CYNGOR GWYNEDD – Report to Cyngor Gwynedd's Cabinet

Item title:	Homes that Encourage Independence Programme Board
Cabinet Member:	Paul Rowlinson – Cabinet Member for Housing and Property Dilwyn Morgan – Cabinet Member for Adults, Health and Wellbeing Menna Trenholme – Cabinet Member for Children and Supporting Families
Relevant Officer:	Dylan Owen, Director of Social Services
Meeting date:	10 November 2026

1. Decision Sought:

1.1 That the Cabinet agrees to establish a Homes that Encourage Independence Programme Board to maintain an overview and lead on housing developments with care across Gwynedd, led by the Cabinet Members for Housing and Property, Adults Health and Well-being, Corporate Director and Director of Social Services.

1.2 That the functions, membership and arrangements of the Board are in accordance with the Terms of Reference in Part 3.2 of the report.

2. What is the reason why Cabinet needs to make the decision:

2.1 While there has been housing with care developments in Gwynedd over the past few years, it has become clear that many more similar developments are needed. Following the Research report, Llechen Lân, further work was commissioned by *Housing LIN* to consider the evidence on demographics, needs, and availability of suitable accommodation for older people in Gwynedd. See that report in Appendix I. The report shows that there is an urgent need for the development of more housing with care developments across Gwynedd, specifically for older people. In order to meet the need, plans and budgets will need to be co-ordinated across departments as part of the Council's overall housing development planning.

2.2 Whilst supported accommodation (for individuals with a Learning disability for example) and small group homes for children are not currently covered by this report, it is likely that these vital developments would also benefit from a similar overview in the future and could potentially be added to the Programme Board's remit at the appropriate time.

3. Introduction and Logic

3.1 Background/ Introduction

3.1.1 Housing with care needs exist across the social service sectors, with the need for suitable housing for children with disabilities; for children in care; for adults with disabilities; and for vulnerable elderly people who do not need to live in traditional residential homes.

3.1.2 The Adult Department undertook the Llechen Lân research in 2025 and that report recommended investing heavily in alternative methods of providing care and support to older individuals in Gwynedd, including the development of more extra care housing.

3.1.3 As a result, in 2025 the Adults, Health and Wellbeing Department and the Housing Department jointly commissioned research on the housing needs for older people in Gwynedd. The research was provided by *Housing LIN* based on the findings of Llechen Lân and other evidence. Their findings show that the needs for extra care and sheltered housing are significant as set out in Appendix I, and as summarised below:

Table 1: Estimated needs for supported and specialist accommodation in Gwynedd

Supported housing types and specialist housing and accommodation	Current Provision	Estimate of Need by 2028	Estimate of Need by 2033	Estimate of Need by 2038	Estimate of Additional Need by 2043
Extra Care Housing (units)	***113***	**286**	**437**	**587**	**729**
Market Housing		*86*	*131*	*176*	*219*
Social Housing		*200*	*306*	*411*	*510*
Sheltered Housing (units)	***674***	**504**	**789**	**1,073**	**1,341**
Market Housing		*151*	*237*	*322*	*402*
Social Housing		*353*	*553*	*751*	*939*
Accessible Housing (units)		**1,149**	**1,726**	**2,289**	**2,799**
Market Housing		*345*	*518*	*687*	*840*
Social Housing		*805*	*1,208*	*1,602*	*1,959*
Age Appropriated Accessible Housing (Social Housing for Over 55s) (units)		**383**	**575**	**763**	**933**
Market Housing		*115*	*173*	*229*	*280*
Social Housing		*268*	*403*	*534*	*653*
Nursing Homes (beds)	***476***	**80**	**167**	**230**	**292**
Residential Homes (beds)	***518***	**-42**	**-7**	**2**	**10**

** Note that specific attention has been given to the number of residential beds to support action on the principle of reducing the number of people who would require traditional residential care, apart from people living with dementia.*

3.1.4 Therefore, Cyngor Gwynedd will need to work collaboratively with housing developers to ensure the availability of suitable accommodation for the county's ageing population over the coming decades. That means a significant programme of work to

continue for years to provide guidance and keep an overview of the planning and implementation of those developments. It should also be noted that a large increase in demand for other types of specialist accommodation is anticipated. Co-ownership of this work as a single Council will be essential to ensure success.

