ClwydAlyn

Housing LIN Cymru

HAPPI HOUR

Tues 24 November

Hedyn

ClwydAlyn

PRP

SHAPE Exchange

Funding for the future of ageing well
VIVENSA FOUNDATION

ClwydAlyn

Croeso : Welcome : Witamy

Hen Bentre Pwylaidd, Penrhos, Gwynedd

About ClwydAlyn



- ClwydAlyn Housing was originally founded in 1978 when a group of local people recognised the need for good quality affordable rented housing in the County of Clwyd and the District of Aberconwy. Their determination and commitment sowed the seeds from which we have grown.
- 6,800 homes with around 700 members of staff we provide housing management services across North Wales, Denbighshire, Flintshire, Gwynedd, Conwy, Wrexham, Powys and Isle of Anglesey.
- Our accommodation and services range from affordable general family housing, supported living schemes, housing with care and support, extra care schemes, care homes, and a wide variety of home ownership options.

Mae ClwydAlyn yn Gymdeithas Elusennol Gofrestredig
ClwydAlyn is a Charitable Registered Society

Our Mission & Values

- ClwydAlyn's vision for all development's is to deliver high quality affordable homes for local residents.
- Achieve a high level of energy efficiency.
- Schemes designed to provide good 'Open space requirements', 'Clean & quiet environment'
- Suitable mix of accommodation to meet 'Local Housing & Planning Strategies'
- Use all renewable energy sources available, use new and innovative methods of construction.



Ymddiriedaeth
Trust



Caredigrwydd
Kindness



Gobaith
Hope

Mae ClwydAlyn yn Gymdeithas Elusennol Gofrestredig
ClwydAlyn is a Charitable Registered Society

Community Involvement

- Committed to transforming the lives of those residents we support and believe in putting the needs of our residents at the heart of everything we do.
- Dedicated community development team to help you.
- Improve communities where our Residents live
- Help build the confidence, knowledge and skills of Residents







Extra Care Facilities

ClwydAlyn

You're in safe hands ClwydAlyn will provide the housing management and ancillary services on-site. Our approach has been developed over many years of working with older people, with focus on individual needs, care and support to maintain privacy, dignity, independence and choice.

Extra Care Housing offers you the opportunity to live in your own apartment, safe in the knowledge that if you become frail then help and support is right on your doorstep 24 hours a day. You can experience a potentially much enriched lifestyle, where many support, care and housing amenities are drawn together in one complex.

Currently ClwydAlyn have 8 Fully Operational Extra Care Schemes:

• Hafan Gwydir, Llanrwst, Conwy • Tan y Fron, Llandudno, Conwy • Plas Telford, Wrexham • Maes y Dderwen, Wrexham • Llys Eleanor, Shotton, Flintshire • Llys Raddington, Flint, Flintshire • Gorwel Newydd, Rhyl, Denbighshire • Hafan Cefni, Llangefni, Anglesey.

Mae ClwydAlyn yn Gymdeithas Elusennol Gofrestredig
ClwydAlyn is a Charitable Registered Society

History of Penrhos

Penrhos Polish Village, part of the wider Pwllheli area on the Llŷn Peninsula, is a unique post-war settlement with deep historical roots. Its origins lie in the late 19th and early 20th centuries, when the surrounding land had agricultural and manorial uses, and the area was also linked to Welsh cultural and nationalist life.

RAF Penrhos and WWII

In 1936, the British government purchased the Pen y Berth farmstead (about 250 acres) to establish an RAF bombing school. The site became RAF Penrhos, a training base that was heavily targeted by Luftwaffe raids between July and October 1940.

Post-war Polish refugee community

After the war, the disused RAF buildings were repurposed as a refuge for displaced Polish soldiers and civilians who had fled the Soviet takeover of Poland. Many arrived in 1949, and the community grew into a vibrant Polish-speaking village with its own Catholic church, community hall, and social clubs. Polish traditions, holidays, and language were preserved for decades.



History of Penrhos

Cultural role and heritage

Penrhos became a symbol of resilience and sanctuary, offering a “bit of Poland” within Wales. The village’s identity was shaped by communal celebrations, religious life, and the shared memory of the Polish contribution to the Allied war effort. The church still stands, marked by a 1947 Cross of Freedom inscribed in English, Polish, and Welsh, meaning “On the way to free Poland”.

