

CYNGOR SIR POWYS COUNTY COUNCIL.

CABINET EXECUTIVE
Date to be confirmed - 2020

REPORT AUTHOR: County Councillor Myfanwy Alexander
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Public Protection

REPORT TITLE: Transfer of Neuadd Maldwyn

REPORT FOR: Decision

1. Purpose

- 1.1. This report recommends that Neuadd Maldwyn is transferred by way of the Council's capital contribution to the development of extra care housing in Welshpool by the Council's preferred development partner, Clwyd Alyn Housing Group (Clwyd Alyn).

2. Background

- 2.1. On the 21st May 2019 Powys County Council Cabinet considered and authorised the recommendations in a report, entitled Extra Care Housing Development in Powys. This report set out the Council's intention to work with housing providers to develop extra care schemes across Powys. One of these schemes was to develop extra care at Neuadd Maldwyn, Welshpool.

- 2.2. A further report on the 9th July 2019, entitled Extra Care & Neuadd Maldwyn, Welshpool, was considered and its proposals supported by the Cabinet. The recommendations were:

2.2.1. *That Cabinet agree in principle to transfer Neuadd Maldwyn at nil cost to ClwydAlyn, to enable the development of an extra care housing scheme at the site*

2.2.2. *That the capital receipt foregone in disposing of Neuadd Maldwyn at nil cost, is regarded as the council's capital contribution to the development of the extra care scheme*

2.2.3. *The transfer to be made following a final decision by the Cabinet for Powys County Council when assurance is received of the development's viability and practicality, with commitments from ClwydAlyn on the development commencement via a further report.*

2.2.4. *An effective communication strategy should be developed to provide clarity on all sections of the community and responsibilities of partners within the project.*

2.3. The Council is now able to confirm that the development plans are being processed through the planning process (decision anticipated late October / early November 2020) and that if planning is approved the development is considered viable and practical. The Cabinet and the Executive Management Team have met with the Chief Executive Officer of Clwyd Alyn, who has confirmed the organisation's commitment.

3. Advice

3.1. As confirmed in previous reports, the demand for extra care in Welshpool and the surrounding area is one of the highest in Powys. Population projections indicate a 157% increase in the numbers of people aged over 85 by 2036 (from 950 to 2,445), with a corresponding increase in individuals who have dementia of 83% (from 497 to 910). With no extra care available, only 115 sheltered accommodation units available and only 8 residential care beds for dementia per 1,000 population, there is a clear demand for extra care.

3.2. Extra care housing is the ideal provision to address these current gaps in service and to meet the current and projected demand. Appendix I of the report of 7th July 2019, demonstrated an anticipated revenue saving associated with provision of extra care in lieu of residential care.

3.3. As set out in the Cabinet report of the 21st May 2019, it is proposed that extra care is to be provided in Welshpool in association with the Clwyd Alyn Group. Clwyd Alyn have over 200 properties in Welshpool as well as having an office in the town. The Group have experience of developing extra care housing in listed buildings and have developed an extra care scheme in a listed building in Wrexham.

3.4. Clwyd Alyn is a registered social landlord and is a part of the Clwyd Alyn Charitable Registered Society. They are an investment rated organisation (currently the only Housing Association of its kind in Wales). The Group has £34m immediately available for construction projects with a further £90m in retained bonds for future development growth.

3.5. The proposal is for an extra care housing scheme to be developed in Neuadd Maldwyn, which has been declared as surplus to requirements of the Council, following the North Area accommodation review. The unique location of the building which allows level access to Welshpool town centre is ideal.

3.6. The use of the building as extra care housing and having Clwyd Alyn as the landlord will ensure that the character of the grade II listed building will be maintained and that the building will have a new lease of life. Drawings of the planned scheme are attached in Appendix I.

3.7. The site incorporates a building in the car park, currently used as storage by the caretaker, which has an asbestos roof and would be included in the development. The approximate number of rooms within the development would be 60. The Council's Social Services will have nomination rights for

existing service users and this would ensure that local people in need are housed at the extra care schemes.

- 3.8. Further information on the feasibility of the scheme was set out in the Cabinet report of 9th July 2019.

