



27 September 2023

Dear _____,

ATISN 18894 – Dinam Close Nantymoel

Thank you for your request which I received on 31 August 2023. You asked for:

Any consultation with the Welsh Assembly Government regarding funding requests from Valleys2Coast for redevelopment, demolition, regeneration or change of use of Dinam Close, Nantymoel CF32 7PQ.

Outcomes of any consultation regarding the above.

- V2C met with Welsh Government officials on 26th July 2023 to discuss general funding issues around the parameters of the Social Housing Grant Programme (SHG), the Transitional Accommodation Programme (TACP) and the Building Safety Fund.
- V2C stated the following in relation to Dinam Close:
 - The scheme consists of 18 homes i.e. 9 x 1 bed flats and 9 x bedsits.
 - The scheme is a former sheltered housing scheme, now operating as an independent living scheme for over 55s. The re-designation is because there is no warden provision on site.
 - The scheme has a history of high rates of voids – with 5 voids in July (27%).
 - V2C undertook an option appraisal of Dinam in 2013 and 2017.
 - In 2022, V2C undertook a comprehensive whole stock appraisal using the Social Housing Asset Performance Evaluation model (SHAPE) which has been developed by Savill's. Savill's an independent organisation identified Dinam as having the highest negative Net Present Value (NPV) of all V2C stock. In simple terms this means that the money coming in through rent and service charges is less than the money going out from maintenance and management costs, when brought to today's values.
 - In December 2022, a report was presented to Board on the outcomes of the Stock Appraisal which identified the position of Dinam compared to the other homes. As a result, the Board instructed V2C officers to seek external funding to support the required investment in Dinam, thereby enabling V2C to retain it as an independent living scheme.
 - If funding wasn't available to keep as is, the Board recommended that consideration should be given to seek funding for general needs use through remodelling or demolition and rebuild.

- If no funding was available, the final option would be to de-commission and sell.
- Welsh Government confirmed the following to V2C:
 - SHG is not available for existing stock investment but is available where existing stock is demolished and rebuilt.
 - TACP is available for existing stock investment, but only where stock is wholly void.
 - Building Safety is only available for properties over 11m high. Dinam is below this threshold.

Next steps

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response.

Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,
Welsh Government,
Cathays Park,
Cardiff,
CF10 3NQ
or Email: Freedom.ofinformation@gov.wales

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at:

Information Commissioner's Office,
Wycliffe House,
Water Lane,
Wilmslow,
Cheshire,
SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely