

Public Document Pack



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Richard Parry Jones, BA, MA.
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor - Council Offices
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR GWAITH	THE EXECUTIVE
DYDD LLUN 12 IONAWR 2015 10.00 o'r gloch	MONDAY 12 JANUARY 2015 10.00 am
SIAMBR Y CYNGOR SWYDDFEYDD Y CYNGOR LLANGFNI	COUNCIL CHAMBER COUNCIL OFFICES LLANGFNI
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752516 Committee Officer

Annibynnol/Independent

R Dew, K P Hughes, H E Jones and Ieuan Williams (Cadeirydd/Chair)

Plaid Lafur/Labour Party

J A Roberts (Is-Gadeirydd/Vice-Chair) and Alwyn Rowlands

Aelod Democratiaid Rhyddfrydol Cymru /Welsh Liberal Democrat (Heb Ymuno / Unaffiliated)

Aled Morris Jones

COPI ER GWYBODAETH / COPY FOR INFORMATION

I Aelodau'r Cyngor Sir / To the Members of the County Council

Bydd aelod sydd ddim ar y Pwyllgor Gwaith yn cael gwahoddiad i'r cyfarfod i siarad (ond nid i bleidleisio) os ydy o/hi wedi gofyn am gael rhoddi eitem ar y rhaglen dan Reolau Gweithdrefn y Pwyllgor Gwaith. Efallai bydd y Pwyllgor Gwaith yn ystyried ceisiadau gan aelodau sydd ddim ar y Pwyllgor Gwaith i siarad ar faterion eraill.

A non-Executive member will be invited to the meeting and may speak (but not vote) during the meeting, if he/she has requested the item to be placed on the agenda under the Executive Procedure Rules. Requests by non-Executive members to speak on other matters may be considered at the discretion of The Executive.

Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy.

A G E N D A

1 DECLARATION OF INTEREST

To receive any declarations of interest from any Member or Officer in respect of any item of business.

2 URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HIS APPOINTED OFFICER

No urgent matters at the time of dispatch of this agenda.

3 MINUTES (Pages 1 - 6)

To submit for confirmation, the minutes of the meeting of the Executive (Budget) held on 15th December, 2014.

4 THE EXECUTIVE'S FORWARD WORK PROGRAMME (Pages 7 - 18)

To submit a report by the Interim Head of Democratic Services.

5 LOCAL HOUSING STRATEGY 2014-19 (Pages 19 - 76)

To submit a report by the Head of Housing Services.

6 SAFEGUARDING ARRANGEMENTS FOR VULNERABLE ADULTS (Pages 77 - 90)

To submit a report by the Head of Adults' Services.

7 SCHOOL MODERNISATION - HOLYHEAD AREA (Pages 91 - 180)

To submit a report by the Director of Lifelong Learning.

8 CAPITA SIMS (Pages 181 - 184)

To submit a report by the Director of Lifelong Learning.

9 UPDATE ON FLOOD AND WATER MANAGEMENT ACT (Pages 185 - 210)

To submit a report by the Head of Environment and Technical Services.

10 REVIEW OF THE LLANGEFNI SKATE PARK CLOSURE (Pages 211 - 222)

To submit a report by the Director of Sustainable Development.

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11 EXCLUSION OF THE PRESS AND PUBLIC (Pages 223 - 224)

To consider adoption of the following:-

“Under Section 100(A)(4) of the Local Government Act 1972, to exclude the press and public from meeting during discussion on the following item on the grounds that it may involve the disclosure of exempt information as defined in Schedule 12A of the said Act and in the attached Public Interest Test”.

12 LLANGEFNI GOLF COURSE (Pages 225 - 310)

To submit a report by the Head of Economic and Community Regeneration.

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THE EXECUTIVE (BUDGET)

Minutes of the meeting held on 15 December 2014

- PRESENT:** Councillor Ieuan Williams (Chair)
- Councillors Richard Dew, Ken Hughes, Aled Morris Jones, H.E. Jones
- IN ATTENDANCE:** Chief Executive
Deputy Chief Executive
Director of Community
Director Lifelong Learning
Interim Head of Resources and Section 151 Officer
Head of Council Resources and Monitoring Officer (for item 9)
Head of Profession (Human Resources) (for item 9)
Head of Learning
Interim Accountancy Services Manager (BHO)
Committee Officer (ATH)
- ALSO PRESENT:** Councillors John Griffith, Trefor Lloyd Hughes, Llinos Medi Huws, R. Meirion Jones, R.G. Parry, OBE, Nicola Roberts
- APOLOGIES:** Councillor J A Roberts and Councillor Alwyn Rowlands

1 **DECLARATION OF INTEREST**

The following declared an interest in respect of item 9 on the agenda and withdrew from the meeting during the discussion thereon:

Mrs Bethan Jones, Deputy Chief Executive
Mrs Gwen Carrington, Director of Community
Dr Gwynne Jones, Director of Lifelong Learning

2 **URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HIS APPOINTED OFFICER**

None received.

3 **MINUTES**

The minutes of the previous meeting of the Executive held on 1st December, 2014 were presented for confirmation.

It was resolved that the minutes of the previous meeting of the Executive held on 1st December, 2014 be confirmed as correct.

4 THE COUNCIL'S EFFICIENCY STRATEGY 2014-17

The report of the Deputy Chief Executive setting out the survey results of the Efficiency Strategy – Making a Difference exercise undertaken during October/November, 2014 was presented for the Executive's consideration.

The Deputy Chief Executive reported that the Efficiency Strategy is required to provide a clear direction over the coming years to ensure an understanding amongst the public, staff and councillors as to how the Authority aims to meet its financial challenges. The 2014 consultation exercise follows on from a similar exercise undertaken in 2013. An analysis of the response to the 16 set proposals along with a selection of comments from across the different consultation formats – questionnaires, letters and e-mails as well as face to face consultation – are contained in Appendix A to the report. Respondents were asked to categorise their response on a scale from 1 to 5 where 1 denoted they strongly disagreed with the proposal and 5 denoted they strongly agreed.

It was resolved –

- **To note the response of the citizens of Anglesey to the proposals and ideas put forward in the Making a Difference survey.**
- **To formally adopt the Efficiency Strategy and that the budget proposals for the forthcoming 3 years be aligned with the principles outlined therein.**

5 DRAFT REVENUE BUDGET 2015-16

The report of the Interim Head of Resources and Section 151 Officer incorporating the draft Revenue Budget for 2015-16 was presented for the Executive's consideration. The report set out the context to the proposals along with the efficiency savings identified.

The Portfolio Member for Finance reported that the Welsh Government's Final Settlement announced on 11 December, 2014 confirmed a reduction of 3.9% in the RSG settlement for Anglesey for 2015/16 which equates to £3.545m. In presenting the £4m schedule of savings attached, the objective has been to try to minimise the impact on services and to protect Schools and Social Services. The Efficiency Strategy has been taken into account and a value for money approach adopted. The Portfolio Member for Finance said that the guiding principles have been to seek to avoid impacting unduly on services and to forego drawing on the Council's reserves for 2015/16 in the expectation that those might need to be utilised in meeting the financial challenges in the years following.

In considering the draft budget, the Executive emphasised the importance of ensuring that the proposals are subject to a thorough and wide ranging consultation process.

It was resolved –

- **To adopt the draft standstill budget as a basis for the 2015/16 revenue budget.**
- **That the Executive should seek to make sufficient savings in 2015/16 to balance the revenue budget without the use of reserves.**
- **That the Executive should plan to cover unavoidable cost of severance or other one off costs of delivering savings without the use of reserves.**

6 DRAFT CAPITAL PROGRAMME 2015-16

The report of the Interim Head of Resources and Section 151 Officer incorporating the schedule of capital bids proposed by departments for inclusion in the 2015/16 to 2019/20 Capital Programme was presented for the Executive's consideration.

The Portfolio Member for Finance reported that following the adoption by the Executive in July, 2014 of a Capital Strategy, departments were requested to submit bids for capital projects to be included in the 5 year Capital Programme. The full list of submissions is contained in Appendix A. These were reviewed individually and then prioritised according to a points based set of criteria as outlined in Appendix B to the report. The schedule of bids was compared against an estimate of available capital resources (Appendix C) and those pared down to the items shaded on Appendix A (valued at £14,480m) as ones deemed appropriate to be proposed for inclusion in the 2015/16 capital programme. The Portfolio Member for Finance said that the aim is for the capital programme to be self-financing and for the Council to try to avoid increasing its borrowing commitments and the costs that accompany that, and to be more proactive in disposing of assets no longer required.

It was resolved that the items shaded on Appendix A to the report (to the value of £14,480m) be included in the Capital Programme 2015/16 to 2019/20.

7 SCHOOL TRANSPORT COSTS

The report of the Head of Learning outlining proposals with regard to the school bus contracts tenders and charges structure was presented for the Executive's consideration.

The Leader and Portfolio Member for Education reported on the rationale for the changes as presented and on the views of the Corporate Scrutiny Committee which was supportive of the proposals with certain caveats relating to introducing safeguards in respect of pupils who mislay their travel pass, clearly communicating the changes to parents, pupils and governing bodies and undertaking a risk assessment of the two non-statutory routes which it is proposed be abolished.

The Executive endorsed the observations of the Scrutiny Committee with regard to the issues raised in respect of communication, risk assessing the routes to be abolished and introducing safeguards in relation to pupils who mislay their travel pass.

It was resolved –

- **To approve the introduction of a “no pass, no travel” system in order to assist in ensuring that every traveller has an allocated seat on a bus.**
- **To approve Option 2 outlined in the report to gradually increase the charges in order to reconcile the fees with the remainder of the North Wales authorities.**
- **That in order to ensure consistency in the implementation of the Authority’s transport policy, to approve the abolition of the following non-statutory services: Pentre Berw to Ysgol Esceifiog and Maes Llwyn / Porth Amlwch to Ysgol Gynradd Amlwch, subject to risk assessing those routes.**
- **That the changes be clearly communicated to parents, pupils and school governors and safeguards introduced in relation to pupils who mislay their travel pass.**

8 EXCLUSION OF THE PRESS AND PUBLIC

It was resolved under Section 100 (A) of the Local Government Act 1072 to exclude the press and public from the meeting during the discussion of the following item on the grounds that it involved the disclosure of exempt information as defined in Schedule 12A of the said Act and in the Public Interest Test presented.

9 RESTRUCTURING OF THE SENIOR MANAGEMENT TEAM WITH A VIEW TO MAKING EFFICIENCY SAVINGS

The report of the Chief Executive setting out proposals for the restructuring of the Senior Leadership Team was tabled for the Executive’s consideration.

Miss Lynn Ball, Head of Council Business and Monitoring Officer withdrew from the meeting during the discussion on point 6 of Section D of the report. With reference to the Appointments Committee, Councillor A.M. Jones wished it to be noted that the Committee has representation from each political group, but not each political party.

Having considered the proposals, it was resolved –

- **To recommend Option 4 to the County Council as the Executive’s preferred option as fulfilling the objectives and as being achievable for implementation, with a view to commissioning more detailed work to develop the option for consultation with staff.**
- **To recommend that the restructuring programme be commenced without delay.**
- **To recommend that the Chief Executive be authorised to commission specialist legal advice and/or professional HR guidance in developing the plans further if and when that is deemed necessary in the process.**
- **To recommend that the restructuring programme be steered by the Chief Executive.**

- To authorise the Chief Executive to collate the opinions of the service regulators in developing further the option to be considered in the final recommendation before the matter is formally presented to the Council.
- To recommend that the statutory posts of Section 151 Finance Officer and Monitoring Officer be incorporated within the Senior Leadership Team.
- To recommend that the process of appointing a new Chief Executive should commence forthwith as the first stage of the process of restructuring the Senior Leadership Team whilst at the same time approving the preferred option for change, and following the resolution of the Council, that the Appointments Committee be requested to implement the recruitment process for restructure and to also consider the pay structure as a matter of priority.
- To authorise the Chief Executive to share the contents of the report with members of the Senior Leadership Team initially to invite their comments, before the matter is presented to the County Council and before further consultation with Heads of Service and Trade Unions.
- To request the Chief Executive in consultation with HR and Legal Services to formulate a timetable of each consultation stage for the information and assistance of the Group Leaders.

**Councillor Ieuan Williams
Chair**

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	The Executive
Date:	12 January 2015
Subject:	The Executive's Forward Work Programme
Portfolio Holder(s):	Cllr Ieuan Williams
Head of Service:	Lynn Ball Head of Function – Council Business / Monitoring Officer
Report Author: Tel: E-mail:	Huw Jones, Interim Head of Democratic Services 01248 752108 JHuwJones@anglesey.gov.uk
Local Members:	Not applicable

A –Recommendation/s and reason/s
<p>In accordance with its Constitution, the Council is required to publish a forward work programme and to update it regularly. The Executive Forward Work Programme is published each month to enable both members of the Council and the public to see what key decisions are likely to be taken over the coming months.</p> <p>The Executive is requested to:</p> <p>confirm the attached updated work programme which covers February – September 2015;</p> <p>identify any matters subject to consultation with the Council's Scrutiny Committees and confirm the need for Scrutiny Committees to develop their work programmes further to support the Executive's work programme;</p> <p>note that the forward work programme is updated monthly and submitted as a standing monthly item to the Executive.</p>

B – What other options did you consider and why did you reject them and/or opt for this option?

-

C – Why is this a decision for the Executive?

The approval of the Executive is sought before each update is published to strengthen accountability and forward planning arrangements.

D – Is this decision consistent with policy approved by the full Council?

Yes.

DD – Is this decision within the budget approved by the Council?

Not applicable.

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	The forward work programme is discussed at Heads of Service meetings ('Penaethiaid') on a monthly basis (standing agenda item).
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	It is also circulated regularly to Corporate Directors and Heads of Services for updates.
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	The Executive Forward Work Programme will inform the work programmes of Scrutiny Committees.
9	Local Members	Not applicable.
10	Any external bodies / other/s	Not applicable.

F – Risks and any mitigation (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Outcome Agreements
7	Other
FF - Appendices:	
The Executive's Forward Work Programme: February – September 2015.	

G - Background papers (please contact the author of the Report for any further information):
<p>Previous forward work programmes. Part 4.2.12 of the Council's Constitution.</p>

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: February – September 2015

Updated: 5 January 2015



The Executive's forward work programme enables both Members of the Council and the public to see what key decisions are likely to be taken by the Executive over the coming months. It includes information on the decisions sought and who the lead Officers and Portfolio Holders are for each item.

The Executive's draft Forward Work Programme for the period **February – September 2015** is outlined on the following pages.

It should be noted, however, that the work programme is a flexible document as not all items requiring a decision will be known that far in advance and some timescales may need to be altered to reflect new priorities etc. The list of items included is therefore reviewed regularly.

Some matters identified in the forward work programme may be delegated to individual portfolio holders for approval.

Reports will be required to be submitted from time to time regarding specific property transactions, in accordance with the Asset Management Policy and Procedures. Due to the influence of the external market, it is not possible to determine the timing of reports in advance.

* Key:
Strategic – key corporate plans or initiatives
Operational – service delivery
For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: February – September 2015

Updated: 5 January 2015

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
1	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		9 February 2015	
2	Update on the Discretionary Housing Payments Policy 2014/15 and adoption of changes for 2015/16 and for the future Category: Strategic	Approval.	Deputy Chief Executive	Richard Micklewright Interim Head of Function - Resources Cllr Hywel Eifion Jones		9 February 2015	
3	Constitutional Changes – Terms of Reference of Appeals Committee Category: Strategic	Approval.	Deputy Chief Executive	Lynn Ball Head of Function - Council Business / Monitoring Officer Cllr Alwyn Rowlands		9 February 2015	26 February 2015
4	Constitutional Changes – Audit Committee Terms of Reference Category: Strategic	Approval.	Deputy Chief Executive	Lynn Ball Head of Function - Council Business / Monitoring Officer Cllr Alwyn Rowlands		9 February 2015	26 February 2015
5	Extending the term of the Standards Committee Category: Strategic	Approval	Deputy Chief Executive	Lynn Ball Head of Function - Council Business / Monitoring Officer Cllr Alwyn Rowlands		9 February 2015	26 February 2015

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For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: February – September 2015

Updated: 5 January 2015

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
6	Housing Rents 2015/16 Category: Strategic	Approval of annual rent increase.	Community	Shan L Williams Head of Housing Services Cllr Kenneth P Hughes		9 February 2015	
7	Supporting People Commissioning Plan Category: Strategic	Approval.	Community	Shan Lloyd Williams Head of Housing Services Cllr Kenneth P Hughes		9 February 2015	
8	Schools Modernisation – Rhosyr Area Category: Strategic	To agree the way forward following the informal consultation.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		9 February 2015	
9	2015/16 Budget Category: Strategic	Adoption of final proposals for recommendation to the County Council	Deputy Chief Executive	Richard Micklewright Interim Head of Function - Resources Cllr Hywel Eifion Jones	Scrutiny: 10 February 2015 Democratic Services: 29 Jan 2015	16 February 2015	26 February 2015
10	Corporate Scorecard – Quarter 3, 2014/15 Category: Strategic	Quarterly performance monitoring report.	Deputy Chief Executive	Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands	10 February 2015	16 February 2015	

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THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: February – September 2015

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11	2014/15 Revenue and Capital Budget Monitoring Report – Quarter 3 Category: Strategic	Quarterly financial monitoring report.	Deputy Chief Executive	Richard Micklewright Interim Head of Function - Resources Cllr Hywel Eifion Jones	10 February 2015	16 February 2015	
12	Charges for non- residential services 2015/16 Category: Operational	Approval.	Community	Alwyn Jones Head of Adults' Services Cllr Kenneth P Hughes		16 February 2015	
13	Standard Charge for Council Care Homes 2015/16 Category: Operational	Approval.	Community	Alwyn Jones Head of Adults' Services Cllr Kenneth P Hughes		16 February 2015	
14	Independent Sector Residential and Nursing Home Fees 2015/16 Category: Operational	Approval.	Community	Alwyn Jones Head of Adults' Services Cllr Kenneth P Hughes		16 February 2015	
15	Charges for independent home care services 2015/16 Category: Operational	Approval.	Community	Alwyn Jones Head of Adults' Services Cllr Kenneth P Hughes		16 February 2015	

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THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: February – September 2015

Updated: 5 January 2015

Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
16 The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		16 March 2015	
17 Annual Equality Report Category: Strategic	To approve the annual report for publication	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Kenneth P Hughes		16 March 2015	
18 New Business Rates Relief for Charities and Non Profit-Making Organisations Category: Strategic	Approval of a new policy.	Deputy Chief Executive	Richard Micklewright Interim Head of Function - Resources Cllr Hywel Eifion Jones		16 March 2015	
19 Common Allocations Policy Category: Strategic	Adoption of new Common Allocations Policy.	Community	Shan L Williams Head of Housing Cllr Kenneth P Hughes		16 March 2015	
20 Public Sector Housing Capital Programme 2015/16 Category: Strategic	To seek approval.	Community	Shan L Williams Head of Housing Services Cllr Kenneth P Hughes		16 March 2015	

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THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: February – September 2015

Updated: 5 January 2015

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
21	Libraries Service Review Category: Strategic	Options for future service delivery.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cyng Ieuan Williams		16 March 2015	
22	Cultural Services Review Category: Strategic	Options for future service delivery.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		16 March 2015	
23	Youth Service Category: Strategic	Options for the future delivery of the youth service.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		16 March 2015	
24	Schools Modernisation – Llanau Area Category: Strategic	To agree the outline business case.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		16 March 2015	
25	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		20 April 2015	
26	Annual Delivery Document (Improvement Plan) 2015/16 Category: Strategic	Approval and recommendation to full Council.	Deputy Chief Executive	Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands		20 April 2015	7 May 2015

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THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: February – September 2015

Updated: 5 January 2015

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
27	Llawr y Dref – options for the future Category: Operational and Strategic	To approve the strategic direction prior to consultation with Tenants	Community	Shan L Williams Head of Housing Services Cllr Kenneth P Hughes		20 April 2015	
28	Free School Breakfasts Category: Operational	Costs related to a change of policy	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		20 April 2015	
29	Lowering the admission age for Ysgol Llanfairpwll and Ysgol Goronwy Owen Category: Operational	Agree to lower the admission age for these schools.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		20 April 2015	
30	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		May 2015	
31	Corporate Scorecard – Quarter 4, 2014/15 Category: Strategic	Quarterly performance monitoring report.	Deputy Chief Executive	Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands	TBA	May 2015	

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THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: February – September 2015

Updated: 5 January 2015

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
32	2014/15 Revenue and Capital Budget Monitoring Report – Quarter 4 Category: Strategic	Quarterly financial monitoring report.	Deputy Chief Executive	Richard Micklewright Interim Head of Function - Resources Cllr Hywel Eifion Jones	TBA	May 2015	
33	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		June 2015	
34	Schools Modernisation – Rhosyr Area Category: Strategic	To agree the way forward following the formal consultation.	Lifelong learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		June 2015	
35	Childcare Sufficiency Plan Category: Operational	Approval of the report and the 2015 plan.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		June 2015	
36	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		July 2015	

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THE EXECUTIVE'S FORWARD WORK PROGRAMME

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37	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		September 2015	
38	Annual Performance Report (Improvement Plan) 2014/15 Category: Strategic	Approval of report and recommendation to full Council.	Deputy Chief Executive	Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands		September 2015	September 2015
39	Corporate Scorecard – Quarter 1, 2015/16 Category: Strategic	Quarterly performance monitoring report.	Deputy Chief Executive	Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands	TBA	September 2015	
40	2015/16 Revenue and Capital Budget Monitoring Report – Quarter 1 Category: Strategic	Quarterly financial monitoring report.	Deputy Chief Executive	Richard Micklewright Interim Head of Function - Resources Cllr Hywel Eifion Jones	TBA	September 2015	
41	Safeguarding Arrangements for Vulnerable Adults Category: Strategic	Progress report.	Community	Alwyn Jones Head of Adults' Services Cllr Kenneth P Hughes		September 2015	

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	12 January 2015
Subject:	Local Housing Strategy for Anglesey
Portfolio Holder(s):	Councillor Kenneth Hughes
Head of Service:	Shan Lloyd Williams
Report Author: Tel: E-mail:	Lucy Reynolds, Housing Strategy and Development Manager Ext 2555 lucyreynolds@anglesey.gov.uk
Local Members:	All

A –Recommendation/s and reason/s
<p>1. Recommendation</p> <p>i. The Executive is requested to consider the Local Housing Strategy, including the action plan to deliver it and recommend it for adoption by Full Council.</p> <p>2. Background</p> <p>i. The Local Housing Strategy provides the Council’s vision of how housing for the people of the island can be improved over a five year period and the priorities to achieve this.</p> <p>ii. The Council has the statutory responsibility to provide strategic leadership in order to work with the range of stakeholders who together can deliver housing that meets the needs of all the people of Anglesey. The Strategy will ensure a shared understanding of the housing needs of the island, the issues which need to be addressed and the primary outcomes which the Council wishes to achieve. The development of the Strategy comes at a time of considerable changes for housing providers across the island which presents both challenges and opportunities.</p> <p>iii. A consultation period between August and September provided feedback from a range of Stakeholders. This was supportive of the direction of the Strategy while asking for additional emphasis to be placed on ensuring new affordable homes meet the needs of Anglesey communities and reassurances that allocation of social housing will be to local people. In addition a new Anglesey Housing</p>

Partnership with members drawn from the private, public and third sector met for the first time in September and has made input into the Strategy. The Partnership will have responsibility for delivering the Strategy and review the action plan annually. (see Appendix 1 and 2)

- iv. An action plan has been developed which identifies specific tasks and outputs to achieve the ambitions of the Strategy and identifies the resources that will allow these to be achieved. It will provide key indicators of progress in the priority areas identified for the Strategy.

