



cartrefi gwell, dyfodol disglair
better homes, brighter future

PRESS RELEASE

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Major external facelift for Aberystwyth flats

Aberystwyth's roadside blocks of flats in Penparcau are due to get a major external makeover during the next six months. Tai Ceredigion, the local housing association, has set the ball in motion and drawn up plans on how the estates will look and feel.

The improvement plans not only include the four large roadside blocks of flats in Penparcau, but also some maisonette homes on the Bryn Rheidol estate. These plans form the first phase of work after Tai Ceredigion recently secured a £550,000 grant from the Welsh Assembly Government ARBED scheme to help fund green energy projects within Aberystwyth's Regeneration Area.

Tai Ceredigion staff, with representatives from the architects, Warm Wales and other agencies involved in the transformation, held an open day in August at the Church Hall in

Penparcau and invited existing tenants and leaseholders to see the future plans and give their feedback.

They showed tenants and leaseholders that, not only will the improvements be pleasing on the eye, but also economically beneficial to residents, as the buildings will effectively be given a new over blanket with the installation of external wall insulation which could save residents up to 40% on their heating bills.

The external plans also incorporate better defined resident car parking and drying areas, terraces to ground floor flats and purpose built secure cycle and bin stores. The option of installing balconies to some first and second floor flats is also under consideration, subject to planning consent and cost considerations. More importantly there will be a boundary fence around the blocks of flats, which will allow children to play freely and safely and prevent non-residents from using the grassed areas as a thoroughfare.

Some tenants and leaseholders of flats and maisonettes on the Bryn Rheidol estate are also going to reap the benefits of the plans, by being included in this first phase of improvements. They will be getting a similar external insulation makeover, which will improve the external appearance as well as improving insulation.

Steve Jones, Tai Ceredigion's Chief Executive "We are delighted to have started the consultation period by showing our tenants and leaseholders the first phase of improvement plans in the Aberystwyth area. It is a very exciting time, as these homes are in need of updating to the Assembly Government's current Welsh Housing Quality Standard. We hope that all the improvements will help create a more pleasant external environment, with the use of suitable colour mixes, as well as benefiting resident's pockets by providing more affordable warmth."

Tai Ceredigion is also working hard across other parts of the county, with tenants being consulted on the improvement programme to bring housing up to the Welsh Housing Quality Standard, and new green energy heating systems being trialled in a number of rural areas away from mains gas supplies, instead of expensive oil or gas. Next on the list they have plans to consult with tenants and owner occupiers on the proposed external re design of an estate in Llanarth, following on from the recent consultation on improvements to car parking and road safety in Tal Y Bont. Tai Ceredigion has plans to spend up to £40m in the next five years on external and internal home improvements.

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Editors Notes

For further information about Tai Ceredigion please contact Kate Williams, PR Account Manager on **07786 550054 / 01970 636418** or kate@fbagroup.co.uk.

Images: 1) Artist's impression of Penparcau housing blocks

2) Photo of Tai Ceredigion open day in Penparcau. Caption: "Llyr Edwards, Tai Ceredigion Director of Property Services, speaking to local tenants at the recent open day about the new improvement plans"

1. Tai Ceredigion is the new, locally-based, not-for-profit housing association that will work in close partnership with the council and other partners operating in the area to help meet the needs of Ceredigion's tenants, residents and leaseholders.
2. Tai Ceredigion has 2229 rented homes and 140 leasehold dwellings that were previously owned and maintained by Ceredigion Council. These homes all need maintaining and to be brought up to the Welsh Housing Quality Standard.
3. New Welsh Assembly Government funding and investment by Barclays Bank means that some £136 million is available for Tai Ceredigion's 30 year business plan. Previously councils were very restricted in their ability to borrow money for housing and budgets were ring fenced.
4. Tai Ceredigion has charitable status, ensuring that more income can be ploughed back into improving tenants' homes and running the housing service.
5. The transfer was approved by the majority of tenants that voted and unlocks a huge increase in available funds for planned maintenance, property improvements and in the longer term new-build homes for local people.
6. Tai Ceredigion plans to spend up to £40m in the next five years on improvements and has begun to consult with tenants and leaseholders on the delivery of this programme.