

Trivallis.

The future of Penrhys: questions and answers



July 2025

**The information we have given you in this document is correct at the moment.
But things might change later. If anything does change, we will let you know.**

We have tried to make this document easy to read. But if you want more information or you'd like us to explain something, you can talk to someone who works for Trivallis or email DART@trivallis.co.uk.

This information is for **Trivallis tenants**. Some things will be different for private homeowners. We will write to you separately to explain what the new development means if you own your Penrhys home.

Where the document says *us* or *we*, this means Trivallis. For more information, visit:

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Introduction



Penrhys is a lovely place.

It is in one of the most beautiful parts of South Wales. The people are friendly. It's a strong a community. It's also a good place for children to grow up.

But the houses in Penrhys are very old.

Many of them need a lot of money spending on them and are badly designed. That's why we want to build new homes. These homes will be for people who already live in Penrhys, and also for new people who want to move here.

We want to work with the people who live in Penrhys.

Since November 2024, we have been speaking to residents about the new development and asking questions. We want to hear your views and ideas.



Building new homes takes a long time.

It can be difficult, and things often change. This is because many people are involved, and there are lots of things to think about.



We will keep you updated.

We will try our best to explain what is happening and answer your questions.

Sometimes, we might not have all the answers right away. When we do get the information, we will share it with you.

Some answers may also change later. If they do, we will let you know.

What's happening – the basics



How many new homes will be built in Penrhys?

We plan to build up to 1,000 new homes in Penrhys. These will replace the current homes.

Building all the homes will take about 10 years.

We will build the homes in phases (in stages, bit by bit). Each phase will focus on a different area of Penrhys.



Which Phase will my home be in?

Right now, we only know which homes are in Phase 1a. We are already speaking to the people who live there.

We are still planning which homes will be in the next phases. As soon as we know more, we will tell everyone.

We understand people need time to plan for the future. Some people will not move for a few years.



When will the building work start?

We cannot give an exact date yet.

Before we start, we need to:

- Get **planning permission** from Rhondda Cynon Taff County Borough Council.
- Find a **building company**.

We hope to start in summer 2026 but this may change. We will share exact dates as soon as we can.



Is it really happening this time?

