

ISLE OF ANGLESEY COUNTY COUNCIL Scrutiny Report Template

Committee:	Corporate Scrutiny Committee
Date:	31 st January 2018
Subject:	Extra Care Housing Seiriol
Purpose of Report:	To provide a summary of the feedback from the engagement process and final recommendation.
Scrutiny Chair:	Councillor Aled Morris Jones
Portfolio Holder(s):	Councillor Llinos Medi
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Local Members:	Councillor Carwyn Elias Jones Councillor Alun Roberts Councillor Lewis Wyn Davies

1 - Recommendation/s

Following completion of a period of engagement it is recommended that:

- The Beaumaris School site is used to develop an Extra Care Housing scheme within the Seiriol area.
- That the development be funded through the Housing Revenue Account.
- Dependent on the results of the consultation regarding the future of Beaumaris School, the development should be built either behind the school as part of an integrated development with the school remaining open, or should be built utilising parts of the school building should a decision be made to close the school.
- The development process for the scheme should consider the points made during the engagement process regarding the site, and ensure these are considered and steps taken to ensure the site is accessible for older people. For example, as the development is on a hill, build in opportunities for additional paths and community transport to the town. Also ensuring that the development acts as a base for community events to ensure good integration with the town and more widely the communities across the South of the Island.

2 – Link to Council Plan / Other Corporate Priorities

This links to the **Isle of Anglesey County Council Plan 2017-2022- Objective 2:**
Support vulnerable adults and families to keep them safe, healthy and as independent as possible. This relates specifically to ‘*Support for older and vulnerable adults*’ and to ‘**1.**

Agree on plans to provide extra care housing provision in the centre, north and south-east of the Island’ and also to ‘5. Improve provision for adults with dementia’.

3 – Guiding Principles for Scrutiny Members

To assist Members when scrutinising the topic:-

3.1 Impact the matter has on individuals and communities [**focus on customer/citizen**]

3.2 A look at the efficiency & effectiveness of any proposed change – both financially and in terms of quality [**focus on value**]

3.3 A look at any risks [**focus on risk**]

3.4 Scrutiny taking a performance monitoring or quality assurance role [**focus on performance & quality**]

3.5 Looking at plans and proposals from a perspective of:

- Long term
- Prevention
- Integration
- Collaboration
- Involvement

[focus on wellbeing]

4 - Key Scrutiny Questions

Key Scrutiny Questions to be considered are:-

- Is the final recommendation consistent with the Isle of Anglesey’s Strategic Plans for Older People;
- Has the Engagement process contributed to the overall recommendation;
- Are the reasons to progress clear and appropriate.

5 – Background / Context

A report (*Background Paper A*) was presented to both the Corporate Scrutiny Committee (2nd October 2017) and to The Executive (30th October 2017) recommending that a period of engagement occurred locally within the Seiriol area regarding the proposed development of an Extra Care facility within the locality.

Both the Corporate Scrutiny Committee and The Executive supported holding a period of engagement locally within the Seiriol area during November and December 2017 and the Corporate Scrutiny Committee requested that a summary of the feedback from the engagement process was to be presented to the Committee prior to its consideration by The Executive.

The engagement process has since taken place. This paper summarises the feedback received and reflects the views expressed by local people within the Seiriol area and provides a final recommendation for the site for the development of Extra Care Housing in Seiriol.

Engagement

Different engagement activities have taken place within the Seiriol ward during November and December 2017 regarding the three following matters:

- 1) Developing extra care housing provision in the Seiriol Area to provide a minimum of 39 self-contained flats in accordance with nationally approved models of provision.
- 2) That the preferred site for this development is the site of the current Beaumaris Primary School either co-located with an adapted school or as the prime use for this land.
- 3) That the Council pursue options to fund the development through the Housing Revenue Account so that the development becomes additional council housing stock.

As part of the engagement, the Head of Service and Portfolio Lead¹ has met with the local Town and Community Councils of Llandegfan, Llanddona, Menai Bridge, Beaumaris and Llangoed. Drop-in sessions have also been held in Llanddona, Beaumaris x2, Menai Bridge and Llangoed. An on-line survey has also been used as an opportunity to engage and a Public Meeting was held in Llangoed on the 15th January 2018.

Summary of Feedback Received

A total of 78 feedback questionnaires were received. Out of the 78, 16 were completed as part of meeting the Town and Community Councils and as part of the drop-in sessions. The other 62 were completed on-line.

Over half the people responding were supportive of the development of Extra Care locally and agree that provision of this nature would be of value. Responses to the questionnaire indicates that 44 of 78 received supported the concept. In a similar vein members of the community councils were supportive of this type of development. It is important to note that responses of members of the Llangoed Community Council while recognising the role of Extra Care Housing were not supportive of this development.

Views expressed at the Public Meeting indicates people believe that Extra Care would not act as alternative provision to Residential Home provision.

¹ The Portfolio Leader was only present at the Llandegfan, Beaumaris and Llangoed Town and Community Council meetings.

Feedback from the questionnaires, and from the Public Meeting shows a level of disagreement with the site proposed. It is to be noted that there was also the same views expressed in Beaumaris and Llangoed Community Council meetings. In other areas we visited this was not the case and members of Cwm Cadnant Community Council expressed their support to a site in Beaumaris within the Public Meeting.

Problems are indicated with its location on a hill and its geographical location in Beaumaris, and its potential impact on the town and moreover the problems associated with getting around Beaumaris. Of 78 questionnaires received 54 did not agree with the site.

With regards to the funding of the development little comment was made during meetings with regards to this matter, however 56% of those who responded to the questionnaire indicated support to the funding proposal.

A number of specific points were raised during a well-attended Public Meeting on the 15 January 2018 (see *Appendix A*). Many of the points raised reflect the issues noted within the generic feedback. Many present disagreed with the preferred site wishing to see any Extra Care provision built in Haulfre or alternatively that the Council seek to invest in the care home instead. The points are addressed in detail within the appendix.

Acknowledging the important points raised during the consultation process and the Public Meeting our recommendation remains consistent with the original proposal for the following reasons:-

- Anglesey County Council has committed to a strategy to modernise facilities available for older people to remain independent within their own homes. Extra Care is central to this.
- A commitment was made in 2015 to develop Extra Care within the Seiriol area, and we remain of the view that of the limited number of sites available and considered within the Seiriol area, the school site is the best and site accessibility will be addressed within any planning application.
- Extra Care developments are designed to support people to remain independent and connected The Beaumaris site offers a real opportunity to achieve this, not only for older residents of Seiriol but more broadly for the South of the Island. Haulfre site does not offer this accessibility and local facilities.
- The Extra Care Building will need to meet BREEAM standards. There are five specific criteria for BREEAM – access to public transport; access to facilities such as shops, health centres; walking and biking facilities; parking provision; sustainable transport plan. In this context the first two criteria are the most relevant for the Extra Care development. This to some extent reflects the fact that Extra Care provision is often sited in towns in order to access bus routes and day-to-day facilities such as shops and cafes.