Key examples of tasks that will contribute to continuous improvement of housing and housing related services to meet the needs of the all the people of the island include:

- a) Stepping up the supply of affordable homes through innovation, prudential borrowing, and partnership working at a time when grant for housing development is likely to continue to reduce.
This will be achieved by
- the Council beginning to develop/acquire additional stock following the exit from Housing Revenue Account Subsidy funding and move to self-financing.
 - a development programme with housing association partners which uses Welsh Government grant and loan funding
 - s106 agreements on private developments
- b) Ensuring more people are satisfactorily housed in our existing housing stock.
This will be achieved by
- Continuing and improving our strategic approach to return to use of empty homes, through the use of loans, support to property owners, and where necessary enforcement action.
 - Continued improvement to existing housing stock
 - Through investment in social housing and its neighbourhoods by Housing Associations and the Council
 - Continuing and expanding partnership work with private landlords
- c) Responding to the requirement of the Housing (Wales) Act 2014 for the local authority to provide earlier and more comprehensive assistance to all households at risk of homelessness (including those not in priority need).
This will be achieved by reconfiguring housing advice services, incentivising private landlords to assist with rehousing and interventions to prevent homelessness.
- d) Ensuring that more vulnerable people on the island continue to receive the support they need to prevent homelessness and sustain independent living despite reductions to Supporting People funding.
This will be achieved by continuing to review services to ensure best use of available funds and that these are directed at groups with the greatest needs

and where possible accessing additional grant funding (eg. for an early intervention project to reduce homelessness among prison leavers)

- e) Ensuring that housing projects support the need to plan for an increasingly elderly population and support the Council's overall ambitions to transform Older Adult Social Care and improve the choice and control older people have over where they live.

This will be achieved by supporting the development of Extra Care and community hubs from which support for older people in their own homes can be co-ordinated.

- f) Existing and future investment in housing will be used as a resource to benefit as fully as possible local communities and businesses.

Measures that contribute to achieving this include procurement that supports local companies and jobs and planning for Wylfa Newydd which ensures accommodation needed for workers produces legacy in the form of new affordable homes and upgraded existing accommodation.

- v. This action plan will be reviewed annually to ensure it remains relevant to achieving the Council's strategic outcomes within the 3 year Business Plan and also supports the outcomes of the Single Integrated Plan and HRA Business Plan.

B – What other options did you consider and why did you reject them and/or opt for this option?

Not applicable

C – Why is this a decision for the Executive?

Under the Council's constitution, Full Council is responsible for adopting the Council's Local Housing Strategy. Executive Committee is asked to endorse adoption by the Council at its meeting on 26 February 2015.

D – Is this decision consistent with policy approved by the full Council?

Not applicable

DD – Is this decision within the budget approved by the Council?

The Action Plan to deliver the Strategy has been developed on the basis of funding already assured and existing resources. Some of the tasks in the action plan would be subject to further Council scrutiny and approval at the appropriate time.

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	No issues were raised.
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	The Strategy was considered at Scrutiny in September. Members were supportive of the draft Strategy.
9	Local Members	In the course of developing the Strategy a workshop for Local Members took place in May. A further well focusing on strategic direction in housing took place in November.
10	Any external bodies / other/s	As indicated in the report external partners have been consulted through the fora mentioned.

F – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	The Strategy is considered to support the Tackling Poverty Agenda
3	Crime and Disorder	
4	Environmental	
5	Equalities	Please see Equality Impact Assessment which finds the Strategy has positive impacts on Equality issues.
6	Outcome Agreements	
7	Other	

FF - Appendices:

Anglesey Local Housing Strategy and Action Plan

G - Background papers (please contact the author of the Report for any further information):

Isle of Anglesey County Council Local Housing Strategy 2014-19

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Introduction

A place to call home is the most basic of needs for any of us. It is more than just shelter but a place that shapes our well-being and sense of security.

For the great majority of us achieving a permanent home is not something we can achieve in isolation but involves interacting with landlords, developers, financial institutions and other agencies. Equally at a community level, achieving the right homes in the right places at a cost that is affordable both to individuals and society is an undertaking which needs national and local leadership and working with many partners. For Anglesey this means the County Council providing strategic direction and putting in place the framework which will enable developers, builders, statutory and voluntary agencies, tenants and landlords to work together effectively.

The purpose of the 5 year Housing Strategy is to present a vision of continuous improvement for housing and housing related services on the island . It describes what we want to be achieved on Anglesey by 2019. By setting out the most important outcomes for housing it allows resources and work streams to be directed towards these goals and defines how the Council will work with partners in the public, private and voluntary sector to achieve them.

This needs to be done with an acknowledgement that there are crucial issues which affect the local housing market which a Local authority cannot control and can only hope to respond to and mitigate. These include the economic climate and policy on tax and welfare benefits.

However high quality leadership from the Council in the area of affordable housing and housing advice and support services can make a vital difference to the lives of many residents. Achieving change in the housing sector is often something that can only be achieved over the medium to long term. This is one reason why a housing strategy that looks five years and beyond is of particular importance. Looking at the long term patterns of population, economic, social change can allow the right decisions on developing affordable homes, the targeting of available public funds for housing and setting up the right partnerships to be put in place to respond to this.

Anglesey County Council, the Welsh Government the Health Board and Housing Associations working in the area all recognise that achieving the right homes is a key factor to how people feel and act in their communities, their lifestyles and health and the attainment of children. Again it is how investment in housing is made over the long term which most impacts upon this.

Housing achievements

This latest Local Housing Strategy builds upon and learns from previous housing work at the Council. The last Local Housing Strategy developed in 2007 centred actions around achieving the following 6 service priorities:

- Increasing the amount of affordable housing and choice
- Tackling homelessness
- Improving the quality of housing across all tenures
- Working towards achieving sustainable housing options for vulnerable households
- Tackling fuel poverty and increasing energy efficiency
- Community sustainability and social inclusion

In the intervening years there have been many successes achieved by the housing organisations working on the island. The table below summarises some of the key achievements.

	Action	Outcome
Development – right homes for the island’s future	362 additional affordable homes delivered by housing associations working in Anglesey between 2008 and 2013.	Households assisted to find suitable housing within their financial means
Preventing housing crisis and increasing housing options	Housing Options Team at Isle of Anglesey County Council has increased homelessness prevention interventions .	Reduction in households accepted as homeless and use of temporary accommodation to house these households.
The right support for those who need help to live independently	Increased availability of support options to help those with housing support needs across all tenures	More people given appropriate support to live independently and to prevent homelessness
	Coed Lys Supported Housing Scheme for young people with high support needs completed	A recognised gap in provision filled in order to give high level support to vulnerable young people
Housing stock and communities are improved	200 empty homes brought back into use as a result of interventions by the Empty Homes Officer between 2011 and 2014 (post was created 2011)	Community improvement and best use made of existing housing stock
	Actions have been taken to mitigate fuel poverty <ul style="list-style-type: none"> • Several communities (including 88 Council tenants) have been connected to the Gas network • 312 Solar PV and 87 Solar Thermal Panels have been installed on Council homes. 	Lower income households have been provided with a more cost efficient heating / hot water.
	All Council housing stock achieved the Welsh government Housing Quality Standard by 2012	All Council housing has modern amenities and improved energy efficiency helping to improve health and quality of life for residents.

Main outcomes we want to achieve by 2019

<p>Development – right homes for the island’s future</p>	<ol style="list-style-type: none"> 1. The supply of affordable homes will have increased. This development will seek to match the size of homes, locations and price range that are most needed on the island. 2. Housing Development will contribute to sustainable communities which means that homes need to be in balance with the different levels of affordability which are needed across the population and in individual communities. Transport and energy costs are also recognised as intrinsic to overall suitability of new homes. 3. The progress of the nuclear new build and other significant economic development on the island has been fully taken into account in the housing development programme 4. Accommodation is provided for the Gypsy and Traveller community in line with the assessment of need carried out
<p>Housing stock and communities are improved</p>	<ol style="list-style-type: none"> 5. More homes across all tenures will be of a satisfactory standard of repair including improved energy efficiency ratings and thus lower running costs 6. Better use is being made of the existing supply of homes on the island through continuing to bring back empty homes into use and better partnership working with private landlords to increase the supply of quality homes 7. More people feel safe and are safe within their communities. In particular addressing the problems of domestic violence and anti-social behaviour will be a high priority.
<p>Preventing housing crisis and increasing housing options</p>	<ol style="list-style-type: none"> 8. People can easily access information and advice at an early stage to assist with housing problems and related financial or support issues, in particular because of the implications of Welfare Reform. Hence the risk of homelessness is reduced 9. Housing allocation system has been reviewed to ensure this reflects present priorities and is easier for customers to understand and use 10. Services to prevent homelessness have been continually improved resulting in less statutory homelessness.
<p>Support to promote housing independence</p>	<ol style="list-style-type: none"> 11. People are offered the best short or longer term support services to set up or maintain accommodation. 12. An Accessible Housing Register has been developed and assisting people with disabilities homes suited to their needs
<p>Homes for longer lives</p>	<ol style="list-style-type: none"> 13. As people live longer and want to continue to enjoy independent living, a range of support and accommodation options, including Extra care, have been developed which provide choice 14. Housing services that support people to remain in their own homes (eg Disability Facilities Grants and housing related support) continue to meet changing lifestyles and increased demand.

The links between housing and the wider economy are fully realised	<p>15. Development and renewal of housing is bringing economic and employment opportunities to the island and its citizens</p> <p>16. Impacts and opportunities related to housing are fully recognised as the Energy Island projects are progressed</p> <p>17. The benefits of funding for projects which address deprivation (eg Communities First and Vibrant and Viable Places) are fully realised.</p> <p>18. Excellent partnership is in place to deliver the housing ambitions identified</p>
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National and Local context

The Local Housing Strategy has been developed in the context of the UK and Welsh government policy explained below. These policies and related legislation lead their public spending priorities and hence influence the funding streams available to Anglesey Council to deliver the Strategy.

At local level the housing strategy will not fulfil its purpose unless it fits with the Council’s overall vision for Anglesey. The links between other major areas of work for the Council (including older people’s services, economic development and addressing deprivation and closer working with Health Services) are key factors in the Strategy.

1. National policy

Welfare Reform

The UK’ government’s programme of Welfare Reform is being implemented in phases and the impacts are therefore emerging over time and will continue to affect many Anglesey households over the lifetime of this Strategy.

Direct impacts on housing include the change to housing benefit which removed the spare room subsidy (more commonly known as “the bedroom tax”); changes to the way local housing allowance is set(which supports many people living in the private rented sector) and the requirement that in the private rented sector people under 35 will only receive housing benefit assistance which enables them to rent a room in a shared property. However there are many other aspects of both the measures already in place and the introduction of Universal Credit in the future which will especially impact on lower income households and the benefit dependent and have knock on effects to accessing and maintaining a tenancy.

The wide scope of Welfare Reform means that it is a consideration implicit to most themes of this strategy.

The National Housing Strategy for Wales: Improving Lives and Communities – Homes in Wales,

This sets out three key priorities for Wales, these being:

- Increased housing and a greater choice
- Improving homes and communities
- Improving housing related support services and support particularly for vulnerable people and people from minority groups.

It recognises that “Local authorities will continue to be a key driver in meeting housing need”

In the **Wales Infrastructure Investment Plan** the Welsh Government sets strategic priorities including housing investment to generate jobs and growth. Subsequent initiatives aimed at

increasing housing supply (eg Housing Bond to give extra borrowing capacity to RSLs) have reflected this priority.

The Ten Year Homelessness Plan for Wales 2009-2019

The strategic aims set out in this document are

- Preventing homelessness where possible
- Working across organisational and policy boundaries
- Placing the service user at the centre of service delivery
- Ensuring social inclusion and equality of access to services
- Making the best use of resources.

The Housing (Wales) Act 2014

The two strategies above are reflected in this Act which became law in September 2014.

The most significant aspects of the eight part Act from the point of view of Anglesey are as follows:

Regulation of Private Rented Housing

A requirement that private landlords with property in Wales are registered and that individuals and agencies that let and manage properties must become licensed. There will be penalties for non-compliance. The intention of this is to improve letting and management practice by increasing the understanding of both landlords and tenants of their respective rights and responsibilities. It will also provide much needed information about who private landlords are.

Homelessness

- There will be a stronger duty on local authorities to prevent and relieve homelessness with this duty including both those who would be in priority need if a homelessness application was made (ie families with children and vulnerable people) and single people and couples.
- A new power is given to local authorities to discharge a main homelessness duty by securing suitable accommodation in the private rented sector.

This therefore emphasises early intervention to prevent homelessness and widens the range of people who should be provided with focused assistance to find solutions to their housing problems and address the underlying causes. It recognises that it is not always necessary to resolve homelessness through a long term social housing tenancy and that the private rented sector can also provide a stable home.

Gypsies and Travellers

A strengthened duty is placed on local authorities to assess the housing needs of Gypsies and Travellers and provide sites which meet this need.

Housing Finance

The Act will end the existing Housing Revenue Account Subsidy system for the 11 local authorities in Wales which continue to own their own stock. Councils will therefore gain much greater independence to invest in existing stock and new build.

For Anglesey this represents a major opportunity for the council to reverse the decline in its Council housing numbers and use both development and acquisition of existing homes in suitable circumstances to provide more affordable housing.

Council Tax for Certain Types of Dwellings

Local authorities are given a discretionary power to a premium of up to 100% on:

- homes empty for more than a year.
- Second homes

Getting on together – A Community Cohesion Strategy for Wales 2014

This Strategy is a framework to help ensure communities can live together respecting and valuing differences and ensuring everyone gets a chance to take part in community life and to use services. Community Cohesion principles need to be embedded in the approaches of public services including housing. Housing providers need to take an inclusive approach to working with tenants and developing new homes and have policies to prevent and tackle hate crime.

Anti-social Behaviour, Crime and Policing Act 2014.

The Anti-social Behaviour, Crime and Policing Act 2014 came into force on the 20th October 2014, setting out a new approach to dealing with anti-social behaviour, with an emphasis on putting the victims first.

The primary aim of this legislation is to make the response to complaints more victim centred and streamline the measures available to professional bodies - 19 measures previously available have been streamlined to 6 new powers. These are :

- Civil Injunction
- Criminal Behaviour Order
- Community Protection Notice
- Public Spaces Protection Order
- Closure Power
- Dispersal Powers

This will provide new opportunities for housing providers on Anglesey to work in conjunction with the Community Safety Partnership and North Wales Police to make best use of the powers available to combat anti-social behaviour and improve the quality of life for tenants and residents of Anglesey.

Other key policies which are reflected in the Strategy are listed below. The implications of these and the Housing (Wales) Act are explained more fully in the relevant sections of the Strategy

- Renting Homes Bill
- The Strategy for Older People in Wales 2013-2023
- Social Services and Well Being (Wales) Act 2014
- The Welsh Language Strategy 2012–17, A Living Language: A Language For Living

2. Local Strategy

Isle of Anglesey County Council sets out its strategic vision for the island in two overarching documents

Isle of Anglesey Single Integrated Plan – Our Island Our Future 2013-2025

Developed by the the Local Service Board (Isle of Anglesey County Council, representatives from the Police, Health, Voluntary Sector, Fire and Rescue Service, Further and Higher Education sectors and ‘One Voice Wales’ which represents local Town and Community Councils) and therefore offers an integrated and holistic view of the needs of Anglesey over the coming decade. The Plan sets out its vision as to “Work together to create jobs, improve health and deliver a safe and sustainable place to live”

Isle of Anglesey Corporate Plan 2013 – 2017

Developed by the Council in consultation with local people and partner organisations it sets out the outcomes which the Council as an organisation will be working towards in order to make a difference to the lives of our citizens over the next four years. Work is focused around 3 priority areas : Supporting the most vulnerable; Developing the Economy; Raising the standards of and modernising schools

Both plans recognise the contribution of quality housing to achieving the outcomes they seek.

Understanding the housing picture in Anglesey

A Housing Strategy needs to be based on reliable information about the housing needs of the population and set in the context of the social and economic forces which shape the area.

Table 1 shows research commissioned by the Isle of Anglesey County Council and other data sources which provide the full statistical background for this Strategy.

Table 1

Local Housing Market Assessment 2013
Housing Needs for local residents and Housing Solutions resulting from the Energy Island Programme 2013
Studies providing evidence for Joint Local Development Plan
Private Sector House Condition Survey 2008
North West Wales Gypsy and Traveller Accommodation Assessment 2013
Data from Isle of Anglesey County Council Housing Register
Data based on Housing Benefit and Council tax records
Census data 2011
Older Peoples’ Need Assessment
Private Rented Market in Anglesey study Arc4

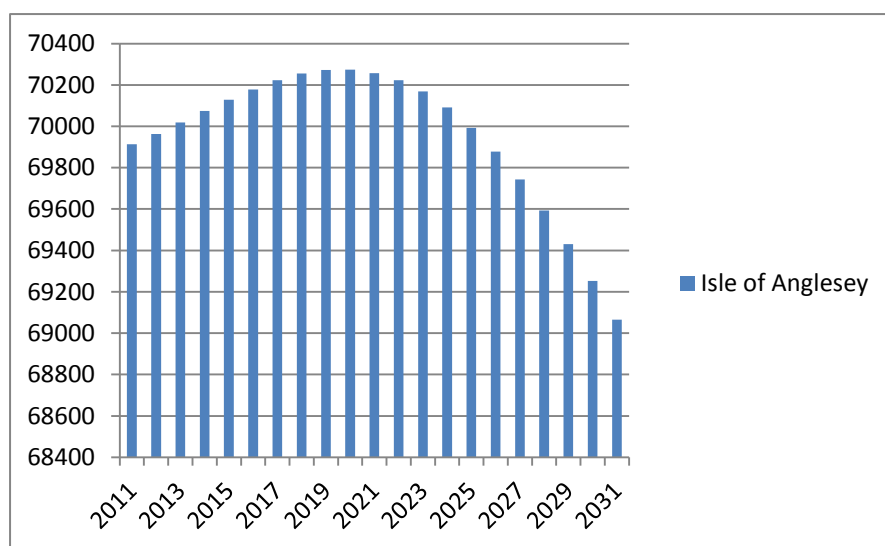
The following section summarises the key data which need to influence the strategic approach to housing over the next 5 years and beyond.

The population and the housing stock

Based upon projections from the census of 2011, the population of Anglesey in 2014 is 70,018 in 2014. The population increased by 4% between the census of 2001 and 2011. In 2011 there were 30,594 households, an increase of 8% since 2001. In common with the national picture, household numbers are increasing faster than population growth as household size decreases and in particular the number of one person households grows.

The table below shows the changing population based upon latest forecasting of population over the years to 2031. This shows the overall population peaking at 70274 in 2020 and then falling back slightly from this point and standing at 69065 in 2031.