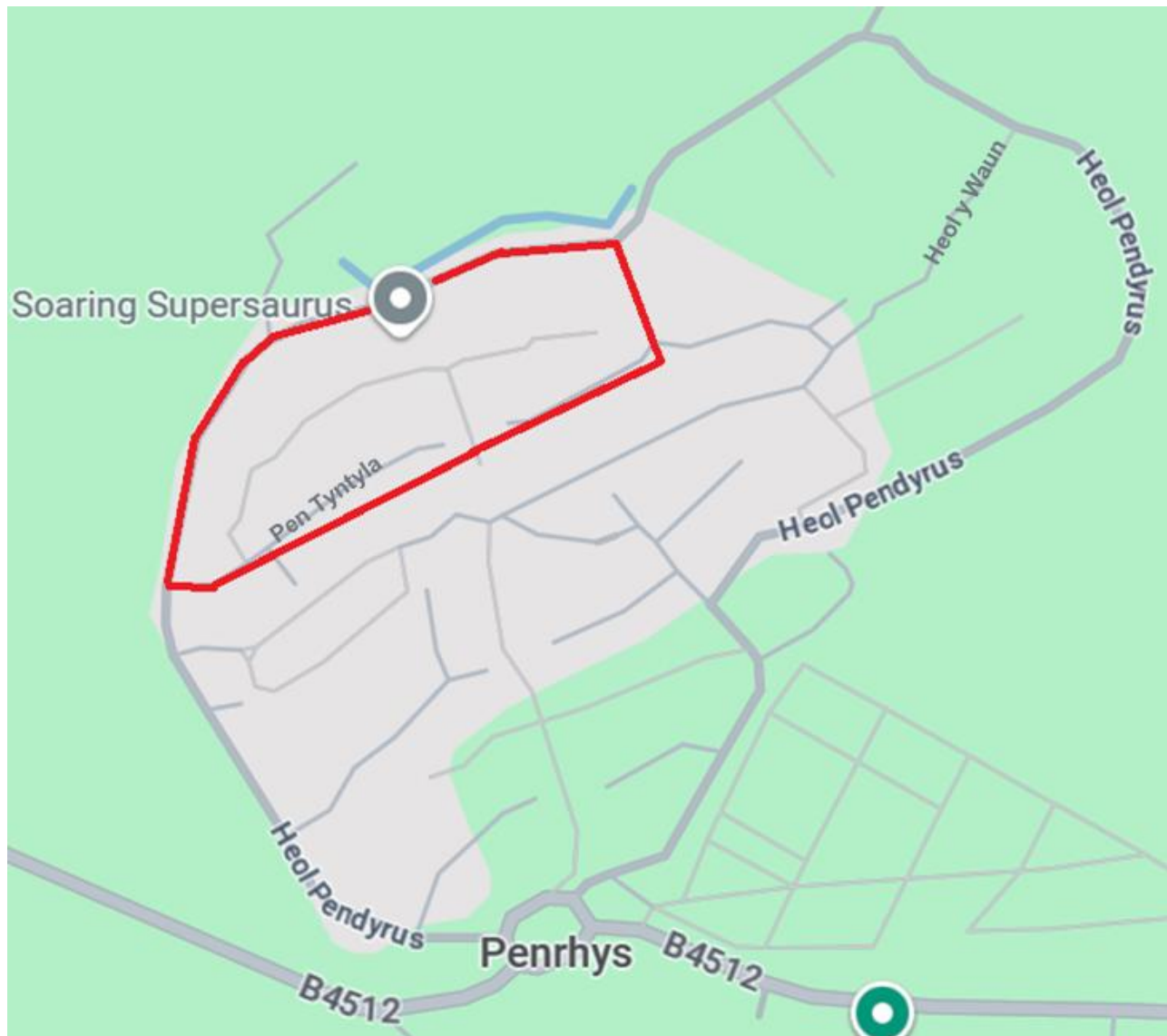
We are working very hard to regenerate the whole estate and provide all tenants with a new home.

The project is moving forward. We have already done more work and got further than in the past. But this is a large development and things may change.

To make it happen, we need support from:

- The Council
- Welsh Government
- Funders
- Developers
- **And most importantly – Penrhys residents**

All about Phase 1a



This plan shows where Phase 1a of the new estate will be built. This is where the redevelopment will start. It's the area inside the red line.

What homes are affected in Phase 1a?

We plan to build about 123 new homes in Phase 1a. This will be in the Northwest part of the estate (the area inside the red line on the map above).

In January 2025 we told people that the following homes would be in Phase 1a. We delivered letters and spoke with people living in these homes:

336 – 343 Heol Pendyrus
396 – 403 Heol Y Waun
240-247 Pen Tyntyla
388 – 395 Heol Y Waun

But now we know that more homes will be affected in Phase 1a:

248 - 255 Pen Tyntyla (empty)

376- 379 Heol Y Waun

232 - 239 Pen Tyntyla

428- 435 Heol Y Waun

436- 443 Heol Y Waun (empty)

444- 451 Heol Y Waun

452- 459 Heol Y Waun

We put this information on display boards at the community events each month. We recognise this wasn't good enough.

Not everyone saw the boards. Not everyone realised the plans had changed and other homes were affected. We are very sorry for this. We have spoken to everyone now.



Why did the area for Phase 1a change and get bigger?

At first, the land looked easy to build on. But when we checked it properly, we found it had a lot of hard rock underneath. Because of this, we had to space out the houses more and move further south to build a new, straighter road. This change meant more people would need to leave their homes so the building work could start.

Why are people being moved for Phase 1a when there is so much waste land where it could be built?

We'd like to start building in an area which has fewer houses and more empty space.