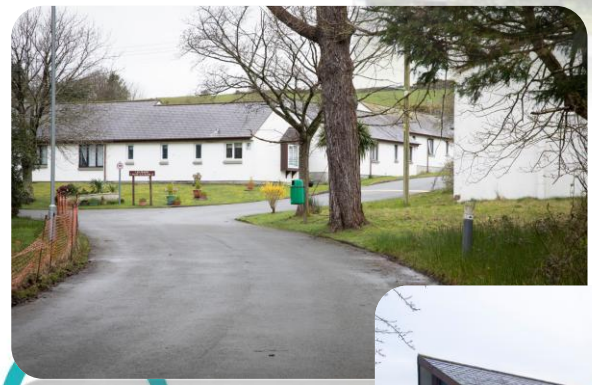
In September 2020 the Polish Housing Society was transferred to ClwydAlyn Housing as part of a merger arrangement. The site at the time, included the 42-bed care home, 90 sheltered homes, a church, dining area, communal lounges, and a small shop.



ClwydAlyn

History of Penrhos











History of Penrhos

ClwydAlyn









History of Penrhos



https://youtu.be/L6ABFnXIgcw

Now and the Future of Penrhos

Due to the age and construction of the existing homes, many need significant investment to bring them up to standard, including improvements to the energy efficiency of the buildings. The best option is to demolish the existing structures and build new high quality, energy efficient homes.

Since September 2020, ClwydAlyn have worked closely with the residents of the estate, Betsi Cadwaladr Health Board (BCHB) and Gwynedd CC to create a new vison for the estate.

The proposal submitted is a unique plan and will provide residential homes for the ageing population who currently live in and Penrhos and residents and Llŷn area, which will enable them to receive homes with elements of care without having to move from the local area. Ultimately, this application is part of a wider plan for a care village with a nursing home and an extensive provision of medical and social facilities, which Gwynedd CC will be developing, as well as general housing for local people. This is now bringing back what Penrhos used to be in a development which caters for all ages from the elderly being cared for, too young children running around and playing in the idyllic setting of the estate.

ClwydAlyn's proposal of the estate gained Planning Approval in July 2024, for 107 homes of varied designs from apartments, bungalows, and varied house sizes.

Phase 1 entails the demolition of properties in the lower part of the estate to make way for 14 bungalows, a block of 30 apartments.

It is intended that the current residents will be given the choice to move into these new phase 1 properties, which will cater their needs better than the current facilities.

Now and the Future of Penrhos

ClwydAlyn

Phase 1 : 44 Homes made up of 30 Extra Care Apartments and 14 Extra Care Bungalows Circa £14.1m Scheme Cost.

Phase 2 : 47 Homes made up of mainly General Housing 2,3, and 4 bedroomed, with further bungalows, wheelchair bungalows, Learning Disability scheme and cottage style flats. Circa £14.7m Scheme Cost.

Phase 3 : Homes made up of mainly General Housing 2 and 3 bedroomed. Circa £5.0m.

Final Phase : Gwynedd County Council Care Home Development.



