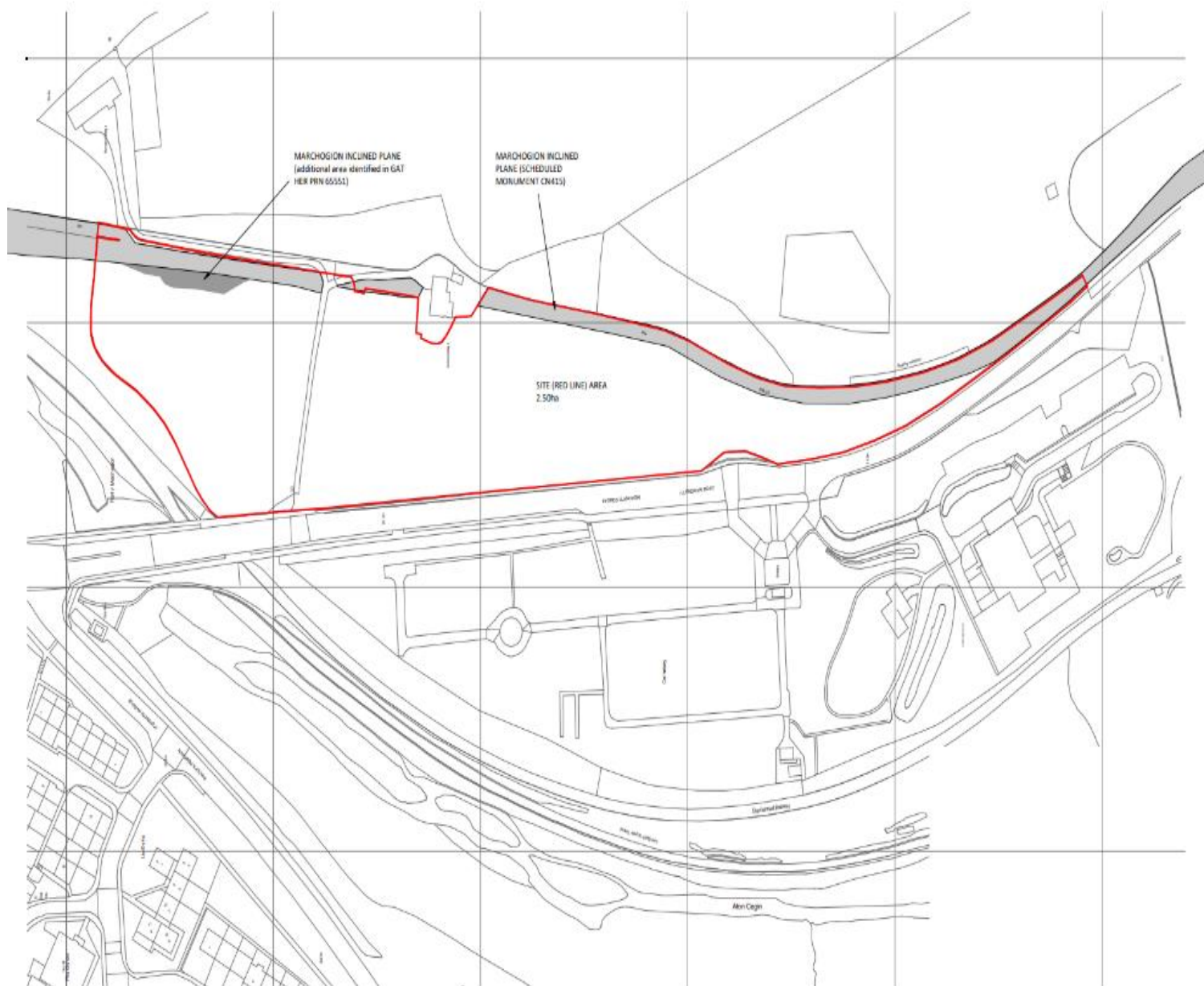


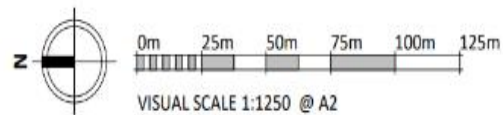


**PROPOSED AERIAL 3D VIEW**



## 1 | SITE - LOCATION PLAN

SCALE: 1:1250



Development: Land at Incline Fields

Address: Incline Fields, Llandegai Road,  
Bangor, Gwynedd LL57 4HP

Developer: Adra (Tai) Cyf

Document Title: DEV-0055 Affordable Housing Statement

Prepared by: *Phil Burdett*

Date: *05.12.24*

Checked by: *Owen Bracegirdle*

Date: *05.12.24*

## 1.0 ADRA (TAI) CYF

As the largest housing association in north Wales, Adra provides good quality services and homes to residents and endeavors to safeguard and strengthen the culture and heritage of the communities that it serves.

As a registered social landlord, the main purpose of Adra is to offer affordable homes to those in need. We are an independent not-for-profit organisation which is registered and managed by Welsh Government. As a not-for-profit organisation any surplus income is returned to the business to enable us to continue to provide homes and services and deliver our objectives.

At present Adra has over 7,300 affordable rented homes and we manage and maintain these properties. During the last ten years we have invested £137 million in our homes to achieve the Wales Housing Quality Standard (WHQS).

However, there is a strong demand for more affordable units in Gwynedd. To meet this need Adra is building new homes and has implemented an ambitious 'development' programme, to invest in the region of £200m in North Wales on our new build programme.

Adra recognises that affordable housing is a vital element in regenerating communities and strengthening social inclusion.

## 2.0 THE PROPOSED DEVELOPMENT

Table 1: All units

Type of units	Number of persons/ bedrooms	Number of Units
Bungalows	3per/2bedroom	5
Apartment	2per/1bedroom	8
Apartment	3per/2bedroom	6
House	4per/2bedroom	13
House	5per/3bedroom	4
Dual Aspect House	5per/3bedroom	6
Supported Living Bungalow	5per/3bedroom	1
Wide Frontage House	5per/3bedroom	2
House	7per/4bedroom	2
Detached House	8per/5bedroom	1
<b>TOTAL</b>	Up to 185per/106 bedrooms	<b>48</b>

*The above table provides information on the number and the mix of units on the Adra site*





The proposed scheme aims to provide good quality homes for Bangor. The scheme will offer mixed affordable tenures of social and intermediate rent which will support the continuous growth of the area and the population.

The present proposal is for the following mixture of units:

- 5 x 2 Bed 3 Person Bungalow – Social Rented
- 8 x 1 Bed 2 Person Apartment – Social Rented
- 6 x 2 Bed 3 Person Apartment – Social Rented
- 13 x 2 Bed 3 Person House – Social & Intermediate Rented
- 4 x 3 Bed 5 Person House – Social & Intermediate Rented
- 1 x 3 Bed 5 Person Supported Living Bungalow– Social Rented
- 2 x 3 Bed 5 Person Wide Front House – Social & Intermediate Rented
- 2 x 4 Bed 7 Person House – Social & Intermediate Rented
- 1 x 5 Bed 8 Person House – Social Rented
- 6 x 3 Bed 5 Person Dual Aspect House – Social & Intermediate Rented

According to the Anglesey and Gwynedd Joint Local Development Plan, implemented in July 2017, any development of 2 or more properties in Bangor must contain at least 20% of affordable units (POLICY TAI 15: Threshold and Distribution). The current proposal for this development is far beyond this requirement, with the proposal including the potential to deliver 100% of affordable units on the site.

