 2016</b>
<b>Subject:</b>	<b>Remodelling of Llawr y Dref, Llangefni</b>
<b>Portfolio Holder(s):</b>	<b>Aled Morris Jones</b>
<b>Head of Service:</b>	<b>Shan Lloyd Williams</b>
<b>Report Author:</b> Tel: E-mail:	<b>Ned Michael – Housing Services Business Manager</b> <b>01248 752 289</b> <b>NedMichael@ynysmon.gov.uk</b>
<b>Local Members:</b>	<b>Bob Parry</b> <b>Dylan Rees</b> <b>Nicola Roberts</b>

<b>A –Recommendation/s and reason/s</b>
<p>I. To proceed with the improvement programme to numbers 1 – 4 and numbers 6 – 29 Llawr y Dref, Llangefni which includes maximising the internal floorspace within the flats maintaining the current footprint, installing a lift in block numbers 6 – 29, upgrading the the current communal facilities together with carrying out external improvements to the building.</p> <p>II. Improve safety arrangements 1 – 4 and 6 – 29 Llawr y Dref, Llangefni by upgrading the door entry system to the building and communal areas wich includes a CCTV system. Upgrading the fire safety system within the two blocks.</p> <p>III. Continue with the current designation for the scheme for a period of 6 months following the completion of re-modelling the scheme. If it is not possible to let the units following this period the designation of the scheme will be changed to be for people aged 50 or over or registered diabled.</p> <p>The reason for recommendations is that the internal floorspace within the flats is very small and therefore being unattractive to prospective tennants whilst installing a lift within the building would improve access to the first floor wich would make it more attractive to prospective tenants.</p> <p>Concens have been expressed by tennants with regards to people who gain access to the building and improving the door entry system to the building and communal areas would alleiviate these concerns and improve the general safety arrangements within the</p>

building.

Following the re-modelling work if we do not succeed to let the units within 6 months the designation of the scheme will have to be changed. We have consulted with tenants regarding changing the designation to general needs and the tenants were unanimously against this. I trust the tenants will welcome the change of designation to people aged over 50 rather than being for general needs.

**B – What other options did you consider and why did you reject them and/or opt for this option?**

Following the calling in of the decision of the April Executive Committee due to the lack of tenant consultation and other key stakeholders consultation we have now completed a full consultation process as per attached consultation document (See Attachment).

As part of the process two meetings were held with our tenants at Llawr y Dref, the first being on the 14<sup>th</sup> of July and second on the 18<sup>th</sup> of August and other key stakeholders were invited to a meeting at Llawr y Dref on the 11<sup>th</sup> of August in order for us to present the consultation document to them and to give them an opportunity to see the building and ask any questions.

Age Cymru Gwynedd and Mon were appointed as advocates for the tenants during the consultation process and we received a reply from Age Cymru on behalf of all of the tenants.

Some of the comments received within this response were as follows:-

- That we've allowed the condition of the scheme to deteriorate.
- The loss of the warden service has contributed to people not wanting to be housed within the scheme.
- Young people living in nearby flats causing anti-social behaviour on a daily basis.
- People who visit Llawr y Dref in addition to carers who visit tenants at Llawr y Dref feeling unsafe when visiting the building as a result of the nearby anti-social behaviour.
- Young people's way of life being very different to older people's way of life which in turn should the designation be changed to general needs could create a conflict between different tenants ways of life.
- Consideration should be given to reducing entry age to 50 and over rather than to general needs which would be open to any age.
- The lack of parking spaces currently causes difficulties and changing the designation to general needs could possibly worsen the situation as younger people could well have cars.

Consideration was given to creating a Caretaker post to look after the scheme and building. As Llawr y Dref comprises of more blocks than block A & B the Caretaker role could be offered for the whole scheme in addition to Glan Cefni as these units are also located close

by should tenants wish to buy into such a service.

**C – Why is this a decision for the Executive?**

This is a decision for the Executive Committee as it is seeking the approval to change the designation of 1 – 4 and 6 – 29 Llawr y Dref which is currently for people aged 60 and over or registered disabled.

**D – Is this decision consistent with policy approved by the full Council?**

This decision is consistent with two of the Corporate Objectives that have already been approved by the full Council, namely:-

- i) Increasing our Housing Options and Reducing Poverty
- ii) Regenerating our Communities and Developing the Economy.

**DD – Is this decision within the budget approved by the Council?**

A Provision of £450k has been included within the Council's capital budget for 2016/17 for re-modelling Llawr y Dref and a bid of £250k has been made for 2017/18.