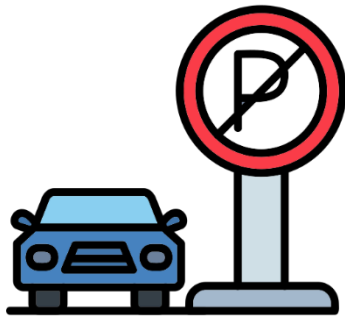
Also, we think starting here is a good choice for safety. Lorries and vans for the building work won't need to go past the school. This helps keep the roads cleaner and stops traffic building up near centre of Penrhys and Church.



When will the people in Phase 1a be moved?

We think people affected by Phase 1a will be moved within 12 months, but this may change.

We are already talking to everyone in Phase 1a. We are finding out what they need so we can find a new home which is right for them. We will help them with the move.



Is anything else affected by Phase 1a?

People won't be able to use the parking area behind 176-183 Pen Tyntyla. This is in the construction area for Phase 1a.

We will be talking to people on Penrhys to find other parking areas instead.

We are still doing lots of planning work round the Phase 1a area. If it turns out that other paths or roads are affected, we will let you know.

Moving from old homes to new ones



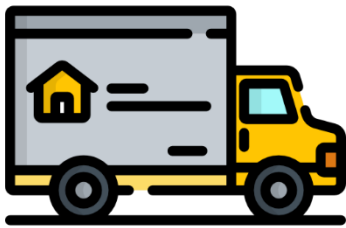
Can I move straight into my new home?

We hope most people can move just once — from their old home straight into their new forever home. But some people will need to move twice.

If you are in Phase 1a, this will happen:

1. You will move out of your old home into a temporary home.
2. When it is ready, you will move into your brand-new home.

This is because some old homes need to be knocked down before we can build the new ones.



I only want to move once. Can that happen?

We understand moving is hard and stressful. Most people want to move just once. We can't promise this for everyone.

People in Phase 1a will need to move twice.

We will try to help people in later phases move just once - but we can't promise. We will talk to you and do our best to help.



Will I have to leave Penrhys?

No. You can stay in Penrhys if you want to.

You will only need to leave if you have special housing needs we can't meet here right now.



If I need to move twice, what will my temporary home be like?

We will find you a temporary home which meets your needs. It will be like where you live now. You will not be asked to move to 'temporary accommodation' like a hostel or a hotel.



Do I have to pay to move?

No. We will pay for a removal company to help you move - even if you move twice or move away from Penrhys.

If you are a Trivallis tenant, you will also get a one-off payment of £8,000 when you move out of your old home.



Will I get a new home on Penrhys?

Yes - if you are a Trivallis tenant and want to stay in Penrhys, we will make sure you get a new home (if the project goes ahead).

If you are in Phase 1a and want to leave for a while but come back later, tell us. We will save a new home for you.

What if I want to move away from Penrhys?

That's okay. If you want to move somewhere else - for a short time or forever - talk to us.

If you are already using Homefinder, we may be able to help speed things up.



How will I apply for a new Penrhys home?

If you are in Phase 1a, you don't need to apply. You will get a new home if you want one. If you are in a later phase, we will work with you to help you get a new home on Penrhys.



What will happen if I need a home which is different to the one I have now?

When we start to develop your part of the estate, we will talk to you about your new home. We will talk to everyone living in Penrhys to find out what they need.

We will ask about bedrooms.

We will also ask about adapted bathrooms or kitchens, and garden space. We will keep a list and use this when we are building the new homes. If your needs change, you need to tell us, but we will make a note.



I need an extra bedroom for my carer and a walk-in shower. Will my new home have this?

We will try to make sure your home has everything you need to live an independent life. If you need something extra later, we may be able to add it if an Occupational Therapist agrees.



If I want to buy one of the new homes, will I get a discount or special offer?

People will be able to buy some of the new homes in Penrhys.

Some of them will be more affordable to make it easier for people to buy them (not just people from Penrhys). If you want to know about options to buy a home, let us know.



What if I don't want to move house?

We understand that moving house is stressful and scary for some people. But we have a long time for people to get ready, and we will help you. We will talk to you about why you don't want to move and try to make things easier for you.



I have spent a lot of money on my home. Will you pay me back for this?

Trivallis tenants who move out of their old home in Penrhys will get a one-off 'home loss' payment of £8,000 when they move out.