3.1.5 The Welsh Government stated in June 2026 that they want to see an additional 20,000 social houses provided in Wales within 4 years. The Government's goal is to increase the overall social housing stock, to reduce reliance on emergency accommodation and meet the needs of homelessness services. Extra care housing can contribute to this figure by developing homes suitable for the needs of these groups of individuals and enabling them to move to more suitable homes. There is a possibility that this could also release some of their existing homes into the market for the general population, although the numbers of social housing released through this are historically small, as it does not go through the housing register.

3.2 Terms of Reference: Homes that Encourage Independence Programme Board

3.2.1 The Programme Board would promote and support cross-departmental collaboration to ensure the provision of suitable accommodation for the population of Gwynedd. It would enable the co-ordination of short and long term plans and ensure co-ordinated financial planning and applications for national funding, with co-ownership across several departments within the Council.

3.2.2 The Homes that Encourage Independence Programme Board would consist of the following membership:

- Cabinet Member for Housing and Property
- Cabinet Member for Adults, Health and Wellbeing
- Cabinet Member for Children and Supporting Families
- Head of Housing and Property
- Assistant Head of Housing and Property (Housing)
- Assistant Head of Housing and Property (Property)
- Head of Adults, Health and Wellbeing
- Assistant Head of Commissioning/Business
- Director of Social Services
- Corporate Director
- Head of Children and Supporting Families*

**It is likely that the Head of Children and Supporting Families would not be a full member of the Connected Households Programme Board in the first instance, but would join as children's issues were considered by the board.*

3.2.3 See recommended roles in the table below.

Table 2: Recommended Roles

Chair		
**********		
Thematic Portfolios		
People Portfolio	**Housing Portfolio**	
Cabinet Member for Adults, Health and Well-being	Cabinet Member for Housing and Property	
Corporate Director of Social Services	Corporate Director	
Heads of Service		
Head of Adults' Services	Head of Housing & Property	
Programme Management		
Development Work	**Project Management**	**Commissioning Arrangements**
Assistant Head of Housing & Property (Property)	Assistant Head of Housing & Property (Housing)	Assistant Head of Commissioning / Business

3.2.4 The Board would meet quarterly to provide guidance and to keep track of specific projects and developments:

- Suitable accommodation for older people (e.g. sheltered and extra care housing)
- Supported Accommodation for adults with a disability
- It could be agreed within the Board to add other relevant matters/workstreams if the Board members unanimously agreed to do so.

3.2.5 Having received the proposed report on the needs of small homes for children in Gwynedd it is possible that the scope could be expanded to include houses for small group homes for children.

3.2.6 Additional suitable human resources will be required to lead on the programme and to co-ordinate specific projects within the programme. There will be further discussions on this between the relevant Departments to agree the resource and funding.

3.3 **Next steps**

3.3.1 If Cabinet agrees to establish a Homes that Encourage Independence Programme Board, the intention is to hold the first meeting within the month and lay the foundations for the Board's development over the coming years.

3.3.2 One of the first considerations of the Programme Board would be to agree milestones from 2027 onwards between the three departments, Housing and Property, Adults, and Children and Supporting Families. These would feed in to the 'A Homely Gwynedd' and 'A Caring Gwynedd' elements of the Council's Plan.

4. Statutory Officers' Remarks.

4.1 Chief Finance Officer

The content of the Housing LIN report presents a clear and worrying picture of the housing and care developments that will be necessary over the coming years. The decision sought does not commit the Council to expenditure at this time and I welcome the intention to establish a Programme Board to deal with this difficult situation. In doing so, I expect that any developments will be subject to recognised programme/project management arrangements and that this in turn will provide an opportunity to ensure that sound financial discipline and control are an integral part of the programme moving forward. It is a core part of the governance of such programmes that regular financial advice is received from relevant officers from the Finance Department.

4.2 Monitoring Officer

The intention to create a Homes that Encourage Independence Programme Board appears to be an opportunity to promote and strengthen collaboration within the Council in areas that are significantly intertwined. The establishment of a cross-departmental planning board, with clearly defined membership and terms of reference, provides an acceptable governance solution. I am satisfied that the decision being sought is appropriate and justified.

Attachment List:

Appendix I: *Housing LIN* report on Gwynedd's care housing needs