



LLWYDDO'N
LLEOL 2050

MAKING A HOME IN ARFOR

ARFOR
CREU GWAITH - CEFNOGI'R IAITH



Ariennir gan
Lywodraeth Cymru
Funded by
Welsh Government

WHAT IS ARFOR?





ARFOR was originally established in 2019 as a project to work in favour of the Welsh language in the language strongholds in north and west Wales. The aim of the scheme is to ensure that prosperity and economic investment help to empower communities where there are high percentages of Welsh speakers.

ARFOR 1 started in 2019 following the budget agreement between the Welsh Government and Plaid Cymru. The first phase of the project saw an investment of £2 million provided to Carmarthenshire, Ceredigion, Gwynedd and Anglesey Councils.

The aim of the programme was to start looking at economic interventions in the Welsh language strongholds by funding innovative projects that promoted prosperity in these areas. Financial support was provided to support businesses and organisations, mentoring support was given to young people through Llwyddo'n Lleol 2050, financial support was given to businesses to buy new equipment, and groups were supported to establish social enterprises with the aim of protecting their key local resources.

154 businesses received support through the programme, 238 full-time jobs and 89 part-time jobs were created with a further 226 jobs protected within the region as a result of the programme in the period up to March 2021.

Following the success of the first part of the project, and as part of the Collaboration Agreement between the Welsh Government and Plaid Cymru, it was announced in October 2022 that the ARFOR programme would receive a further investment of £11 million until the end of March 2025. The establishment of ARFOR 2 represented a significant expansion of the original project, with the aim of continuing the learning and innovation work at the core of the first phase.

There are 4 strategic objectives at the heart of the work:

- 1. To create opportunities** for people and young families under 35 years of age to stay or return to their indigenous communities, supporting them to succeed in their local areas by following new initiatives and developing careers for them to secure a livelihood that matches their ambitions.
- 2. To create enterprising communities** within the ARFOR region by supporting business and community initiatives that seek to preserve and increase local wealth, encouraging them to take advantage of the resources, identity and unique characteristics of their local areas in order to do this.
- 3. To increase the benefit obtained from the project's activity** by ensuring consistent and continuous collaboration. At the core of this lay the principles of learning by doing and sharing good practice within communities, expanding and spreading these habits to other areas while also ensuring that any interventions are tailored for local circumstances.
- 4. To strengthen the identity of communities** that have a high percentage of Welsh speakers by supporting, encouraging and promoting the use and visibility of the Welsh language in these areas. An essential element of this is to emphasize local pride, a sense of place and local loyalty in individual communities while also helping to show the characteristics, conditions and factors common to the whole region.

The ARFOR programme is divided into 5 work streams delivered by individual providers by contract.

Each stream focuses on a different element of the realisation of ARFOR's strategic objectives and represents programmes of work with an individual focus on specific interventions to achieve this:

- 1 LLWYDDO'N LLEOL:** Working to raise awareness of the opportunities that exist in the ARFOR area and helping develop the skills of young people there.
- 2 CYMUNEDAU MENTRUS:** A fund for the county councils to be able to invest directly to ensure economic growth and ensure that capital stays and circulates within the local area.
- 3 CRONFA HER:** A grant programme that allows organisations, businesses and groups of individuals to come together to solve some of the challenges they face locally.
- 4 BWRLWM:** ARFOR activity promotion stream. Working to inform the public about what's being achieved as part of the programme and explore some of its core ideas.
- 5 MONITORING, EVALUATING AND LEARNING:** Providing reviews of the programme as a whole in the form of reports, working to develop the academic and public policy foundations of the scheme.

This document has been prepared as part of the work of Llwyddo'n Lleol. For more information about the ARFOR programme and the work that has been carried out so far as part of the project, you can find out more by following the links below:

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GENERAL INFORMATION





HOUSING

The main consideration when thinking about moving somewhere new is finding somewhere to live. Here you will find information about the support that applies across the whole of Wales to help you get a house.

Support to buy a house

The [housing page on the Welsh Government website](#) is a very useful source for information about housing and homes in Wales. You can find what support is available to buy and rent houses, and check if you meet the criteria for these schemes. As you consider your plans to move to ARFOR, it's worth looking at the different opportunities available and the support you're eligible to receive so that you can understand what options are available to you.

