

# £3m apartment block at old dairy site nears completion

An old dairy in Rhyl is being turned into a £3m apartment block offering 18 flats for social housing. The disused dairy on Victoria Road in the seaside town has been demolished to make way for a four-storey building following funding from the Denbighshire County Council and the Welsh Government.

The redevelopment is being led by housing association Cartrefi Conwy under the Tŷ Dyffryn scheme with construction work near completion by main local contractor NWPS Construction.

Assistant director of development David Kelsall said: "It is a landmark building on a tight, complex brownfield site which is going to provide much needed safe, warm homes for people. Importantly, the money from this £3 million project has been largely recycled locally because the contractors, NWPS Construction, who are based in Rhyl, have used local labour and local suppliers. They have put money back into the local economy.

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"This redevelopment could not have happened without the strategic support of Denbighshire County Council and Welsh Government funding. There is an enormous need for this type of social housing. Priority will be given to local residents with the allocation process being in favour of local residents in most housing need. This development will make a big difference to their lives."

He added: "We now need more of the same because there is still a huge shortage of accommodation like this. Cartrefi Conwy are always looking for new sites, particularly in Conwy and Denbighshire, which will give us the opportunity to work with

SMEs and the wider supply chain.”

NWPS Construction managing director Matt Hughes said the build had been challenging partly because of interruptions by the Covid pandemic.

“On top of that we were building on sand with a metre-thick layer of peat so the concrete piles went down 16 metres. The whole building sits on a steel frame with concrete planks on the first floor, with a timber frame above that,” he said, adding: “It’s essentially a four storey building with a 21 space, secure car park on what would have been the ground floor.

“I am a local lad so I am very proud of what we have achieved in bringing new life into this derelict site which will benefit the local community. I believe we’ve ended up with something really special. We have used local suppliers and local labour. I think everybody working on the site comes from within a 15 mile radius from Rhyl and the surrounding area. The development has provided a boost for the local economy.”

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Tony Ward, the Corporate Director for the Economy and Environment at Denbighshire County Council, said: “We are delighted to support this new development by Cartrefi Conwy.

We welcome the opening of Tŷ Dyffryn, not only because it will provide high quality, much needed new homes but it will also support the sustainability of the local community in Rhyl.”

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