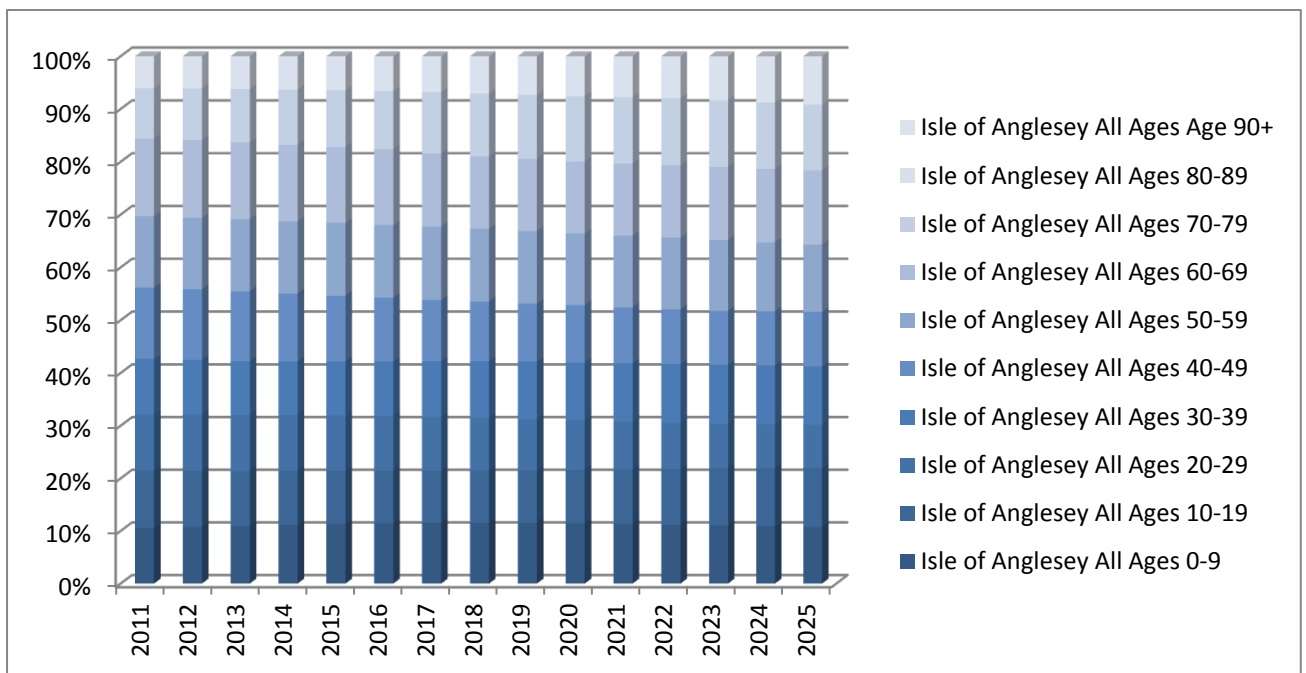
Table 2 - Population change Anglesey 2011-31



(source – StatWales 2014)

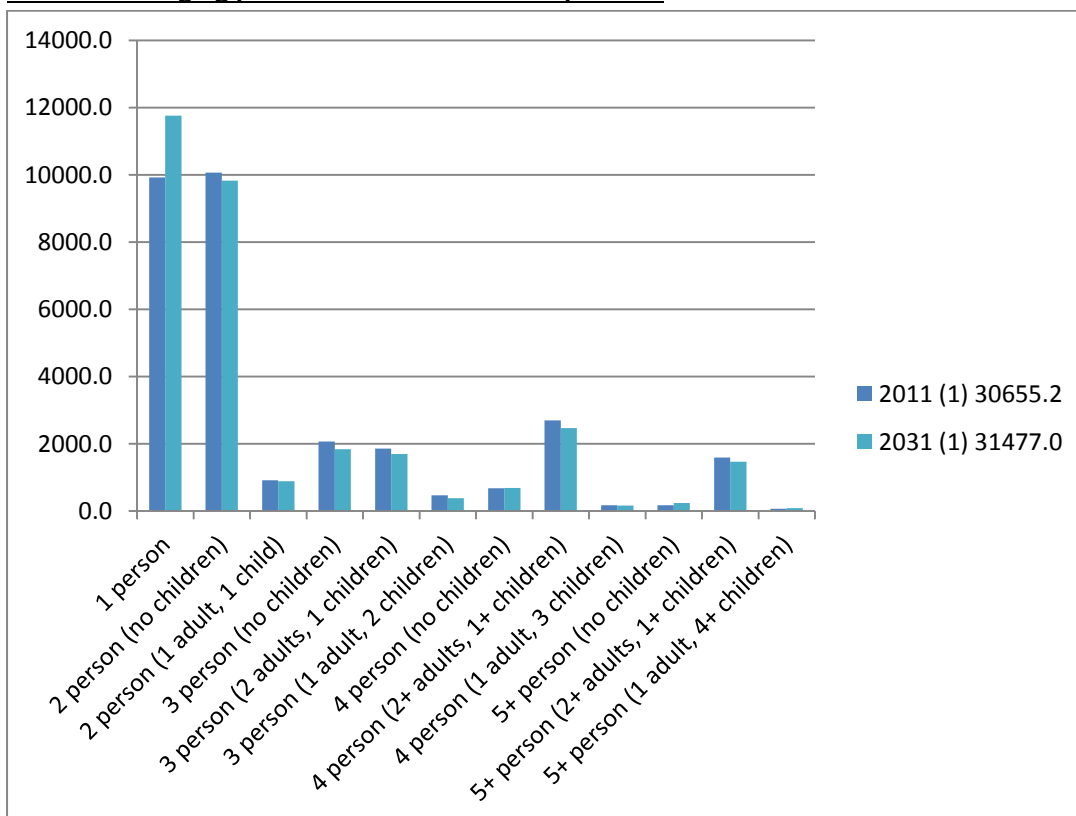
The table below shows age projections based upon census information. The numbers of older adults of 65+ will continue to increase and more markedly the numbers of 85+ will rise rapidly. The average age of the population will therefore increase.

Table 3– changing make up of population by age group



There will also be a change in the mix of households across the island. This is as a result a) of more older people who are more likely to live alone b) social patterns which are leading to smaller households sizes (eg. Single parent households)

Table 4– Changing patterns of household composition



Source: StatsWales 2014

Table 5 - Tenure

		Owned	Social Housing	Private Rented	Private rented sector (other)
ANGLESEY	2001 Total	19,231	4,882	2,703	1,576
	2001 %	67.7	17.2	9.5	5.6
	2011 Total	20,971	4,550	3,699	1,374
	2011 %	68.5	14.9	12.1	4.5
	% Change 2001 -2011	+0.5	-2.3	+2.6	-1.1
WALES	% 2001	70.8	18.4	7.4	3.3
	% 2011	67.4	15.9	12.7	3.1
	% change	-3.4	-2.5	+5.3	+0.2

The table above shows the tenure of all households on the island as of 2011 and the change since 2001. Unlike other authorities in Wales the percentage of owner occupiers in Anglesey has shown a small increase since 2001. The numbers of those in private rented has also grown, though this is a smaller growth rate than the rest of Wales owing to the larger than average private rented sector in 2001. The private rented sector on the Anglesey is now similar in size to that for the whole of Wales.

There are 34,168 dwellings on the island in total. On the date of the last census (27 March 2011) 89.5% contained at least one person whose place of usual residence is at that address. This suggests that around 11.5 % of dwellings are not used as main residences. . These will mainly be homes used as second homes and as holiday residences.

Table 6 - Ethnicity

	% White	% Mixed/ multiple ethnic group	% Asian/Asian British	% Black/African/ Caribbean/ Black British	% Other ethnic group
Isle of Anglesey	98.2	0.7	0.7	0.1	0.3
North West Wales	97.3	0.8	1.3	0.2	0.5
Wales	95.6	1	2.3	0.6	0.5

(Census 2011)

While the numbers of people from Black and Minority Ethnic backgrounds remains small numbers have grown since the last census in 2001. It is important that housing policy remains inclusive of the needs of all ethnic backgrounds.

Health

The 2011 census provides information about the general health status of the local population

Table 7 – Health

	% of residents assessing their general health as bad or very bad	% of residents where day to day activities are limited by a long term health problem or disability
Anglesey	6.3%	23.1%
Wales	7.6%	22.7%

(Census 2011)

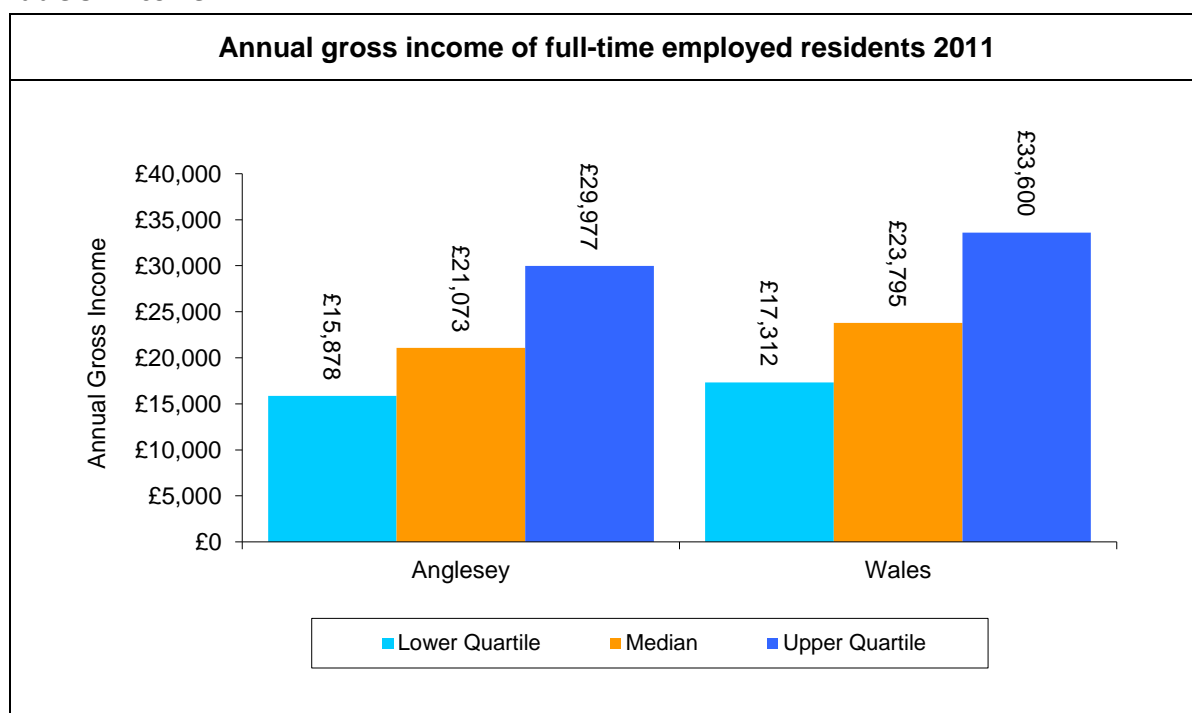
Unemployment level

Unemployment for the island has fallen from 5.1% in February 2013 to 3.9% in March 2014. There are large variations across the island with unemployment standing at its highest in the ward of Holyhead Town where unemployment stood at 10.9% in March 14 and all wards adjoining Holyhead town also have rates over 6%. The wards of Rhosneigr, Amlwch Port and Tudur Ward (Llangefni) also have higher unemployment than the island average.

Income

The mean earned income for full-time employees resident in Isle of Anglesey in 2011 was £24,067, (ONS Annual Survey of Hours and Earnings – Household Income) which is lower than Wales as a whole (at £27,346). As the table below shows, at all points on the distribution, annual gross income in the Isle of Anglesey is lower than the equivalent in Wales as a whole.

Table 8 - Income



In relation to the mean income of full-time employees resident in the Isle of Anglesey and Wales since 2006, the Isle of Anglesey has recorded almost no change (less than 0.1%) since 2006 compared to an increase of 11.5% across Wales. While mean earnings in the Isle of Anglesey peaked in 2008, they have continued to rise nationally. The fall in earned income in the Isle of Anglesey since 2008 reflects the closure of Anglesey Aluminium which provided higher than average wages, as well as the subsequent reduction of the Eaton Electrical workforce..

Prosperity and Deprivation

There are stark differences between the most prosperous districts on the island and the most deprived. On the basis of the 2011 Welsh Index of Multiple Deprivation the island contains some of the most deprived wards (in Holyhead and Llangefni) and some of the least deprived wards in Wales. This index of deprivation includes elements directly relating to housing (ie. overcrowding, lack of central heating) and others that are affected by lack of suitable housing (health, community safety, education)

House Price Data

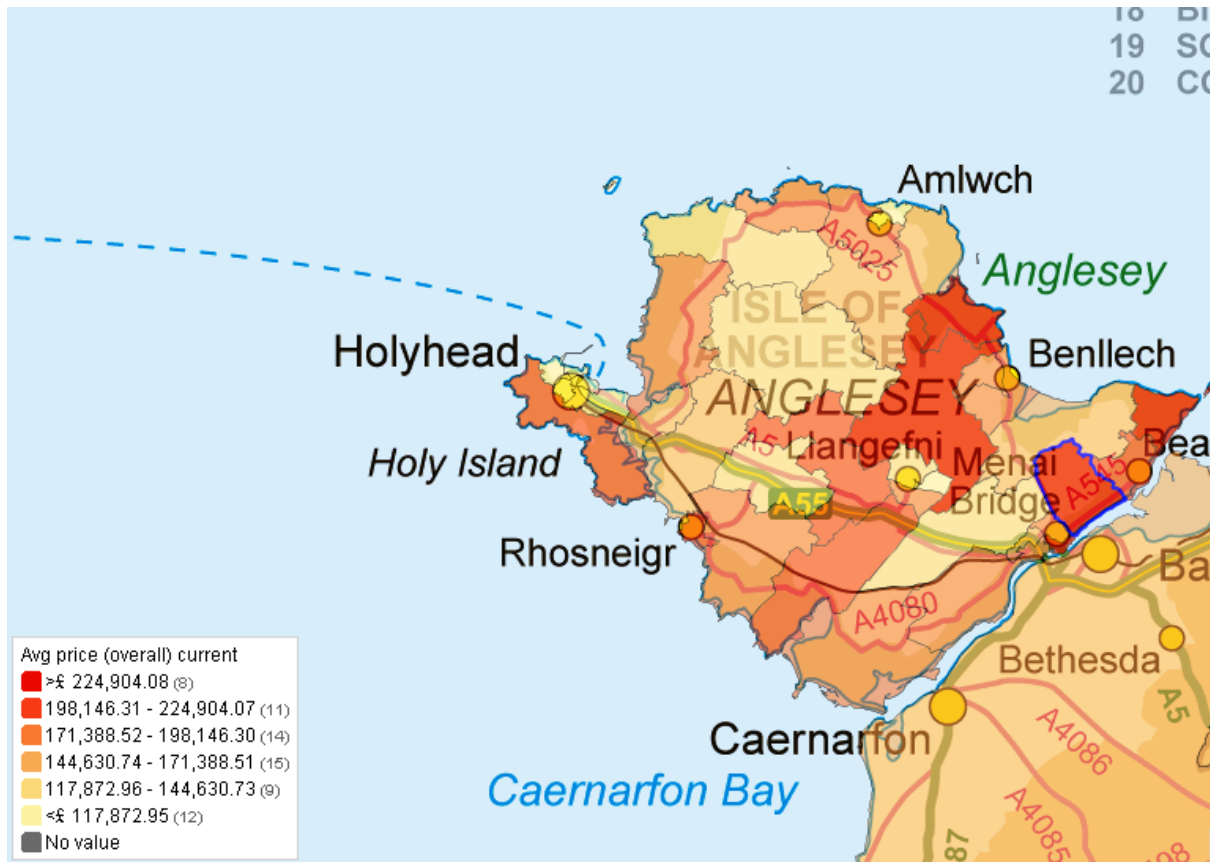
The middle column shows average house prices since June 2012. These have fluctuated over the last few years but there is now a pattern of a gradual increase . However the lower quartile price remains variable and is generally comparable with the price 2 years ago.

Table 9 - House Prices

Sold House prices on Anglesey 2012 -2014			
	Upper Quartile	Average	Lower Quartile
Jun-12	191,483	158,331	112,650
Jul-12	196,816	163,224	116,150
Aug-12	179,666	150,738	109,500
Sep-12	201,333	167,302	117,650
Oct-12	210,000	171,396	119,983
Nov-12	212,500	174,638	116,983
Dec-12	190,000	158,822	108,000
Jan-13	178,333	149,800	103,000
Feb-13	172,500	149,629	108,000
Mar-13	168,333	148,685	106,448
Apr-13	186,666	161,604	102,114
May-13	193,000	159,154	97,781
Jun-13	204,666	167,008	106,333
Jul-13	187,333	157,528	110,666
Aug-13	184,333	163,146	112,500
Sep-13	176,000	161,854	109,666
Oct-13	179,000	163,368	112,000
Nov-13	181,666	161,295	109,166
Dec-13	188,333	160,354	101,333
Jan-14	190,500	162,991	103,666
Feb-14	181,166	161,040	103,666
Mar-14	174,250	163,921	109,500

(Source Hometrack 2014)

The map below indicates the variety in average price by ward across the island in May 2014, with the darker areas showing the higher price areas. Average prices vary between in excess of £224,000 to less than £117,872. The lowest prices can be found in the more populated areas – ie. Holyhead, Amlwch and Llangefni.



Housing Need on Anglesey

Local Housing Market Assessment

A Housing Needs survey for the whole of Anglesey was undertaken in 2012 and the results of this were in turn used to produce a Local Housing Market Assessment which gives a comprehensive picture of the local housing market and an assessment of housing need on the island.

The Assessment demonstrates that affordability of housing is a problem for many households on the island. For example households moving in the private rented sector in the last 2 years were spending on average 34% of household income on their rent. In relation to potential newly forming households (likely to be young people) 43.4 % would be unable to afford market housing when affordability is based on 25% of income.

The LHMA assesses the numbers of additional affordable homes needed based on a methodology advocated by the Welsh Government. It is based upon current levels of housing needs, future formation of new households and the amount of existing housing stock now and in the future to meet this housing need. The term Housing Need means the situation where a household lacks its own housing or is living in housing considered inadequate or unsuitable **and** cannot access suitable housing at market prices. The methodology used in the LHMA bases this assessment on the

assumption that a household should spend no more than 25% of its income on housing. This results in the finding that over the 5 years from 2012

1. When 25% of household income is used, there is an annual need for 635 affordable homes each year

This calculation was repeated making the assumption that households can afford to spend up to 30% of their income on rental housing and also factors in the assumption that the private rented sector can provide suitable accommodation

2. Using this approach there is an annual need for 134 affordable homes each year

Housing waiting lists

Additional information about Housing Need is provided by the housing registers for Anglesey. The waiting list for Social Housing captures those who are currently seeking accommodation with the Council and housing associations (it can include people without a local connection and existing social housing tenants who are seeking a transfer). In February 2014 there were 1467 households on the waiting list. They were seeking the following sizes of property

Table 10

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Number of applicants	430	725	257	45	9	1

In addition the Tai Teg register was established in 2012 for people who are interested in home ownership, cannot afford market prices but wish to be considered for assisted home ownership option. As of December 13 464 people from Anglesey were registered. They were seeking homes in locations across the island. 61% were seeking either a 2 or 3 bed home. 64% of those making a specific response considered £90-130,000 to be an affordable price for their household.

The existing housing stock

Stock profile

Compared to the national stock profile for Wales, Anglesey has a high proportion of detached houses and bungalows and a lower proportion of terraced and semi-detached and flats.

Table 11

	Detached homes	Semi-detached homes	Terraced homes	Flats
Anglesey	47.5	22.5	22.6	7
Wales	27.8	31.9	27.7	12.3

(Census 2011)

Table 12 - Level of occupancy of homes

	Total number of homes	Homes with 2 or more spare bedrooms	Homes with 1 or more spare bedrooms	Homes with no spare bedrooms	Homes with one or more fewer bedrooms than needed
All homes	30,594	13,537	10,865	5,517	675
%		44%	36%	18%	2%
Owned or shared ownership (part owned and part rented) number	21,034	11,362	6,937	2,413	322
%		54%	33%	11%	2%
Social rented number	4,487	795	1,821	1,705	166
%		18%	41%	38%	4%
Private rented or living rent free number	5,073	1,380	2,107	1,399	187
%		27%	42%	28%	4%

The majority of households have more bedrooms than required for the number of people in the home. 80% of households have 1 + bedrooms more than numerically required. 2% of households have insufficient bedrooms to house the number of occupants. These figures vary considerably across tenures. Owner occupiers are considerably more likely to have spare bedrooms than private renters or social renters. Overcrowding is more common among private and social renters where 4% of households have insufficient bedrooms.

Stock condition

The Private Sector House condition survey carried out in 2008 provides information about the 84% of stock in the private sector.

This found that 22.3% of private sector housing stock exhibited a Category 1 hazard within the Housing Health and Safety Rating System* . This rose to 35.4 of private rented housing.

Using the previous measure of stock condition (pre 2004), 2% of private dwellings would be considered “unfit” rising to 5.7% of private rented stock.

(*Housing Health and Safety Rating System (HHSRS) became the national system for assessing housing conditions under the Housing Act (2004). A category 1 hazard is a hazard from a list of 29 listed housing hazards where there is also considered to be a high risk of serious harm)

Local variation within the island

The data sources available confirm the need to recognise the varying needs of different locations on the island and that data available at more local level, including ward and community council level should be used where possible to ensure that local needs are understood and recognised in making housing provision.

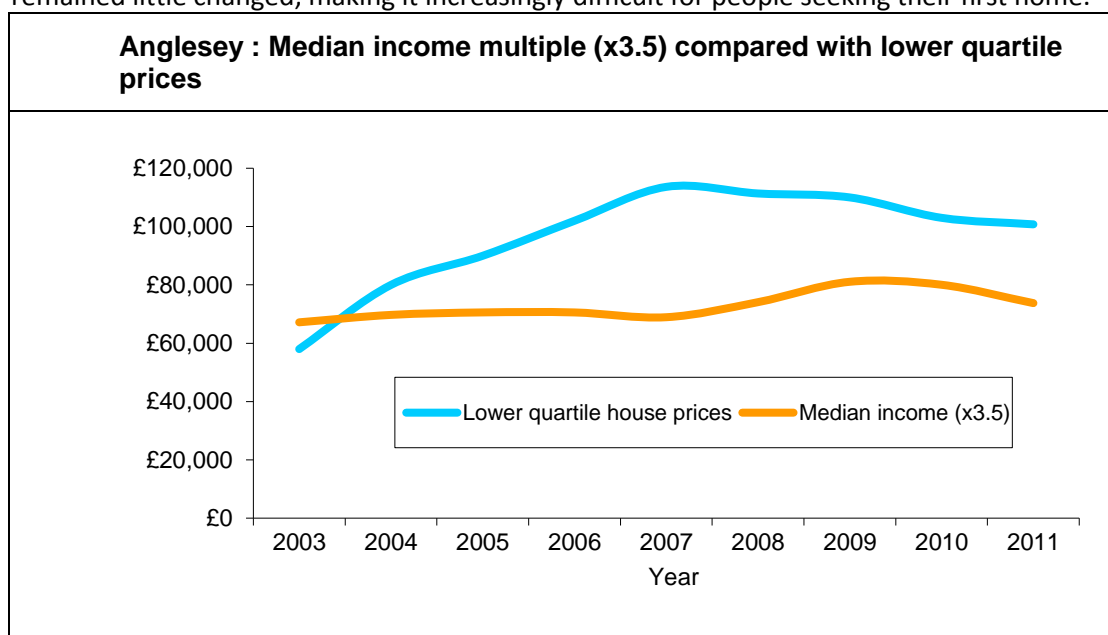
Theme 1 - Development of the right homes for Anglesey's future

Why is this an important issue for Anglesey?

a) Impacts on individuals and communities of a shortfall of affordable homes

- i. A shortage of suitable homes which can be afforded by local people is an issue which interlinks with many of the other housing issues explored in this strategy (ie. Homelessness, housing crisis, suitable housing for people with support needs and older people). It is raised as a key issue in consultations about the housing priorities for the island.
- ii. Sustainability of communities are threatened . An inadequate supply of suitable affordable housing contributes to young people leaving the area and can restrict economic growth. Local facilities (such as shops) are put at risk. Social networks can be undermined when local people move away because of shortages of suitable housing. The future of the Welsh language is weakened when Welsh is less commonly the language of social interaction, as more non-Welsh speakers are able to outprice local people.