The Welsh Government's [Help to buy a home schemes](#) offer several programmes to assist individuals and families to buy a home. Through these programmes the government provides financial support to help people in Wales own their own home, with schemes specifically tailored to provide support to people in different circumstances. These programmes include:



A scheme that gives you the opportunity to buy a share of a home and pay rent on the remaining share.



A scheme that provides shared equity loans for houses worth up to £300,000. This scheme is for people who are buying a home for the first time and moving house, but they must have a deposit of 5% of the value of the property.



A scheme that provides equity loans of between 30% and 50% to purchase a property for those who meet certain criteria.

You can answer a questionnaire to see which of the above home ownership schemes is suitable for you **by following this link**.

There are more details about how these operate in different counties as well as schemes that exist in specific counties in the individual sections.

Renting and social housing

To apply for other types of accommodation, including homes provided by social housing agencies and council housing, **follow this link to the Welsh Government website**.

Do your research!

Finding a house to buy or rent can be a challenging process, especially if you live far away. Make sure you do your research as you search, using the advice available online from reliable sources. Websites such as Money Saving Expert can be a very valuable resource – **like this guide to the 50 things to look out for when buying a house**.



JOBS AND WORK OPPORTUNITIES

One of the essential parts of moving is finding work. This part looks at the services available to help you find the right job.

There are a variety of job websites that provide information about vacancies in Wales. As well as the websites that advertise jobs throughout the UK, there are sites that specialize in advertising jobs that are located in Wales and that often have the Welsh language as essential or desirable. These websites include:

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These websites are very useful if you're eager to work through the medium of Welsh in the public or third sector, although opportunities in the private sector are also often listed. Remember that many jobs now allow remote working, or hybrid working that share time

between the office and home, so you don't necessarily need to limit your search to jobs located in ARFOR areas only. These websites are updated frequently, and it's worth checking them regularly to see if there's a job that appeals and matches your strengths. A number of these websites circulate a newsletter with information about the latest listed jobs - this can be a good way to keep track of any vacancies.

For a wider list of job sites, **[follow this link to the Careers Wales website.](#)**

Apprenticeships

You can find a detailed overview of apprenticeships by **[following this link to the Welsh Government website.](#)** To learn more about apprenticeships, the different types available and where they're located, **[follow this link to the Careers Wales website.](#)**

You can also find a vacant apprenticeship in your area **[by using the Welsh Government's search tool.](#)**

On the Careers Wales website, which is run by the Welsh Government, there are guidelines on how to build a CV and write job applications. There's a section for graduate jobs and advice on how to find unadvertised jobs. These are extremely useful resources, so don't be afraid to browse!

If you have a specific query regarding your career or apprenticeship, you can contact Careers Wales directly by calling 0800 0284844 or by emailing post@careerswales.gov.wales

The Profi Initiative, delivered by Llwyddo'n Lleol, helps to develop and improve the world of work skills and employability of young people in ARFOR areas. Once you have registered as a user on the website, you can get:

- **[Support on interviews](#)**
- **[Help in identifying work-based skills](#)**
- **[Guidance in discovering the world of work](#)**
- **[Guidance in creating a CV and trying for a job](#)**

Business Support

There are several organisations that can provide support in developing, establishing and growing your business in Wales. If you run your own business or are considering doing so, the links below may be helpful:

EDUCATION AND CHILDCARE

Schools

You can find local schools for the area you're planning to move to by following [this link to the Welsh Government's 'My Local School' website](#). You can also use the website to find the contact details of individual schools as well as Estyn reports.

Colleges and Universities in ARFOR

For a list of colleges in Wales follow this link to the [Careers Wales website](#).

To find out about universities in the ARFOR region and the courses they offer follow the links below:

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Childcare

There are a number of programmes available for families with young children in Wales that provide support with living costs and childcare costs. This provision can vary from area to area and the [local Family Information Service](#) can be used to find information about childcare in your area. More information about each county council's position can be found in the individual sections. Here is an overview of what's available across Wales:

- **The Childcare Offer for Wales:** The Wales Childcare Offer provides up to 30 hours of free childcare per week for 3- and 4-year-olds in Wales. To learn more and to see if you're eligible to apply, [follow this link to the Welsh Government website](#).

