

<b>ISLE OF ANGLESEY COUNTY COUNCIL</b>	
<b>Report to:</b>	The Executive
<b>Date:</b>	19 <sup>th</sup> February 2018
<b>Subject:</b>	Extra Care Housing Seiriol- to provide a summary of the feedback from the engagement process and final recommendation
<b>Portfolio Holder(s):</b>	Councillor Llinos Medi
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<b>Local Members:</b>	Councillor Carwyn Elias Jones Councillor Alun Roberts Councillor Lewis Wyn Davies

<b>A –Recommendation/s and reason/s</b>
<p><b>Background</b></p> <p>A report (<i>Background Paper A</i>) was presented to both the Corporate Scrutiny Committee (2<sup>nd</sup> October 2017) and to The Executive (30<sup>th</sup> 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.</p> <p>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.</p> <p>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.</p> <p><b>Engagement</b></p> <p>Different engagement activities have taken place within the Seiriol ward during November and December 2017 regarding the three following matters:</p>

- 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 Lead<sup>1</sup> 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 15<sup>th</sup> January 2018.

### **Summary of Feedback Received**

A total of 81 feedback questionnaires were received. Out of the 81, 16 were completed as part of meeting the Town and Community Councils and as part of the drop-in sessions. The other 65 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 47 of 81 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.

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 and in their questionnaire feedback and likewise Llanddona Community Council have accepted the need for Extra Care to be in Beaumaris. No objections were made to this proposal by Menai Bridge Community Council.

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

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 81 questionnaires received 56 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 58% 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.

### **Financial Case for Location of Extra Care**

Detailed consideration of the business case for Extra Care also strongly supports a build in Beaumaris. The Corporate Scrutiny Committee requested that the Haulfre site is reconsidered as a site for the development for Extra Care, however, we believe that information contained in *Appendix B* describes why it is Beaumaris that is supported as the location to build within this area. Extra Care Housing schemes are primarily built within towns so that residents can integrate with their community. Also, there is more need for housing provision in Beaumaris rather than in Llangoed. As Beaumaris has an older population, it indicates there is more need for accommodation for older people in the future and with an Extra Care facility being built in Beaumaris it is likely that family homes will become available during the process that will support younger people to secure housing in the town.

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.

### **Recommendations**

Following completion of the 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.

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

Extensive work has previously taken place regarding other possible sites that could be used to develop Extra Care Housing within the Seiriol ward but it is the Beaumaris School site that has been agreed as the favoured site for the development. A Site Selection Report (*see Appendix C*) has been completed which assessed the suitability of other potential sites within the ward, and along with further work that has been completed, the Beaumaris School Site has been deemed the favoured site.

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

To provide an Extra Care Housing provision in the south-east of the Island is an objective in the Isle of Anglesey County Council Plan 2017-2022 and as such is of strategic significance.

A report was presented to both the Corporate Scrutiny Committee (2<sup>nd</sup> October 2017) and to The Executive (30<sup>th</sup> 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.

This report now provides a summary of the feedback from the engagement process and presents the final recommendation. The decision is now for the Executive to make regarding the final recommendation regarding the site for the Extra Care Housing development in the Seiriol ward.

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

Yes.

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

Yes.

**DD – Who did you consult?****What did they say?**

	<b>DD – Who did you consult?</b>	<b>What did they say?</b>
1	<b>Chief Executive / Senior Leadership Team (SLT)</b> (mandatory)	This was discussed at the Senior Leadership Team Meeting on the 8 <sup>th</sup> January 2018. They were supportive of the recommendation.
2	<b>Finance / Section 151</b> (mandatory)	As above.
3	<b>Legal / Monitoring Officer</b> (mandatory)	As above.
4	<b>Human Resources (HR)</b>	N/A
5	<b>Property</b>	N/A
6	<b>Information Communication Technology (ICT)</b>	N/A
7	<b>Procurement</b>	N/A
8	<b>Scrutiny</b>	This matter was considered at a meeting of the Corporate Scrutiny Committee

		<p>convened on 31<sup>st</sup> January, 2018.</p> <p>The Scrutiny Committee was provided with a summary of feedback from the engagement process and the final recommendations were presented for consideration.</p> <p>Representations were received at the Committee by the 3 Local Members and representatives of the local community &amp; Beaumaris Town Council.</p> <p>In light of its deliberations, the Corporate Scrutiny Committee resolved to recommend as follows to the Executive:</p> <ol style="list-style-type: none"> <li>1. That due to the strength of feeling among the local community and Local Members, the Council re-considers establishing the Extra Care Housing development in the Seiriol area on the site of Haulfre, Llangoed.</li> <li>2. That due to the shortage of land for housing for young people in Beaumaris, the Ysgol Beaumaris School is used to develop social housing.</li> <li>3. That the Extra Care Housing development be funded through the Housing Revenue Account.</li> </ol>
<b>9</b>	<b>Local Members</b>	Local Members previously requested that a public meeting would accompany engagement plans. This has since taken place.
<b>10</b>	<b>Any external bodies / other/s</b>	N/A