6 – Equality Impact Assessment [including impacts on the Welsh Language]

An Equality Impact Assessment is being completed.

7 – Financial Implications

The planning and build process for Extra Care Housing will be subject to a full business case. This will include funding through the Housing Revenue Account, and consideration of all going capital and revenue funding.

8 – Appendices:

Appendix A - Public Meeting Comments and Responses:



Appendix A- Public Meeting Comments



Engagement re ECH in Seiriol.pdf

Appendix B- Site Selection Report:



Appendix B- Site Selection Report_SE

Appendix C- Questionnaire Feedback:



Appendix C- Questionnaire Resul

9 - Background papers (please contact the author of the Report for any further information):

Background Paper A- Seiriol Extra Care Housing- Executive- October 2017:

Appendix A- Public Meeting Comments and Responses

Seiriol Extra Care Housing

A Public Meeting was held in Llangoed on the 15th January 2018 and this was the last part of the engagement process. This was well attended and the three local Councillors for the area each provided their views. Many of the views shared during the meeting echoed what was expressed during the drop-in sessions; at the Town and Community Council meetings and also what was expressed via the on-line survey.

The possible closure of the school and the closure of Haulfre were the main topics discussed and there were clear messages that although people were not generally against the concept of Extra Care Housing, they did disagree that the school site was the best location for the development of Extra Care Housing within the Seiriol ward.

A high proportion of those who attended the meeting felt that the Haulfre site should be utilised and believed that a residential home is still needed at Haulfre and that the Extra Care should also be on the Haulfre site. People disagreed with the decision that was made in October 2015 that Haulfre would close following undertaking the necessary changes to the building in the short-term before it would close when the Extra Care Housing facility would open. It was explained that Haulfre had been considered as a possible location but did not score as highly as the school site and that the location was one of the reasons behind this.

It was strongly communicated that the community is against the school closing and the majority of people disagreed that the school site should be the preferred site mainly due to the location as it is on top of a steep hill. There were comments made regarding the difficulty to travel on foot or by mobility scooter from the site to the town due to narrow pavements, parked cars and notice boards on the pavements.

The Council was asked to reconsider the school as the preferred site as there have been changes since 2015 (the Council governance) and that Haulfre should be considered as a possible location.

No	Comment / Question	Response by the Council
1	Issues with the location and accessibility of the Beaumaris School site e.g. the steep hill.	<p>The Council is aware of the challenges that have been identified for the site, but out of the options available, it is the most suitable.</p> <p>Ensuring that accessibility to the site by transport and on-foot (including mobility scooters) will be a priority for any scheme. The Council will be looking at opportunities for additional paths and arranging community transport to the town and making any other necessary arrangements that are needed to ensure appropriate accessibility to the site.</p> <p>The site has scored highly in terms of location due to its proximity to the town of Beaumaris and therefore to local amenities and to public transport.</p>
2	Why has the Beaumaris School site been identified as the preferred option rather than Haulfre?	<p>The Executive made a decision on the 19th October 2015 to invest in Haulfre to keep the home open in the short term and that Haulfre would close when the Proposed Extra Care development was opened.</p> <p>The Site Selection Report provides details regarding what sites were assessed as potential Extra Care sites and the Beaumaris School site scored higher than Haulfre:</p> <ol style="list-style-type: none"> 1. Beaumaris Day Care Centre 2. Beaumaris Primary School 3. Haulfre, Llangoed 4. Former Beaumaris Social Club 5. Bryn Tirion, Beaumaris 6. Seiriol Lairds 7. Beaumaris Gaol Site <p>The factors which have influenced this assessment include:-</p>

		<p>Planning Permission – Consideration of the likelihood of obtaining planning permission.</p> <p>Suitability of site for development – Based on the physical location, known site constraints and conditions.</p> <p>Access – Consideration has been given to the proximity of the sites to the town centre in relation to pedestrian links, the ability to access the land with and without vehicles.</p> <p>Cost – Consideration has also been given to the value of land for development, either the cost of purchase or the loss of asset value income from any potential disposal. Consideration has also been made in relation to the effect of the site clearance costs where existing buildings or structures are present.</p> <p>Availability and Timing – Previously undeveloped greenfield sites are potentially available for development very quickly; however, brownfield, occupied or existing developed sites will take longer to become available.</p> <p>Services – The main consideration of this criterion is the proximity and location of foul and surface water drainage.</p> <p>The Beaumaris School site has scored highly in terms of location due to its proximity to the town of Beaumaris and therefore to local amenities and to public transport which complies with the ethos of Extra Care Housing.</p> <p>The schemes are generally developed within towns or close to local amenities and are very rarely developed in rural locations unless there is a great need for this due to a town being a great distance away. The ethos of Extra Care is to enable older people to remain as independent as possible and by developing them in towns, people can easily access shops, public transport and are able to take part in local social activities.</p>
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		<p>Developing an Extra Care in a location in Beaumaris complies with the principles of Extra Care, whereas developing an Extra Care on the Haulfre site would not as it is out of town and does not provide easy access to amenities. The Beaumaris School site is a much more viable location for the whole Seiriol area.</p> <p>The Extra Care Building will need to meet BREEAM standards. There are five specific criteria for BREEAM – access to public transport; access to facilities such as shops, health centres; walking and biking facilities; parking provision; sustainable transport plan. In this context the first two criteria are the most relevant for the Extra Care development. This to some extent reflects the fact that Extra Care provision is often sited in towns in order to access bus routes and day-to-day facilities such as shops and cafes.</p>
3	<p>What are the advantages of having an Extra Care scheme?</p>	<p>Living in an Extra Care scheme has many advantages for older people. Extra Care is an innovative concept where older people can experience independent living with high quality housing support and care services that enable, support and encourage people to live independently for as long as they wish and are able to.</p> <p>Extra Care can be an alternative to a residential home and when compared against “traditional” residential provision, Extra Care not only supports an independent life and higher quality living, but is also generally cheaper for residents and more cost effective for local authorities.</p> <ul style="list-style-type: none"> • It promotes and supports people to stay as independent as possible for as long as possible within their own home; • Care is provided on-site as and when it is needed as well as 24 hour Telecare and other assisted technology to alert staff when support is required; • It is a safe, secure and comfortable environment and everyone has their own front door; • Extra Care can be a home for life; • It can cater, respond and adapt to the changing needs of individuals;