- **Universal Credit:** If you receive Universal Credit you can claim back up to 85% of childcare costs. Working parents can also receive help towards living costs. To learn more, [follow this link](#).
- **Tax-free childcare:** This can help with childcare costs. Find out if you're [eligible for help here](#).
- **Support for students:** Undergraduate students can receive a childcare grant. You can go to the Student Finance Wales website to learn more and [check if you're eligible](#).
- **Childcare Credits for Specified Adults:** People over 16 up to state pension age can apply for National Insurance Credits if they are looking after a child under 12. You can learn more [by following this link](#).
- **Flying Start programme:** Flying Start is a programme which helps families with children under 4 years of age in disadvantaged areas in Wales by providing various care and health services. Your eligibility is dependent on your postcode. To learn more about the programme [follow this link](#). You can learn more about how the Flying Start programme is implemented in each of the ARFOR county councils in the sections below.

HEALTH AND CARE

An overview of the health and social care services available in Wales can be viewed by **visiting the Welsh Government website**. The NHS Wales **'Services near you'** page is an extremely useful resource for finding the services available in your area. You can use it to find information about:

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Along with the wide range of other services the NHS offers in Wales.

Registering with a GP

To register with a GP in Wales you need to fill in and return a GMS 1 form. These are available on paper from the surgery you intend to join or via their website. You can find out more information about the process **by following this link to the NHS Wales website**.

Registering with an NHS dentist

You can register with an NHS dentist in Wales through the Dental Access Portal. You can learn more about this **by following this link to the NHS Wales website**.

Disability Wales

Disability Wales is the national association of Disabled People's Organizations in Wales, which strives to ensure the rights, equality and independence of disabled people. You can learn more about the **support available to disabled people by following this link to the website**.

Dewis Cymru

Dewis Cymru is a register of local and national services available in Wales. If you're looking for a specific service, this is a great place to start and a very powerful resource. You can learn more and start looking for what you need **by following this link**.

Citizen's Advice

By **following this link to the Citizen's Advice website** you can find information and advice about health, benefits, work, debt and money as well as a number of other issues.

More than health and care

The websites below provide information, advice and support about health and care and a range of other topics.

SOCIAL EVENTS AND THE WELSH LANGUAGE

Learning Welsh

If you or someone in your household wants to learn or improve your Welsh skills, there are a number of services and courses available to help.

Learn Welsh courses are the national standard courses for learning the language. Courses are available for all abilities, and you can find local courses **by following this link**. You can find **free resources for all Learn Welsh courses here**.

As well as formal courses that provide qualifications such as Learn Welsh there are apps and courses from other providers such as **Say Something in Welsh** or **Duolingo's Welsh Course**.

Culture and events

A wealth of events, festivals, gigs, concerts, performances, shows are listed here, although there's more information about local cultural centres in the individual sections. The best advice is to search and keep track of what's happening locally in your area - focusing on your interests. Local papers, Facebook groups and social media are great ways to understand what's happening in your area.



How to find out what's happening?

Some useful websites:

Mentrau Iaith (Language Initiatives)

The **Mentrau Iaith** across Wales are extremely active in organizing Welsh-language events and activities of all kinds for all ages. From evening courses to gigs, there's likely to be something for everyone. If you want to meet people and have fun, this is a good place to start. You can find a calendar of all the Mentrau Iaith events all over Wales **by following this link**.

Awni?

Awni was launched in January 2025 as a platform to showcase all the Welsh gigs that are happening all over Wales. You can use the map to browse and find out what's happening in your area in a convenient and accessible way. Find the map and learn more on the **Awni website** or follow their **Instagram account** for the latest news.

Bro360

The **Bro360 website** is a network of local websites run by the Golwg company. Focusing on north and west Wales, this is the ideal place to learn more about your area if you're moving back to ARFOR.

AM

AM was launched in 2020 by the Pyst company following funding from the Welsh Government. AM is a multimedia platform that displays Welsh language content of all kinds. It's also open, which means that anyone who creates culturally or creatively can have a channel. Find out more by **visiting the website**.