The table below illustrates how lower quartile house prices rose from 2003 while median income remained little changed, making it increasingly difficult for people seeking their first home.

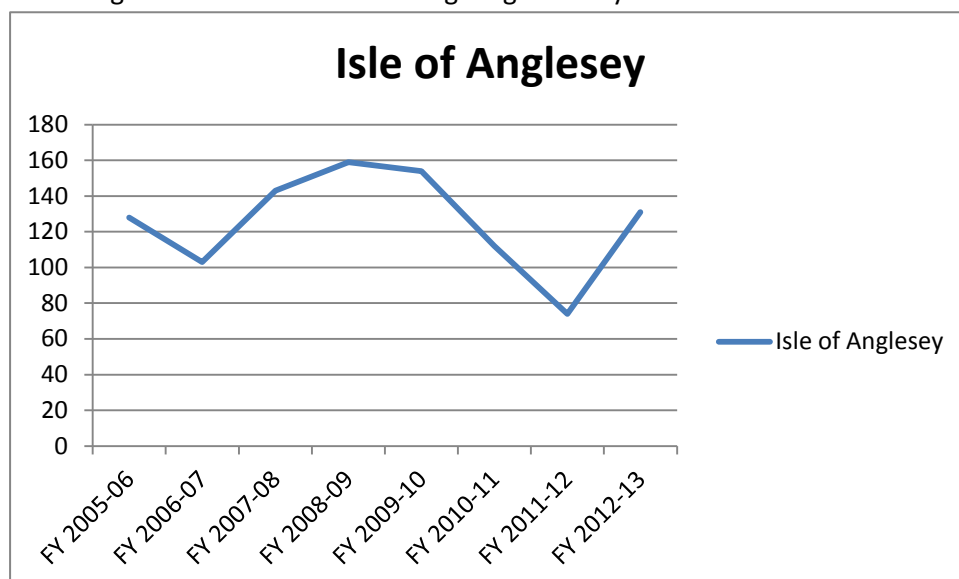


(Anglesey LHMA - Source: Land Registry and Annual Survey of Hours and Earnings)

As of June 2014 the lower quartile price for a home on Anglesey is £110,800 meaning that this price is 6.1 times higher than median earnings for a single person on the island (source Hometrack).

- iii. The percentage of the population living in the social rented sector where rent levels are controlled to keep them at affordable rates has fallen between 2001 and 2011. While additional new homes have been built by the Housing Associations working in Anglesey the rate of growth is slower than in the private sector and a small number of Council homes are

still being lost as rental homes through Right to Buy.



The table above shows the number of all new homes complete on Anglesey over the years from 2005 to 2013. There has been a recovery in numbers since 2011.

- iv. The unaffordability of home ownership and waiting lists for social housing have contributed to more of the population finding housing in the private rented sector. Alternatively people may remain in the parental home longer or in the worst case scenario, where people have few resources to help them secure accommodation, they may be at risk of homelessness.
- v. Other factors which have contributed to difficulty accessing suitable housing are the fall in average salaries in Anglesey and welfare reform provisions which have limited the size of home on which housing benefits are payable in the social sector and limited rises in the Local Housing Allowance rate in the private rented sector. The number of households is increasing disproportionately to the population because of smaller household sizes for reasons including longer lives and growth in single parent families.

b) Rural Housing

There are specific issues in relation to supply of housing outside the main service centres in Anglesey (Holyhead, Llangefni and Amlwch) where house prices tend to be higher and availability of both social rented and privately rented can be limited. Similarly the opportunity to develop new homes can be more difficult because of land availability and the potential for costs to be higher

c) Accommodation for Gypsies and Travellers

The Housing Bill (Wales) requires Local Authorities to make provision for the site requirements of Gypsies and Travellers which have been established through a Needs Assessment. The North Wales Gypsy and Traveller Assessment 2013 established that there was a need on Anglesey for 11 residential pitches on Anglesey.

Key areas of work which will deliver more affordable homes

a) Joint Local Development Plan

There is a strong tradition of home ownership in the U.K and while the percentage of owner occupiers is now falling, ownership remains the desired and expected tenure of the majority of

people. The ability of the private development sector to meet demand arising from demographic factors, social change and economic growth is one key part of ensuring the island has the right housing now and into the future. The Joint Local Development Plan (JLDP) which is being progressed for Anglesey and Gwynedd is a vital element of making sure that land availability and planning policies are in place to achieve this. Cross department working will continue to support adoption of the JLDP by 2016 .

Until the adoption of the new JLDP the Affordable Housing Delivery Statement adopted by the Council in 2009 will continue to be used as a material consideration in decisions on planning applications and supports the delivery of some additional affordable housing over and above that achieved with public funding. It requires that on developments of 10 or more homes 30% should be affordable, subject to viability.

- b) Anglesey County Council will seek to increase its own housing stock

Following final agreement and completion of the proposed exit from the current Housing Revenue Account, enabled by the Housing (Wales) Act 2014, Anglesey County Council Housing Services will begin to increase its own stock through developing new homes and potentially acquiring existing ones.

- c) Affordable housing development programme

The Council knows the amount of Social Capital Grant it will receive for the next three years. For homes at social rent the Grant funds 58% of the development cost with the housing association securing the remainder through borrowing. The Council will continue to work in partnership with local RSL partners to deliver the maximum value from this fund. In recent years a number of other funding streams have been available from the Welsh Government. Each will have specific terms and conditions attached which means Isle of Anglesey County Council must plan and be able to work in an adaptive manner to obtain the maximum financial benefit.

- d) Rural Housing Enabling

Anglesey's Rural Housing Enabler, has made a significant contribution in facilitating potential developments and in particular working closely with community councils to highlight housing need in more rural areas of the island where delivery of affordable housing is often more challenging. In many of the more rural areas there are fewer opportunities to buy at a price suitable for a first time buyer and also a scarcity of properties for private rent. Some times the cost of providing affordable homes in rural area is higher than in service centres. However the value of providing affordable housing is greater over the longer period in terms of meeting housing need, keeping families in communities and their contribution to the local economy

What needs to happen by 2019

1. Housing Services and the Joint Development Plans Unit will continue to work closely together to ensure the Local Development Plan delivers homes that meet the evidenced need for affordable homes and greater numbers of people who may need specialised / adapted housing.
2. The Council will ensure it maintains up to date evidence on the level of affordable housing needed, and the types and sizes of homes required. It will use this evidence to provide active leadership to enable the right homes to be built in the right locations.
3. The Council will act on evidence of need of more smaller homes in its development programme.

4. Rural housing need, which can present particular challenges in identifying affordable land and where economies of scale are harder to achieve, will continue to be given specific attention building on the existing good practice of the Anglesey's Rural Housing Enabler.
5. The Council will continue to seek best value from available resources of land and finance including exploring alternative models of delivering homes (eg. Co-operative housing, cross subsidy where some market housing can subsidise affordable homes on exception sites when this brings appropriate outcomes). Partnership working with housing associations, private sector developers and local communities will facilitate this. . A new Anglesey Housing Partnership (see Theme 6) will also support this goal.
6. Anglesey County Council will make best use of the financial freedom of exiting the existing Housing Revenue Account system to begin a programme of development and acquisition.
7. While there are currently only provisional milestones for the development of the Wylfa Newydd and other major economic projects, it is a key objective that affordable housing needs in both the short and long term will be linked to these developing projects . Housing and the infrastructure to serve homes should be a central legacy of these projects.
8. Provision of accommodation for Gypsy and Travellers, both permanent pitches and suitable transit provision, will be achieved.
9. In enabling new development , best practice in terms of sustainability will be pursued. This means high standards of energy efficiency, design that contributes to reducing crime and anti-social behaviour, and balanced communities with homes that meet the variety of local needs.

Theme 2 - Making best use of existing housing stock and improving homes and communities

Why is this an important issue for Anglesey?

- 1. More homes are needed on the island to meet demand for both market and affordable housing but at the same time too many are lying empty**
 - a) There were over 765 homes which had been empty for 6 months or more on Anglesey (April 2014) which is approximately 2.2% of the island's total housing stock. A focus on tackling empty homes including the employment of an Empty Homes Officer, and dedicated assistance from an Environmental Health Officer and a regular Empty Homes "surgery", has brought considerable success and has enabled homes to be occupied by first time buyers and added more units to the private rented stock.
 - b) Empty homes can be found at locations across the island and include both small flats and large houses. The empty homes are frequently an eyesore but have also become targets for vandalism or anti-social activity. Properties left empty and unmaintained for long periods can fall into more serious disrepair making the job of re-occupying them proportionately more difficult.

2. The numbers of people living in the private rented sector on Anglesey is increasing. The problems which are sometimes associated with this sector need to be tackled to ensure private tenants have quality accommodation and their housing rights are respected.

- a) The total number living in this sector is now greater than the number living in social housing on the island. The slow turnover of social housing and a supply of new build that does not meet demand means that for many households the private rented sector offers the best chance of a suitable home when they are looking for a first home or need to move home.
- b) To provide a stronger framework to ensure consistently high standards in the sector, the Housing Wales Bill will introduce a national licensing scheme for private landlords and letting agents. This is intended to result in improved standards, greater availability for information on local landlords to local authorities and tenants and increased understanding by landlords and tenants of their rights and responsibilities.

The Energy Bill (2011) included a provision that from April 2018, all private rented properties must be brought up to a minimum energy efficiency rating of 'E'. This provision will make it unlawful to rent out a house or business premise that does not reach this minimum standard

- c) The last stock condition survey (2008) on Anglesey found that 35% of privately rented housing had a category 1 hazard* compared to 22% of all the housing stock. There is a national issue of poor standards of repair and energy efficiency in the sector.
- d) On average people move more frequently in this sector and there is less security of tenure. There is therefore a particular risk that residents who rely on this tenure for their housing could be adversely affected by the growing numbers of workers required for Wylfa Newydd and other major economic projects on the island.

3. There is also disrepair in homes occupied by owner-occupiers where they cannot maintain the homes because of low income or ill health / incapacity. Lack of maintenance also increases the possibility of long term and expensive deterioration of the property.

Disrepair in private homes is a risk to the health and safety of existing occupants. This can particularly be the case with older people who do not have the income to maintain their home adequately or to make adaptations needed for health reasons. The last stock condition survey (2008) found that 21% of owner occupied housing had a category 1 hazard*. ¹ 16% of these households were considered vulnerable (defined as in receipt of benefit or income less than £8000

4. Fuel Poverty on the island

Fuel poverty occurs when a household needs to spend more than 10% of its income on all household fuel in order to maintain a satisfactory level of heating.

It is estimated in Wales as a whole that 30% of households and 33% of vulnerable households are in fuel poverty (2012 Projections based on 2008 baseline information – Building Research Establishment BRE). While a figure is not available at Local authority level the lack of gas supply in parts of the island and the age of the housing stock means the level is likely to be higher on Anglesey.

¹ *(Under the Housing Health and Safety Rating System (HHSRS) a Category 1 hazard is a risk in the home that is serious enough that the local authority would have a statutory duty to take some form of enforcement action)

In Anglesey 5.3 % of homes do not have central heating. The limited gas network on the island also means a high percentage of homes rely on usually more expensive oil or electric central heating.

Type of heating in 2011	Anglesey %	Wales%
	All categories: Type of central heating in household	100.0
No central heating	5.3	2.3
Gas central heating	50.3	76.3
Electric (including storage heaters) central heating	10.8	5.5
Oil central heating	23.3	8.7
Solid fuel (for example wood, coal) central heating	2.7	1.9
Other central heating	1.1	0.9
Two or more types of central heating	6.5	4.4

(Source Census 2011)

More people feel safe and are safe within their communities.

Living in safe and secure housing is important to both physical and mental health. In addition to the disrepair issues mentioned above, there continues to be a need to act upon the issues which can reduce security within Anglesey homes. The way new homes are designed and regeneration work which opens opportunities to remodel residential areas can make a significant difference to rates of crime, anti-social behaviour and people's feelings of security. The way Social Housing landlords manage anti-social behaviour in their neighbourhoods is also a key issue as people experiencing anti-social behaviour can be left feeling intimidated in their own homes.

Anti-social behaviour can take many forms and as an example can include : graffiti, vandalism, loud music, noise nuisance, fly-tipping, pet nuisance (such as noise or fouling), criminal behaviour, threatening or violent behaviour, hate crime (such as racial harassment) domestic abuse, drug and alcohol related anti-social behaviour. The new Anti-Social Crime Behaviour Crime and Policing Act provides a new basis for partnership between agencies to ensure the range of powers are used appropriately and effectively to tackle anti-social behaviour as quickly as possible and ensure victims are supported.

Community Cohesion

The Community Cohesion agenda which seeks to ensure respect for differences and tackling the issues which can community tension is an area of work which it is important for housing providers to support and to inbed into their service provision. For Anglesey this includes ensuring we understand and are inclusive of minority groups (eg Gypsies and Travellers, immigrants). The island may face new challenges through growing numbers of workers, including immigrants, working on Energy IIsand Projects and from changes to community demographics.

What needs to happen by 2019?

Empty Homes

1. Housing Services needs to continue to set challenging targets to facilitate the return of empty homes to use. This is currently set at 75 homes per year. It will review the Empty Homes Strategy to ensure the right prioritisation approaches are in place to make best use of the financial and staffing resources available. Gaps in the ability to tackle empty homes will be considered eg. Provision of project management where empty home owners are reluctant to organise works needed without additional support.
2. The new power to charge additional Council Tax on homes empty for more than 12 months in the Housing (Wales) Bill offers an additional disincentive to long term empty homes. A decision will be needed within the Council on how to use this power and how to use any revenue raised.

Working with the Private Rented Sector

1. The Council will work to support the introduction of the Private Landlord Registration Licensing scheme being introduced in the Housing (Wales) Bill. In addition to helping ensure the landlords are acting responsibly this will provide local authorities with much improved knowledge of the numbers of landlords operating in their area and the opportunity to improve interaction and support.
2. The Council will continue to support a Landlords forum and identify the best practice in working with Private Landlords in line with their preferences.
3. The Council will engage with landlords to form relationship which help lower income households to access this sector and to seek to ensure that local households living in this sector are not excluded by incoming temporary workers.

Providing appropriate support for housing renewal in the private sector

Because of the health risks and effect on quality of life, it is important that private home owners continue to be encouraged to maintain their property. At a time when the availability of grant money to assist this is likely to fall, loan schemes must be made accessible. Loan funding may also assist private landlords to improve the quality of rented homes.

Addressing Fuel poverty and reducing carbon emissions

The Council will use its understanding of fuel poverty issues on the island to find the best solutions possible to increase energy efficiency in homes both in the public and private sector.

- In Council homes, where many energy efficiency works have already been undertaken, work will continue to target homes which could benefit from solid wall insulation (particularly those off the mains gas network) and to work with individual tenants in fuel poverty.
- If funding is available the Council will continue its previously successful use of Arbed funding to connect more communities to mains gas. This benefits both Council and private households.
- The Council will ensure relevant staff are able to sign post eligible applicants to schemes which offer assistance with improving energy efficiency and affordable warmth in the home (ie the NEST scheme)

- Additional sources of funding for schemes to undertake energy efficiency works will be actively sought

Safe homes and communities

- Community safety issues will retain a high profile when new homes are developed and when opportunities for regeneration and housing renewal arise.
- Best practice will continue to be pursued in tackling anti-social behaviour in social housing, including putting into practice the Anti-Social Crime Behaviour Crime and Policing Act 2014.

Theme 3- Preventing housing crisis and increasing housing options

Why is this an important issue for Anglesey?

a) There are a number of background factors relevant to this area of work

- i. The provisions of the Housing (Wales) Bill are expected to start to come into force in 2015. Anglesey County Council and its partners will need to implement the policy and operational changes resulting from the new homelessness law the changes to homelessness law that this will introduce. In particular it is expected that the authority will have a duty to prevent homelessness for anyone at risk of homelessness within 56 days. This will extend the duties beyond the current advice and assistance to which many are currently entitled. The Bill is also expected to give authorities a new power to house those to whom they owe a homelessness duty in the private rented sector.
- ii. At present there are a number of factors that appear to pose the risk of an increase in the number of households in danger of homelessness. These include
 - Rent arrears arising from the spare room subsidy, commonly known as the “bedroom tax” (ie shortfall in benefits paid to social tenants deemed to be under-occupying and rent arrears arising).
 - Impacts from other welfare reform measures which may reduce incomes and the planned implementation of universal credit (monthly payments of all benefits in one lump sum and less direct payments to landlords)
- iii. Additionally the impacts on access to housing of rates of unemployment, and supply v demand in the private housing sector remain uncertain, but present continuing risks. In particular the need for worker accommodation for the Nuclear New Build and other major projects will potentially impact on the supply of accommodation in the private rented sector. This could happen in advance of the start on site as landlords re-position themselves in the hope of taking advantage of the worker market.

b) At present there is a challenging situation for a significant number of people on Anglesey who are seeking their first home or needing to move from existing accommodation. The background for this was outlined in section 1 “Understanding the housing picture in Anglesey”, The limited supply of affordable homes which does not currently match demand, increases the risk that the more vulnerable becoming susceptible to housing crisis including homelessness.

- i. In 2013-14, 62 households were accepted as homeless and in priority need while another 26 households were found to be homeless but not falling into one of the priority need

categories. These numbers were similar to the previous few years, though in the final quarter of 2013-14 there was a small increase in households becoming homeless.

- ii. The approach of the Council has increasingly been focussed on early interventions and assisting clients to find alternative accommodation at an earlier stage. In 2013-14 homelessness was prevented for at least 6 months in 63% of cases presenting to the Council as potentially homeless. In 2013-14 in cases where homelessness could not be prevented and the household was in priority need the most common cause of homelessness was 1) loss of an existed private rented home ; 2) relationship breakdown.
- iii. The focus on preventing homelessness adopted in the last few years has reduced the numbers of statutorily homeless on Anglesey by concentrating staff and financial resources on earlier prevention activities. It does not reflect a reduction in need for housing advice and support.

What needs to happen by 2019?

While supply is a significant factor, providing excellent accessible homelessness prevention services and information about housing options and interlinked financial / benefits advice is also essential for individuals with difficulties accessing housing. Social housing providers also need to work together to ensure that the supply of affordable homes is used to best effect to house those in need but also to create stable and prosperous communities. The following objectives will support this:

- a) Existing partnership work between the agencies which provide support for people who are homeless or vulnerable to homelessness will have been developed further. A new Homelessness Strategy, led by Anglesey County Council, will concentrate on guiding a joint approach to prevention of homelessness.
- b) The Council will continue to develop a housing options service which
 - Provides citizens with up to date and accessible information about housing alternatives on the island
 - Has a range of ways of assisting people who become at risk of homelessness to either retain their existing accommodation or to access a suitable alternative
- c) The service will have been reshaped to best respond to the change in legislation in the Housing (Wales) Act 2014 which entitles anyone at risk of homelessness within 56 days to approach the local authority which must take reasonable steps to prevent homelessness"
- d) The Council will have worked with local housing associations to review the way people are currently prioritised for social and intermediate rental housing ensuring a system which is clear and easily understood and best uses a limited supply of stock in a way that is accepted as fair and appropriate in the current housing environment.
- e) The Council will have strengthened connections with private rented sector landlords to assist more people, to find a suitable home in this sector. This will apply both to those in danger of homelessness and those unlikely to find housing in the social sector.
- f) The Council anticipates making use of the new power in the Housing (Wales) Bill to discharge its duty to accommodate those who are homeless and in priority need into a Private Rented Tenancy where appropriate.

- g) Ensure that support services funded by Supporting People which assist particularly vulnerable people such as former rough sleepers, people with chaotic lifestyles including substance misuse, are maintained and recognised as key to preventing homelessness.
- h) The Council will continue its commitment to prioritising a co-ordinated response to the effects of Welfare reform. In relation to the prevention of homelessness this particularly means:
 - Leading the co-ordination of agencies across the island which provide advice to existing households and future households who are most at risk by virtue of low income /reliance on benefits to contribute to housing costs
 - Recognising that there is currently a gap between the size and cost of housing options available on the island the size / cost of accommodation which lower income residents must find under welfare reform. Help to bridge this gap by providing additional smaller homes in the development programme, work with private landlords to maximise homes within local housing allowance rates and assist existing tenants affected by bedroom tax.
 - Enabling accommodation options to meet the needs of single home seekers on low incomes will be prioritised because of the shortage of 1 bedroom accommodation and rooms in shared houses which fall within Local Housing Allowance rates. Options include encouraging subdivision of larger houses and facilitating shared home options.
- i) Options will be explored to develop the role of Social Lettings Agencies to meet housing needs.
- j) The Council will reduce the time homeless households spend in temporary accommodation and ensure that temporary accommodation that is supplied is of an adequate standard.
- k) The Council will have investigated the effectiveness of a Tenant Accreditation Scheme currently being piloted by Denbighshire Council.

Theme 4 - Support to promote housing independence

Why is this an important issue for Anglesey?

- a) At certain stages in their lives many people need appropriate help to allow them to successfully manage living independently. These can be people of all ages. The support needs of older people, a growing group on the island, is dealt with in the next section “Homes for Longer Lives”.

