

**COFNODION AM CYFARFOD ANGHYFFREDIN A GYNHALIWDYD AR-LEIN ar 8<sup>fed</sup> CHWEFROR  
2024 am 7yh  
MINUTES FOR THE EXTRAORDINARY MEETING HELD ONLINE on 8<sup>th</sup> FEBRUARY 2024 at  
7pm**

<b>Pobol yn presennol:</b>	Cllr. Paul Harries (Chair)	Cllr. Ros McGarry
<b>Persons Present:</b>	Cllr. Morgan Lewis (Vice Chair)	Cllr. Sandra Bayes
	Cllr. Elaine Lloyd	Cllr. Jon Letten
	Cllr. John Griffiths	Cllr. Ros Cleal
	Cllr. Jackie Morris	Miss L Evans (Town Clerk)
<b>Ymwelwyr / Visitors</b>	Tyrone Williams - Maes Ingli residents association Gaynor Toft – PCC Head of Housing and Public Protection Services Andrew Briggs – PCC Construction Programme Manager Jenny Capitaio – PCC Customer Liaison Officer David Meyrick PCC Housing Strategy Manager	

**1. Ymddiheuriadau am absenoldeb / Apologies for absence**

1.1. Apologies received from Cllr. Griffiths and County Cllr. Huw Murphy.

**2. Datganiad o ddiddordeb / Declarations of Interest**

2.1. No declarations of interest. Cllr. Harries introduced everyone, Cllr. Bayes advised that she was representing Newport Forum tonight. The representatives from PCC are Gaynor Toft PCC Head of Housing and Public Protection Services, Andrew Briggs PCC Construction Programme Manager, Jenny Capitaio PCC Customer Liaison Officer and David Meyrick Housing Strategy Manager.

**3. Datblygiad llety gwarchod Maes Ingli  
Maes Ingli Sheltered accommodation development**

3.1. PCC presentation – Gaynor thanked the council for holding this meeting at short notice and apologised for the delay in giving this presentation.  
Andrew shared the presentation with everyone on screen. A multidisciplinary design team company, Gleedes have been appointed for this development. Maes Ingli is the priority scheme for PCC. There have been previous design options, RIBA stage 1 and the design development has now arrived at the end of RIBA Stage 2.  
The new design will adhere to Welsh Development Quality Requirements (WDQR), Lifetime Homes Standards, Secure by Design (SBD) ‘Gold Standard.’  
The development will have dementia friendly finishes and will follow (RNIB) best practice guidance.

Cllr. Bayes asked about the carbon footprint of the build. Andrew confirmed that units are being built offsite in a factory in a controlled environment, this minimises waste. Cllr. Morris asked whether the bathrooms will be wheelchair friendly? Andrew confirmed that several of the units will be life time homes, there will be walk in showers and showers over bathtubs. There will be a mix of 19 flats – 13 x 1 bed flats, 2 x lifetime flats and 4 x 2 bed flats. All corridors will be wheelchair friendly. Cllr. Bayes asked how they decided on the number of flats. PCC advised that this information was fed in from the housing needs in the county.

There will be a multi-use room linked to the lounge, this can be partitioned off and will have a flexible space with kitchenette, there will be a warden's office, a sleepover room, a refuse and recycling store. Andrew took the council through the architectural proposals. Every flat will have a balcony. There will be a green roof which will absorb water and will help achieve sustainable urban drainage. There will be a parking space per 2 flats. The building will be heated by air source heat pumps and will have solar panels.

Tyrone asked a few questions including the decommissioning of the aerial, some residents are still linked to this. Gaynor will investigate this. Will there be phones installed? Yes, each flat will have a choice of landline and wi-fi. Will there be a phone in the communal area? This to be investigated. What about the hours of operation/construction? Gaynor will monitor this. PCC are very mindful of making sure that residents are minimally disturbed by the construction of the building. Contractors are signed up to the 'Considerate contractors' scheme' and get monitored and marked for their building work.

Cllr. McGarry stated that she liked the design of the building but is still concerned about the number of 1 bed units. Cllr. Morris enquired about the post box located outside the building. PCC will need to discuss the possible relocation of this with the post office.

Cllr. Bayes advised that she had hoped that the building could be used as an older supported place as it is so close to the surgery. Gaynor advised that the development will be for over 55's for general supported needs, there are no plans to make it into a social care and health needs place like a care home.

Cllr. Morris asked where residents will park while construction is going ahead. Can people park in the car park, there will be around 20 cars which will need to be moved? PCC will need to discuss this with the highways/parking.

Cllr. Harries thanked everyone for attending and thanked PCC for their presentation. The meeting closed at 8.38pm.