

**Glanwern House – Older persons scheme,  
Pontypool – completion due in March 2024**

**A co-designed approach in a community based RSL**

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## **A false start**

Questions in both the Senedd and the House of Commons

**Bron Afon – Community based LSVT, Torfaen, South Wales – 8,000 homes**

- **Review of older persons housing provision – 2017-18**
- **35 schemes – mostly built '60's – '80's**
- **Tired but still popular**
- **Four schemes in particular needed serious attention – including Glanwern House**

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## A different approach

Panel of the wise – including Jeremy

- Start the conversation again – co design approach
- Residents wanted to stay at the scheme
- Glanwern residents were keen to explore re-design and open to bringing new homes to the site

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# A different start to the conversation with tenants

What was possible? What was important to them? What opportunities might emerge?

## Proposals agreed

- Improvements in the existing building – access to communal garden, balconies, improvements to the garden area
- A new hub accessible by existing and new tenants
- To demolish the older part of the schemes due to investment needs and refurbish the existing property.
- Demolition of five flats and the communal lounge in the older building; and building ten new general needs properties on the site

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## What have been the benefits of the approach?

- Residents will get what they wanted – stay in the locality in improved facilities
- The tenants have been very patient while the new properties have been built
- Work on the block has started over the last few months which includes installation of Intelligent Energy systems, patio doors, cavity installation, flat to pitched roof conversion with additional insulation.
- The works are due to be complete by March 2024.

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# (Early) conclusions

## What worked?

- The initial meetings and design ideas from the tenants worked well and were incorporated into the proposal
- The relationship with the residents and contractor has been good, despite the site being confined

## What didn't work?

- Due to the lack of communal facilities communication hasn't been as good as it could have been, staffing issues didn't help this
- In the middle period of the works residents felt a little isolated at times due to a lack of communication

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## (Early) conclusions

### What we'd do again

- The consultation with tenants and their ideas worked well, and we included most in the proposed design and refurbishment
- The energy efficiency measures will benefit tenants
- Improved to the communal garden offers tenants offers greater wellbeing for residents

### What we won't do again

- The lack of communal lounge meant it was difficult to have ongoing communication during the project. We would need to arrange meetings off site to engage better
- Maybe start to build the hub sooner, to create a new communal space – (however, access through a confirmed construction site would have been difficult)

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**Thanks**

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