		<ul style="list-style-type: none"> • It promotes family and community support and involvement and can be used as a Community Hub; • It provides people with opportunities to socialise and can eliminate loneliness and isolation as Extra Care schemes are natural communities; • Daily meals are provided in the on-site restaurant; • Potential for couples to live together: • There are multi-purpose communal areas within the scheme; • There are assisted bathrooms; adapted kitchens and mobility scooter storage; • Accessible design for people with mobility requirements; • Guest bedrooms.
4	Concern that Extra Care does not provide respite care.	Extra Care facilities can also provide respite care. In our other Extra Care schemes, we are intending to have flats that the Council will be using for people who require short-term intermediate care beds.
5	Sheltered Housing has changed and there are no longer wardens living on site. What is the difference between Extra Care Housing and Sheltered Housing?	<p>Sheltered housing is based in the community where residents live within their own accommodation and is supported by someone who comes to visit them in their own home. Although similar to the concept of Extra Care, Sheltered Housing is different in that all residents live in separate accommodation and use their own facilities such as kitchen, bathroom and living room. The same care is not provided within Sheltered Housing and the design is not as up-to-date as Extra Care and they do not promote the same level of independence in Sheltered Housing as the Extra Care does.</p> <p>In an Extra Care facility, all though residents have their own accommodation and own front door, they are all within the same complex and have access to shared facilities within the building to communal spaces such as lounges; on-site restaurant; laundry; mobility scooter garage and specialised bathroom.</p> <p>Sheltered Housing remains a viable option for people who have less care needs but Extra Care provides more care and support to those who need it and can cater to any change in the needs of individuals.</p>

6	<p>What will happen to the residents of Haulfre when it will be closed?</p>	<p>As part of the development of Hafan Cefni, Plas Penlan, the Local Authority owned Residential Home will be closing. The Local Authority is following the Welsh Government statutory guidance process of closing the residential home and ensuring that the residents as well as the staff are moved on to other accommodation, including Hafan Cefni, and are supported with their employment opportunities. Residents are assessed to ensure that they move on to suitable and appropriate accommodation that cater to their needs and wishes and the same process would be followed for the closure of Haulfre.</p> <p>The Local Authority would wish to transfer as many residents from Haulfre to the Extra Care Scheme. If this is not an appropriate option for some of the residents due to higher care needs, then other accommodation options would be secured. The Local Authority has other residential care homes such as Plas Penlan in Llanfairpwll which is 9 miles away from Haulfre that residents can move on to. There are other residential care homes locally that are run privately and there are also nursing homes and more specialist homes that could be considered if needed dependent on individual need and choice.</p>
7	<p>How would the Council deal with residents in Extra Care if they would be unable to remain independent all their lives because of a decline in their health that would lead to the requirement of residential or nursing care at some stage.</p>	<p>The Local Authority's aim in Extra Care is to provide a home for life for individuals with the care and facilities within a person's own flat adapting to an individual's needs should they increase.</p> <p>In the event that a person developed significant specialist needs requiring intense nursing or EMI support it is possible that they may need to leave, we believe this will occur only in exceptional cases and are committed to supporting people in Extra Care Housing. Should they need to go to another facility the appropriate one would be sourced in consultation with them and their families.</p> <p>Residential facilities do exist in the South of the Island, but clearly what is sourced for an individual would depend on their individual needs.</p>

8	Why is Haulfre not acceptable as a residential home for the future?	<p>The amount of investment required to bring Haulfre to an acceptable standard was estimated in 2015 to be £1,156,950. This estimate was done in the absence of a full site assessment and excluded any costs associated with the terrain of the land and accessibility, including appropriate parking facilities. This investment is significant to increase a model of care provision that the Council is no longer prioritising for future investment. These factors and the time that has passed are likely to increase the cost of any development at Haulfre.</p> <p>The Council's Strategy for Older People is to increase the options for people to remain as independent as possible for as long as possible i.e. Extra Care.</p>
9	Are there less beds available on the Island now?	<p>No, we can confirm that there are no less beds available on the Island than there were in 2015. In fact, during that period, capacity at Fairways Newydd (formerly St Tysilio) has increased and there are now additional specialist dementia beds in Garreglwyd.</p> <p>In terms of the future priorities of the Local Authority, we are concentrating on the need for options to support individuals with care and support needs to remain living at home as independently as possible and for as long as possible.</p> <p>Hafan Cefni, the Extra Care scheme in Llangefni is currently being built, which will provide 63 apartments from the summer of 2018 onwards for individuals with care needs as oppose to the current 28 residential beds available.</p> <p>Should we receive agreement to build an Extra Care Scheme in the Seiriol area, the Local Authority will be increasing options from 19 beds in Haulfre to 39 self-contained flats in the Extra Care.</p>
10	Engagement process details.	<p>Engagement activities took place during November and December 2017 following both the Corporate Scrutiny Committee and The Executive supporting holding a period of engagement locally within the Seiriol area. The Head of Adult Services met with the local Town and Community Councils and drop-in sessions were also held in the area.</p>

An on-line survey was also used as an opportunity to engage and a Public Meeting was held in January to finish the process.



Engagment re ECH
in Seiriol.docx

In general positive feedback was received in all Community Councils regarding the development of Extra Care. Concern was primarily expressed regarding the site proposed.

Beaumaris Town Council indicated concerns regarding the impact on the town as a whole and that it contributed further to the “ageing” of the town whilst members of Llangoed Community Council objected to the proposed site and the closure of Haulfre as a result of the development, and were clear that they felt the Haulfre site could accommodate the development.

Although the majority of the feedback received was against Beaumaris School site being the preferred site for the development of Extra Care, some positive comments were received that supported this site e.g. Cwm Cadnant shared at the Public Meeting supported this as the preferred site.

