



ClwydAlyn

Housing LIN

4th November 2025

Neuadd Maldwyn Extra Care, Welshpool

An Overview

Background to the project

A development of 66, 'One and Two bedroom' high quality apartments for individuals aged 60 years and over, with an assessed care and support need. Neuadd Maldwyn was built by Anwyl Partnerships on behalf of ClwydAlyn and in partnership with Powys County Council, Powys Teaching Health Board and the Welsh Government.

Neuadd Maldwyn is a neo-Georgian Grade II listed building and was used by Powys County Council until 2021 and before that was the headquarters of Montgomeryshire District and Montgomery County Council. The building the conversion has been carried out in a sympathetic manner retaining a wealth of its original features.

The scheme includes communal facilities for events and activities, a restaurant, onsite parking and landscaped areas.

Priority has been given to residents of the Powys area or have close connections to the Powys area.

Refurbishment and Conversion Contract of the property started in March 2021 and was completed with residents moving in from March 2025.

Background to the project

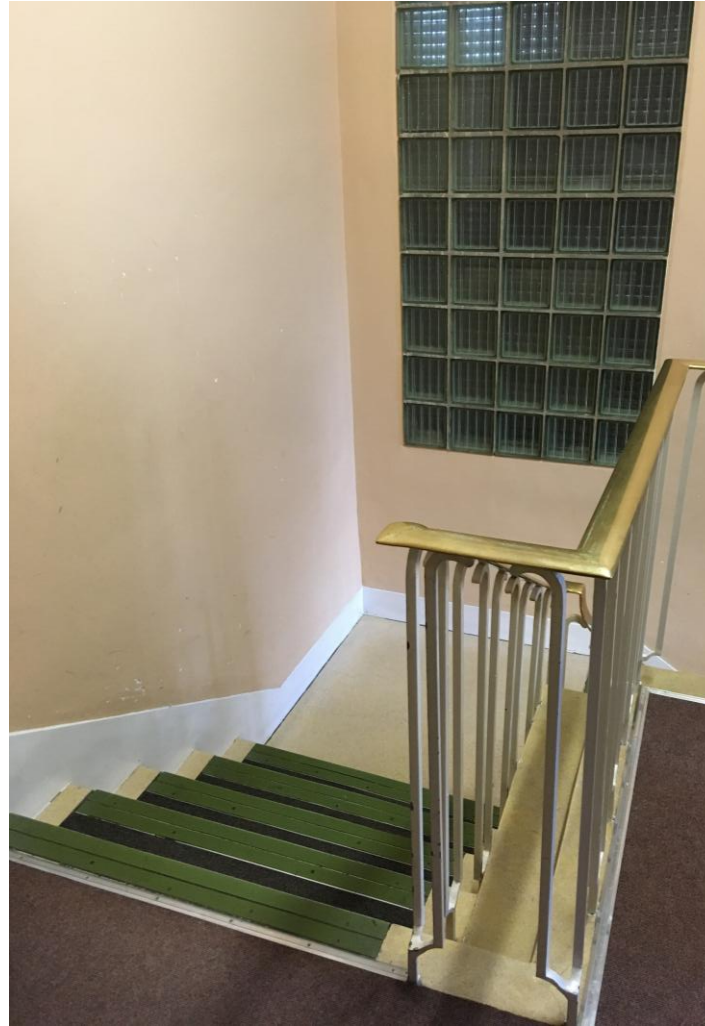
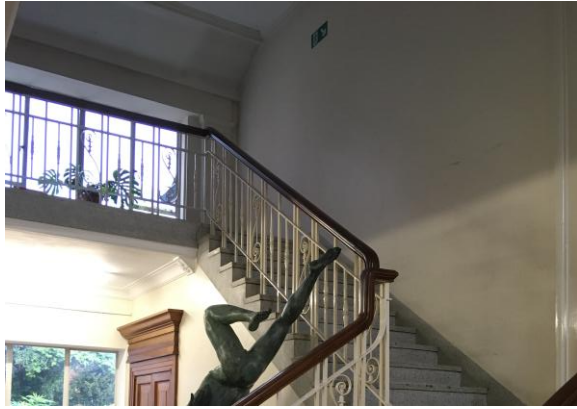
Total cost - £16m

Grant - £9.6m

Key factors

- Council partnership, Land and Buildings - £1
 - Housing with Care Fund
 - Social Housing Grant
 - Materials Cost Increase Grant
 - Private funding
 - Retain Listed Status
 - New Build Addition
 - Protect and secure long-term use
 - On budget
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Aerial Plan





Completed photos



Completed photos



Some Challenges!

It's always what's underneath!