4. Resource Implications

- 4.1. The estimated cost of converting Neuadd Maldwyn for extra care is £11.59 million, which will provide a significant investment in the town centre.
- 4.2. The costs are split as follows:
 - 4.2.1. ClwydAlyn Investment: £4,866,779
 - 4.2.2. Social Housing Grant: £4,158,040
 - 4.2.3. Integrated Care Fund: £2,562,750
- 4.3. As set out in the report of 7th July 2019, Neuadd Maldwyn's value for accounting purposes is shown as £550k for existing use value on the asset register. An independent valuation report by the District Valuation Service (DVS) dated 15 March 2020 has deemed the market value of the whole site (including Chalfont) to be £660,000.
- 4.4. A technical adjustment in the fixed asset register for the disposal would be "A transfer for nil value and would produce a loss of £523k in the councils accounts funded through unusable reserves"
- 4.5. The Welsh Government will only allow a housing association to draw down grant funding (such as Social Housing Grant) to fund an agreed strategic purpose. The agreed strategic purpose in this instance is to provide extra care facilities in Welshpool. Therefore, DVS were also asked to value the site as an extra care facility, and they deemed that there would be a negative value due to the development costs involved of converting this listed building. Therefore, as the property is to be sold for extra care housing it has a nil value.

5. Legal implications

- 5.1. Legal: The recommendations can be supported from a legal point of view.
- 5.2. The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report".

6. Data Protection

- 6.1. The proposal does not involve the processing of any personal data.

7. Comment from local member(s)

- 7.1. This matter has been discussed with the local councillors in Welshpool area.

8. Integrated Impact Assessment

8.1. Please see impact assessment in Appendix 2 which remains unchanged since the previous report to Cabinet

9. Recommendation

9.1. For Property Services and Legal Services to work with ClwydAlyn to transfer the property from the ownership of Powys County Council to ClwydAlyn Housing Association as soon as possible if and when planning permission approved.

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Appendix 1

A. Architectural Drawings

1. Ground Floor Plan
2. First Floor Plan
3. Second Floor Plan
4. Roof Plan
5. Concept Layout (apartments within the new building)



2100 GF Plan.pdf



2101 FF Plan.pdf



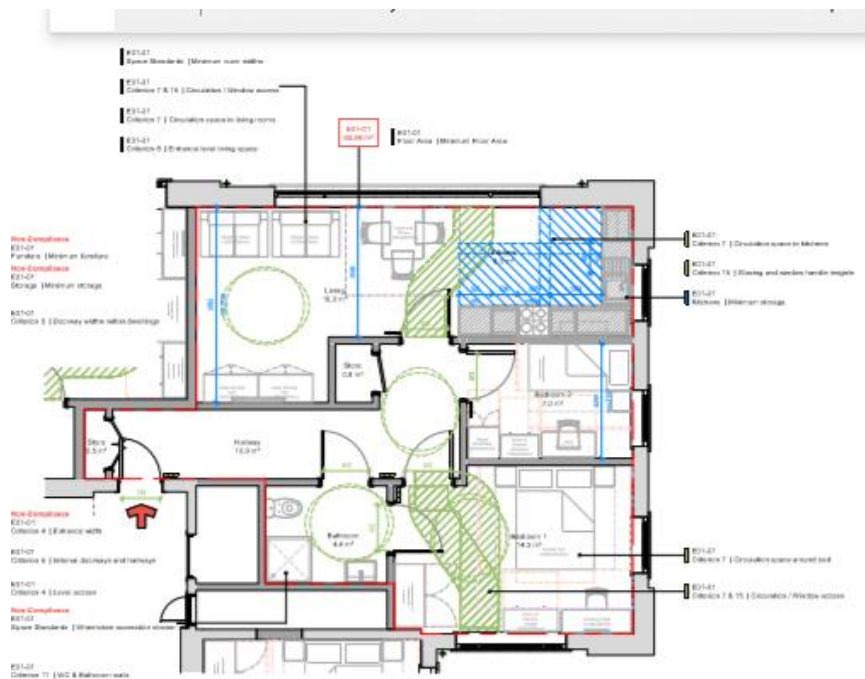
2102 SF Plan.pdf



2103 R Plan .pdf



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B. Timetable – Key Milestones

	Key Milestones	Dates
1	Planning Submission	28th July 2020
2	Planning meeting for decision – approval Current committee meeting dates	1st October 2020 22nd October 2020
3	Scheme design lock down	28th July 2020
4	M&E Lockdown	
5	Survey Information completion – dependant on intrusive survey following vacation of office by Powys.	
6	Costs – agreed, lockdown	
7	Listed Building approval – Submitted to welsh government no date provided yet – will chase	
8	Building Regulation submission	01 August 2020
9	Building vacated	1st October 2020
10	Commencement on site Contract	01 January 2021
11	Contract Completion	01 September 2022
12	Site programme – duration	
13	PR – project plan set up.	
14	Show Apartment set up opening etc.	January 2022 (1 bed and 2 bed).
15	H&S Review	
16	Interior Design sign off	
17	Furniture – procurement / sign off	
18	Scheme Completion	01 September 2022
19	28 day commissioning period contractor stand down	01 June 2022
20	Fit out	01 July 2022
21	Staff Training	01 August 2022
22	Resident move in	01 October 2022