The majority of this support is provided under the Supporting People programme but financial inclusion workers are also making an important contribution. A successful local SP programme not only empowers individuals but can demonstrably reduce spending and assist in achieving policy objectives for social care, health and community safety services. The type of support which will vary according to the client group need may typically involve helping individuals dealing more effectively with

- Money management
- Setting up a new home
- Maintaining support networks
- Relationships with neighbours
- Motivation to manage household upkeep

- b) At present and over the lifespan of this strategy support programmes will in particular have a role in assisting people affected by welfare reform and the impacts of social and economic deprivation. This is not only a preventative role but can assist people to access job and training opportunities.
- c) There is a specific overlap with the aim of preventing housing crisis. Housing support has a vital role in prevention of homelessness by for example supporting people with tenancies to manage their financial affairs and the care of their home and intensive support provided to rough sleepers can re-establish them in the community.
- d) The National Supporting People framework has been radically overhauled over the last few years to make it more focussed on specific outcomes set out by the Welsh government. . It is a funding requirement that services are focused on the following themes as outcomes for service users:
 - Promoting Personal and Community Safety
 - Promoting Independence and Control
 - Promoting Economic Progress and Financial Control
 - Promoting Health and Wellbeing
- e) the funding available over the next 5 years will continue to reduce presenting significant challenges to the maintenance of existing services.
- f) Needs mapping data is collected on an ongoing basis which allows the most common issues requiring support to be recorded and changes in these needs and therefore gaps in services to be identified. A “lead” need for each client seeking assistance is identified. During 2012-13 over 80% of lead need was in the following categories

Homelessness	57%
Domestic Violence	21%
Alcohol Abuse	10.6%

Many people have more than one problem that needs support. Recording of these shows a bigger range of issues that requires support. These include mental health, offending, drug misuse, and issues related to being young and vulnerable.

- g) The Welsh Government has put a strong emphasis on continued work to tackle Domestic Violence and in 2014 is introducing the Violence against Women, Domestic Abuse and Sexual Violence (Wales) Bill. Housing organisations and Supporting People are key partners in a co-ordinated response to developing a culture which opposes Domestic Violence and in supporting victims.

The Social Services and Well Being (Wales) Act 2014 provides a significant new approach to social care with emphasis on building on individuals’ strengths and capacities and enabling them to remain independent through the right support. Housing will have an important role in contributing to its desired outcomes.

What needs to happen by 2019?

1. The quality of many existing Supporting Services need to be protected while recognising new ways of working that may involve new ways of delivering services must be explored in order to make limited finances go further.
2. Gaps in services that are identified through mapping needs have been addressed. It has currently been identifies that
 - Services for people with mental health issues should be improved
 - There is a need to extend suitable support services to older people of all tenures
3. Closer joint working between Social Services and Housing Services will take place. This approach has the potential to both improve services for customers who have often common to both services and to provide financial efficiency . Both Services will in turn seek to strengthen the relationship with the Health Board in the common interest of the outcomes of all services.
4. Further work will be undertaken to identify any specific support requirements for former members of the Armed Forces and what models would be appropriate to meet these needs.
5. An Adapted Housing Register will have been developed to assist people with disabilities to find homes suited to their needs. The needs for affordable for people with disabilities will be considered within the development programme.

Theme 5 - Homes for longer lives

Why is this an important issue for Anglesey?

- a) People are living longer and as such, we expect to see an increase of approximately 70% in the number of people over 85 living on the Island over the next 10 years. This will impact on the types of homes that are needed, particularly as often older people will be living with a long term health condition. Projections indicate that numbers over 75 with a limiting long term illness will increase by 75% by 2030 (source OPNA- Imogen Blood Associates 201).
- b) Longer lives and the lifestyles people in later life aspire to have not always been reflected in the way housing and communities have been planned. This is now becoming a much more central consideration. Older citizens themselves and the services which support them eg. care and health workers and the voluntary sector, are recognised as essential partners in finding the right solutions to changing needs. The Council's Corporate Plan has already identified the transformation of Older Adult Social Care as a key area of work. The achievement of the Council's vision means that community services, which includes the right housing, need to work together to provide older citizens with choice and control over their lives.
- c) A detailed assessment of the housing and support needs of the older population was undertaken on behalf of Anglesey CC in 2013. The evidence for the assessment included interviews with older citizens on the island about their preferences and views on existing and possible future housing options for older people. The assessment rightly takes a holistic view of housing, support and care as all elements that need to be in place to enable people to remain independent in their communities. This Local Housing Strategy will contribute to achieving the independent housing and the inter linked housing related support services which are needed.

- d) There is evidence that the housing stock currently aimed at providing for older people does not always match the needs and preferences of the island's older population. In brief the present situation is as follows:
- Anglesey CC provides the majority of homes on the island which are specifically designated for older people. This stock is made up of over 700 homes (mainly flats and bungalows) which are reserved for older people but have no associated support services and 556 sheltered homes.
 - The island's first Extra Care housing scheme run by Grŵp Cynefin housing association opened in Holyhead but many more specialised homes which can offer varying levels of care and support need to be developed to meet the needs of people wishing to live independently but requiring assistance with a variety of daily living tasks. There is currently a low level of private retirement housing and it is likely that this needs to increase to reflect the fact that the majority of older people who may need supported housing solutions are already owner occupiers.
- e) It is recognised that this is a complex area of work where ultimate demand for different types of housing including sheltered, Extra Care and main stream homes depends upon the interplay of factors including the health needs of older people, the desirability of available options (the choices which people therefore make) and availability of services including support, care and transport. These aspects need to be balanced against each other as decisions about housing provision for older citizens are made

What needs to happen by 2019?

- a) Three additional Extra Care schemes will have been provided for predominantly social rental.
- b) The new Older Persons Commissioning Plan, due to be adopted by the Council later in the year, will lead an approach which remodels housing related support and home care so that it can better meet the needs of older people living in all tenures. Support will be organised around community hubs and the new Extra Care schemes. This service would be able to offer an appropriate support across a spectrum of needs including frail elderly people and those with dementia.
- c) The Council's Housing Services will have reviewed its housing approach to older people. In particular it will have considered its provision of sheltered housing to ensure that this housing resource is used to best meet the island's housing needs.
- d) Consultation with older people will be intrinsic to reshaping housing provision. The results of work already commissioned by Social Services and tenant consultation will be central.
- e) Suitable advice provision to assist older people in making sometimes difficult housing decisions will be available at the time they need it.
- f) Older people living in the private sector will continue to be supported to stay safe and well in their own homes through assistance arranging repairs, a high quality service providing Disabled Facilities Grants and a handyman service which helps with small repairs / maintenance tasks.

Theme 6 - The links between housing and the wider economy are fully realised

Why is this an important issue for Anglesey?

- a) Housing can be an instrument for delivering regeneration. New build homes and housing renewal can provide social, economic and environmental benefits. The Joint Local Development Plan with Gwynedd is in development and is expected to be adopted in 2016/17 and will present new opportunities for local housing development.
- b) Appropriate development of affordable and market housing is needed to support growth of town and rural economies.
- c) There are significant contrasts between the economic prosperity and levels of social deprivation in some of the prosperous communities and the least well off. Housing improvement should be used to complement and contribute to work such as that done by Môn Communities First programme.
- d) The local housing market can be a major driver of economic growth. For example it can create employment and help ensure that attractive homes and places are available to keep young people and skilled labour in the area. New homes can also increase local tax revenue and sales of building supplies.
Similarly the following are also the source of additional money entering the local economy and can potentially be increased by the local authority's approach to housing strategy
 - The social housing sector puts large amounts into the local economy through its ongoing maintenance and improvement programme and the way it procures services effect local outcomes.
 - Housing adaptations needed by older people and people with disabilities often create work for local builders and craftsmen.
 - Encouraging take up of Energy Efficiency measures by individuals and by landlords may also provide opportunities for local contractors and may bring additional public grant funding into the area.
- e) Implications arising from Nuclear New build and other Energy Island projects will extend well beyond life of this strategy. From the start there has been a clear awareness of the economic benefits for individuals and the opportunities of a positive housing legacy while there is also an understanding of the short term risks to local housing from an influx of temporary workers. This Strategy must put in place the mechanisms to take advantage of the opportunities and plan to counteract the risks to an affordable housing supply in the short term.

What needs to happen by 2019?

- a) A Housing Partnership for Anglesey will be established with key partners from social housing, private sector housing, health, and community services. This Partnership should have a key role in ensuring that the strategic direction for housing is integrated with growing the economy of the island and is inclusive of all the islands population including those who may be more vulnerable.
- b) The Council will continue to encourage initiatives which support local businesses to tender for contracts for work on existing and new social housing. For example: Isle of Anglesey County Council Housing Services has set a target that a minimum number of traditional planned maintenance schemes to be procured via Sell2Wales and several contracts have already been won by local firms; Coleg Menai provides skills training in the field of construction and energy efficiency.
- c) A priority will be given to maximising benefits from funds available from national energy efficiency funding programmes such as ARBED and from ECO funding which assist with multi-home schemes .Individuals living in the private sector will continue to be given appropriate advice about energy efficiency
- d) Vibrant and Viable Places regeneration funding will:

- Deliver major housing benefits to Holyhead, including quality market housing, affordable homes, empty homes returned to use and energy efficiency improvements for targeted homes
 - Housing projects will create employment and assist with helping people into work
- e) In relation to ongoing Energy Island projects, especially Wylfa Newydd, the Council will
- actively look to ensure the long-term benefits of both infrastructure investment and housing aimed at construction workers
 - continue to research and monitor repercussion on affordable housing supply of temporary workers coming to the island and actively pursue mitigation of negative impacts through for example considering a housing hub to guide the supply of lodgings to temporary workers.
 - Work to mitigate the risks arising from projects including work with developers and ensure appropriate mechanisms to ensure the accommodation needs of contractors are of good quality and affordable.
- f) Continued work with Môn Communities First to ensure direct and indirect housing benefits are shared with the most deprived wards on the island.
- g) Maximise opportunities to access European funding including EU Structural Funding and the Rural Development Plan to help address the anti-poverty agenda through energy efficiency measures and fuel poverty.

ACTION PLAN - ANGLESEY LOCAL HOUSING STRATEGY

Theme 1 Development of right homes for Anglesey's future					
NO.	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
1	Following exit from the Housing Revenue Account Subsidy system the Council will begin to increase its stock of Council homes through development or acquisition.	IACC Housing Service	2015-16 2016-17 2017-18	10 homes 40 15 (Current business plan figures)	Housing Revenue Account and borrowing
2	A programme of development in partnership with RSLs will make best use of Welsh Government funding to deliver affordable homes to meet identified housing need.	IACC Housing Service; RSL partners; Private sector developers:	2014 – 15 2015-16	42 homes completed 37 homes completed* *12 part funded by VVP NB.Targets for subsequent years to be set when further Grant details are available	The following Welsh Government funding is currently known to be available to contribute the general needs development programme. Social Housing Grant 2016-17= 934K Small homes grant 2014-2016 = 700K Housing Finance Grant (which assists RSLs with borrowing costs) is available in 2014-15 and again in 2017-18 (NB SHG in 2015-16 will contribute to provision of Extra Care housing)
3	Housing and Joint Policy Planning Unit will work closely together to support the adoption of a Local Plan which clearly supports the development of affordable homes and local needs housing	IACC Housing Service and Joint Policy Planning Unit	Joint Local Development Plan is adopted December 2016	- Land supply identified to meet housing growth requirements up to 2026 - Planning Policies in place which support affordable and local needs housing (10-30% of homes in service centres to be affordable on sites of 5 units or more, and in	Staff time.

				service villages on sites of 3 units or more)	
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
4	IACC will develop innovative schemes to deliver affordable housing through alternative development models with less public subsidy	IACC working with chosen development partner	First homes 2016-17	Additional market and affordable homes	Schemes could use public sector land and investment from a private sector partner
5	Permanent Residential site and transit / temporary stopping places for Gypsies and Travellers developed in line with identified need	IACC Housing Service; JPPU; Gypsy and Traveller representatives	2016-17	Pitches developed which meet identified need for Permanent and Temporary Stopping Place for Gypsies and Travellers.	A combination of the following is expected to be used: Funding bid to Welsh Government; Capital fund IACC
6	The Council will ensure that reliable and up to date information on the level of housing need in communities in Anglesey is available in order to support funding bids and development programmes	IACC Housing Service; RSLs;	Local Housing Market Assessment (LHMA) updated in 2015 New Common Allocation Policy for social housing to be in place in 2015-16. Local Housing Needs Assessment	Reliable information on housing need on Anglesey available from - An updated LHMA - Social Housing Register information updated in accordance with new Common Allocation Policy	Internal staff resources. HRA funding
Theme 2 Making best use of existing housing stock and improving homes and communities					
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds

7	The Council will deliver an annual target of long term empty homes brought back into use	Empty Homes Officer will co-ordinate cross departmental work at IoACC (inc. Environmental Health, Planning, Council Tax, Legal) and also work closely with private developers and RSLs.	Annual target - ongoing	A minimum of 75 homes returned to use	Houses into Home Loans; Vibrant and Viable Places funding.
8	The Council's Empty Homes Strategy will be reviewed and updated to take account of funding changes, power to increase Council Tax on empty homes in order to make best use of staff and financial resources.	Empty Homes Officer in consultation with stakeholders.	2015	Fit for purpose Empty Homes Strategy aligned to Council priorities.	Staff time.
9	Programme of improvement to Council Stock will be delivered	Housing Service working with external contractors	Annual target	A minimum of 120 Council owned homes annually to receive extensive external / environmental improvements	Housing Revenue Account
10	Programme of improvement to Housing Association homes	RSL's working on Anglesey- Grŵp Cynefin, Clwyd Alyn, North Wales Housing Association		To be agreed	RSL revenue funding
11	A programme of Estate Improvements identified by tenants (for example improved parking provision) will continue on Council Estates	IACC Housing Service working with Tenants	2016-17 Future years	Spending of c£250,000 on provision of better roads and parking Additional improvements in a programme to be agreed with Tenants and Highways	Housing Revenue account
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds

12	Support will be provided to encourage the improvement of private sector stock in disrepair via a Council Loan Scheme (expected to commence 2015)	IACC Housing Service, working with other agencies including Gofal a Thwrsio	Ongoing on annual basis	A minimum of 30 homes improved via loans annually.	Welsh Government Home Improvement Loan Fund administered by IACC.
13	Disabled Facilities Grant programme will continue to provide a quality of adaptations to ensure independent living for people with disabilities (In 2013-14 the average time to deliver a DFG was 213 days on Anglesey compared to the Welsh average of 239 days)	Housing and Social Services at IACC. Betsi Cadwaladr University Health Board. Gofal a Thwrsio Môn:	Annual target	Anglesey Council will maintain its place in the upper quartile of performers in Wales in terms of timescale.	Capital Grant (IACC) Housing Associations funding for their own tenants Welsh Government funding supports Gofal a Thwrsio. Rapid Response Adaptation Programme (RRAP) funding also received from Welsh Government.
14	Anglesey CC will work in Partnership with other local authorities (eg. Recent joint working with Flintshire CC) in order to have the best opportunity of obtaining funding which will deliver additional energy efficiency schemes to both private and public sector homes on the island.	IACC Housing Service working in partnership with other North Wales authorities	Ongoing annual.	Successful funding bids resulting in groups of homes in the island being made more energy efficient.	Arbed and Eco funding (this will need to be accessed through successful funding bids) Staff time.
15	Strengthen collaborative working with Anglesey private Landlords	IACC Housing, Environmental Health and Housing Benefit Teams; Local landlords and Letting Agencies.	Ongoing annually	Minimum of 1 Landlord forum; 2 update events; 4 meetings of the Landlord sub-group annually facilitated by the Council	Staff time; Existing departmental budgets; Transition funding from Welsh Government (to assist with introduction of Housing Act (Wales))

	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
16	Anglesey Council will work with housing providers to promote communities where people feel safe and are safe				
a)	<p>Social housing providers will improve</p> <p>a) their understanding of issues which threaten community cohesion (eg immigration, hate crime)</p> <p>b) have in place appropriate policies to address and prevent these</p>	IACC Housing Services, RSLs, working with other stakeholders including Police and support providers with support from the Regional Community Cohesion Officer	Ongoing through timespan of the Strategy	<p>These will include</p> <ul style="list-style-type: none"> - Housing organisations will use and update data on hate crimes reported, immigration and changing community demographics in order to address potential community tension at an early stage - Housing staff to receive training in identifying and responding to Hate Crime. - Housing workers are more aware of the risk of modern slavery 	Staff time.
	c) IACC Housing Services will implement a new Domestic Violence Policy within its housing stock	IACC Housing Services	Implementation of policy in 2015	All frontline staff trained re. Domestic Violence. Directory of services to support victims.	Existing HRA budget.
b)	Anti-Social Crime and Behaviour Act will be implemented	IACC Housing Services	By July 2015	New Policies and Procedures which reflect the Councils approach to addressing ASB and incorporate the new powers of the 2014 Act will be put in place.	Staff time

Theme 3 Preventing housing crisis and increasing housing options					
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
17	Housing advice services provided by the Council will respond to the new homelessness prevention duties in the Housing (Wales) Act 2014 and improve the customer experience by:				
a)	Reviewing the structure of the Housing Options team to better deliver quality housing advice to all customers	IACC Housing Services	New structure for housing options team in place early in 2015 allowing enactment of new duties from	A structure that ensures <ul style="list-style-type: none"> - All housing options customers receive advice within five working days of first contact - A structured housing options interview is available for every customer who requires advice or assistance with obtaining suitable housing 	Existing resources
b)	Increased access to the private rented sector will be achieved through a package of measures to support and incentivise private landlords to provide accommodation	IACC Housing Options team working with private sector landlords	Annual reporting from 2015	Percentage of those approaching for homelessness assistance assisted into tenancies in the private rented sector will increase Numbers provided with deposits / bonds will increase.	Existing resources; Transition funding from Welsh Government (to assist with introduction of Housing Act (Wales))
18	A review of the current housing allocation system will result in people being able to register <ul style="list-style-type: none"> • easily for social housing, intermediate rental or assisted home ownership as appropriate to their circumstances. • Have a better understanding of the their prospects of rehousing 	IACC working with RSL partners and Gwynedd Council (re.Tai Teg,)	A common allocation policy to be in place in 15-16.	Reduction in cost and staff time spent on maintaining a waiting list and allocating social housing. Numbers registered for different types of affordable housing.	Existing resources; Contributions from RSLs .

	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
19	Mitigate the negative impacts that the Welfare Reform Agenda may have on Anglesey residents' ability to obtain and sustain secure housing. This will be achieved through continuing initiatives which				
	<p>Improve customer knowledge on the continued changes within the Welfare Reform agenda in line with the introduction of key stages</p> <ul style="list-style-type: none"> • Universal Credit • Social Size Criteria • Benefit Cap • Personal Independence Payments 	<p>IACC - Welfare Reform Project Manager Housing Services Housing Benefit Service Social Services Third sector organisations N. Wales Police Health RSLs Private Sector Landlords</p>	<p>Outputs will be collected quarterly against the Welfare Reform Project Plan 2012-2017.</p>	<p>Housing Services will be represented on the Project Board and Stakeholder forum of IACC Welfare Reform Project.</p> <p>The Project aims to contribute to empowering people to manage their housing costs.</p> <p>The following outputs will be monitored:</p> <ul style="list-style-type: none"> • Number of events run by Council or collaboratively held on Anglesey to publicise Welfare Reform changes • Reduction in the number of Discretionary Housing Payment re-applications received • Reduction in the number of Social Tenants in rent arrears due to the Welfare Reform • Income Maximisation 	<p>Existing Welfare Reform Project budget and additional funding bids to support new work streams.</p>
20	A new Homelessness Strategy for Anglesey is completed. (Housing (Wales) Act 2014 requires Local Authorities to have this in place by 2018)	IACC Housing and Supporting People teams working with the Anglesey Homelessness Forum, RSLs third sector partners and service users.	Develop and complete 2015-16	A Strategy and Action plan which will sustain homelessness reductions	Existing resources used more effectively.
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds

21	The function of the current Homelessness Forum is reviewed to ensure it can provide strong strategic leadership to prevent homelessness on the island.	Senior Managers from the agencies which provide support s to people at risk of homelessness	December 2015	At least 3 meetings of new forum take place annually. The forum develops and implements the action plan for a new Homelessness Strategy	Within existing resources
22	Homelessness prevention work sustains the existing current low level of homelessness main duty acceptances.		Annual target - ongoing	Annual numbers of main duty homelessness acceptance remains at 70 or less annually.	Existing staffing resources remodelled and Transition Funding from Welsh Government

Theme 4 Support to promote housing independence

	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
23	Homelessness is prevented through short term housing related support	Supporting People contract holders	Ongoing target reported 6 monthly Percentage of all service users moving on in a planned way as opposed to an unplanned exit	Success interventions allow people at risk of homelessness find accommodation or deal with the problems putting them at risk of homelessness.	Existing SP budget
24	The provision of support services which keep victims of domestic violence safe and secure is maintained.	Joint working between Gwynedd and IACC Supporting People teams.Community Safety Partnership and DV co-ordinator	Ongoing target reported 6 monthly	A quality DV service continues to support at least 25 people on average at any one time	Existing SP budget used differently
	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds

25	Housing related support services are available to greater numbers of people with mental health needs.	Supporting People team IACC working with Supporting People contract holders	A remodelled from 2016-17	An average of 50 people with mental health needs are assisted to maintain tenancies and independence at any one time.	Existing SP budget used differently
26	Improved housing support s for ex-armed forces personnel with achieved for North Wales	Alabaré Charity working with Grŵp Cynefin, Conwy CC and other N Wales Local authorities.	2015-16	Accommodation based support for N Wales ex-armed forces personnel with medium/low support needs to be developed in Conwy area.	Armed Forces Covenant (Libor) fund (being used to create 72 bed spaces for Veterans across Wales)
27	An early intervention project for offenders will reduce homelessness among prison leavers and therefore assist with reduction in reoffending.	IACC Housing Support National Probation Service Community Rehabilitation Company Police	2014-15 - 10 people supported at one time 2015-16 – 20 will be supported at one time if funding bid successful	Offenders entering the prison system are assisted to retain accommodation and less likely to need homelessness support after release.	Existing resouces. Funding bid to Welsh Government Transition Fund. (to assist with introduction of Housing (Wales) Act)
Theme 5 Homes for longer lives					
28	Commencement of housing related support for older people delivered from local hubs which is available to people of all tenures. This supports them to stay independent in their own homes	Supporting People team IACC; Housing management team IACC; Tenants of existing sheltered housing schemes	Re-modelled service commencing operation 2015-16.	At least 200 people receiving support assisting them to stay independent in their own homes at any one time.	Remodelled use of existing supporting people funding
29	Three additional Extra Care schemes developed on Anglesey	IACC -Adult Social Care and Housing Services. RSL partners	Operational during: 2017 - 2018 -	Extra Care schemes in : <ul style="list-style-type: none"> • Amlwch • Llangefni • South of the island 	Social Housing Grant, Local Authority land, Local Authority capital expenditure and borrowing, and RSL borrowing.

