

# Tredegar Court

Experience of re-developing a sheltered  
housing scheme

12<sup>th</sup> December 2023

**independent  
living** by melin



# Background



- Built early 1980s: 2 separate blocks
- Block 1: 39 bedsits & flats
- Bedsits unpopular and hard to let
- Dated interior and layout; institutional
- Unused land in grounds
- Failing communal heating system
- Block 2: 28 walk up flats & 1 x 2 bed house

# Sheltered Housing Feasibility Study

- 2014/15: Commissioned Ridgeway Consultants
- Views of existing residents and applicants on housing waiting list about sheltered housing and their priorities
- Views of staff including Scheme Managers, Board members and Senior Management Team
- Condition survey of existing sheltered housing schemes
- Resulted in options appraisal where each scheme fitted into one of three categories
- Developed investment and improvement plan for next 10 years

Building is fundamentally fit for the future but appears dated;  
Good demand for accommodation at the scheme;  
Residents request low cost improvements;  
Technology improvements to make building fit for the future;  
In a good location

**Refresh**

Building in need of significant investment with major  
components failing; Residents request high cost improvements  
Reasonable demand for accommodation at the scheme;  
Technology improvements to make building fit for the future  
In a good location

**Refurbish /  
Re-develop**

Building is fundamentally fit for the future but not for current  
client group; Low demand for accommodation at the scheme;  
Residents request low cost improvements;  
Poor location – isolated or difficult access

**Re-use**

# Tredegar Court - Next Steps

- Assessed as fitting in 'Refurbish / Re-develop' category
- Board decision to remove bedsits wherever possible from our stock
- Worked closely with Newport City Council's Housing Strategy team:
  - Confirmed need for sheltered housing in the area
  - Supported use of Social Housing Grant
- Confirmed sheltered housing model: Scheme Manager, communal lounge, Lifeline alarm system to be reviewed, 55+ age criteria
- Reviewed Scheme Manager service to remove reliance on Supporting People funding

# First Proposal – August 2017

- Convert bedsits into flats
- Extend block to include additional flats to make best use of space and offset loss of income
- Fully refurbish communal areas
- Upgrade heating and fire alarm
- Agreed to recruit Liaison Officer to decant residents – crucial to success

# First Proposal (cont'd)

- Residents kept updated
- October 2017: Formal engagement with residents – shared plans and need to decant
- Ongoing development of plans and decants progressed in partnership with other housing associations
- Engaged with local ward members
- July 2018: Formal engagement with residents and the local community
- Challenges to design, scale, height and impact

# Change of Plan!

- November 2018: Decision made to develop option to demolish existing block and build new
- January 2019: Support confirmed by Newport City Council; £4.275m Social Housing Grant funding
- March 2019: All 39 households decanted
- June 2019: Formal engagement with residents and local community
- Great level of support for revised plans – be brave!
- £8.1m total investment



# June 2020 – Started on site



# Challenges

- Pandemic – delays, impact on supply of materials and safe working practices, impact on engagement with community
- Existing residents – living on building site, very supportive, kept updated, good relationship with Scheme Manager and contractor throughout but....
- Limited useable garden space and longer-term re-design as car park – involvement of local representatives, planning requirements

# Handover – August 2022



# Handover – August 2022



- New block: 41 x 1 bed flats & 6 x 2 bed flats
- Kept 28 walk-up 1 bed flats & 1 x 2 bed house
- £8.1m total investment
- Low turnover; high demand
- No Lifeline alarm system in new block
- Thermally efficient – no heating in communal corridors
- Further investment in Block 2 to follow

# Thank you for listening.

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