<b>E – Risks and any mitigation (if relevant)</b>		
<b>1</b>	<b>Economic</b>	N/A
<b>2</b>	<b>Anti-poverty</b>	N/A
<b>3</b>	<b>Crime and Disorder</b>	N/A
<b>4</b>	<b>Environmental</b>	N/A
<b>5</b>	<b>Equalities</b>	N/A
<b>6</b>	<b>Outcome Agreements</b>	N/A

7	Other	N/A
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<b>F - Appendices:</b>
Appendix A - Public Meeting Comments and Responses & Engagement in Terms of Extra Care Housing in the Seiriol Area Appendix B - Location of Extra Care Housing in Seiriol Area Appendix C - Site Selection Report Appendix D - Questionnaire Feedback

<b>FF - Background papers (please contact the author of the Report for any further information):</b>
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 15<sup>th</sup> 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 19<sup>th</sup> 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"> <li>1. Beaumaris Day Care Centre</li> <li>2. Beaumaris Primary School</li> <li>3. Haulfre, Llangoed</li> <li>4. Former Beaumaris Social Club</li> <li>5. Bryn Tirion, Beaumaris</li> <li>6. Seiriol Lairds</li> <li>7. Beaumaris Gaol Site</li> </ol> <p>The factors which have influenced this assessment include:-</p>

		<p><b>Planning Permission</b> – Consideration of the likelihood of obtaining planning permission.</p> <p><b>Suitability of site for development</b> – Based on the physical location, known site constraints and conditions.</p> <p><b>Access</b> – 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><b>Cost</b> – 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><b>Availability and Timing</b> – 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><b>Services</b> – 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"> <li>• It promotes and supports people to stay as independent as possible for as long as possible within their own home;</li> <li>• 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;</li> <li>• It is a safe, secure and comfortable environment and everyone has their own front door;</li> <li>• Extra Care can be a home for life;</li> <li>• It can cater, respond and adapt to the changing needs of individuals;</li> </ul>

		<ul style="list-style-type: none"> <li>• It promotes family and community support and involvement and can be used as a Community Hub;</li> <li>• It provides people with opportunities to socialise and can eliminate loneliness and isolation as Extra Care schemes are natural communities;</li> <li>• Daily meals are provided in the on-site restaurant;</li> <li>• Potential for couples to live together:</li> <li>• There are multi-purpose communal areas within the scheme;</li> <li>• There are assisted bathrooms; adapted kitchens and mobility scooter storage;</li> <li>• Accessible design for people with mobility requirements;</li> <li>• Guest bedrooms.</li> </ul>
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 the site being in Beaumaris e.g. Cwm Cadnant Community Council expressed their support to Extra Care Hosing being developed in Beaumaris.

## 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



## The Location of an Extra Care Housing Scheme in the Seiriol Area

The location of an Extra Care Housing Scheme is crucial given that it entails the investment of significant public funds. Consequently it must first be ensured that there is a housing need in the area concerned and, more specifically, that a care need exists for the client group in question.

A request was made at the Scrutiny Committee that further consideration be given to locating an extra care housing scheme in the Seiriol area on the Haulfre site, Llangoed instead of Beaumaris.

When considering sites for extra care housing schemes, the starting point is to look at the most urban locations to ensure that facilities such as shops, a surgery, a post office and access to public transport are available to the residents in order that they can feel like an integrated part of the community and for the community to be part of the scheme.

If we were to look at extra care housing schemes that have been developed or are in the process of being developed in North Wales, we will see that they have been developed in more urban areas such as Holyhead, Llangefni, Bangor, Y Bala, Porthmadog, Llanfairfechan, Llanrwst, Abergele, Rhyl, Denbigh, Ruthin, Flint and Wrexham.

As it is proposed that our extra care housing scheme in the Seiriol area will be funded by the Housing Revenue Account, it must be ensured that our business case is robust.

The first issue to address in the business case of any such development is confirmation of the need.

When considering a site in Llangoed and a site in Beaumaris, housing need is significantly higher in Beaumaris, with 15 on the waiting list for Llangoed and 38 on the waiting list for Beaumaris. This is an important factor in terms of ensuring that there will be no unoccupied units in the scheme and to reduce any void losses in the business case.

According to facts shared at the Scrutiny Committee 40% of Beaumaris's population is over 65 years of age which suggests strongly that the future demand in Beaumaris for such units would increase.