	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
30	New Extra Care schemes will support a people with a range of levels of care needs including a third with higher needs and who might otherwise have entered residential care	Partnership working between IACC Housing & Social Services, Health and the RSL managing the scheme.	Achieved as schemes become operational	Extra Care schemes provide the maximum benefit in supporting independent living.	Staff time
31	Housing advice and information available to older people will be reviewed to ensure people are more knowledgeable about the options available and can access the information they need. This is considered alongside the development of community hubs.	Working group including Supporting People; Housing Options ; Third sector organisations working with older people. Consultation with older people.	By 2016	More co-ordinated and accessible advice and information about housing options for older people.	Staff time
Theme 6 The links between housing and the wider economy are fully realised					
33	Accommodation for workers at Wylfa Newydd: Housing Hub Project establishes agency to manage flow of temporary workers	Horizon; IACC Housing Hub Project Manager and Energy Island Project Team; Stakeholders including RSLs, Letting Agents, Bangor University.	July 2015 By 2017	Stage 1 of project Model for hub in place by 2017.	Community Innovation Grant / grant from Horizon.
34	VVP programme achieves housing regeneration in Holyhead through enabling new build, bringing back into use long term empty homes and modernising targeted sub-standard homes	IOACC – Housing and Sustainable Development Teams working with private developers and RSLs.	By March 2017	14 Empty homes brought back to use. 39 additional affordable homes	£2.6 M of the Vibrant and Viable Places funding from Welsh Government is for enabling new homes and improving existing housing stock between 2014 - 2017
35	Housing Master Plan for Holyhead developed including <ul style="list-style-type: none"> quantity and type of housing needed in Holyhead; housing regeneration priorities 	IACC Housing Services, Economic Development, Local Residents and Elected Members, RSLs, Môn Communities First.	To be agreed	Improved information base for new housing projects and to ensure most effective investment in Holyhead	VVP

	Project / Task	Who will be involved?	Timescales	Outputs	Resources / Funds
36	Legacy benefits from purpose built accommodation for Wylfa Newydd have been ensured	IOACC Housing and Planning Teams working	s106 agreements in place prior for purpose built accommodation prior to main phase of construction from 2017 onwards.	Affordable homes for local people in place following the end of the construction phase at Wylfa Newydd.	Existing staff resources
37	VVP programme achieves identifiable community / employment benefits as a result of the additional investment in housing in Holyhead.	IACC in partnership with private sector and third sector partners.	Annual reporting up to 2017	60 more energy efficient homes 70 housing related jobs / training opportunities £21,220K investment in housing projects from the private sector (additional to grant funding)	VVP funding and private sector investment
38	Social landlords on Anglesey to follow the principles of the Welsh Government "Wales Procurement Policy Statement" to deliver local benefits in terms of jobs and investment through housing expenditure.	IACC Housing Service and RSLs	Annual	Number and value of contracts awarded to local firms Value Wales used as measuring tool	Existing expenditure.

Equality Impact Assessment (EIA)
Part A – Initial Equality Impact Assessment

Start Date:
May 2014

Completion Date:
December 2014

PART A - Step 1: Preparation

1.	What are you assessing?	Isle of Anglesey CC Local Housing Strategy 2014 -2019
2.	Is this a new or existing policy?	Replaces previous Local Housing Strategy for Anglesey
3.	What are the aims and purpose of this policy?	The Local Housing Strategy for Anglesey fulfils the Council's statutory duty to provide leadership for the improvement of housing and housing related services for the island. It explains the evidence base for the housing needs of the county and the priority outcomes for the Council in meeting these.
4.	Who is responsible for the policy/work you are assessing?	Housing Strategy and Development Manager
5.	Who is the Lead Officer for this EIA?	Housing Strategy and Development Manager
6.	Who else is involved in undertaking this EIA?	Other Managers responsible for areas of work covered by the Strategy

7.	Is the policy related to other policies/areas of work?	The Local Housing Strategy helps deliver the aims of the Corporate Plan and the single Integrated Plan for Anglesey.
8.	Who are the key stakeholders?	<p>Potentially all Anglesey citizens but particularly those who are vulnerable and / or who struggle to meet their housing needs in the open market. Groups that need especial consideration include older people, people with disabilities, those affected by social deprivation.</p> <p>Key Partners in delivering improved housing include housing providers (housing associations, private landlords), organisations providing housing support services and assisting the homeless, Police, Probation Service and the local Health Board.</p>

9 - Is the policy relevant to how the Authority complies with the public sector general duty relating to people who are protected due to age; disability; gender; gender reassignment; pregnancy and maternity; race, ethnicity or nationality; religion or belief and sexual orientation?	Yes	No
The elimination of discrimination and harassment	Y	
The advancement of equality of opportunity	Y	
The fostering of good relations	Y	
The protection and promotion of human rights	Y	

PART A - Step 2: Information Gathering

<p>10 - Does this policy / area of work ensure equality for the Welsh and English languages in accordance with the Council's Language Scheme?</p>	<p>It will be important to make sure that housing provision or services which change or are developed through the Strategy are in accordance with the CLS although as a strategy it is unlikely to directly pose challenges to this.</p>
<p>11 - Is there an opportunity through this policy / area of work to offer more opportunities for people to learn and / or use the Welsh language on a day-to-day basis?</p>	<p>The Strategy offers will help support the Welsh language in Anglesey communities by helping to address the shortage of affordable housing in a number of communities which currently may make it difficult for young local people to continue to live in their home community. This in turn should strengthen the Welsh language in communities and support its use in schools in community activities.</p> <p>The Strategy is an important instrument to strengthen and balance communities by seeking to ensure the right sizes and types of homes are developed or renewed to meet changing demographics.</p> <p>Additionally individual policies mentioned in the Strategy such as changes to the housing allocation system and the modernising of services for older people will also be impact assessed against the Welsh Language Scheme.</p>
<p>12 - What potential contribution does this policy / area of work make towards ensuring that the Island's historical and contemporary culture flourishes and prospers?</p>	<p>The Strategy is an important instrument to strengthen and balance communities by seeking to ensure the right sizes and types of homes are developed or renewed to meet changing demographics.</p> <p>This, in addition to the points mentioned in 11) above will serve to support local cultural values and respond pro-actively to risks such as the influx of workers associated with the Wylfa Newydd power station.</p>
<p>13 - Are there any Human Rights issues? If so, what are they?</p> <p>(The 16 basic rights in the Human Rights Act are listed at Appendix 1).</p>	<p>The strategy would not negatively impact on Human rights.</p> <p>It should support Article 8 right to respect for private and family life through ensuring sufficient and appropriate accommodation for all households.</p>
<p>14 - What has been done to date in terms of involvement and consultation with regard to this policy?</p>	<p>The development of the draft Strategy was taken forward through discussion with staff representing different elements of housing throughout the Council (eg. Supporting People, Joint Planning Policy Unit, Environmental Health, Housing Options,</p>

	<p>Community Cohesion Officer). County Councillors were all invited to a workshop. Local RSLs and the island Homelessness Forum were also consulted.</p> <p>The 2 month public consultation period was publicised on the Council's website, links from websites of other stakeholders, flyers distributed to libraries and at the County Show, letters / emails to Community Councils, and the range of public sector and voluntary sector stakeholders.</p> <p>Consultation responses were supportive of the overall outcomes of the Strategy while some asked for additional work / emphasis to be placed on some aspects of the Strategy including</p> <ul style="list-style-type: none"> • Ensuring availability of affordable homes for local people and thus protecting local community services and culture. • The importance of the right homes for older people • Risks to increasing inequality and social deprivation, which in turn is impacted by spending cuts and risks to services. <p>A number of the areas of housing work touched upon in the Strategy have also been subject to their own research. In particular the programme for transformation of services for older adults, provision of sites for Gypsies and Travellers, the development of the Local Development Plan, impacts of Wylfa Newydd on Anglesey.</p>
<p>15 - Are there any gaps in the information collected to date? If so, how will these be addressed?</p>	<p>Housing has in general a strong information base as it has a current Local Housing Market Assessment and has commissioned research relating to specific impacts such as Wylfa Newydd and associated large scale economic projects.</p> <p>It will be important to continue to ensure data is available down to low level output areas (ie Community Council and Ward level) because of the variations in housing and social needs in different parts of the island. In relation to some of the protected characteristics data is sometimes available only a national level. In particular for some customer facing policies (eg allocation of housing, access to services such as DFGs, loans etc) it will be important that equality monitoring continues and in some cases is improved to ensure there is equality of access.</p>

PART A - Step 3: Considering the potential impact

*For each protected characteristic, please detail in the column on the right in the table below:

- (1) Any reports, statistics, websites, links etc that are relevant to your document / proposal and have been used to inform your assessment, and/or
- (2) Any information gathered during engagement with service users or staff; and/or
- (3) Any other information that has informed your assessment of potential impact

**For determining potential impact, please choose from the following:

High negative; Medium negative; Low negative; Neutral; Low positive; Medium positive; High positive; No impact/Not applicable

Protected group	**Potential Impact	*Details
Age	High positive	Data used : Census 2011 data. Stats Wales – especially population change projections Isle of Anglesey Older People Needs Assessment 2013-2033 (Housing, Accommodation and related Support) A number of tasks in the Strategy (delivering 3 additional Extra Schemes, Community Hub Model for delivery of housing support to older people) will improve choice and quality of housing for older people.
Disability	Medium positive	Data used : Census 2011 Local Housing Market Assessment The Strategy emphasises the importance of protecting services for people with disabilities even as public spending cuts make this difficult. Additionally new homes and housing renewal will consider particular needs such as physical disability.
Gender	Neutral	Data used : Census 2011 StatsWales There is no indication of negative impact on this group. The focus on identifying and responding to need should ensure equality of opportunity.
Gender Reassignment	Neutral	Information specific to this group for the Anglesey area is not currently available. There is no indication of negative impact on this group. The focus on identifying

Protected group	**Potential Impact	*Details
		and responding to need should ensure equality of opportunity.
Pregnancy & Maternity	Neutral	Information specific to this group for the Anglesey area is not currently available There is no indication of negative impact on this group. The focus on identifying and responding to need should ensure equality of opportunity.
Race / Ethnicity / Nationality	Medium positive	Data used : Census 2011 StatsWales Only 1.8% of the population at the time of the 2011 from a non-white ethnic background. This number had grown since the 2001 census. The Strategy support the agenda of community cohesion which includes recognising the importance of being pro-active to encourage tolerance and respect especially in the face of potentially increased migration. This could become of increasing relevance with the arrival of many additional workers for the Wylfa Newydd construction period.
Religion or Belief	Medium positive	Data used : Census 2011 StatsWales Similarly to above the focus on cohesion and inclusiveness in the strategy should support positive impact.
Sexual Orientation	Medium positive	Data used : Census 2011 StatsWales Similarly to above the focus on cohesion and inclusiveness in the strategy should support a positive impact.
Welsh language	Medium positive	Data used : Census 2011 StatsWales As outlined in 11) above, development of additional affordable homes that meet community need will have positive impacts on the Welsh language.
Human Rights	Medium positive	See 13) above

Part A – Step 4: Outcome of Initial EIA

<p>Is the outcome of the Initial assessment to proceed to full Equality Impact Assessment?</p>	<p>No</p> <p>Record Reasons for Decision: The Local Housing Strategy is founded on an evidence base which aims to understand the need for affordable housing and specialised housing and housing services of all the islands citizens. This evidence base is mostly strong and the Strategy includes the objective on ensuring this evidence base is updated and improved. In addition while the Strategy set out potential changes and additions to housing services, major changes would be subject to additional scrutiny and approval by the Council. This would include consideration of Equality Impacts.</p>
<p>If no, are there any issues to be addressed?</p>	<p>The Action Plan for the Strategy will be reviewed annually to make sure it remains fit for purpose. As stated above any significant changes to services will be subject to further consultation and scrutiny before adoption.</p> <p>Record Details:</p>

If you have decided that a **full Equality Impact Assessment is required**, please proceed to **Part B**.

If your decision is **not to proceed to a Full Equality Impact Assessment**, please delete Part B from this template and proceed to **Part C - Outcome Report**.

Equality Impact Assessment (EIA) – OUTCOME

PART C – Step 1: Outcome Report

Organisation:	Isle of Anglesey County Council
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What is being assessed: (copy from Part A – step 1)	Isle of Anglesey CC Local Housing Strategy 2014 -2019
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Replaces previous Lo

Brief Aims and Objectives: (copy from Part A – step 1)	The Local Housing Strategy for Anglesey fulfils the Council’s statutory duty to provide leadership for the improvement of housing and housing related services for the island. It explains the evidence base for the housing needs of the county and the priority outcomes for the Council in meeting these.
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Did the Initial assessment proceed to full Equality Impact Assessment? (PART A – Step 4)	No
	Record reasons for decision The Local Housing Strategy is founded on an evidence base which aims to understand the need for affordable housing and specialised housing and housing services of all the islands citizens. This evidence base is mostly strong and the Strategy includes the objective on ensuring this evidence base is updated and improved. In addition while the Strategy set out potential changes and additions to housing services, major changes would be subject to additional scrutiny and approval by the Council. This would include

	consideration of Equality Impacts.
If no, are there any issues to be addressed?	
If yes, what was the outcome of the full EIA?	

Will the Policy be adopted / forwarded for approval? Who will be the decision-maker?	Yes. Approval will be sought from Executive on 12 January and Council on 26 February 2015.
	If no, please record the reason and any further action required:

Are monitoring arrangements in place? What are they?	The Anglesey Housing Partnership will monitor and ensure delivery of the Local Housing Strategy.
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Who is the Lead Officer?	Name:	Lucy Reynolds
	Title:	Housing Strategy and Development Manager
	Department:	Housing Services
Review date of policy and EIA:	The action plan for the Strategy and this EIA would be reviewed in December 2015.	

Names of all parties involved in undertaking this assessment	Name	Title
	Lucy Reynolds	Housing Strategy and Development Manager
Please Note: An Action Plan should be attached to this Outcome Report prior to completion		

PART C - Step 2: Action Plan

Please detail any actions that are planned following completion of your EIA. You should include any changes that have been made to reduce or eliminate the effects of potential or actual negative impact, as well as any arrangements to collect data or to carry out further research.

Ref	Proposed actions	Lead officer	Timescale

Appendix 1 – Human Rights

Human rights are rights and freedoms that belong to all individuals, regardless of their nationality and citizenship. There are 16 basic rights in the Human Rights Act – all taken from the European Convention on Human Rights. For the purposes of the Act, they are known as ‘the Convention Rights’. They are listed below:

(Article 1 is introductory and is not incorporated into the Human Rights Act)

Article 2: The right to life

Article 3: Prohibition of torture

Article 4: Prohibition of slavery and forced labour

Article 5: Right to liberty and security

Article 6: Right to a fair trial

Article 7: No punishment without law

Article 8: Right to respect for private and family life

Article 9: Freedom of thought, conscience and religion

Article 10: Freedom of expression

Article 11: Freedom of assembly and association

Article 12: Right to marry

Article 14: Prohibition of discrimination

Article 1 of Protocol 1: Protection of property

Article 2 of Protocol 1: Right to education

Article 3 of Protocol 1: Right to free elections

Article 1 of Protocol 13: Abolition of the death penalty

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	12 January, 2015
Subject:	Annual Update – Safeguarding Arrangements for Vulnerable Adults in Anglesey
Portfolio Holder(s):	Councillor Kenneth P Hughes
Head of Service:	Alwyn Jones – Head of Adults’ Services
Report Author:	Alwyn Jones/ Iola Richards
Tel:	01248 752707 / 01248 752744
E-mail:	arjss@anglesey.gov.uk / irss@anglesey.gov.uk
Local Members:	Not applicable

A –Recommendation/s and reason/s
<p>1.0 <u>RECOMMENDATIONS</u></p> <p>R1. To note the update regarding safeguarding noted in the attached report, Ynys Mon- Protection of Vulnerable Adults, Highlight Report 2013/14 -Appendix 1</p> <p>R2. To note and agree the developments noted in section 5 of the Highlight Report namely:-</p> <ul style="list-style-type: none"> • Adult Service and key partners recognise the need to agree and implement an action plan in preparation for the new safeguarding guidance as outlined in the Social Services (Wales) and Wellbeing Act. • Evaluation of alleged victims, families and alleged perpetrator’s experiences of engagement with the process, with particular reference to the quality, intensity and effectiveness of communication throughout the investigative stages. • Strengthened case file audits to ensure compliance with national guidance with a view to securing consistency of approach across the services, and be well placed to cascade learning and improvement experiences with key partners. • In recognition of the enhanced Safeguarding role a local training plan will be developed and implemented, and evaluated by the POVA coordinator. • To recognise that the role of Advocacy is integral within the process, and that provision needs to be strengthened to be available across all service areas. • In recognition that Safeguarding issues may arise through quality issues within care provision whether that be in an individuals own home or within a residential setting, it is recommended that an appropriate business function be established within Adults Services to ensure that monitoring of contracts and care provision is robust. <p>R3 To note the update regarding Safeguarding Adults Board Regional and Local Arrangements- Appendix 2</p>

R4	<p>To note and agree the Recommendations noted in section 3 of this report namely:-</p> <ul style="list-style-type: none"> • That Members agree that the statutory requirement to establish a Safeguarding Adults Board be discharged of behalf of the authority by the North Wales Safeguarding Adults Board. • That Members agree the structure for the regional Adult Safeguarding Adults Board, to be known as the North Wales Safeguarding Adults Board (NWSAB) as shown in Section 4.8 of the . The NWSAB will be supported by regional function-based groups and sub-regional Delivery Groups. • That Members agree that the new structure is to be established as soon as possible. • That funding for the Adult Safeguarding Board be included within current budget discussions for 2015/16.
R5	To support continued member engagement in the overall Safeguarding Agenda.
R6	A report on progress to be submitted in September 2015.

B – What other options did you consider and why did you reject them and/or opt for this option?	
<p>The recommendations made in this report:-</p> <ul style="list-style-type: none"> • Are based upon available information regarding POVA indicators in 2013/14 and are therefore framed to support sustained and improved performance in future (Appendix 1) And • Based on implementing the requirements of the Social Services and Wellbeing Bill as it pertains to future Safeguarding structures. (Appendix 2) <p>In this context there are no other relevant options to be considered.</p>	

C – Why is this a decision for the Executive?	
2.1	<p>Safeguarding vulnerable adults is important to us. The Welsh Government expect us to achieve a balance between:</p> <ul style="list-style-type: none"> • Encouraging Independence and • Safeguarding Adults who may be prone to abuse
2.2	Safeguarding is a core part of the duty of Adult Social Services. It is therefore

essential that we have in place structures and effective systems of work to achieve this goal. We are therefore committed to ensuring that structures and systems are sustainable and place safeguarding at the heart of our partnership working across the public sector, and in the care sector in general. Safeguarding is not just a matter for statutory agencies, it should be all our business. Service Providers, Statutory bodies, the police and in fact all citizens have a role to play in this.

CH – Is this decision consistent with policy approved by the full Council?

Yes

D – Is this decision within the budget approved by the Council?

Yes

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	No comment
2	Finance / Section 151 (mandatory)	Funding for the council is extremely tight and any additional funding would need to be offset against savings found elsewhere. For that reason the service ought to identify any appropriate funding from within existing resources.
3	Legal / Monitoring Officer (mandatory)	Response received - No Comment
4	Human Resources (HR)	N/A
5	Property	N/A
6	Information Communication Technology (ICT)	N/A
7	Scrutiny	Duly considered contents of report. Were supportive of the recommendations and were clear in their expectation of continued reporting on Safeguarding Adults issues on an ongoing basis
8	Local Members	N/A
9	Any external bodies / other/s	N/A

E – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

F - Appendices:
APPENDIX 1- Ynys Mon- Protection of Vulnerable Adults, Highlight Report 2013/14
APPENDIX 2- SAFEGUARDING ADULTS BOARD REGIONAL AND LOCAL ARRANGEMENTS

FF - Background papers (please contact the author of the Report for any further information):

APPENDIX 1

YNYS MÔN **PROTECTION OF VULNERABLE ADULTS**

HIGHLIGHT REPORT 2013/14

1. Introduction – Key issues

- 1.1 The Wales Policy and Procedure for the Protection of Vulnerable Adults from abuse is intended to guide the safeguarding work of all those concerned with the welfare of vulnerable adults employed in the statutory, third and independent sectors in health, social care, the police and other services.
- 1.2 Good inter-agency working ensures that all referrals are managed effectively and efficiently aiming to continuously improve performance and safeguard the most vulnerable citizens of Ynys Môn.
- 1.3 The deployment of BCUHB Practice Development Team in support of care homes on the island is recognised as an effective intervention in improving care practice in the promotion of quality care and the minimisation of safeguarding referrals. In such cases professional nursing staff from BCUHB provide support to care homes in the form of training and guidance to ensure improvements in the standards of documentation and practice in support of good nursing care delivery. The full impact of their supportive role needs to be fully evaluated from both a practitioner and care provider perspective for ongoing investment.
- 1.4 We have continued to raise public awareness of the safeguarding agenda at a Corporate level and we have worked in partnership with other departments within the Council to promote the Corporate responsibility for safeguarding. Trading Standards recently launched a public awareness campaign regarding financial ‘scams’ Several cases had come to our attention of Older People being subjected to financial abuse from unscrupulous traders and scammers.
- 1.5 Key themes that emerge from referrals are issues around manual handling, Dementia care, medication management, poor knowledge by care providers of the pathways for timely referrals to specialist services, and financial abuse.
- 1.6 A newly appointed POVA Coordinator is now in post as a temporary measure pending the Local Authority finalising plans for the development of a Corporate Safeguarding Unit working across Adult and Children services

2. Training

- 2.1 The safeguarding of Adults and Children frameworks has been formally ingrained into the Corporate Induction process for all new employees.