If we agreed for you to spend a lot of money doing something to your home, like building a conservatory, we may pay 'Compensation for tenant improvement'. This will only be in rare cases.

Planning permission and what happens next



How close are we to getting planning permission for Phase 1a? Can we have a date?

We said that we will apply for planning permission in summer 2025. At first, we said this would be in June. Now we think it will be in the next few months. This is because we have lots of work to get all the details we need. We will submit it as soon as possible.

Challenges and delays are normal for new building projects. There is no need to worry.



What about planning permission for the rest of the site?

Once we've found a building company to build the site, we will send a plan for the whole project to the Council, showing the main ideas for the development. This will give us 'outline planning permission' for the whole site.

We will ask for 'detailed planning permission' for each Phase as we go along.



Does Trivallis pay the council for planning permission?

Like everyone, we have to pay planning application fees which are used to pay the Council planning officers who inspect, challenge and hopefully approve the application.

All developers make legal payments to the Council after a site is built. These are used by the Council to pay for local services on new estates such as bin collections, playgrounds and road repairs. The payments are properly controlled.

All about the new estate



Who will be living in Penrhys in the future?

There will be a mix of different people living in Penrhys. We expect to build about 1000 new homes altogether.

More than half the homes will be sold to private homeowners. We can only afford to redevelop Penrhys if we sell some of the homes to private homeowners.

We hope some other homes will be used for shared ownership. This means people buy part of a home and pay rent on the rest. They can buy more later if they want. This makes the homes more affordable to buy.

The rest will be used for social housing. These homes will be for the people who already live in Penrhys. There might be new social housing tenants too.



Will the social housing all be together in one place?

All the homes will be mixed up. We won't have all the private homes together, all the shared homes together, and all the social homes together. Instead, everyone will live together to create a single community.



Do you believe new people will want to move to Penrhys?

Yes, we do! We've heard from lots of people who lived in Penrhys before and still live locally. They are very interested in finding out about the new homes being built in Penrhys.

Some people who don't live on Penrhys have bad things to say about it. In the 1980s, unemployment and other issues led to serious problems in the area. That was many years ago, and things are different now.

By working with the residents, we want to avoid past mistakes and create something better. With modern homes, great views, green spaces, and a mix of people, we believe Penrhys can be one of the best places to live in the Valleys. Lots of people will want to come here.



Is it true Penrhys will be used for illegal immigrants?

No, this is not true. Illegal immigrants are not entitled to social housing.

Most of the new homes will be sold to private homeowners and shared owners. The other homes will go to Penrhys tenants first.

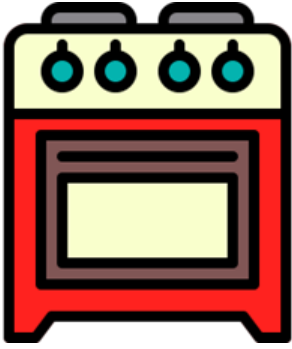
Any other social homes will go to people on the RCT Common Housing Register (Homefinder RCT). Last year, nearly all the social homes in RCT (765 out of 797) went to people from the area or who have family here.



How have the new homes been designed? Who decided on the plans?

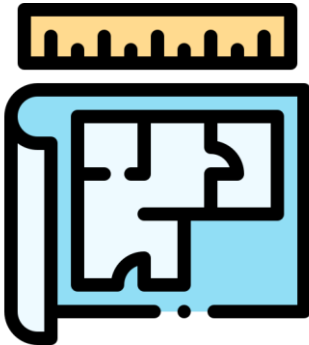
The new homes in Penrhys will be based on a set of standard plans. These plans are called the *Tai ar y Cyd Pattern Book*. 23 Welsh social landlords, the Welsh Government, builders, tenants and architects came together to agree the plans. Many new homes built in Wales will use these plans.

Using the plans means that the new homes will be better for people to live in. They will be better for the environment. Modern heating systems mean they should be cheaper to heat. They will use materials made in Wales which is better for the environment and creates local jobs. They will be very high quality.



My fridge/cooker/washing machine is bigger than the normal size. Will there be room for it in my new kitchen?