GWYNEDD

If you're returning to Gwynedd or moving there for the first time, it's worth looking at the [Moving to Gwynedd](#) section on the Cyngor Gwynedd website. Here you can find an [e-book that introduces you to the history, language and culture of the area.](#)



FINDING SERVICES

If you already know your address, you can use Cyngor Gwynedd's **Where I live** service to find information about Cyngor Gwynedd services in the area. This includes information on:

- Recycling centres
- School catchment areas
- Leisure Centres
- Libraries
- Voting stations

Even if you don't know your address, you can enter a postcode from different areas to see what services are available.



HOUSING

Over the last few decades some areas of Gwynedd have seen an increase in the number of second homes and a significant increase in house prices in some places. This has led to a housing shortage in some areas and communities where local people find it difficult to find a home that meets their requirements.

Again, a report from Principality recently showed that house prices in Gwynedd have fallen by 12% over the last year, **the largest reduction of any county in Wales (Welsh language article)**. Some commentators have argued that this drop is a result of the Council Tax Premium on second homes in Gwynedd together with a policy called the Article Four Directive.

Council Tax Premium on second homes

In April 2023, **the Welsh Government increased the maximum tax premium** that local authorities can charge on second homes to 300%. This means that county councils have the power to raise three times what owners of second homes pay in council tax than if they lived there permanently. Before this step the maximum possible that local authorities could charge was a premium of 100%.

Since April 2023, Cyngor Gwynedd has been charging a premium of 150% on second homes in the county. Gwynedd was the first of the Welsh local authorities to increase the premium rate within the boundaries of the new threshold. The Council hopes that it will have an impact on the number of empty houses in the area and reduce the number of second homes and holiday accommodation. There's some evidence that the policy is having an effect, with a **recent report (Welsh language article)** showing that 232 fewer second homes were registered in Gwynedd in April 2024 compared to 2023, down from 4,605 to 4,373, a reduction of 5%.

For more information about the council tax premium for second homes in Gwynedd and how it works, **follow this link to the Cyngor Gwynedd website.**

Article 4 Direction

In July 2024, Cyngor Gwynedd's Cabinet supported a plan to control the use of houses as second homes in the county by making it compulsory for house owners to obtain planning permission before changing the use of a main home to a second home or short-term holiday accommodation. The hope is that this will mean that less of the housing stock will be converted into holiday homes or holiday accommodation.

The Plan is known as an Article 4 Direction, and the change follows the Welsh Government's decision to amend the national planning framework introducing three new classification uses for homes, namely main home, secondary home and short-term accommodation in 2022. It gives county councils the ability as the local planning authority to change local planning policies to ensure that special planning permission is required to change from one classification of use to another.

In January 2025 the Eryri National Park Planning Authority, which is a separate planning authority from that of Gwynedd, although the majority of the park is in Gwynedd, followed Cyngor Gwynedd by submitting Article 4 Direction as well. These are the first two planning areas in Wales to use these new powers to try to control the numbers of holiday homes and holiday accommodation.

You can learn more about the Article 4 Direction [by following this link](#).

House prices

According to the House Price Index for Wales, the average house prices according to property types in Gwynedd are:



There are a variety of initiatives and plans underway in Gwynedd to expand the housing provision. These are mainly led by Cyngor Gwynedd in conjunction with housing agencies in the area. A number of these plans are specifically targeted at securing adequate affordable housing for local people. If you're moving back to the area or moving there for the first time, your eligibility for these schemes may vary and be dependent on your previous connections to the area. It's worth studying the offers available to see if you qualify for the different plans and which one works best for you.

SUPPORT

Empty Homes Scheme

Cyngor Gwynedd's Empty Homes Scheme has been active since 2021. The aim of the scheme is to assist individuals and families to turn empty properties into quality homes for them to live in by providing renovation grants.

These grants were initially only available to first-time buyers, but from October 2024 the scheme is open to all buyers who meet the criteria. The maximum grant available to renovate houses was increased from £15,000 to £20,000 at the same time. The scheme is worth £4 million and is funded by funding from the Council Tax Premium on second homes (above).

To date at least 170 residents throughout Gwynedd have benefited from the scheme according to a recent statement from the Council. More information about the Gwynedd Vacant Homes Grant Scheme can be found by [visiting the Cyngor Gwynedd website](#).