Stage 1



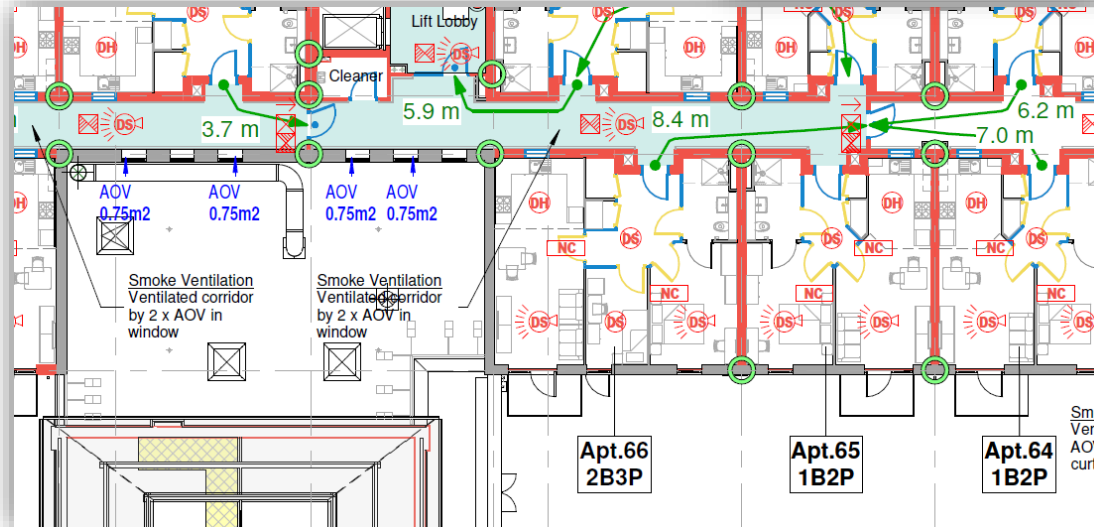
Stage 2



Stage 3

Challenges & high-level lessons learnt

- Contract was signed on the 25th March 2021.
- Revised Contract Completion Date of June 2024
- Time
- Covid
- River!
- Sprinkler Fire Safety Sign Of
- Escape Distances
- Fire Related Matters
- Hydrant Capacity
- Sounders

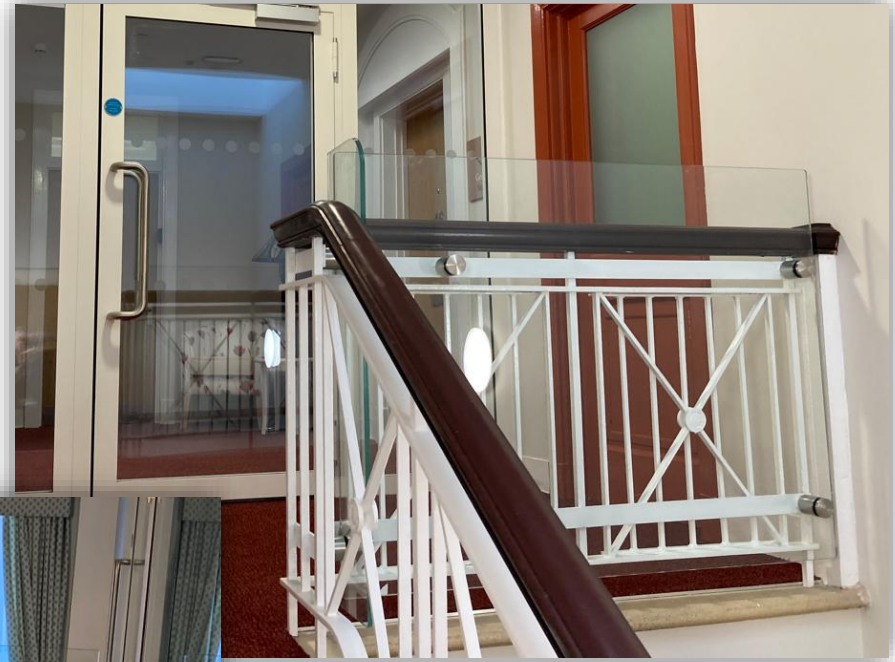
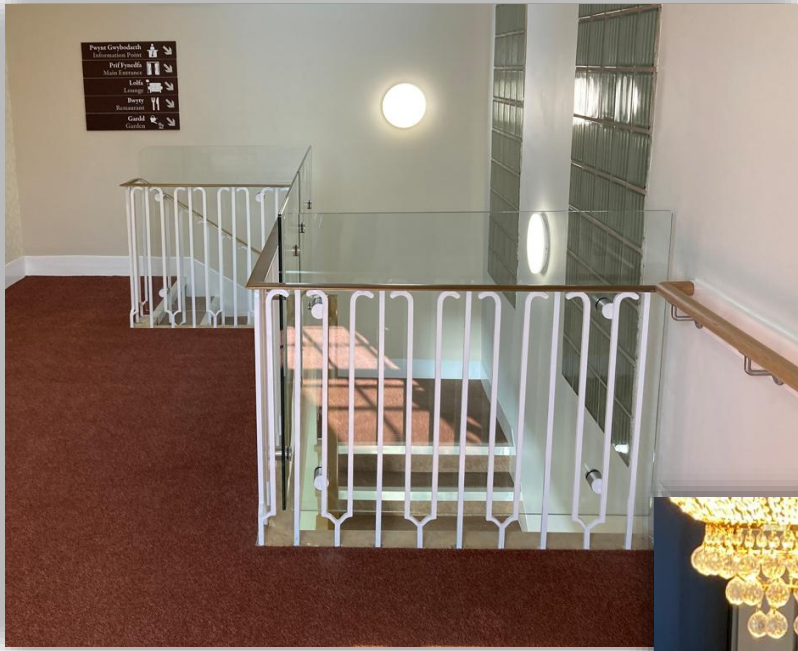