Your kitchen will have space for your appliances, but only standard sizes will fit because we are using set designs from the Pattern Book. The Welsh Government will only fund houses based on this guide.



Are the new homes smaller?

The overall floor space of new homes is similar to the existing homes in Penrhys. We are using set designs from the Pattern Book so we can't change the designs. The layouts will make homes more comfortable, easier to heat, and more practical. There will be different layouts to suit different needs.

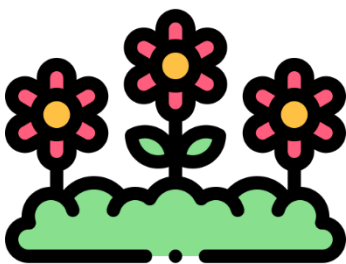


Will I have a garage / driveway / shed?

Every new social rented home will have shed which is about 8 feet x 6 feet. Every house will have a parking space, either next to it or close to the front door.

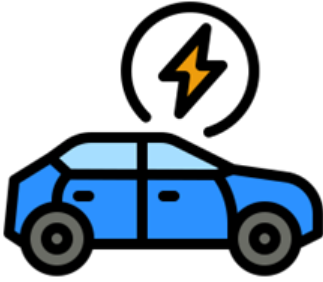
Because of Welsh Government funding, we aren't currently planning to build garages or separate garage blocks for social rented homes.

But we are looking at other storage solutions.



Will there be community growing spaces in the new development?

We don't know yet. Residents have talked about this with the architects. They are looking to include community growing spaces in the plans.



Will there be facilities for charging electric vehicles?

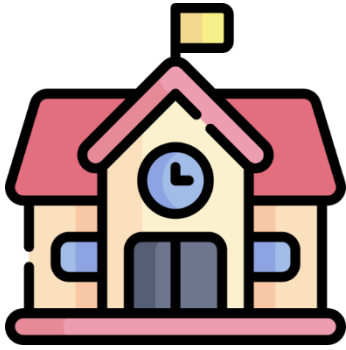
Yes, there will be electric vehicle charging points on the new estate. We do not know how many or the exact locations yet.



Will there be parking for more than one vehicle per house?

Each home will have at least 1 parking space. This will be more for 3 or 4-bedroom homes. This might increase as we do detailed plans for each part of the estate.

Community buildings – what's planned?



What's happening to the school?

RCT Council have agreed that a new, modern primary school will be built. This will replace the current Penrhys Primary School. The new school will be in the same place as the current school.

The children won't have to change schools while the building work is done.

The Council will work closely with the school and keep the community up-to-date at every key milestone for this project.



What's happening to the Church?

The Church and its volunteers help people in Penrhys every day. We know how important it is to the community.

People in Penrhys want to talk about the Church building. Should it stay the same or be changed? People want to make this choice together, with care.

The future of the Church building will be decided by the local people who run it and the Church governing bodies. We will support them whatever they decide. We want the Church to be a fantastic facility for Penrhys in the future.



Will there be other community buildings on the new site?

We are still working on the plans for the whole estate. We want to make sure there are places for people to get together as a community. This might include playgrounds, green spaces, and a community centre.

We are talking to people in Penrhys to find out what community spaces they would like.



Will there be any shops?

We plan to build shops and business units on the new estate. These may be nearer the roundabout. This is a good place because it is busy, with lots of cars passing through.

This means people from other areas, not just Penrhys, will stop to shop there. This will bring in more money, helping the shops to do well and stay open.

When shops make more money, they can offer better products and services. This is good for the people who live in Penrhys. You will have better shops nearby, and you won't need to travel far to get what you need.

This also creates more local jobs for people in the area.

We haven't made a final decision on this yet. We want to listen to people in Penrhys about where the shops should be, but they must be somewhere where there is plenty of passing traffic.

Who is building the new homes?



Who will be building the homes?

We haven't chosen a building company yet. We are doing this now so that we can use the same builders for Phase 1a and the rest of the site.

We will ask companies for their prices and plans and pick the best one. People in Penrhys will be involved in selecting the best company for the village.