Tŷ Gwynedd

Tŷ Gwynedd is a scheme run by Cyngor Gwynedd targeted at people who are finding it difficult to buy or rent a house on the open market, but who do not meet the criteria for getting a social house. The scheme is administered by Tai Teg, the body that administers affordable housing schemes for the Council in partnership with housing agencies. In January 2025, the Gwynedd Planning Committee gave permission for Cyngor Gwynedd to build **nine new houses in Morfa Nefyn** as part of the plan, and the preparatory work for construction has begun. The Council's aim is to build 100 new homes over the next few years with plans underway across three sites in Llanberis, Bangor and Morfa Nefyn. To learn more about the project, follow this link to the Cyngor Gwynedd website. [follow this link to the Cyngor Gwynedd website](#).

Tai Teg

Tai Teg is the body that administers Cyngor Gwynedd's social housing provision in partnership with a wide range of bodies and housing agencies. They aid with renting and buying affordable housing for individuals with local connections to north Wales. Local individuals can register with Tai Teg to see if they meet the criteria for support. Tai Teg runs a number of programmes, including:

- **The Buy to Let Scheme:** Through the Buy to Let scheme, Cyngor Gwynedd buys houses to let to residents of the county at a price that is affordable for them. The aim of the plan is to increase the standard affordable housing stock in Gwynedd. The scheme is a partnership between Cyngor Gwynedd and Adra who manage the properties on behalf of the Council. Those who want to rent these houses must meet Tai Teg criteria. For more information about the scheme, [follow this link to the Cyngor Gwynedd website](#).
- **Gwynedd Homebuy:** Homebuy is a national policy in Wales jointly funded by the Welsh Government and county councils. In Gwynedd the scheme is known as 'Gwynedd Homebuy' and is administered by Tai Teg. The objective of Gwynedd Homebuy is to support individuals and families to own their own houses through an equity sharing scheme with the Council. The Council provides a variety of loans and shared equity programmes for people, which vary according to the needs and finances of different individuals. The aim of the scheme is to assist people with limited savings to buy a house of which the Council will own a proportion until the debt to the Council is repaid. This scheme is not for people who have the ability to buy a suitable home for their needs, or those who live in adequate homes but wish to move to a more expensive home. To learn more about the scheme [follow this link](#).

More Information

To learn more about Cyngor Gwynedd's housing schemes and what kind of help is available to you, **[visit the Council's housing department web page.](#)**

Quick Links

Here is a list of useful links as you start searching for a house in Gwynedd.



Housing agencies

Local estate agents

JOBS AND WORK OPPORTUNITIES

There's a wide variety of jobs in a number of sectors in Gwynedd and it's a great place to start and develop a career or set up and grow a business. In this section there's information about jobs in the area and useful links for you to start looking for a job.

Gwaith Gwynedd

Gwaith Gwynedd is the name given to Cyngor Gwynedd's scheme to help residents realize their full potential. The programme includes **help to secure a job or return to the workplace** and **support to return to Gwynedd** which includes a number of useful links to help individuals find a job. This is a great place to start looking for a job in the area.

For information for businesses including business rates and the support available to businesses, **follow this link**. For information about money, funding and business grants, **follow this link**.

Ambition North Wales

Ambition North Wales is the name of the growth deal for north Wales which seeks to encourage economic growth in the area by encouraging collaboration between different companies and organizations across various sectors. The North Wales Skills Portal, run by Ambition North Wales, provides a wealth of information to individuals and companies

looking for work, training and business opportunities across north Wales. Go to the portal **by following this link**.

Cyngor Gwynedd Jobs

The largest employer in Gwynedd is the County Council. The Council has a wide range of jobs available to suit all types of individuals and different levels of experience. Information about vacancies can be found **by following this link**.

Enterprise Hub

The Enterprise Hub is a project run by Menter Môn to help individuals start a business in the Gwynedd and Anglesey areas. The project's centre is M-Sparc in Gaerwen and the Porthmadog Innovation Hub. They are able to provide working spaces and support to any business in any sector. To learn more **visit the Enterprise Hub website**.

Some local employers

EDUCATION AND CHILDCARE

Education

As mentioned in **Section 2** you can find local schools for the area you're planning to move to by following [this link to the Welsh Government's 'My Local School' website](#). You can also use the website to find the contact details of individual schools as well as Estyn reports.