Engagement in Terms of Extra Care Housing in the Seiriol Area

Engagement with Town and Community Councils

Meeting	Date
Llandegfan	08.11.17
Llanddona	15.11.17
Menai Bridge	20.11.17
Beaumaris	04.12.17
Llangoed	06.12.17

Drop-In Sessions in the Community

Area	Date
Llanddona	22.11.17
Biwmares	27.11.17
Menai Bridge	30.11.17
Llangoed	05.12.17
Beaumaris	07.12.17



Gofal Ychwanegol
Drop Ins.pdf

Public Meeting, 15 January 2018

On-line Survey

Site Selection Report

Seiriol Extra Care Project



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Senior Valuation Officer

Site Selection Report – Seiriol Extra Care Project

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 Isle of Anglesey County Council

Signed:

Dated:

Purpose

This report has been prepared on behalf of the Extra Care Project group to explore and recommend a suitable site for the development of a new build extra care housing scheme in the Seiriol ward of Anglesey. The recommendations made have been based on the information provided by the Project Group management team.

Scope

A number of sites have been identified following a careful desk-top study of available land with potential for development within close proximity of key facilities which are within reasonable walking/travel distance as well as easy access to local public transport. As amenities in Llangoed are somewhat limited only the options in Beaumaris can fully satisfy these particular requirements. Each of the sites considered in Beaumaris are located within 600m of the most relevant town centre facilities such as the shop, library, medical surgery and pharmacy. (as shown on the following illustration (Figure 1).

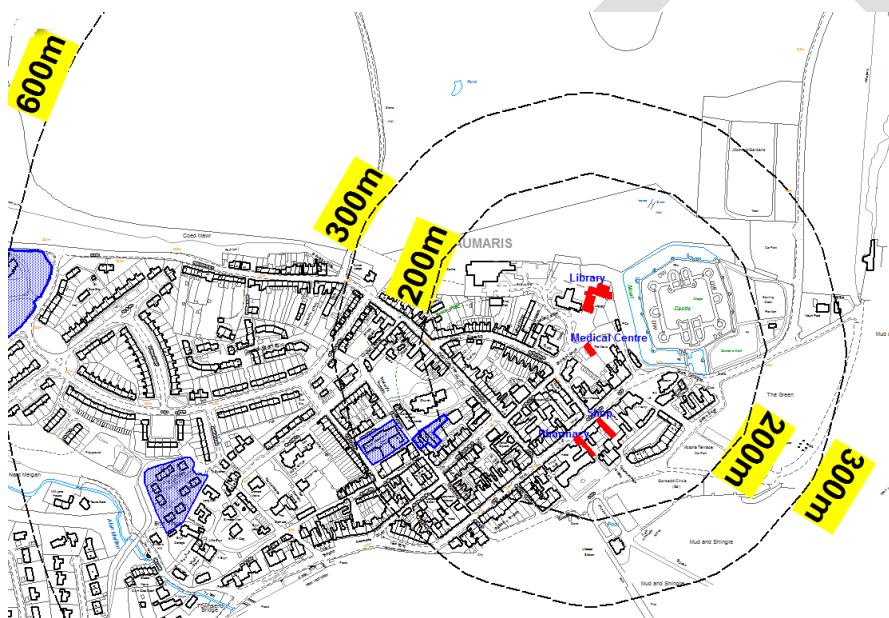


Figure 1 – Beaumaris Town Centre

Six of the identified sites are in the freehold ownership of the Council with 1 being privately owned. The sites considered in this report are listed as follows:-

- Site 1 – The Beaumaris Primary School (Council owned)
- Site 2 – Former Day Care Centre, Beaumaris (Council owned)
- Site 3 – Bryn Tirion, Beaumaris (Council owned)
- Site 4 – Gaol, Beaumaris (Council owned)
- Site 5 – Heulfre, Llangoed (Council owned)
- Site 6 – Former Social Club, Beaumaris (Privately owned)
- Site 7 – Seiriol – Lairds, Beaumaris (Privately owned)

Consultations have been carried out with a number of internal Council Services on the potential of each site to develop a new Extra Care facility. Input has mainly been provided from the Council's Property Service from a land ownership and architectural perspective with additional expertise from Highways and Planning Policy. The Highways Service has provided information on highway access and drainage and written comments have been received from Gwynedd and Anglesey's Joint Planning Policy Unit (JPPU) as well as the Local Planning Authority (LPA).

Officers Consulted:

Gareth W. Thomas – Architectural Services Manager
Huw Percy – Chief Engineer (Highways)
David F. Jones – Development Management (Planning)
Dave Jump – Senior Planning and Conservation Officer
Sean Pritchard – Building Surveyor

The JPPU has provided planning policy comments on each of the sites being considered. The JPPU team are currently working towards a 2016 date for adoption of the JLDP and it is highly likely that the proposed Extra Care development will need to be addressed within that policy.

All of the sites within the town of Beaumaris are located within the defined development boundaries of the Ynys Môn Local Plan and Stopped UDP. None of the option sites are allocated for any specific purpose in either the YMLP or SUDP.

None of the sites would appear to have a high ecological interest, but an appropriate inspection for bats (protected under the Habitats Regulations 2010 etc) would help inform any case involving the demolition of existing buildings. Similarly nesting birds are also protected by law, therefore any buildings to be demolished or any trees or hedges would need to be surveyed or avoided by working outside of the nesting season.

Site 1 – Beaumaris Primary Schools Site

Description – The site extends to approximately 2.07 hectares (5.13 acres) which has been partially developed to provide a two-storey school building extending to approximately 2025m² together with playing fields. The site is already within the ownership of Anglesey County Council and may be available in a reasonable period. The entire site is located within development boundaries however the school building is Grade II listed and cannot be demolished.



Figure 2 – Beaumaris Primary School

Architects – The site is large enough to cater for an extra care facility however the building is Grade II listed therefore there are limitations with how it could be modified. The site is however a great setting with good external spaces and plenty of parking and delivery space but is not within easy walking distance of the town centre and its amenities. Any conversion of the building would have to be sympathetic to its Grade II listed nature and there are numerous steps in floor levels within the existing building which need to be considered.

Highways – This site is acceptable in terms of the highway leading to it. The site is located on a bus route and there are good links down towards the town, however it's a fair distance on foot.

Drainage – The existing developed part of the site is adequately serviced although additional surface water attenuation may be required as part of the scheme design.

Planning — The property is situated within the development boundary in the Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. There are however listed building constraints.

Conservation / Listed Building – The school is a grade II listed building but a very sensitive conversion together with high quality modern extension(s) could be considered. This would mean developing a very sensitive more costly approach than one on a brown or green field site. A small section of the grounds to the left of the site could however be developed as part of the development of the neighbouring property the 'Beaumaris Day Care Centre'.