Can local people be employed in the works?

We are hoping that local people can get training and jobs as builders, plumbers, plasterers etc while the work is happening on the estate. This will help them get jobs in the future.

We are already working with people in Penrhys to help them get construction skills.

What will happen to the current estate?



What will happen to the home I live in now?

All the homes on Penrhys now will be knocked down eventually. They are old and hard to repair. Everyone can have a warm, comfortable, modern new forever home.



Are you still doing repairs and upgrades?

Yes. Some of the current homes will be there for another 10 years. We want to make sure they are still comfortable. We want to make sure everything works.

If something needs repairing, please let us know.

We will keep putting in new kitchens and bathrooms where they are needed. But we need to think about how long each home will be used. We don't want to spend money on new things in homes that may be knocked down soon.



Why are you painting buildings and fixing fences if they are being knocked down?

Some homes will stay for another 10 years. We're painting buildings, fixing fences, and doing other repairs on the estate because we care about the people living here now. Even with building work happening, we want the estate to look nice and feel safe — a place everyone can enjoy and be proud of.

What's happening to the Cage area?

We're fixing it up so people can use it again. This means:

- Cleaning it and putting up new fencing
- Painting and fixing the bricks
- Getting new things like goal posts and sports hoops

Meet the team – who's involved?



Why are there so many people involved in the development of Penrhys?

This is a big project. It is one of the biggest housing developments in RCT. It takes a lot of people to do the work.

Some people work for Trivallis and some work for other companies. Here is a quick guide. You can find up to date details on our website.

Development

This team is planning the new site – where homes, green spaces, and community areas will go. Louise Attwood leads the team, and Kathryn Evans is the project manager for Penrhys.

Community Involvement

This team helps tenants have a say. They organise the monthly engagement meetings where you can ask questions and share ideas. Jen O'Hara Jakeway is Head of Community Involvement and Rhian Cook is the new Community Development Partner for the Rhondda. Rhian is taking over from Lisa Roberts who has a new job at Trivallis.

Community Housing

This team looks after people living in Penrhys now. They sort out any problems and make sure you're okay. Cath King leads the team in Rhondda, and Zoe Jenkins is your local Housing officer at the moment.

Repairs and Maintenance

Even though new homes are coming, we still fix and look

after your current home. Simon Cartwright is in charge of repairs.

Communications

This team keeps you updated about what's going on. Catherine Evans leads the team, and Huw Cook is the manager.

The Urbanists (Master Planners) work for Trivallis to plan the overall layout of the development, deciding where homes, roads, green spaces, and services should go.

Stride Treglowan (Architects) work for us to design the look and layout of the buildings, making sure they're safe, attractive, and practical.

Stantec (Engineers) work for us to make sure the buildings and infrastructure (like roads and drainage) are structurally sound and work properly.

RPA (Cost consultants) work for us to manage the project budget, helping to keep costs under control and providing advice on value for money.

Wardell Armstrong (Ecologists) work for us to assess the site's wildlife and natural environment, making sure nature is protected and enhanced during development. Some children might remember the team who visited Penrhys Primary to talk about local wildlife.

How to stay updated and in touch



I can't come to monthly meetings – how will you keep me up to date?

We know not everyone can come to meetings. We haven't been very good at giving people information and updates outside of the meetings we've been holding.

We are sorry about this.

From now on we will regularly send letters or emails to everyone living in Penrhys.

We will put the information on our website.

We will also visit your home regularly to let you know what's happening and listen to you.

Do you have my up-to-date contact details?

We may not have your correct email address or phone number. You can call us on 03000 030 888 to check or give us your contact details. If you are a Tenant, you can also do this on our customer portal, My Trivallis, on the Trivallis website.

Then we can send you regular updates.



What if I have other questions?

Use this QR code to go to our online form, or email DART@trivallis.co.uk.

Trivallis, Ty Pennant, Mill Street, Pontypridd, CF37 2SW
Telephone: 03000 030 888 Email: customerservices@trivallis.co.uk Website: www.trivallis.co.uk
You can contact us in English or Welsh. We aim to give the same good service in both languages.