Table 2: Proposed housing mix

Plot number	Type of units	Number of bedrooms	Size m <sup>2</sup>	Development Quality Requirement
Plot 1	End Terrace House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 2	Mid Terrace House	2 Bedroom 4 Person	85	Yes
Plot 3	Mid Terrace House	2 Bedroom 4 Person	85	Yes
Plot 4	End Terrace House	3 bedroom 5 person	95	Yes
Plot 5	Semi-Detached House	3 bedroom 5 person	95	Yes
Plot 6	Mid Terrace House	2 bedroom 4 person	85	Yes
Plot 7	Semi-Detached Bungalow	2 bedroom 3 person	60	Yes
Plot 8	Detached House Wide Frontage	3 bedroom 5 person	95	Yes
Plot 9	Detached House Wide Frontage	3 bedroom 5 person	95	Yes
Plot 10	Semi-Detached Supported Living (Dormer) Bungalow	3 bedroom 5 person	95	Yes
Plot 11	Detached House	5 bedroom 8 person	111	Yes
Plot 12	Apartment ground floor	2 bedroom 3 person	60	Yes
Plot 13	Apartment first floor	2 bedroom 3 person	60	Yes
Plot 14	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 15	Semi-Detached House	2 Bedroom 4 Person	85	Yes
Plot 16	Semi-Detached Bungalow	2 bedroom 3 person	60	Yes
Plot 17	Semi-Detached Bungalow	2 bedroom 3 person	60	Yes
Plot 18	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 19	Semi-Detached House	2 Bedroom 4 Person	85	Yes
Plot 20	Semi-Detached House	2 Bedroom 4 Person	85	Yes
Plot 21	Semi-Detached House	2 Bedroom 4 Person	85	Yes

Plot 22	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 23	End Terrace Bungalow	2 bedroom 3 person	60	Yes
Plot 24	Mid Terrace House	2 Bedroom 4 Person	85	Yes
Plot 25	Semi-Detached House	3 bedroom 5 person	95	Yes
Plot 26	Semi-Detached House	3 bedroom 5 person	95	Yes
Plot 27	Mid Terrace House	2 Bedroom 4 Person	85	Yes
Plot 28	End Terrace Bungalow	2 bedroom 3 person	60	Yes
Plot 29	Apartment ground floor	2 bedroom 3 person	60	Yes
Plot 30	Apartment first floor	2 bedroom 3 person	60	Yes
Plot 31	Apartment ground floor	2 bedroom 3 person	60	Yes
Plot 32	Apartment first floor	2 bedroom 3 person	60	Yes
Plot 33	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 34	Semi-Detached House	2 bedroom 4 person	85	Yes
Plot 35	Semi-Detached House	2 bedroom 4 person	85	Yes
Plot 36	Semi-Detached House	4 bedroom 7 person	107	Yes
Plot 37	Semi-Detached House	4 bedroom 7 person	107	Yes
Plot 38	Semi-Detached House	2 bedroom 4 person	85	Yes
Plot 39	Semi-Detached House	2 bedroom 4 person	85	Yes
Plot 40	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 41	Apartment ground floor	1 bedroom 2 person	54	Yes
Plot 42	Apartment first floor	1 bedroom 2 person	54	Yes
Plot 43	Apartment ground floor	1 bedroom 2 person	54	Yes
Plot 44	Apartment first floor	1 bedroom 2 person	54	Yes
Plot 45	Apartment ground floor	1 bedroom 2 person	54	Yes
Plot 46	Apartment first floor	1 bedroom 2 person	54	Yes
Plot 47	Apartment ground floor	1 bedroom 2 person	54	Yes
Plot 48	Apartment first floor	1 bedroom 2 person	54	Yes

It is considered that the proposed mix would comply with any S106 local development zones and “provide a mix of good quality affordable units, of a variety of types and tenures to

meet housing needs for all section of the population”.

In addition, the development will achieve the vision for the JLDP to create a “place where the housing needs of local communities are better delivered in terms of supply, type, quality, efficiently, location and affordability”.

Although there are 48 units proposed, it is apparent that with ten different types of property design and layout, that this is evidence of the Adra commitment to support the widest mix of housing design type possible, and there is provision for specialist housing and supported living bungalows, in order to meet the required housing need for this site.

### 3.0 AFFORDABLE HOMES

Adra is committed to providing 48 affordable units in this scheme, that is 100% of the development, which is a great improvement to the current policy. The tenures will be a split of social and intermediate rent dependent on the community needs and the level of social housing grant available.

To successfully provide this percentage of affordable units and ensuring that their rent levels are as per the affordable housing parameters the development will be dependent upon receiving social housing grant from Gwynedd Council and the Welsh Government.

If additional grant or SHG funding is made available Adra could consider, with careful thought, increasing the number of social rented homes available on the site.

To qualify for social rented units' applicants will need to be registered with the Gwynedd Common Housing Register while the candidates for Intermediate Rent will need to register their interest with Tai Teg.