2.2 Adult service has recognised that with the changing role of CSSIW specialist training in conducting investigations on a multi-agency basis is a key action to improve front-line practitioner confidence and practice as their roles continue to evolve.

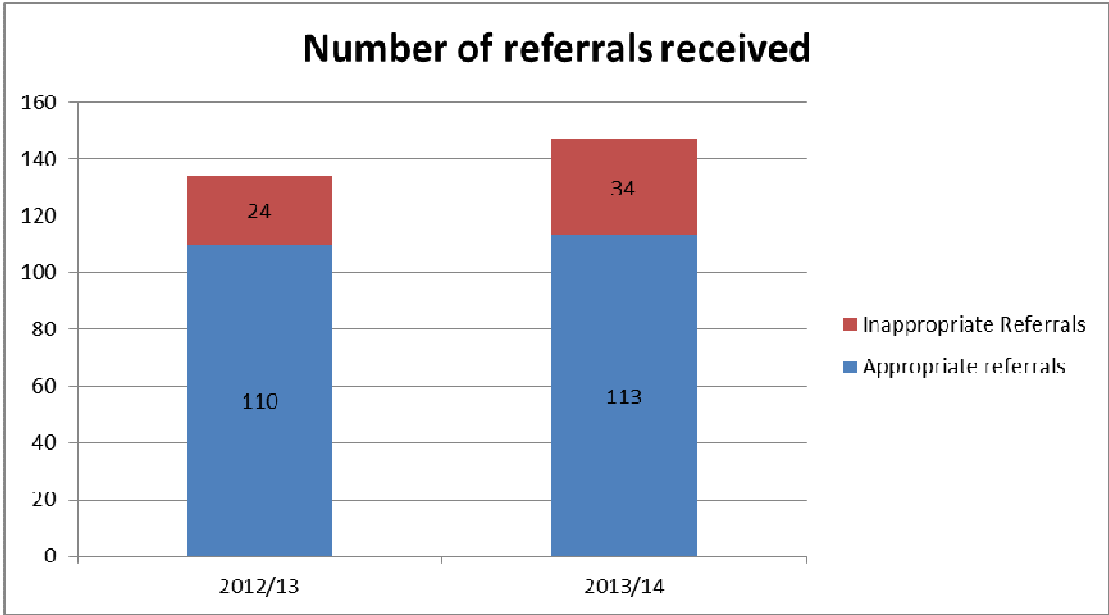
2.3 An ongoing training programme provides basic awareness training ensuring that care provider staff across the care sectors are aware of the Wales Policy and Procedures for Safeguarding Vulnerable Adults.

3. **Summary of POVA activity 2013/14**

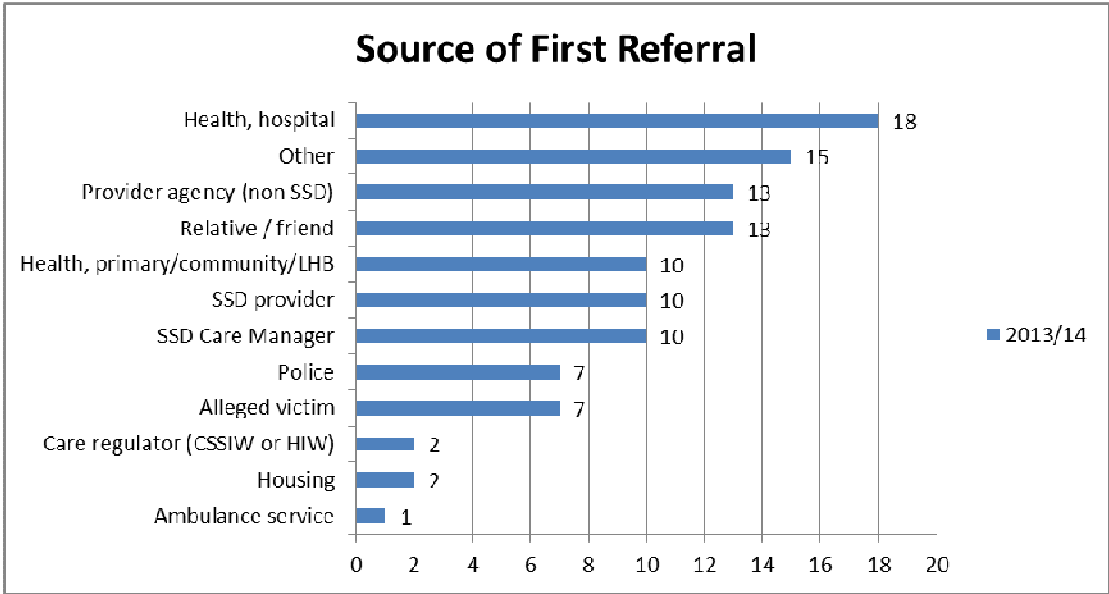
- 108 referrals out of a total of 147 referrals were processed through the formal POVA process. Therefore 23% were deemed to be inappropriate.
- Data suggests that the most typical victim is a female Older Person residing in their own home, subjected to emotional, psychological and physical abuse by a male perpetrator.
- The highest percentage of POVA referrals are for Older People closely followed by individuals with a Learning Disability.
- 15 Police investigations were conducted during 2013/14.
- Performance against National indicators in 2013/14 has been below that expected as a result of 10 individuals making informed choices about remaining in a situation of risk.

The number of referrals received

The referral rates for adult protection have increased during the last year (147 referrals having been received in 2013/14, as compared to 134 in 2012/13). The graph below illustrates the pattern of referrals over the past 2 years.



Source of referrals

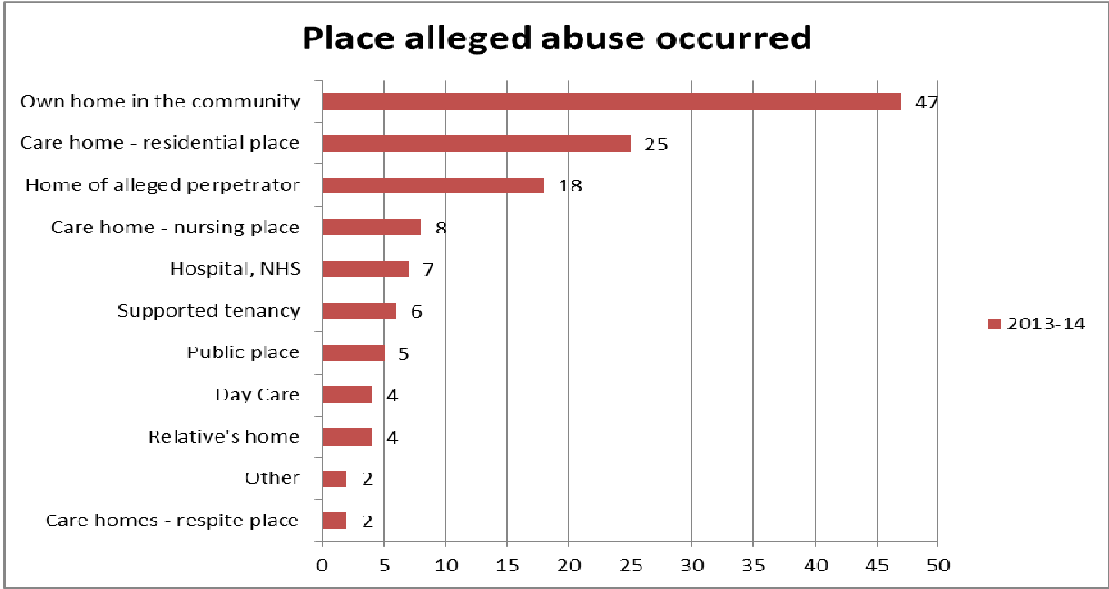


The highest number of referrals recorded were received from hospital admissions (18) followed closely by referrals from relatives (13) and care providers (10)

Data suggests an enhanced awareness of the triggers for POVA referrals aligned to an improved understanding of the referral pathway, resulting from effective and systematic training across the sectors.

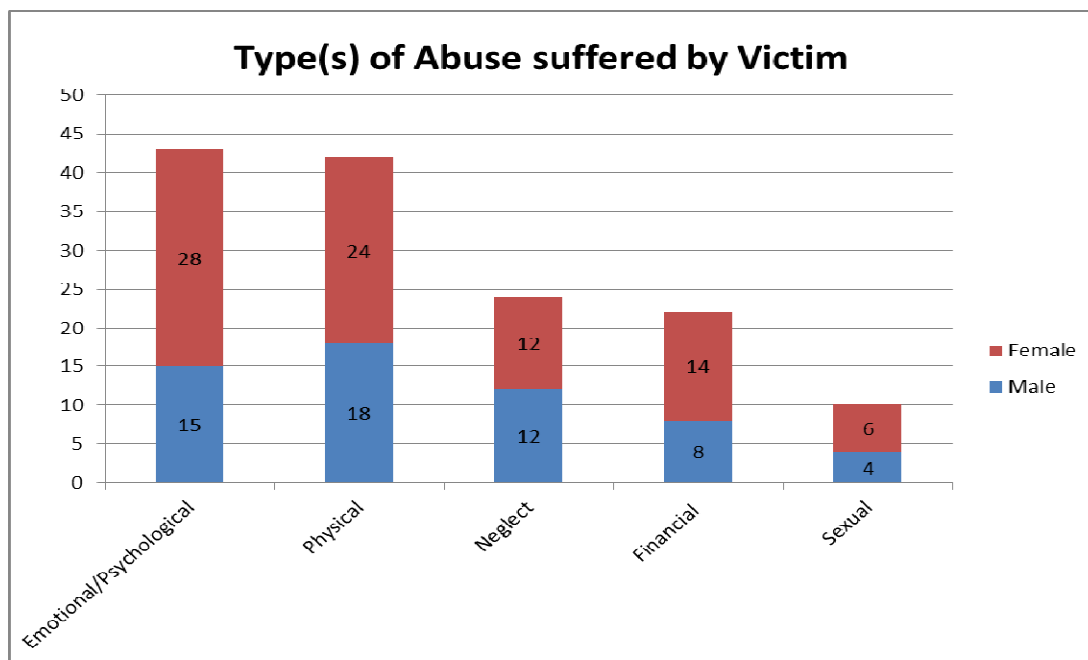
Analysis of data confirms that of those referrals received from hospital the highest proportion are for individuals who are at the point of referral receiving inpatient care.

Environment where abuse occurred.

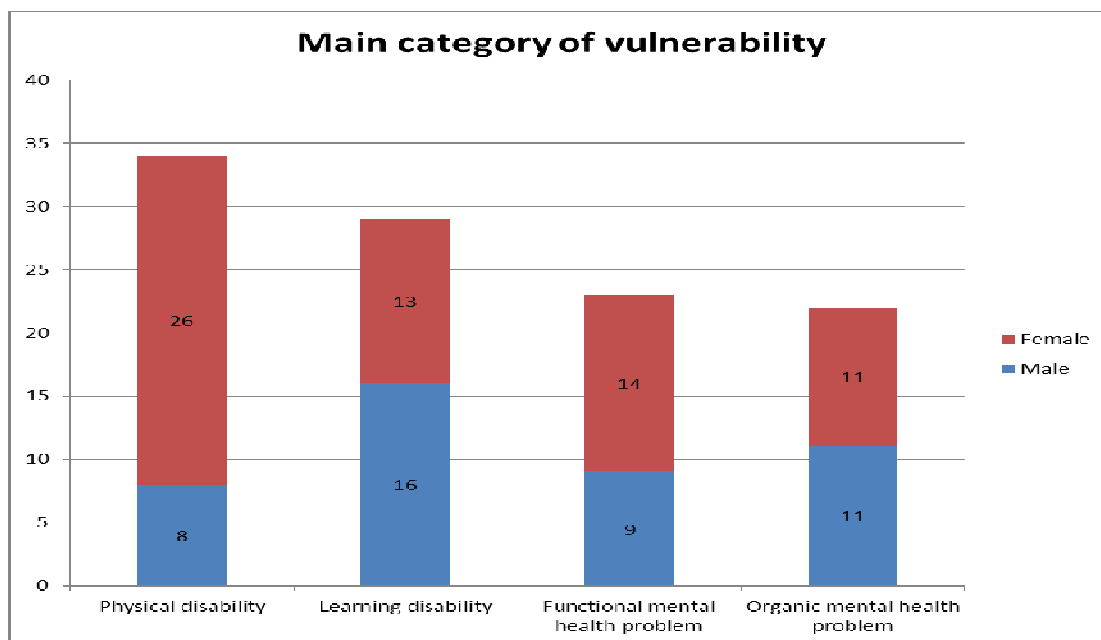


The highest percentage of abuse continues to be in an individual's own home closely followed by residential/nursing care and reflects previous year trends.

Types of Alleged Abuse



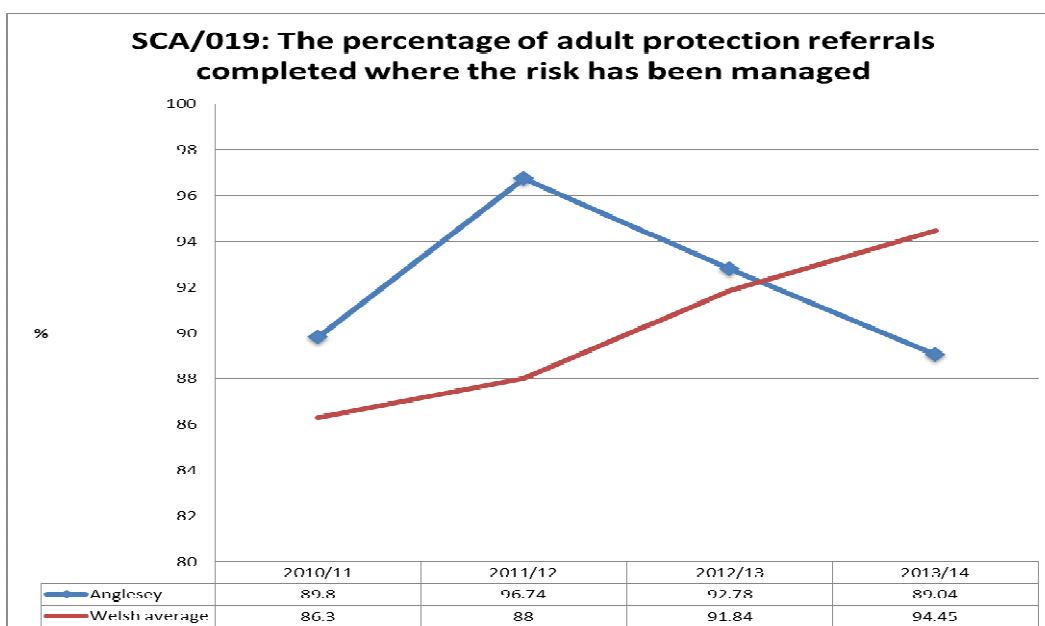
Category of Vulnerability



Data for Older people are included in the Physical Disability category

Performance Indicators.

Our performance in relation to managing risk in adult protection referrals received during 2013/14 reflects a downward trend with 10 alleged victims out of 90 declining the actions recommended by the Multi Disciplinary Team and therefore being classified as 'risk not managed'. Our performance data over the past 3 years is reflected in the following chart.



It is important to note that the fall in performance in 2013/14 in this regard reflects individuals decisions to remain in situations of risk. The council continues to work with all individuals to ensure they have options to reduce risks in all cases.

4. Case conferences

- 4.1 The number of referrals escalated into case conference remains proportionately low at an annual figure of 10, indicative of the risks being addressed and managed during the initial stages of multi-agency intervention.
- 4.2 Multi-agency case conferences provides opportunities to engage families and secure a jointly agreed safeguarding action plan. However and as performance data confirm in line with individual directives based on their Mental capacity it remains difficult to minimise the risks for all alleged victims.
- 4.3 It is notable that the involvement of victims, relatives and advocates at case conferences needs to be increased, and we have taken steps to ensure the fullest engagement of significant others at key stages during the investigative process.

5 Areas for development

- 5.1 Adult Service and key partners recognise the need to agree and implement an action plan in preparation for the new safeguarding guidance as outlined in the Social Services (Wales) and Wellbeing Act. The Gwynedd and Môn Safeguarding Board outline the mechanisms and drivers for changing practice which are operationalised by key service managers across the sectors. This is recognised as the prime role of the Vulnerable Adult Coordinator in partnership with key stakeholders.

- 5.2 A key action will be the evaluation of alleged victims, families and alleged perpetrator's experiences of engagement with the process, with particular reference to the quality, intensity and effectiveness of communication throughout the investigative stages.
- 5.3 We intend to strengthen our auditing of case files to ensure compliance with national guidance with a view to securing consistency of approach across the services, and be well placed to cascade learning and improvement experiences with key partners.
- 5.4 In recognition of the enhanced Safeguarding role a local training plan will be developed and implemented, and evaluated by the POVA coordinator.
- 5.5 We recognise that the role of Advocacy is integral within the process, and that provision needs to be strengthened to be available across all service areas.
- 5.6 We recognise that Safeguarding issues may arise through quality issues within care provision whether that be in an individual's own home or within a residential setting. It is recommended that an appropriate business function be established within Adults Services to ensure that monitoring of contracts and care provision is robust.

Oct 14

APPENDIX 2

SAFEGUARDING ADULTS BOARD REGIONAL AND LOCAL ARRANGEMENTS

PURPOSE OF THE REPORT

- 1.1 This report asks Anglesey County Council to agree that the statutory requirement to establish a Safeguarding Adults Board be discharged of behalf of the authority by the North Wales Safeguarding Adults Board.

2. EXECUTIVE SUMMARY

- 2.1 Section 134 of the Social Services and Wellbeing Act (Wales) 2014 requires that Safeguarding Children Boards (SCBs) and Safeguarding Adults Boards (SABs) be set up. This will put the safeguarding of adults on to a statutory footing similar to that for safeguarding children.
- 2.2 Regulations will follow the act, and will set out those areas in Wales for which there are to be Safeguarding Boards (“Safeguarding Board areas”). Welsh Government has consistently said that safeguarding board areas will follow the public service footprint set by the Health Boards and Police Authorities: the six Counties that constitute North Wales.
- 2.3 Work has been underway to develop regional arrangements for both Children’s and Adult’s Boards in advance of the legislation, and a report on the proposed structure for Safeguarding Adults Boards was circulated to the relevant partner agencies in 2013. This report proposed a two-tier arrangement similar to that in operation for the children’s boards at the time.
- 2.4 Safeguarding Children Boards have been statutory since 2006, and joint sub-regional boards have been in place for some time. This has meant that the children’s boards were able to move towards regionalisation more quickly than the adult’s boards; however, this now means that the adult’s boards can learn from the experiences of the children’s boards.
- 2.5 In recognition of the size and diversity of the North Wales area, the children’s boards developed a model which kept the statutory functions of the existing sub-regional Local Safeguarding Children Boards (LSCBs) at the sub-regional level. In addition, a regional board was established whose function was to reduce duplication, share best practice, and provide strategic direction; this latter included directing four regional sub groups to carry out some of the functions of the boards. This was called the ‘two tier’ model. This model differed from that adopted across much of Wales where fully regional arrangements were put in place. The two-tier model and the fully regional model have both been evaluated by Sheffield University and a detailed report is available on request.
- 2.6 In response to the lessons learned from the operation of the two-tier system the children’s boards are now proposing to move away from this model towards a stronger regional board. In this revised model, the statutory functions will rest with the regional board, and the sub regional delivery groups will ensure that local practice meets local need. A report proposing this has been taken to the relevant partner agencies, and it is now proposed to adopt this revised model for the adult’s board.
- 2.7 At present therefore the existing multi-agency Adult Protection Board jointly held within Anglesey & Gwynedd will be superseded by the North Wales Adult Safeguarding Board. In its place, alongside the North Wales Safeguarding Adults Board will be a sub regional joint Safeguarding Adults Delivery Group in Anglesey & Gwynedd a structure that will be replicated in Denbighshire and Conwy and Flintshire and Wrexham

2.8 The Plan for the establishment of the Adult Safeguarding Board is currently being implemented, with initial meetings having occurred.

3. RECOMMENDATION(S)/OPTIONS

3.1 That Members agree that the statutory requirement to establish a Safeguarding Adults Board be discharged of behalf of the authority by the North Wales Safeguarding Adults Board.

3.2 That Members agree the structure for the regional Adult Safeguarding Adults Board, to be known as the North Wales Safeguarding Adults Board (NWSAB) as shown in Section 4.2 of the attached report at Appendix 1. The NWSAB will be supported by regional function-based groups and sub-regional Delivery Groups.

3.3 That Members agree that the new structure is to be established as soon as possible.

3.4 That funding for the Adult Safeguarding Board be included within current budget discussions for 2015/16.

4. BACKGROUND INFORMATION

4.1 Anglesey & Gwynedd have a joint Safeguarding Adults Board. Conwy CBC, Denbighshire CC, Flintshire CC, and Wrexham CBC each has an Adult Protection Committee (APC) which operates within the Local Authority boundary.

4.2 According to the Social Services and Wellbeing Bill (Wales) Act 2014 Act, the objectives of a Safeguarding Adults Board are:

- (a) to protect adults within its area who have needs for care and support (whether or not a local authority is meeting any of those needs): and
- (c) are experiencing, or are at risk of, abuse or neglect,
- (d) to prevent those adults within its area mentioned in paragraph (a)(i) from becoming at risk of abuse or neglect.