Now and the Future of Penrhos

ClwydAlyn

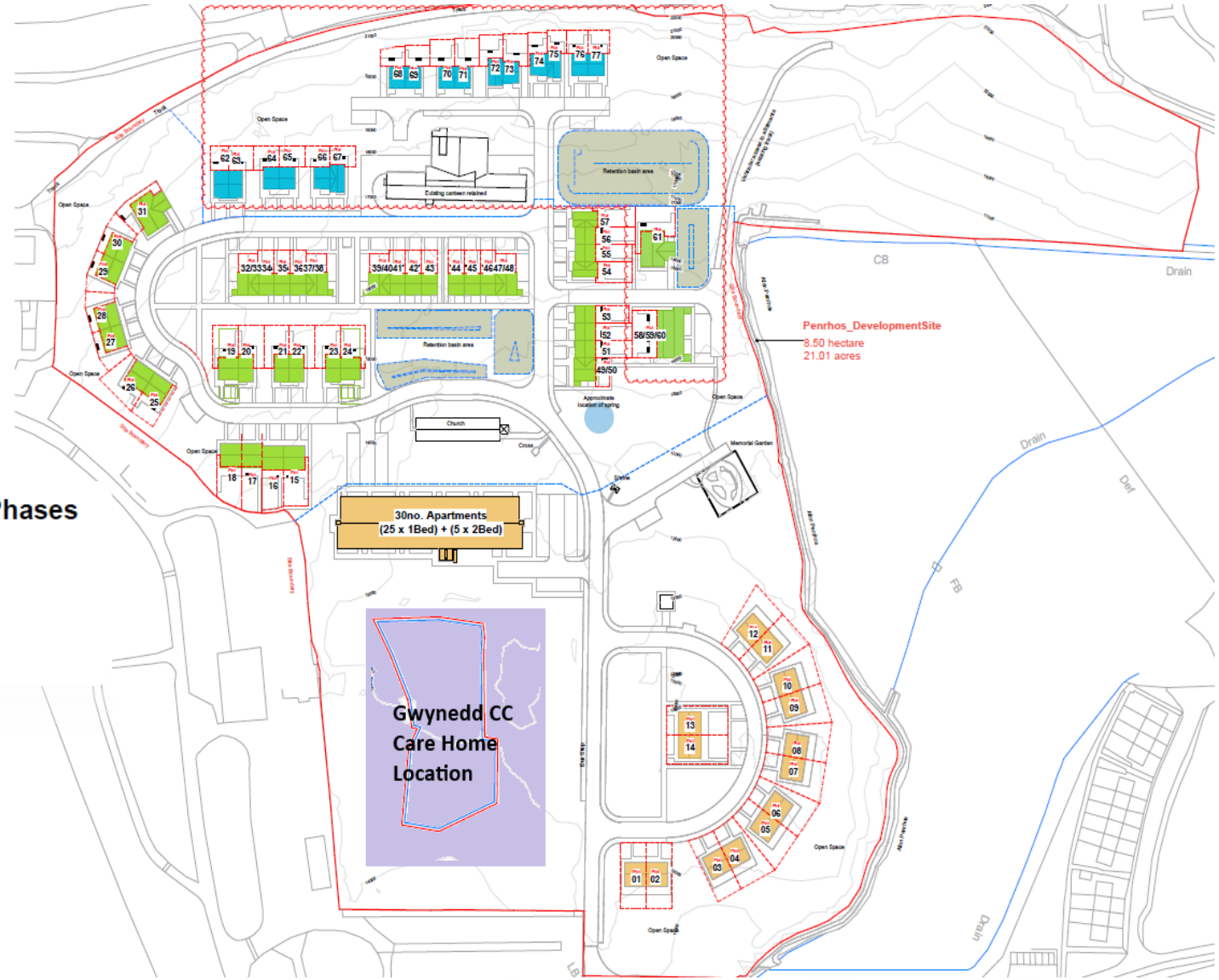








ClwydAlyn


Penrhos_DevelopmentSite
8.50 hectare
21.01 acres
30no. Apartments
(25 x 1Bed) + (5 x 2Bed)
Gwynedd CC
Care Home
Location
Legend_ConstructionPhases
Phase 1
Phase 2
Phase 3
Phasing boundary

ClwydAlyn

Current Drone Photos Phase 1







ClwydAlyn

Current EC Bungalow Photos Phase 1









ClwydAlyn

Current Bungalow Photos
Phase 1









ClwydAlyn

Current EC Apartment Photos
Phase 1











Now and the Future of Penrhos

Phase 1 : Completion of Phase 1 in January 2027, with all but two current residents moving into their new Extra Care Apartment home. Note that 12 of the new Extra Care Bungalows were occupied in mid September 2026.

This is now knows as Stryd y Beirdd (Poets Street) and Ty Wojtek, Hen Bentre Pwylaidd (Old Polish Village), Penrhos.

Phase 2 : The Ambition is to enter into a building contract in early 2027, and to proceed with a build program of approximately 20 months to complete around October 2028.

Phase 3 : Pending funding, but proposed to be programmed for end of 2028 so that he contract could proceed straight into the final phase.

Care Home : Managed by Gwynedd CC, with the intention of going into Planning Process in early 2027 and on site in early 2028.



ClwydAlyn

Diolch : Thank You : Dziękuję