All affordable units will be built to the Welsh Governments Development Quality Requirement standards and will be let to local persons in accordance with the relevant policies and criteria as set by Gwynedd Housing Team and supported by Tai Teg.

The need for affordable rent is seen as the site is seen on the city outskirts and is sought-after by those who wish to remain close to the communities of Hiracl, Marchog, and nearby areas.

The following table shows a mix properties for sale by Agents: W.Owen, Bangor, Dafydd Hardy, and Rightmove, or on Zoopla (December 2024) within a 10- mile radius.

<b>Pentir LL57</b>	<b>6 Bed Detached</b>	<b>£750,000</b>
<b>Llanllechid LL57</b>	<b>4 Bed Detached</b>	<b>£725,000</b>
<b>Glasinfryn LL57</b>	<b>4 Bed Detached</b>	<b>£650,000</b>
<b>Upper Garth Rd, LL57</b>	<b>2 Bed detached</b>	<b>£269,000</b>
	<b>3 Bed detached</b>	<b>£550,000</b>
<b>Llandegai LL57</b>	<b>3 Bed Semi</b>	<b>£355,000</b>
<b>Breeze Hill LL57</b>	<b>3 Bed Detached</b>	<b>£350,000</b>
<b>Total for 7 units</b>		<b>3,649,000</b>
<b>Average cost</b>		<b>£521,285</b>

Due to the relatively low income of the area, this average house purchase cost of market sale units is considered not to be accessible to the vast majority of the local population.

As the site massing is considered fair in relation to the location of Bangor, it was considered that the site focus was to deliver affordable housing in response to the local persons housing need.

In contrast to affordable homes, there are no requirements for the residents purchasing the market sale units to be local, but by Adra providing these new high quality affordable homes, there will always be a requirement for any future resident to have a local connection.



## 4.0 HOUSING NEED - SOCIAL RENTED PROPERTIES

Social rent are lower-costed rented homes which are provided by a registered social landlord. Social housing is allocated based on need, Gwynedd use a system which gives points to reflect an applicant's circumstances and needs. A new system has recently been implemented by Gwynedd that's far easier for people to understand and ultimately ensures that local people who have the greatest housing need get the homes they require.

For an applicant to be considered for social housing they must be registered with the Gwynedd Common Housing Register. This is done through application to the Gwynedd Housing Options Team.

By providing properties along a convenient and regular public transport network it will allow people to remain connected to surrounding areas and the wider community, therefore reducing car dependence.

### Housing Need as Received from Gwynedd Housing Options for 4<sup>th</sup> quarter 2024

Marchog	Flat 1 bed	Flat 2 bed	House 1 bed	House 2 bed	House 3 bed	House 4 bd	Bungalow 1 bed	Bungalow 2 bed	Bungalow 3 bed	Bungalow 4 bed
General needs - no age designation	122	98	98	149	72	28	64	76	10	1
Designated for those 55+	28	17	16	17	3	3	39	42	2	1

Hirael	Flat 1 bed	Flat 2 bed	House 1 bed	House 2 bed	House 3 bed	House 4 bd	Bungalow 1 bed	Bungalow 2 bed	Bungalow 3 bed	Bungalow 4 bed
General needs - no age designation	200	169	160	239	112	49	97	107	10	4
Designated for those 55+	44	34	24	29	6	3	55	56	1	1

## Social and Intermediate Rent

Social rent is proposed for the majority of the site, with approximately a third for Intermediate Rent. Local people on low income qualify for social rented units funded through Gwynedd Housing Options team. Where our applicants need to be registered as requiring accommodation, or homeless or resettling.

Other Local people on low to medium income register for a new home via Tai-Teg

In comparison to (Market Rent) an Adra intermediate rent which can provide people with a mid-market rental housing solution as well as potentially assisting them in the outright purchase of a different home in the future having had the time to save. An intermediate rental option is for people who are not in a position to buy a home for various reasons, such as, insufficient deposit or a poor credit history.

The site is aimed at both people in need of Social Housing via Gwynedd Housing Options team and Intermediate rent via Tai-Teg.

## Housing mix

Over recent years mixed housing developments have become more popular. In 2006 the Joseph Rowntree Foundation carried out a study which praised mixed housing schemes and have judged mixed housing as more successful communities to live in. It was discovered that mixed housing communities are a pleasant place to live.