Site 2 – Beaumaris Day Care Centre

Description – Property known as the Beaumaris Day Care centre which adjoins the Beaumaris School playing fields. The site extends to approximately 0.16 hectares (0.41 acres) with the building extending to approximately 215 m². The property adjoins the neighbouring Beaumaris School playing field providing scope to extend the site area to accommodate larger development. It has been advised that sharing of some services and facilities may also be considered with the neighbouring School subject to proposed design, ownership and legal considerations.



Figure 3 - Beaumaris Day Care Centre

Architects – Site may not be large enough for Extra Care Facility therefore any development may require part of the neighbouring school grounds to form part of it.

Highways – The site is located on a bus route and there are good links down towards the town, although it is a fair distance on foot. The access road is considered suitable up to the Maes Hyfryd junction but is too narrow thereafter and would require widening over a strip of the adjoining Beaumaris Primary School playing field which is already owned by Anglesey County Council (forming part of the school grounds).

Drainage – The existing site is adequately serviced. Additional development will increase loading, but it is believed that the drainage system will cope given sufficient surface water attenuation as part of the scheme design. Additional surface water attenuation may still be required as part of the scheme design.

Planning – Property is within the development boundary in Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan.

Conservation / Listed Building - It's not a Listed Building but is in the essential setting of the neighbouring school. This site although being a brown field one would need a sensitive approach due to its close proximity to the LB.

Site 3 – Bryn Tirion, Beaumaris

Description – Bryn Tirion is a small cul-de-sac of local authority sheltered bungalows and extends to some 0.92 hectares (2.27 acres). The site is located in an established residential area however roadways are narrow and parking is at a premium. All of the properties are occupied on secured tenancy agreements therefore the properties are not readily available for development.



Figure 4 - Bryn Tirion, Beaumaris

Architects – Site may not be large enough to accommodate extra care facility and external space is limited for garden and parking. There are also limitations with the setting of any development adjacent to properties due to matters related to overlooking etc.. Delivery of materials / goods may also prove to be problematic due to the nature of the roads.

Highways – Town center site with good walking links. The access road however is too narrow and unsuitable to accommodate any additional traffic caused by a larger development.

Drainage – The existing site is adequately serviced. Additional development will increase loading, but it is believed that the drainage system will cope given sufficient surface water attenuation as part of the scheme design. Additional surface water attenuation may still be required as part of the scheme design.

Planning – The site is situated within an established residential area and is within the development boundary contained within the Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. Proximity of dwellings surrounding site may however be problematic to any development proposals.

Conservation / Listed Building – This site is in the Area Of Outstanding Natural Beauty but just outside of the designated special conservation area. The site borders Bryn Cottage which is inside the special designated conservation area. There are some LB in the surrounding area but the potential impact of a proposed development on LB settings would be difficult to assess in the

absence of the details at this time.

Site 4 – Gaol, Beaumaris

Description – Historic Grade I listed former prison located close to the centre of Beaumaris. The site extends to approximately 0.17 hectares 0.42 acres and has been fully developed. Roads leading to the property are extremely narrow with a general lack of footways.



Figure 5 - Gaol, Beaumaris

Architects – The site is not considered being large enough and the existing building is Grade I listed.

Highways – Town center site but the roads around it are narrow for vehicles not to mention construction traffic. There is also lack of footways around the site.

Drainage – The existing developed part of the site is adequately serviced however additional development will increase loading which may require improvements to the drainage system.

Planning – The property is within development boundary in Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. Any development however would be extremely difficult having regard to the Grade I listed nature of the property, the proximity of nearby properties and the narrow roadways.

Conservation / Listed Building – This building and the site is a Scheduled Ancient Monument (SAM), a Grade I Listed Building, in the special designated Conservation Area, in an Area of Outstanding Natural Beauty, in the setting of numerous Listed Buildings and in the essential setting of Beaumaris Castle designated SAM, Grade I LB and a World Heritage Site (WHS). It's not impossible but Scheduled Monument Consent (SMC Cadw) and Listed Building Consent (LBC Cadw) applications would be extremely complicated and costly to prepare with no guarantee of a successful outcome.

Site 5 – Haulfre, LLangoed

Description – A Local Authority owned care home facility with grounds extending to approximately 8.41 hectares (20.79 acres).



Figure 6 - Haulfre, LLangoed

Architects – Site is large enough to accommodate a development of a large scale however there may be limitations to how it can be modified due to its Grade II listed nature and extensive costs likely for refurbishment or extensive demolition. The site is situated in a great setting with good external spaces and plenty of parking and delivery space however there is no option for residents to walk into a town.

Highways –There are bus services into the village of LLangoed however the subject site is outside the village and there are no walkways linking it back to the village. The road is also narrow for vehicles and construction vehicles.

Drainage – The existing developed part of the site is adequately serviced. Additional development will increase loading, but it is believed that the drainage system will cope given sufficient surface water attenuation as part of the scheme design.

Planning – The property is outside of the development boundary in Ynys Mon Local Plan and Stopped Unitary Development Plan but is classed as a countryside cluster in the emerging Joint Local Development Plan. The land is also currently classed as a countryside location designated as being of Outstanding Natural Beauty. Use has been established on site but there may still be some listed building issues.

Conservation / Listed Building - Haulfre Stables (former) and Outbuildings are Grade II Listed Buildings. However, the other buildings on the site are not listed and there is clearly scope with appropriate planning in such large grounds to give this one serious consideration.

Site 6 – Social Club, Beaumaris

Description – A privately owned former social club located close to the Beaumaris Town Centre. 0.07 Hectares 0.237 acres. The site comprises 2 mid terraced properties together with a former social club building to the rear. Access is problematic due to the nature of the roads and privately owned garages to the rear of the property. Space is also limited and the site is adjacent to the Church.



Figure 7 - Social Club, Beaumaris

Architects – The site is somewhat irregularly shaped and does not seem large enough. There may also be limitations with the setting of any development adjacent to the Church. Demolition costs may also be problematic together with there being major issues for contractor deliveries and compound areas. Additionally there is no external space for garden or parking.

Highways – Town center site but Steeple Lane is narrow and there is no footway alongside it. Difficult access for vehicles and construction traffic

Drainage – The existing developed part of the site is adequately serviced however additional development will increase loading which may require improvements to the drainage system.

Planning – Within development boundary in Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. Development of the property must be sympathetic and in keeping with the character and nature of nearby listed buildings.

Conservation / Listed Building – A long standing problem site located inside the special designated CA, in the AONB, in the setting of numerous LB's and in the essential setting of Beaumaris Castle designated SAM, Grade I LB and a World Heritage Site (WHS) site.