As a scheme of 40 extra care housing units is developed in Beaumaris it is likely that this would increase the availability of family houses in the area as people move to smaller properties. These could take the form of social housing for families or housing that would become available for sale on the open market. There is a real shortage of affordable housing in Beaumaris.

Any extra care housing development would be expected to meet an "Outstanding" BREEAM rating and points are awarded for the factors outlined below which would make Beaumaris more attractive in terms of location:

- Access to public transport (up to 5 points)
  - Points for proximity to the public transport network in order to reduce pollution and congestion
- Proximity to facilities (up to 2 points)
  - Points for proximity to local facilities that are likely to be utilized by users of the building e.g. food shop, surgery, cash machine, newsagents

- Cycling facilities (up to 2 points)
  - Cycle storage points and cycle trails nearby to encourage use of cycles
- Reducing parking spaces (up to 2 points)
  - Points for developments that deliberately reduce the number of parking spaces in order to limit car usage
- Travel plan (1 point)
  - One point awarded if a travel plan is drawn up that sets out sustainable modes of travel

Having contacted two Housing Associations operating here on Anglesey and requesting observations on developing an extra care housing scheme in either Llangoed or Biwmares, the responses were that they would not commit to developing a plan in a village location and that they would consider Beaumaris to be much a more attractive and suitable proposition for such a scheme.

**Ned Michael**  
**Head of Housing Services**  
**05.02.2018**

# Site Selection Report

## Seiriol Extra Care Project

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**Prepared By:** Barry. W. Jones BSc (Hons) MRICS  
Senior Valuation Officer

# Site Selection Report – Seiriol Extra Care Project

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Author: Barry. W. Jones BSc (Hons) MRICS  
Senior Valuation Officer  
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).

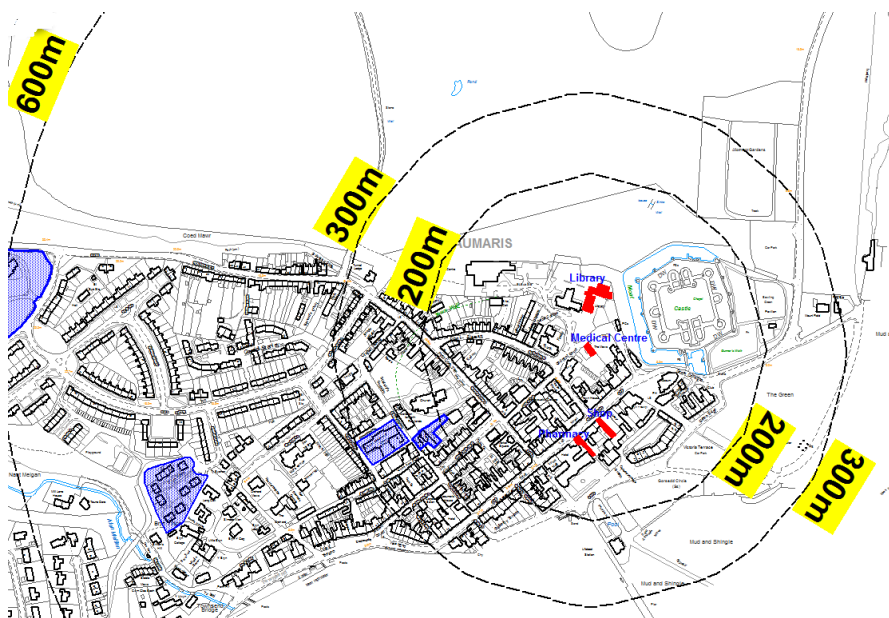


Figure 1 – Beaumaris Town Centre

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 2025m<sup>2</sup> 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 m<sup>2</sup>. The property adjoins the neighbouring Beaumaris School playing field providing scope to extend the site area to accommodate larger development.



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 Plan allocated in Stopped Unitary Development Plan for ‘Employment’ use. Llanfaes is classed as a countryside cluster in the emerging Joint Local Development Plan but there is 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 m<sup>2</sup>** building.
- A **48** unit development is estimated to require a **5,825 m<sup>2</sup>** building.
- A **40** unit development is estimated to require a **5,055 m<sup>2</sup>** 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/m<sup>2</sup> (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/m<sup>2</sup>.