<b>E – Who did you consult?</b>		<b>What did they say?</b>
<b>1</b>	<b>Chief Executive / Strategic Leadership Team (SLT)</b> (mandatory)	Discussed during a meeting of the SLT and they supported recommendation.
<b>2</b>	<b>Finance / Section 151</b> (mandatory)	Discussed during a meeting of the SLT and they supported recommendation.
<b>3</b>	<b>Legal / Monitoring Officer</b> (mandatory)	Discussed during a meeting of the SLT and they supported recommendation.
<b>5</b>	<b>Human Resources (HR)</b>	
<b>6</b>	<b>Property</b>	
<b>7</b>	<b>Information Communication Technology (ICT)</b>	
<b>8</b>	<b>Scrutiny</b>	
<b>9</b>	<b>Local Members</b>	Councillor Dylan Rees welcomed the opportunity of seeing the building being upgraded and being let as per recommendation noted.
<b>10</b>	<b>Any external bodies / other/s</b>	The Police/ Town Council/ Residents and

		nearby Businesses supported the recommendation.
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<b>F – Risks and any mitigation (if relevant)</b>		
<b>1</b>	<b>Economic</b>	
<b>2</b>	<b>Anti-poverty</b>	
<b>3</b>	<b>Crime and Disorder</b>	
<b>4</b>	<b>Environmental</b>	
<b>5</b>	<b>Equalities</b>	
<b>6</b>	<b>Outcome Agreements</b>	
<b>7</b>	<b>Other</b>	

<b>FF - Appendices:</b>
Llawr y Dref Tenant Consultation Document.

<b>G - Background papers (please contact the author of the Report for any further information):</b>
Age Cynru Gwynedd a Môn Report. 25.04.2016 Executive Committee Report



# **Consultation with Tenants and Key Stakeholders regarding the proposed Remodelling of**

**1 – 29 Llawr y Dref, Llangefni**

**July 2016**

## **1. Introduction**

The Llawr y Dref development in Llangefni was completed in 1982. The original scheme was intended to provide homes for tenants aged 60 and above. The scheme is in six blocks, block A numbers 1 - 4, block B numbers 5 - 29 (this block was a sheltered housing scheme with a warden service), block C numbers 30 - 35, block D numbers 36 - 41, block E numbers 42 - 47 and block F numbers 48 - 51.

The warden service in block B was withdrawn some years ago and the former warden's accommodation (number 5) has been let as a family home.

Over the years, in order to enable us to let some of the units as they became vacant in block C to F, we have had to reduce the eligibility age to 40 and above.

## **2. Current Situation**

At present, 3 of the 4 units in block A are vacant as are 17 of the 24 units in block B – a total of 20 vacant units in the block which are difficult to let.

With regard to a provision for older people, we as a Council have the Glan Cefni Scheme which has received substantial investment recently for its improvement and modernisation in order to ensure that it continues to be fit for purpose in the future and Pennaf, one of our Registered Social Landlords on the island, is about to start developing an extra care scheme.

## **3. Waiting list for smaller units in Llangefni**

Currently, 58 people are on our general waiting list for a one or two bedroom flat in Llangefni and the age groups vary from 17 to 85 years.

If we further examine the age profile of the applicants on the waiting list, we see that 27 are between 21 - 40 and 39 between 21 - 50.

The above statistics show that there is a need for smaller general need rent units in Llangefni.

In addition, we have 4 tenants who are currently looking to moving to a smaller property in Llangefni.

## 4. Consultation

### On what?

As part of this consultation with tenants, we would wish to consult on 4 specific points:-

- i) Change the designation of units 1 – 29 Llawr y Dref to general needs rent units, meaning applicants do not have to be over 60 years old to apply.
- ii) Improve security in units 1 – 29 Llawr y Dref
- iii) Upgrade blocks A and B and maximise the internal floor space in flats 1 – 4 and 6 – 29 Llawr y Dref
- iv) Use our right to make local and sensitive lettings in accordance with clause 14.4 of our allocations policy.

### Why?

- i) 20 flats in blocks A and B are empty and we are unable to find suitable tenants for these flats.
- ii) The flats are small and the internal floor space available is not maximised.
- iii) Communal areas need to be upgraded in order to encourage tenants to make use of them.
- iv) Numerous incidences of anti-social behaviour.
- (v) There are people on the housing waiting list but not enough flats/houses available.

As part of the consultation process with our tenants, we will be holding an event to present this document and also to listen to any concerns which our tenants may have.

We will also take the opportunity to outline the timetable for the remodelling work.

## 5. The Remodelling Work

**Improving Safety** – as part of the remodelling work, we will be improving access arrangements to the building by installing a new door entry system to the building and the communal areas within the building in order to restrict use of the building and the communal areas to tenants.

We will be installing a new CCTV system outside the building and in the internal communal areas in order to improve security.