Site 7 – Seiriol – Leirds, Llanfaes

Description – A privately owned site extending to approximately 5.96 Hectares (14.73 Acres). There are a number of industrial buildings on site which would require demolition and it is quite likely the ground is contaminated in part.



Figure 8 – Seiriol – Leirds, Llanfaes

Architects – Large site which may be suitable for development subject to statutory consents. Demolition costs likely to be high though and probable that the ground is contaminated. The setting however is great with good external spaces and plenty of parking and delivery space but there is no option for residents to walk to a town.

Highways – Site within reach of bus service but far from the Town of Beaumaris by foot. Road network is acceptable however no pavements alongside it leading to the Town of Beaumaris.

Drainage – Land is unserviced but foul and surface water connections are available below the highway leading into Llanfaes. Additional development will increase loading, but it is believed that the drainage system below the highway will cope given sufficient surface water attenuation as part of the scheme design.

Planning – Not within a development boundary in the Ynys Mon Local Stopped Unitary Development Plan but is allocated in for 'Employment' use. Llanfaes is to be re-classed as a countryside cluster in the emerging Joint Local Development Plan with no allocation for the subject site. Previously developed land in a countryside location designated as being of Outstanding Natural Beauty.

Conservation / Listed Building - Part of this site is a SAM (Old Priory), its located inside the AONB and it has TPO's within the site. No LB's and outside of the CA but never the less constrained to some degree by SAM and TPO's

Space Planning

The Council's Architect provided a space planning assessment for a similar proposed facility based in the Amlwch and Llangefni areas..

His conclusions are as follows:-

- A **56** unit development is estimated to require a **6,600 m²** building.
- A **48** unit development is estimated to require a **5,825 m²** building.
- A **40** unit development is estimated to require a **5,055 m²** building.

Early Cost Advice

Building construction cost data has been sourced from the Building Cost Information Service of the Royal Institution of Chartered Surveyors (BCIS). Building cost indices are published on a quarterly basis for various types of property on a square meterage floor area basis. These figures are exclusive of professional fees, external works and contingencies, but are inclusive of overheads, profit and main contractors preliminary costs. There is no specific category within the BCIS's data for 'Extra Care' facilities, mainly because insufficient samples have been analysed. The closest property type is considered to be:-

BCIS – Sheltered Housing with shops, restaurants or the like – The current construction rate is recorded as £1,421/m² (rebased to the region of Wales from national statistics).

To allow for external works and contingency elements of the scheme I would advise increasing this rate to £1,600/m².

A **56** unit development = **£10.56 m**

A **48** unit development = **£9.32 m**

A **40** unit development = **£8.09 m**

An allowance for professional and project fees is estimated at 9% of the building cost.

Site Selection and scoring Matrix

Based on the information collated during the course of the preparation of this report, a matrix has been prepared to score each of the sites being considered on a number of criteria, with a view to narrowing the options. Each criterion has been given equal weighting.

Planning Permission – Consideration of the likelihood of obtaining planning permission based on either existing policies or the emerging Joint Local Development Plan. A score has been applied where 5 is the most likely and 1 is the least likely.

Suitability of site for development – Based on the physical location, known site constraints and conditions. A score has been applied where 5 is the most suitable and 1 is the least suitable.

Access – Consideration has been given to the proximity of the sites to the town centre in relation to pedestrian links, the ability to access the land with and without vehicles. A score has been applied where 5 has the most favourable access and where 1 has the least favourable access.

Cost – Consideration has also been given to the value of land for development, either the cost of purchase or the loss of asset value income from any potential disposal. Consideration has also been made in relation to the effect of the site clearance costs where existing buildings or structures are present. A score has been applied between 5 for the least expensive and 1 for the most expensive.

Availability and Timing – Previously undeveloped greenfield sites are potentially available for development very quickly; however, brownfield, occupied or existing developed sites will take longer to become available. A score has been applied between 5 for the sites that are currently available and 1 for the sites that are least available.

Services – It is considered that the availability of electricity and water supplies will be fairly similar over each option. The main consideration of this criterion is the proximity and location of foul and surface water drainage. A score has been applied between 5 where adequate drainage connections are known to be present and 1 where adequate provisions are not present.

	Site 1 – Beaumaris Primary School	Site 2 – Beaumaris Day Care Centre	Site 3 – Beaumaris Gaol	Site 4 – Bryn Tirion, Beaumaris	Site 5 – Haulfre, LLangoed	Site 6 – Former Beaumaris Social Club	Site 7 – Seiriol Lairds,
Likelihood of Planning Permission	4	5	2	3	4	4	3
Site Suitability	3	4	1	3	4	2	3
Access to and from the site	5	3	2	3	3	3	4
Cost or value of land	4	5	2	3	2	3	2
Availability and timing	3	5	2	1	3	4	3
Access to existing services	4	4	4	4	4	3	2
Total	23	26	13	17	20	19	17