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, Club
<b>Likelihood of Planning Permission</b>	4	5	2	3	4	4	3
<b>Site Suitability</b>	3	4	1	3	4	2	3
<b>Access to and from the site</b>	5	3	2	3	4	3	4
<b>Cost or value of land</b>	4	5	2	3	2	3	2
<b>Availability and timing</b>	3	5	2	1	3	4	3
<b>Access to existing services</b>	4	4	4	4	3	3	2
<b>Total</b>	<b>23</b>	<b>26</b>	<b>13</b>	<b>17</b>	<b>20</b>	<b>19</b>	<b>17</b>

## Recommendations

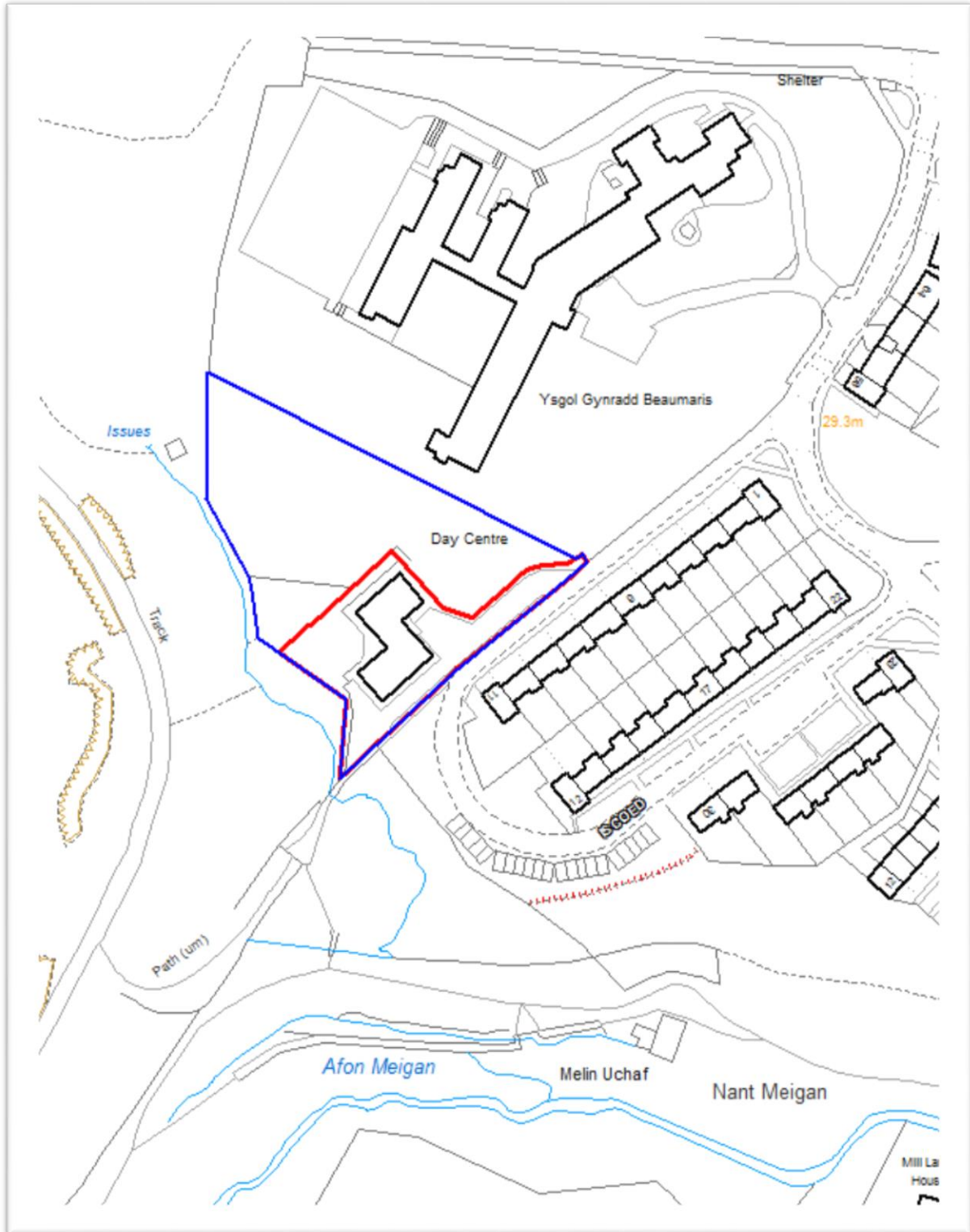
It is my option that, from the considered sites, the preferred option for the development of a new Extra Care facility in Seiriol should be the former Day Care Centre Site together with the part of the land directly behind it which forms part of the neighbouring Primary School playing field. It was also 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 D

### Questionnaire Feedback

<b>Do you agree that we should develop a minimum of 39 extra care self-contained flats in the South of the Island?</b>	
Yes	47
No	34

<b>Are you happy with the preferred site for this development</b>	
Yes	24
No	56
No specific answer provided	1

<b>Do you agree that the Council should consider options to fund the development through the Housing Revenue Account</b>	
Yes	47
No	32
No specific answer provided	1
Maybe	1

In conclusion, 58% 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, 58% 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.