

Regeneration of Outdated Sheltered Housing



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Wrexham County Borough Council

Key Facts

- Population of 135,100
- 20.3% of population aged 65 and over
- Council Housing Stock – 11,074
- 657 –units of Sheltered accommodation contained with 22 schemes
- Sheltered housing wardens still provide a 7 day service

Why Refurbish?

- Majority of sheltered units were built in 1960s and 1970s
- A mixture of bedsits and small flats
- Feedback from open days was that the schemes were dark and small
- Options appraisal commissioned
- All bar one scheme could be remodelled
- Older people's aspirations are changing – spacious accommodation and ease of access required

Design Brief

- Improve accessibility of apartments and improve energy efficiency of scheme
- Incorporate DQR of 50sqm
- Incorporate renewable elements such as pv panels and air source heat pumps
- Triple glazed, larger windows to help reduce social isolation
- Internal wall insulation

Poor size accommodation with very small turning circles for those with mobility issues

















Coeso i Tir y Capel



Fflatiau 19A, 20A, 21A, 22A
wedi eu lleoli yn
nghefn yr adellad
Apartments 19A, 20A, 21A,
22A are situated to the
rear of the building











