

Air Products Site- Ceri Postle, Housing Development Project Manager, WCBC

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WCBC have 645 social housing units at Plas Madoc and an additional 644 combined within the villages of Acrefair, Cefn Mawr and Rhosymedre.

Wrexham Council are just about to embark on building a further 13 social housing units within the core of the Plas Madoc Estate.

There are a number of Housing Developments in close proximity to the former Air Products site. These are a mix of private developer led new build developments, RSL's developments and WCBC new build social housing. These include:

Ruabon- Private developer lead, mixed use development underway, to provide 319 properties, 80 of which will be Affordable Housing via the Section 106, I am also aware of number of RSL's are in discussion with developer surrounding the purchase of additional units on the site for additional Affordable Housing provision of mixed tenure.

Rhosymedre- RSL led development (Wales and West) of 30 units, including a small number of bungalows, this development was due to complete in September 2018, however the contractor (Saxonby) went into administration. Wales and West have recently stated that work has re-commenced on site and it is thought will be complete by October 2020.

Heol Berwyn- RSL led development (Wales and West) of 33 units including 4 bungalows, this site had previous planning consent, however was not fully built due to market difficulties. Wales and West are now progressing this site and it is due to receive Social Housing Grant funding from Welsh Government.

Wynnstey Technology Park- proposed RSL led development (Wales and West) of 43 units to include 9 bungalows, all of which will be social rented properties. Further details currently unknown. The project is currently on the reserve Programme Development Plan and may in the future receive some Social Housing Grant funding from Welsh Government.

Additional Information

These planned developments mean there will potentially be an additional 157 RSL/WCBC and 239 developer led properties in the communities surrounding the former Air Products site over the next few years.

The Local Housing Market Assessment (LHMA) model utilised by the Strategy and Development Team states there is a need for an additional 86.12 properties per annum in the whole of the Western Border HMA. Within Acrefair, Plas Madoc, Rhosymedre, Cefn Mawr and Ruabon the LMHA states there is a need for an additional 17.20 properties per year in total, for all five lettings areas. Therefore planned developments for these communities over the next 1-5 years will provide all the Affordable Housing units the LHMA states are needed for the 5 lettings areas and it could be argued therefore negates the need for any additional Affordable Housing developments within the five lettings areas for the next 5 years.