Information about schools and learning in Gwynedd can be found by visiting the [Cyngor Gwynedd website](#). Here you can find details about:

- [School Admissions / Changing school](#)
- [Welsh Medium Education](#)
- [Travel to school](#)
- [Term dates / holidays](#)
- [Financial help and support for children](#) including information about free school meals for secondary school children, free transport and help with school costs.
- [Teulu Gwynedd](#) provides help and support on matters relating to children and families.
- [Additional learning needs services](#)
- [Gwynedd and Anglesey Secondary Schools Counselling Service](#)

Apprenticeships

For information on apprenticeships and graduate schemes in Gwynedd [follow this link](#).

Childcare

The childcare provision available varies from area to area. A good way to find out what services are available to you is to use the [Find your local Family Information Service](#) from the Welsh Government to find information about childcare in your area.

To find general information about childcare in Gwynedd follow this link to the Cyngor Gwynedd website. [follow this link to the Cyngor Gwynedd website](#).

Here you can find details about:

- [Choosing Childcare Guide](#) to help you decide what kind of care is best for your child
- [Breakfast Clubs](#) and After School Clubs

Gwynedd Families Information Service

The [Gwynedd Families Information Service](#) website is an extremely useful resource to find all kinds of information about services and what's available in the area including details about:

- Childminders
- Nurseries
- After school clubs
- Holiday Clubs
- Breakfast Clubs
- Playgroups
- Activities for children and young people
- Activities that support children with disabilities

You can view and subscribe to the Gwynedd Families Information newsletter by [following this link](#).

Language Centres

Gwynedd has language immersion centres for children who move to the area who want to receive Welsh education but are not fluent in the language. There are five language centres like these in Gwynedd. There are four centres for primary school age children in Caernarfon, Penrhyndeudraeth, Llangybi and Dolgellau and one for secondary school age in Porthmadog. You can learn more by visiting the [Gwynedd Language Centres](#) website.



Outside school

Many activities and events are organized for children and young people in Gwynedd. The [Mentrau Iaith](#), [Urdd Gobaith Cymru](#) and [Young Farmers Clubs](#) offer a wide range of experiences for children to socialize and meet new friends through the medium of Welsh.

- **Menter Iaith Gwynedd:** Menter Iaith Gwynedd is divided into three catchment areas namely Pen Llŷn, Bangor, and Bala and Penllyn. Find out more [by visiting the website](#).
- **Urdd Gobaith Cymru:** Gwynedd includes two Urdd regions, namely [Eryri](#) and [Meirionnydd](#). To find out what activities are happening in your area, [follow this link](#).
- **Young Farmers Clubs:** Like the Urdd, the Gwynedd Young Farmers Clubs are divided into two regions, [Eryri](#) and [Meirionnydd](#).
- **Drama and music clubs:** There are a variety of drama and music clubs for young people to enjoy in Gwynedd including [Frân Wen](#), Theatr Torch, [Sbarc - Galeri](#), [Blas Pontio](#) and Ysgol Glanaethwy.

Parent and Baby Clubs

HEALTH AND CARE

As stated in **Section 2**, the best way to find information about the health provision in your area is through the NHS Wales '**Services near you**' page. This is a great starting point when assessing the services available in Gwynedd and beyond.

The **Health and social care section** of the Cyngor Gwynedd website is also a very good resource for information. Here you can find information about:

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As well as many other topics.

Byw'n Iach

Byw'n Iach are the providers of fitness, sports and swimming facilities across Gwynedd. They run a number of leisure centres and swimming pools, and organize classes and fitness and keep fit activities tailored to all ages throughout the year. For more information on the individual centres, follow the links below:

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Sport Clubs

SOCIAL EVENTS AND THE WELSH LANGUAGE

Gwynedd is an area with a lively social life, a thriving culture with the Welsh language as an important part of it, and plenty of activities of all kinds to entertain people of all ages.

Cyngor Gwynedd's leisure section is a good place to start looking for things to do and see, with information on parks, trails, events, cinemas and theatres, museums and arts centres and allotments.

General

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Arts

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Sports Clubs

To find out what sports clubs and resources are available in the area, follow the links below to find a complete list:

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Attractions and Activities

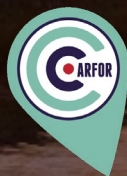
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Community Initiatives

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For a full list of all the community initiatives that are part of the Cymunedoli network, **[follow this link](#)**.

llwyddonlleol2050.cymru



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ARFOR
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