	Site 1 – Beaumaris Primary School	Site 2 – Beaumaris Day Care Centre	Site 3 – Beaumaris Gaol	Site 4 – Bryn Tirion, Beaumaris	Site 5 – Haulfre, Llanggoed	Site 6 – Former Beaumaris Social Club	Site 7 – Seiriol Lairds,
Likelihood of Planning Permission	4 <ul style="list-style-type: none"> Property is located within the local development boundaries. Building Grade II Listed therefore cannot be demolished. Proposed development / conversion of the school would have to be sympathetic to Grade II listed nature of Property . 	5 <ul style="list-style-type: none"> Property neighbours Beaumaris School and is also within the local development boundary. Property is not listed and site lends itself well to development. Property has established existing use as day care facility 	2 <ul style="list-style-type: none"> Achieving planning permission for development unlikely due to the Grade I listed nature of the of property. Close proximity to nearby properties Narrow roads leading to, and around the site. 	3 <ul style="list-style-type: none"> Site located in established residential area within the local development boundaries. Proximity of nearby dwellings considered problematic 	4 <ul style="list-style-type: none"> Property is outside the local development boundary as a area classed as a countryside cluster. Property has established use as a care facility Development would have to be sympathetic to the Grade II listed nature of buildings within curtilage. 	4 <ul style="list-style-type: none"> Property is located within the local development boundary. Site adjacent to numerous listed buildings and World Heritage Sites (such as the Beaumaris Castle and Church) Site located inside a conservation area. 	3 <ul style="list-style-type: none"> Site not contained within current local development boundaries however is designated for 'Employment' use. "Employment use" designation to be lost in emerging Joint Development Plan (likely adoption 2017) Part of site within Area of Outstanding Natural beauty There is a Scheduled Ancient Monument on site which may place constraints on development proposals.
Site Suitability	3 <ul style="list-style-type: none"> Site is suitable for development Demolition of existing structure cannot be considered due to Grade II Listing status 	4 <ul style="list-style-type: none"> Site readily available No restrictions to land or property Road leading to site requires widening in part to accommodate development Development would require part of Beaumaris School playing field 	1 <ul style="list-style-type: none"> Property is Grade I listed & a Scheduled Ancient Monument. Proposed development would be extremely difficult and expensive. 	3 <ul style="list-style-type: none"> Site has existing residential use however located on narrow road. All properties are currently subject to secure tenancies. Any proposed development would have to consider overlooking / proximity of nearby properties placing restrictions on design proposals. 	4 <ul style="list-style-type: none"> Property is existing care home. Redeveloped of site would have to be sympathetic to Grade II Listed status of buildings within curtilage. Access reasonable and site is located on bus route. Considerable distance to nearest town when traveling by foot 	2 <ul style="list-style-type: none"> Site small and located on a narrow road. Development proposals would have to involve the acquisition of adjacent garages which may prove to be difficult and costly. Property is privately owned. 	3 <ul style="list-style-type: none"> Existing brownfield site however outside of local development boundaries. No drainage services to site. Ground is contaminated. Site is also privately owned and would command a high sum for its acquisition and development proposals.
Access to and from the site	5 <ul style="list-style-type: none"> Roads leading to site judged to be good and adequate to serve redevelopment. Site is also situated on bus route with good links to the town. 	3 <ul style="list-style-type: none"> Roads leading to neighbouring Beaumaris School judged to be adequate however road between the school an subject property narrow. Road between school an property requires widening in part. Site also situated on bus route with reasonable links to the town. 	2 <ul style="list-style-type: none"> Property close to the town centre. Roads leading to and around site to narrow for the proposed development Lack of footways around the site. 	3 <ul style="list-style-type: none"> Site relatively close to the town centre however the road leading to it is extremely narrow and unsuitable to accommodate any additional traffic caused by a larger development. 	3 <ul style="list-style-type: none"> Highway network leading to the site is generally satisfactory and there is a bus services into the village of Llanggoed. Site is outside the village of Llanggoed and a considerable distance from the town of Beaumaris/ amenities. There are no footways leading from the site to the village. 	3 <ul style="list-style-type: none"> Site close to the town centre however Steeple Lane is narrow and there is no footway alongside it. Access for vehicles and construction traffic limited. 	4 <ul style="list-style-type: none"> Site within reach of bus service but far from the Town of Beaumaris by foot. Roads acceptable however no pavements alongside them which leading to the Town of Beaumaris.
Cost or value of land	4 <ul style="list-style-type: none"> Property already owned by Anglesey County Council. Property value in the region of £280,000. Cost of development likely to be higher as result of Grade II listed status of property . 	5 <ul style="list-style-type: none"> Property already owned by Anglesey County Council. Property valued as being in the region of £140,000. Site clearance costs likely to be relatively reasonable. 	2 <ul style="list-style-type: none"> Property owned by Local Authority and valued in excess of £120,000. Cost of development likely to be significantly high as a result of the Grade I listed status of the property 	3 <ul style="list-style-type: none"> Property already owned by Anglesey County Council. Property current value in region of £400,000 All properties subject to secure tenancies. Cost of re-homing tenants likely to be high. 	2 <ul style="list-style-type: none"> Property already owned by Anglesey County Council. Property recently valued as being £740,000 as fully equipped and operational entity. Development of listed structures likely to be high. 	3 <ul style="list-style-type: none"> Property is privately owned. Property value in region of £120,000. Proposed development would require acquisition of adjacent 10 garages with single garage recently selling for £30,000 	2 <ul style="list-style-type: none"> Site privately owned and extends to approximately 35 acres. Likely cost of acquiring the site in excess of £1,500,000 Development cost likely to be significantly high as a result of demolition / site clearance costs and environmental matters.
Availability and timing	3 <ul style="list-style-type: none"> Property currently operational and unlikely to become available until 2020 	5 <ul style="list-style-type: none"> The property is not currently being used and is readily available. 	2 <ul style="list-style-type: none"> Site currently used as museum and unlikely to be available in the foreseeable future. Significant local objections anticipated in view of any development proposal. 	1 <ul style="list-style-type: none"> Residential properties forming part of the site are all currently tenanted. 	3 <ul style="list-style-type: none"> Site currently operational. 	4 <ul style="list-style-type: none"> Former social club building available however the garages behind which would be required as part of any development are privately owned. 	3 <ul style="list-style-type: none"> The site is currently available however will no longer be designated as an "employment site" when the Joint Local Development Plan is adopted in the coming months/year.
Access to existing services	4 <ul style="list-style-type: none"> There are mains services to the site 	4 <ul style="list-style-type: none"> There are mains services to the site however survey required to confirm adequacy 	4 <ul style="list-style-type: none"> There are mains services to the site however survey required to confirm adequacy 	4 <ul style="list-style-type: none"> There are mains services to the site however survey required to confirm adequacy 	4 <ul style="list-style-type: none"> There are mains services to the site however survey required to confirm adequacy 	3 <ul style="list-style-type: none"> There are mains leading to the site however capacity of drains inadequate for large development 	2 <ul style="list-style-type: none"> There are no mains drains to or close to the site.
Total	23	26	13	17	20	19	17