The study done by Joseph Rowntree Foundation concluded that mixed housing type and mixed income were “non-issues” to the residents, and they saw their neighbours as “ordinary people” and the relationship between the different tenure residents were “civil” and “polite”.

This development provides a perfect opportunity for a successful mixed design type, of an affordable development scheme to be created that could change and evolve to safeguard and strengthen the culture and heritage of the communities that it serves.

Gwynedd Options Team will be consulted to ascertain the need and to allocate the Social rent affordable units, and all will be offered in accordance with the relevant policies.

## Provision of Apartments within Site Mix

It is important to note that Bangor currently has several extant planning permissions that contain flats or apartments. It is granted that some of these said permissions are within Adra’s control, with others being within third party ownership. Notwithstanding this, it could be argued that several of these sites will not come to fruition; and will not be developed. With Adra also looking to Superseed and amend a number of extant planning permissions, to reduce the number flats/apartments contained within the relevant development.

By reducing the number of flats/apartments contained within Adra’s current extant planning permissions, we believe that this (in conjunction with the units included in Incline Fields) will provide a more balanced provision of flats/apartments in the area.

## Emphasis on 2 and 3-bedroom units

Welsh Government’s 2014 base household projections show that household compositions are predicted to change.

There will be less demand for large properties, but an increase will be seen in smaller properties as smaller and medium household sized families become the norm.

As stated in the Housing Mix Supplementary Planning Guidance (October 2018) “Providing two and three-bedroom apartment / houses will increase the choice for smaller families, young couples and young people who want to share, or older households who wish to down-size.

This type of households would find it difficult to afford four or five bedroomed houses, or houses of this size would be too big for their requirement.”

Providing a greater mixture of 2 and 3-bedroom properties will offer an opportunity for various families that are currently in unsuitable dwellings to gain a new home with a private garden situated within an amiable location.

This would facilitate various families to establish a home in the area by improving the living conditions for all members.

The mix of bedroom numbers are as follows:

1 bed x 8 units  
2bed x 13 units  
3 bed x 18 units  
4 bed x 2 units  
5 bed x 1 units

Following recent changes to the benefits system, several tenants have suffered due to the bedroom tax because of under occupancy and wish to move to a smaller home.

Two- bedroom properties would assist Adra to better manage its current stock and enable those applicants who wish to move to a smaller home, thus releasing a larger property to other applicants.

This would also help families on the housing register who require 3 bedroom homes.

## Homes for older people

In designing the development Adra have considered the ever-changing need of the population and have future proofed the development where possible.

According to the 2011 Census, about 10% of one-person households in Gwynedd were 65+ years old. It's forecasted that these figures will increase over the next decades.

**Table 4: 2014 base projections of the number of people ages 65+ in Gwynedd**

No. Of people ages 65+ - population forecasts base	2014	2019	2024	2029	2034	2039
<b>Gwynedd</b>	17,000	18,000	20,000	21,000	22,000	23,000

*(\*information provided within Housing Mix Supplementary Planning Guidance)*

All the new homes proposed in the development will offer houses that will meet all of the Welsh Government Development Quality Requirements as well as the Secure By Design Standards.

Also, in achieving the requirements of the Lifetime Homes Standards, all the new homes will provide a future proofing design that will also meet the need of an aging population.

In addition to their homes providing for their needs for a lifetime, this will encourage residents to get involved in their community, and to become reassured that they won't have to move, should circumstances ever change.

Access around the new estate will be fully considerate as level access and grassed communal areas are a key feature within the design.

This will allow the residents to relate to the outside world within the protection of a safe and tranquil area, where engaging with all other residents can become a key part of living in the local community.

## 5.0 HOUSING NEED - INTERMEDIATE RENT PROPERTIES

The purpose of Intermediate Rent is to offer an alternative to people who may have difficulties on the open market, however, due to circumstance are not considered a priority for social housing.

These homes will be targeted at those who are in employment, not dependent on benefits, and earning between £16,00 and £45,000 a year. The levels of rent for intermediate rental units is determined by local market rents – usually, rated as 80% of the market rent for similar dwellings in that area.