We will be upgrading the fire safety system and equipment.

**Maximising the internal floor space within the flats** – where it is possible to make better use of the internal floor space within the flats, we will be moving internal walls in order to maximise the use of the available space.

We will upgrade the heating systems within the flats in order to reduce heating costs for our tenants.

We don't anticipate that the tenants will have to move out of their homes during the remodelling work but we can confirm this once the final plans have been agreed.

### **Using our rights to make local and sensitive lettings**

As there is a history of anti-social behaviour in the vicinity of Llawr y Dref, we shall be using our rights in accordance with clause 14.4 of our allocations policy in order to ensure the suitability and eligibility of any prospective tenants to be housed within the scheme.

In accordance with the Anti-social Behaviour, Crime and Policing Act 2014, we as a landlord, have more rights to deal with incidences of anti-social behaviour and we will make full use of these rights once the remodelling work has been completed.

### **Maximising presence within the scheme**

As part of the remodelling process, we will be encouraging staff from the Housing Services, External Agencies and the Police to maintain a presence in the scheme so that they are available to tenants to address any day to day issues.

## **6. Consultation Timetable**

Arrange a meeting with tenants to present the Consultation Document	w/c 11 <sup>th</sup> July
Send individual letters to tenants with the consultation document seeking their opinion	w/c 11 <sup>th</sup> July
Receive the responses of the tenants	By 12 <sup>th</sup> August
Receive the responses of key stakeholders	By 12 <sup>th</sup> August
Present the recommendations to the Executive Committee	19 <sup>th</sup> September



## **7. Timetable for the Remodelling Work**

September	Agree on the specification in order to invite tenders
October	Out to tender
November	Begin work on site
January	Complete the work
January	Begin letting the units

## Holiadur Tenantiaid / Tenant Questionnaire

**Ail Fodelu rhif 1 – 29 Llawr y Dref, Llangefni / Remodelling of 1 – 29 Llawr y Dref, Llangefni**

**Enw/Name:-** .....

**Cyfeiriad/Address:-**

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1. **Mae'r Cyngor yn awyddus i newid dynodiad rhifau 1 - 29 Llawr y Dref o fod yn gynllun ar gyfer tenantiaid 60 oed a throsodd i fod ar gael fel unedau rhent cyffredinol ar gyfer unrhyw oedran / The Council is eager to change the designation of 1- 29 Llawr y Dref Llangefni from a scheme for tenants aged 60 years and over to general rent units which will be available to any age group.**

**Ydych chi'n cefnogi hyn? / Do you support this? Ydw / Yes Nac Ydw / No**

**Os nad ydych yn gefnogol nodwch eich rhesymau isod / If you are not in favour, note your reasons below:-**

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2. **Mae'r Cyngor awyddus i wella diogelwch y cynllun trwy roddi system rheoli mynediad newydd i'r adeilad ynghyd â gosod system CCTV o fewn manau cymunedol a thu allan i'r adeilad / The Council is eager to improve the security of the building by installing a new door entry system and CCTV in communal areas and outside the building**

**Ydych chi'n cefnogi hyn? / Do you support this? Ydw / Yes Nac Ydw / No**

**Os nad ydych yn gefnogol nodwch eich rhesymau isod / If you are not in favour, note your reasons below:-**

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3. **Mae'r Cyngor yn awyddus i gynnal gwelliannau o fewn y mannau cymunedol i'r adeilad ynghyd a gwaith o uchafu'r gofod mewnol o fewn y fflatiau unigol / The Council is eager to improve the communal areas within the building and to carry out work to maximize the internal floorspace within individual flats.**

**Ydych chi'n cefnogi hyn? / Do you support this? Ydw / Yes Nac Ydw / No**

**Os nad ydych yn gefnogol nodwch eich rhesymau isod / If you are not in favour, note your reasons below:-**

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4. **Mae'r Cyngor yn bwriadu gweithredu Gosodiadau Lleol a Sensitif wrth osod y fflatiau yn dilyn yr ailfodelu / The Council intends to implement a Local and Sensitive Lettings Policy when letting the flats following the remodelling work**

**Ydych chi'n cefnogi hyn? / Do you support this? Ydw / Yes Nac Ydw / No**

**Os nad ydych yn gefnogol nodwch eich rhesymau isod / If you are not in favour, note your reasons below:-**

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**Dylid dychwelyd yr holiadur hwn i Ned Michael Rheolwr Busnes Gwasanaethau Tai, Swyddfeydd y Cyngor, Llangefni, LL77 7TW erbyn 12 Awst 2016 / This questionnaire should be returned to Ned Michael, Housing Services Business Manager, Council Offices, Llangefni, LL77 7TW by 12 August 2016**