What happened



Solutions Used for Reducing Travel Distances

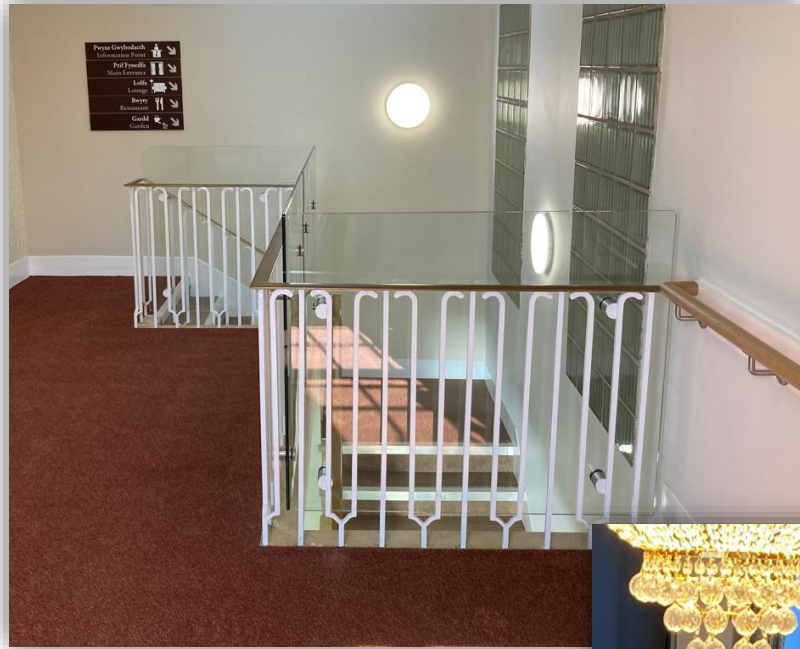
What happened





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What happened





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Neuadd Maldwyn Residents Meeting 15th October – “the first six months” – continuing priorities





It's been along journey from inception to where we are now – ***thank you to you all for choosing to be the first residents of Neuadd Maldwyn***



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Our vision for Neuadd Maldwyn

- Promote independence and Wellbeing for all residents
 - Offer a high-quality care, and Housing support service
 - Build a strong sense of community
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How do we make it all happen?

By having an integrated Care model – ClwydAlyn provides the landlord / Housing management related services

Abacare provide the Care & Support service as the contracted provider on behalf of Powys County Council



Neuadd
Maldwyn
Staffing
Model

Housing
Manager

Extra
Care
Officer

**Domestic
Team**
x 4 Domestic
Assistants

**Kitchen
Team**
Cook in
Charge

Cook

x3 Kitchen
Assistants

The key priorities over the first 6 months

- To ensure that residents are settled well into their homes and are comfortable with the Neuadd Maldwyn independent living surrounding.
 - To ensure operational teams and individual members of staff are settled into their role and that teams and individual staff members are working effectively.
 - To satisfy the Fire and Rescue Service with our building fire safety strategy – we had successful inspection in June of this year.
 - To ensure we receive a maximum Food Hygiene Rating of a Level 5 Award
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The key priorities over the first 6 months (continued)

- To ensure that professional relationships are established with relevant professional agencies – that professional colleagues have a sound understanding of the Neuadd Maldwyn concept.
 - To ensure that we are delivering a high-level restaurant service which has varied menus and provides a high level of satisfaction for residents.
 - That we are undertaking and recording requisite building compliance checks – Fire, Legionella.
-

Next phase of priorities

- Review all aspects of work practices including building contingency plan to ensure that we incorporate any lessons learned.
 - Continue to develop our staffing team.
 - Ensuring that we maintain full occupancy of the scheme.
 - Develop a local maintenance and gardening service that is cost effective, efficient, and provides a high level of service
 - Integration of Asset Management Officer services to the scheme.
 - Investigate external funding mechanisms for activities coordinator.
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Any Questions / Comments?



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