An up-to-date register of all the people who have applied for and meet the qualifying criteria for affordable units can be obtained through Tai Teg. Please find below those who have registered their need through Tai Teg

### Affordable Rent Housing Need as Received from Tai-Teg for 4<sup>th</sup> quarter 2024

<u>Confirmed TAI-TEG for Bangor Current Housing Need in 4<sup>th</sup> Quarter 2024</u>		
<u>Number of bedrooms</u>	<u>Type of units</u>	<u>Number of applicants</u>
<u>1 bedroom</u>	<u>BUNGALOW</u>	<u>0</u>
	<u>FLAT</u>	<u>40</u>
	<u>HOUSE</u>	<u>16</u>
	<u>MAISONETTE</u>	<u>0</u>
	<u>Total number of bedrooms</u>	<u>56</u>
<u>2 bedrooms</u>	<u>BUNGALOW</u>	<u>3</u>
	<u>FLAT</u>	<u>51</u>
	<u>HOUSE</u>	<u>218</u>
	<u>MAISONETTE</u>	<u>0</u>
	<u>Total number of bedrooms</u>	<u>272</u>
<u>3 bedrooms</u>	<u>BUNGALOW</u>	<u>1</u>
	<u>FLAT</u>	<u>4</u>
	<u>HOUSE</u>	<u>170</u>
	<u>MAISONETTE</u>	<u>0</u>
	<u>Total number of bedrooms</u>	<u>175</u>
<u>4 bedrooms</u>	<u>BUNGALOW</u>	<u>0</u>
	<u>FLAT</u>	<u>0</u>
	<u>HOUSE</u>	<u>14</u>
	<u>MAISONETTE</u>	<u>0</u>
	<u>Total number of bedrooms</u>	<u>51</u>
<u>5 bedrooms</u>	<u>BUNGALOW not recorded</u>	<u>0</u>
	<u>HOUSE not recorded</u>	<u>0</u>
	<u>Total number of bedrooms not recorded</u>	<u>0</u>
<u>Bangor LL57 4HP Area Total</u>		<u>554</u>

Through advertising, promotion and marketing of the scheme, it is expected that more applicants will come forward. Experience shows that these figures will increase as the project approached construction phase.

## RUNNING COSTS

The properties will be built with a very high-level insulation specification, with all achieving EPC A.

Air source heating and other energy efficient equipment will be installed. This will ensure that the running costs of the home are very low and will reduce the bills of the local families who will be living here.

Support will be available to the affordable units to ensure that the equipment is correctly used and to encourage tenants to be more energy efficient.

## QUALITY & FLEXIBILITY

Quality and flexibility of design is achieved with meeting the Welsh Government Development Quality Requirements. The properties will be built according to Lifetime Homes standards which will provide flexibility to the properties including bathrooms on the ground floor. This will allow families to remain in their homes even if circumstances change as the properties will be suitable for tenant with minor mobility problems.

By ensuring that all the estate is being developed in accordance with the Welsh Government Development Quality Requirements visitors and tenants will be able to move freely around the estate.

As all the properties will be built to Development Quality Requirement, should future demand change Adra could look at amending the affordable tenures of the properties, which will ensure longevity of the site.

### Sources

Following sources and reports have been used as references for this housing mix statement.

- Gwynedd Council's Housing Register
- Tai Teg Register
- Local Estate agent's reports
- Housing Mix Supplementary Planning Guidance (October 2018)
- Gwynedd Local Housing Market Assessment (Draft April 2019)
- Joseph Rowntree Foundation: Mixed Community Study (March 2006)

## 6.0 CONCLUSION

- The proposed housing mix satisfies the local needs demand, including specialist housing .
- The houses will be energy efficient, built to a high standard and provide living space adequate for comfortable modern living.
- The proposed type and mix of design type addresses the imbalance of housing supply in the area, the larger units are to meet specific housing need.
- As all are mostly 2 and 3-bedroom homes, this addresses the need for smaller households, for changing household composition and individuals affected by the bedroom tax.



- The location and type of units offers a solution for young and older households and families.
- Building to Development Quality Requirement offers flexibility for the lifetime of the building.
- Mixed tenure development has the capability to create a sustainable community.
- Public Open space incorporated into the development offer a pleasant place to live.
- Community Benefit includes for a number of public play area options