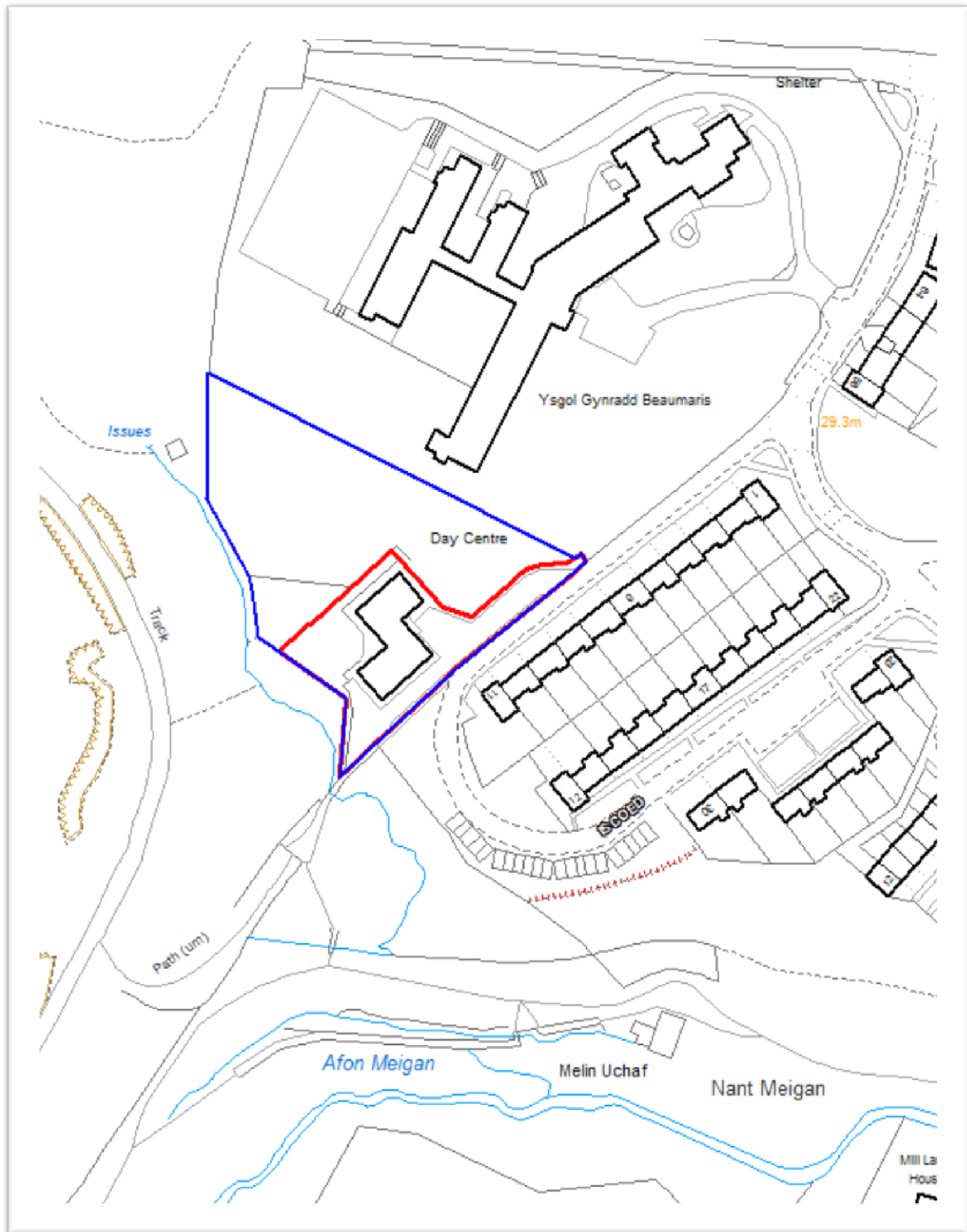
Recommendations

It is my option that, from the considered sites, the preferred option for the development of a new Extra Care facility in Seiriol should be the former Day Care Centre Site together with the part of the land directly behind it which forms part of the neighbouring Primary School playing field. It was also the most favoured site by the officers from Planning, Highways and Architectural Services during my consultations

Options 1, and 2 scored closely in the matrix using the initial criteria; however, I favour the Day Care centre site for the following reasons:

1. The site is readily available and within the ownership of Anglesey County Council and is deemed surplus.
2. It is the most favourable from a Planning, Highways and Architectural perspective.
3. The site can be extended to within the grounds of the neighbouring Council Owned Primary School.
4. There are no operational services on the site which I believe would make the site available for development sooner than the others.
5. There are no restrictions and the building is not situated within a conservation area.
6. There are service provisions to the site.
7. The site is located close to a bus route.

Appendix 1 – Recommendation Former Day Care Centre Site



Beaumaris Day Care centre (Edged Red) together with part of neighbouring school field (Edged Blue)
Total area approximately 0.49 Hectares (1.2 Acres)

Appendix C

Questionnaire Feedback

Do you agree that we should develop a minimum of 39 extra care self-contained flats in the South of the Island?	
Yes	44
No	34

Are you happy with the preferred site for this development	
Yes	23
No	54
No specific answer provided	1

Do you agree that the Council should consider options to fund the development through the Housing Revenue Account	
Yes	44
No	32
No specific answer provided	1
Maybe	1

In conclusion, 56% are supportive of the concept of Extra Care Housing but 69% do not think that the Beaumaris School site is the right site for the development. In relation to the Council considering options to fund the development through the Housing Revenue Account, 56% agreed with this.

The majority of the people who took part in the engagement also provided comments.

Some people did not think that Extra Care is needed within the area as there is already housing provision for older people especially in Beaumaris. Several comments have been received stating that the area needs more housing for younger people and families or make reference to the need to have a balance of different ages and accommodation within the area. Some have concerns that there is no incentive for younger people to live in the area. In response, a commitment was made in October 2015 to give consideration for appropriate site options within the South of Anglesey for the development of Extra Care Housing as there was seen to be a need for a development like this in this part of the Island.

A number of people have raised that the school site is on top of a steep hill and that it is difficult for older people and for people with mobility issues to go back and forwards to the town and to amenities. Some people have also shown concerns regarding the availability of the bus service from the location and the state of the pavements. In response, there are ways to ensure that the residents within the Extra Care Scheme have access to local amenities. An example would be to provide a service of taking people down in a car/mini bus from the Extra Care Scheme.

Many people have said that the school is the wrong location. Some have suggested other sites such as Castle Meadow, Haulfre, the old Social Club, Llangoed School, land in Menai Bridge, Llanfaes and the laird site and the car park area next to the Happy Valley Recreation Park. Some have also suggested that the old day centre is used. In response, the Site Selection Report has already explored some of the sites that have been suggested but they have not scored as highly as the school site for various reasons leading to the school being the preferred option.

Although it was made clear that this engagement exercise was completely separate from the consultation regarding the future of schools on the Island and that the Extra Care Housing development would have no bearing on the result of the school consultation, several people have commented on the future of Beaumaris School. Many people don't want to see the school closing. Some people have concerns regarding the impact on the play area for children if the building was to be on the school site and have noted that the school would need to be closed during the building of the Extra Care development. In response, the Extra Care development can go ahead with the school remaining open or if it were to close.

There are many comments regarding Haulfre. People do not want to see this close and others have suggested that this could be used for developing Extra Care Housing. In response, the decision has already been made to close Haulfre as the building is not fit for purpose and Haulfre has been considered and scored as part of the Site Selection process and it did not score as highly as the school site in terms of suitability to develop and Extra Care Scheme and has therefore not been put forward as the preferred site.