4.3 Regulations will follow the act, and will set out those areas in Wales for which there are to be Safeguarding Boards (“Safeguarding Board areas”). Statements released by the Deputy Minister for Children and Social Services from 2011 onwards have indicated a preference for the safeguarding board areas to follow the public service footprint set by the Health Boards and Police Authorities.

4.4 A Regional Safeguarding Adults seminar took place on in January 2013. Following the seminar, an options paper was developed and a preferred option identified. The preferred option followed the structure being developed for the Safeguarding Children’s Boards, and proposed a two-tier structure with a regional board and three sub regional boards. The sub regional boards were to be created by the six local authorities forming joint boards. This structure already existed in Anglesey and Gwynedd.

4.5 The paper also proposed that elements such as training, performance and audit, policy, and serious case reviews should be undertaken regionally, again as was being developed for the Safeguarding Children Boards. A ‘Common script’ report was then circulated to partners for reporting purposes. The options paper and common script report was further discussed at the Social Services and Health Programme Board 2nd May 2013.

4.6 The North Wales Safeguarding Adults Board will:

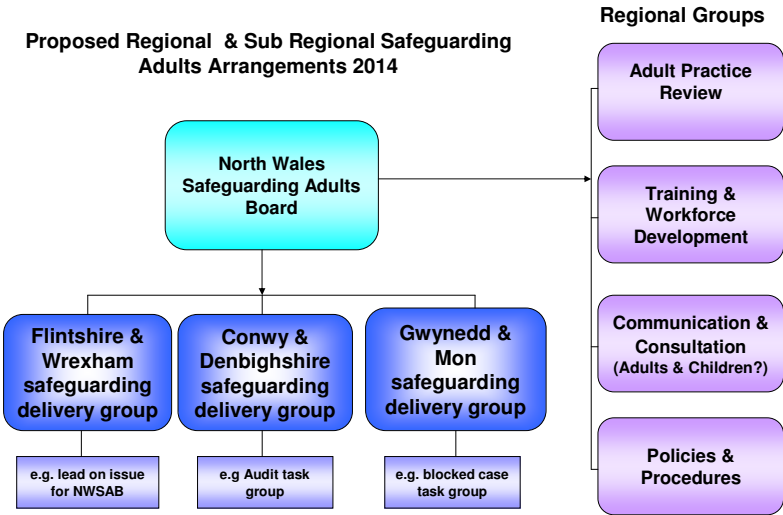
- Add value and improve outcomes for vulnerable adults in need of safeguarding and protection;
- Develop and provide a regional strategic direction;
- Direct and monitor regional groups for Training & Workforce Development, Policies & Procedures, Communications & Consultation and Adult Practice Reviews;
- Develop and monitor a performance management framework;
- Provide challenge & support to regional agencies and Local Authorities;
- Agree and manage the budget;
- Provide the interface with Welsh Government and the National Safeguarding Board.

4.6.2 The sub regional Adult Safeguarding Delivery Group will:

- Implement regional strategy & the business plan
- Co-ordinate & monitor sub-regional multi-agency activity;
- Examine local performance data, e.g: Outcomes, referrals, POVAs, escalating concerns, adult protection & support orders;
- Attendance at strategy meetings;
- Training uptake & impact;
- Conduct audits & provide quality assurance;
- Consider cases of special interest/ blocked cases/ near misses;
- Provide a local interpretation of regional protocols;
- Lead on issues at the request of the regional board.

4.7. These proposals have since been taken to the existing Adult Protection Committees and Anglesey and Gwynedd’s joint Safeguarding Adults Board.

4.8 Diagram 1 – Proposed Structure for North Wales Safeguarding Board



5.0 CONSULTATION

5.1 The regional Leadership Board considered and agreed a report outlining the changes to the Children’s Board arrangements, which noted that the Adults Board would be developed along the same model. All the relevant partners have also since received this report. The Joint Anglesey & Gwynedd Safeguarding Adult’s Board, and the local Adult Protection Committees across the remaining four Local Authority Areas have been consulted on the suggestions for change. Their comments have contributed to the final proposals.

6. RESOURCE IMPLICATIONS

- 6.1 The Adult Safeguarding Board is a statutory board and will need to be funded by contributions from its partners. This report asks for the funding of the Board to be included in the 2015/16 budget discussions.

7. RISK

- 7.1 The biggest risk for the Safeguarding Board and the Local Authority is the danger of a serious incident which finds that the Safeguarding Board or one or more of its partner agencies have failed in their duty to protect. Whilst in social care there is no such thing as zero risk, the new structure aims to ensure that partner agencies take all reasonable steps to safeguard adults at risk of abuse and neglect.
- 7.2 There is a risk that funding may not be agreed within the timescale identified, due to the difficulties of negotiating budgets across the six Local Authorities and the other statutory partners; Police, Health, Probation, and the Community Rehabilitation Companies.

8. DRIVERS AND IMPLICATIONS

- 8.1 Links to the Corporate Plan and Risk Register

Safeguarding Children Boards and Safeguarding Adults Boards are statutory boards that contribute to the delivery of the council's responsibilities for vulnerable children and adults.

- 8.2 Any equalities, sustainability and biodiversity implications

Safeguarding children and vulnerable adults aims to ensure that children and vulnerable adults from all backgrounds are not subject to neglect or abuse.

- 8.3 Effect/Impact on existing policies and procedures

Regionalisation may result in increased travel for some Safeguarding Board Members, but full use will be made of electronic communications where possible. The net reduction in the number of meetings across North Wales should result in less car travel and a lower carbon footprint.

- 8.4 Changes to the structure of the Safeguarding Boards have effect/ impact on existing policies and procedures

9. PUBLICATION

- 9.1 n/a

10. REASON(S) FOR RECOMMENDATION(S)

- 10.1 To reduce duplication and improve the efficiency and effectiveness of safeguarding boards across North Wales. Proposals will also meet the Welsh Government's requirements to establish safeguarding board.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	12 January 2015
Subject:	Modernising Schools on Anglesey – combined Strategic Outline Case and Outline Business Case for a new primary school in Holyhead
Portfolio Holder(s):	Councillor Ieuan Williams
Head of Service:	Gwynne Jones
Report Author: Tel: E-mail:	Emrys Bebb
Local Members:	Councillor Robert Llewelyn Jones Councillor Raymond Jones Councillor J. Arwel Roberts

A –Recommendation/s and reason/s
<p>At its meeting on December 10, 2012, the Isle of Anglesey County Council Executive Committee resolved to recommend the merger of 3 schools i.e. Ysgol y Parc, Ysgol Llaingoch and Ysgol Y Parchedig Thomas Ellis in a new school as the preferred option for formal consultation and that the preferred site for the new primary school in Holyhead be the Cybi site.</p> <p>On May 19, 2014 officers were authorised to move to the formal consultation process. The proposal for formal consultation was for a primary school for 540 pupils and 75 nursery pupils by combining the pupils from Ysgol Y Parchedig Thomas Ellis, Ysgol Llaingoch and Ysgol Y Parc in a new building on the Cybi site. The status of the school being consulted upon was for it to be a Voluntary Controlled Church in Wales school (in the same manner as the Parchedig Thomas Ellis School).</p> <p>On November 3, 2014, the Executive Committee resolved that: “Three schools – Ysgol Parchedig Thomas Ellis, Ysgol Llaingoch and Ysgol y Parc – be merged in a new school building on the Cybi site and that the proposed new school will be a Voluntary Controlled Church in Wales school.”</p> <p>Welsh Government will provide 50% of the finance for this project and they require local authorities to complete business cases to justify expenditure. This business case for Holyhead is a combined Strategic Outline Case (SOC) and Outline Business Case (OBC). The Welsh Government has allowed officers from the Authority to prepare a combined SOC/OBC to save time an effort rather than preparing an individual SOC followed by an OBC. Approval of the combined SOC/OBC by the Welsh Government (WG) will mean that they give approval for finance from WG to be released for the project.</p>

The document is broken down into five main sections:-

- Strategic
- Economic
- Commercial
- Financial
- Managerial

The **Strategic** section sets out the strategic context and the case for change, together with the supporting investment objectives for the scheme. This section also outlines what the new school will accomplish. It will:

- improve the standards of teaching and learning for pupils in Holyhead.
- be a 2.5 form entry school with year groups assembled together but in separate classrooms. Small breakout areas are also proposed for each year group, close to the classrooms which will allow for small numbers of pupils to be taught away from mainstream classes, when appropriate. The new building will also make the best use of modern technology, with wireless technology, interactive whiteboards, flexible learning spaces and a community space which will have access to technology.
- Be a community asset, designed for community use, with its non-teaching spaces easily accessible.
- Allow the Headteacher of the new school to have up to a high % of non-teaching time in order to concentrate on standards and outcomes.
- Deliver significant improvements in energy efficiency and sustainability.
- Cater for the growth in pupil numbers and is planned to have 7% of spare places in 2016.

This part of the SOC/OBC explains how the proposed scheme fits within, supports and promotes the Authority's agreed strategy and work programme of which it is an integral part. In doing so, it explains how the proposed scheme helps to achieve the business goals, strategic aims and plans of the Authority.

The **Economic** section demonstrates that the Authority has selected a preferred way forward, which best meets the existing and future needs of the service and is likely to optimise value for money ("VFM"). It also describes how the Authority has developed its strategy and case for investment in the scheme on the basis of the Authority's overarching strategies.

The **Commercial** section outlines the proposed commercial arrangements underpinning the scheme and how the Authority will use the North Wales Schools and Public Buildings Contractor Framework to cut down procurement time and costs. The specification of the school is also outlined. An important part of the project is community benefits such as 78 week apprenticeships for every £1 million spent on the project. A Design & Build approach is being adopted for the Holyhead school i.e. a contractor or contractors will be appointed to design and build the school.

The purpose of the **Financial** is to highlight the likely funding and affordability position and the potential balance sheet treatment of the scheme section as well as setting out the indicative financial implications of the preferred way forward as set out in the Economic case and on the basis as set out in the Commercial case. The total project cost will be £8.41 million with the Authority and Welsh Government each providing £4.205 million. The Authority's funding will be made up of £1.4 million in capital receipts and £2.805 million in unsupported borrowing.

Further detailed analysis of the financial case will be set out within the Final Business Case stage.

In the **Management** section, it is demonstrated that the scheme is achievable and can be delivered successfully in accordance with accepted best practice. The Authority's overall project management and governance systems for the School Modernisation Programme is outlined. The purpose of this is to show that the systems are sufficiently robust to ensure that progress is made; adequate and appropriate resources are engaged; key stakeholders are informed and involved as appropriate, and that decisions can be made in a timely manner. The arrangements reflect and recognise the scale of the spending commitment involved, the complexity of the consultation and the breadth of issues raised in the course of delivering this project.

It is recommended that the Executive Committee:

- i. approve the combined Strategic Outline Case / Outline Business Case (SOC/OBC) for the new primary school in Holyhead and
- ii. approve the submission of the SOC/OBC to Welsh Government.

B – What other options did you consider and why did you reject them and/or opt for this option?

Several options were considered by the Executive Committee at its meeting on December 10, 2012. At that meeting, the Executive Committee decided to support Option 10 (merger of 3 schools i.e. Ysgol y Parc, Ysgol Llaingoch and Ysgol Parch. Thomas Ellis in a new school) as the Executive's preferred option for formal consultation. The options can be seen in the report to the Executive Committee for the meeting on the above date and in the informal consultation document.

Several other sites have been considered.

C – Why is this a decision for the Executive?

The Executive Committee is responsible for school organisation matters.

D – Is this decision consistent with policy approved by the full Council?

Yes

DD – Is this decision within the budget approved by the Council?

Yes – It is one of the plans in the Strategic Outline Programme that was approved by the Executive Committee on January 13, 2014.

E – Who did you consult?		What did they say?						
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)							
2	Finance / Section 151 (mandatory)							
3	Legal / Monitoring Officer (mandatory)							
5	Human Resources (HR)	Planned merger of 3 schools has staffing implications and possible transfers/redundancies therefore need to ensure sufficient consultation with affected employees.						
6	Property (Head of Planning and Public Protection)	<p>As far as Modernising Schools on Anglesey – combined Strategic Outline Case and Outline Business Case for a new primary school in Holyhead is concerned, looking at the Report’s section F, you will be aware of the risks to any project in terms of obtaining the relevant Planning consents – in this case planning permission and two listed building consents (which lie in the hands of the Welsh Government Planning Division and CADW and not the Council as the Local Planning Authority).</p> <p>The planning risk is recognised in the OBC on page 55 “Approach planning officers for advise at key stages” and it would be reasonable to note the planning risk in the Report in section F particularly as the programme appears optimistic and does not mention Listed Building Consent.</p> <p>“</p> <table border="1"> <tr> <td>Planning Submitted</td> <td>Application</td> <td>Feb 2015</td> </tr> <tr> <td>Planning Determined</td> <td>Application</td> <td>May 2015</td> </tr> </table> <p>“ – page 68</p> <p>I’m aware that Planning Officers have had meetings with the Design Lead / Project Manager. [The Development Management Manager] is more than happy to further discuss the programme and any technical issues (these can be considered by the multi-disciplinary Development Team). This will help mitigate these risks.</p>	Planning Submitted	Application	Feb 2015	Planning Determined	Application	May 2015
Planning Submitted	Application	Feb 2015						
Planning Determined	Application	May 2015						
7	Information Communication Technology (ICT)							
8	Scrutiny							

9	Local Members	
10	Any external bodies / other/s	

F – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

FF - Appendices:

G - Background papers (please contact the author of the Report for any further information):
<ol style="list-style-type: none"> 1. Executive Committee meeting minutes for December 10, 2012. 2. Informal Consultation Document 3. Strategic Outline Programme (SOP) presented to the Welsh Government in December 2013. 4. Letter from the Welsh Government dated January 31 2014. 5. Minutes of the Executive Committee meeting held on November 3, 2014.

COMBINED
STRATEGIC OUTLINE CASE
&
OUTLINE BUSINESS CASE
(OBC)

**A New Primary School in Holyhead,
Anglesey**

Issue Date: December 2014

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2. Introduction
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1. EXECUTIVE SUMMARY

1.1 Introduction

This combined Strategic Outline Case and Outline Business Case (“OBC”) sets out the case for the change and modernisation of the schools in the Holyhead area and explains why the preferred way forward is to build a new 525 place area primary school plus a 60 place nursery on the site of Ysgol Cybi, incorporating and refurbishing the existing listed building and building a 2,680m² extension, to replace three existing schools. This proposal will provide improved educational and community facilities and specialist SEN spaces. The Authority has completed informal and formal consultation on the proposed closure of three existing schools (Ysgol Llaingoch, Ysgol Parchedig Thomas Ellis and Ysgol Y Parc), and it is intended that their pupils will be transferred to the new area school within the combined catchment area). The new school in Holyhead forms part of the Authority’s Strategic Outline Programme (SOP) which will lead to a reduction in the number of schools maintained by the Authority, allowing us to focus resources on remaining schools in order to provide an estate that is modern, efficient and effective for the delivery of the modern curriculum. Key aspects of the proposal are that it:

- caters, in a sustainable way, for the current growth in primary pupil numbers across the town – 47 new places
- provides a 21st century school with facilities that allow the delivery of a full range of educational experiences through high quality learning facilities;
- provides for needs groups
- improves the leadership and management capacity through organising resources and year groups so that the leadership team have more non-contact time;
- will help improve attainment/results by providing for one non-teaching headteacher. The facilities will provide improved learning facilities and ICT;
- improves on community facilities. The school will run breakfast clubs, after-school clubs, summer and weekend activities for the community. It is to be located opposite Holyhead Secondary School close to the centre of Holyhead;
- realise revenue savings estimated at £110k per annum or £201 per pupil
- will deliver significant improvements in energy sustainability and efficiency. It will replace three schools and refurbish a disused school building with poor energy rating with the new area school with a BREEAM excellent rating
- makes better use of the Authority’s resources by bringing back into use a refurbished a listed disused school building situated close to Holyhead High School and provides an extension of 2,680m² and parking areas –sports and other facilities will be shared with the High School
- The anticipated total project cost is **£8.410m and the contribution from WG £4,205k**. The total project cost has been reduced from the £11.040m originally estimated in the SOP, as the Authority has achieved the cost reduction through reviewing the specification.

1.2 The Strategic Case

The main rationale for the new school is to improve the standards of teaching and learning for pupils in this part of Holyhead. The majority of Lower Layer Super Output Areas (LSOA's) in Holyhead are categorised as “deprived”, and the overall town ranking under the Welsh Index of Multiple Deprivation is the highest of any town in North or Mid Wales, with an especially high deprivation ranking for housing, income, and employment. Almost 2,000 residents rely on work-related benefits. In two of the three schools, 44% and 55% of pupils are on free school meals. There is also a higher than average number of pupils with Special Educational Needs (SEN, 122 pupils or 27% as compared with the Anglesey average of 20%).

The new area school will provide the opportunity to design a school which is fit for the twenty first century. It will be a 2.5 form entry school with year groups assembled together but in separate classrooms. Small breakout areas are also proposed for each year group, close to the classrooms which will allow for small numbers of pupils to be taught away from mainstream classes, when appropriate. This is perceived as an essential provision. The new building will also make the best use of modern technology, with wireless technology, interactive whiteboards, flexible learning spaces and a community space with wireless technology and ICT.

The building will be a community asset, designed for community use, with its non-teaching spaces easily accessible. The new school will be able to provide more spaces for breakfast clubs and out of hours homework clubs than are currently available at the three schools, to help parents take up employment opportunities and provide learning facilities for pupils who may not have access to these at home.

The importance of a strong management team with time to focus upon teaching and learning is important in driving up standards. The Headteacher of the new school will have 100% non-teaching time, supported by a Deputy / assistant head teachers who will have at least 50% non-teaching time, in order to drive improvement in standards.

The new area school will deliver significant improvements in energy efficiency and sustainability. The Authority will specify a BREEAM Excellent requirement for the new primary school with a Grade A rating with respect to energy efficiency on the Display Energy Certificate. The modernisation of the existing Cybi building will also incorporate BREEAM principles.

The Authority has been rationalising the number of schools in order to reduce surplus places, ensure that schools are located in the correct place, provide environments conducive to 21st century teaching, and ensure that school buildings are efficient and cost effective. There is currently a 7% over provision in the three schools in Holyhead (September 2014, 4-11year olds). The new school will cater for this and the growth in pupil numbers; it is also planned to have 7% of spare places in 2016 and that surplus places will remain at the Authority's target of 10% or under.

1.3 The Economic Case

The Authority has considered a range of options, including whether to refurbish and extend one or more of the existing schools. The long list of options considered was:

The following short list of options emerged.

Option 1- Do nothing

Option 2 – Repair three schools, increase space provision by redesignating space in existing schools and mobile classrooms

Option 3 – The closure of one school and the extension and refurbishment of another existing school to accept the pupils of the closed school and projected growth, minimal refurbishment at the remaining school

Option 4 – closing three schools and transferring the pupils to a new school on a different site

The financial appraisal of each option, based on a 60 year assessment period, is summarised below:

Financial Appraisal of Options

<i>Option</i>	<i>Undiscounted (£k)</i>	<i>Net Present Cost (Value) (£k)</i>
<i>Do Nothing:</i> Backlog maintenance		
<i>Minimum:</i> Increase provision of places by re-designating space in existing schools and mobile classrooms. Minimal refurbishment would be done at all three continuing schools.		
	1,388	1,340
<i>Intermediate:</i> Closure of one school and the extension and refurbishment of another existing school to accept the pupils of the closed school and projected growth, minimal refurbishment at the remaining school		
	(4,249)	(985)
<i>Maximum:</i> Closure of the three schools and transferring the pupils to a new primary school within the combined catchment area		
	587	4,113

Evaluation Results	Option 1	Option 2	Option 3	Option 4
Economic appraisals	£508k	£1,340	(£985)	£4,113
Benefits appraisal	0	170	250	880
Risk appraisal	34	89	128	238(Residual 159)
Overall ranking	2	3	1	4

Based on the overall option appraisal conducted, the Authority's preferred solution is for a new school for 525 pupils with a 60 place nursery. This will cater for the growth in pupil numbers and ensure that surplus places remain at 10% or less, as the three current schools in the Holyhead catchment area are scheduled to close.

This option would deliver a new building to replace the existing 3 buildings. This option is preferred because it would realise the investment objectives and critical success factors. It is also the pragmatic solution as it uses a central location and is mindful of the impact on the community. The main benefits to stakeholders / users is the provision of a much improved, flexible and fit-for-purpose teaching and learning environment, appropriate for the delivery of a modern curriculum, in area in much need of regeneration and renewal.

A site evaluation exercise was conducted early in 2014 and it concluded that locating the new school at the Cybi site is the preferred option. This site consists of the development of a Grade II listed building along with a new build construction at the rear. Despite concerns from some Holyhead residents about the size of the site, the site is sufficiently large enough to conform to the standards set out in Building Bulletin 99.

Since undertaking this work, the Authority has carried out informal and formal consultation on the options. A further set of consultation meetings was held (June/July 2014) with the parents of the pupils at the three schools set for closure to discuss the site for the new school and the Authority is establishing an external stakeholder group, comprising of Members, and other representatives from the three areas, to consult with and enable stakeholders to discuss and challenge the information provided to them by officers.

1.4 The Commercial Case

The Authority has considered in detail the options available for procuring Band A of the Schools' Modernisation Programme. It is important that the Authority procures a "quick win" in order to show parents and other stakeholders that the 21st century schools planned for the island will be a significant improvement on the school buildings which are to be closed. Furthermore, the Authority wishes to demonstrate that there is a private sector market for building schools on the island and to demonstrate to potential bidders that Anglesey can deliver so that future proposed contracts are desirable.

The Authority is progressing with its plan for a new build school in North West Anglesey (Llannau) and, as the Holyhead school is proceeding on a similar timescale, it considered a joint procurement. The North West Anglesey (Llannau) school is being designed by the in-house Architectural Team however, a Design & Build approach is being adopted for the Holyhead School as there is insufficient capacity to design both schools internally. The Authority has approached the market and from its market soundings it has concluded that two separate new build school procurements will attract more interest from the private sector and from small and medium enterprises on the island.

The Authority has been using the the North Wales Schools and Public Buildings Contractor Framework to cut down procurement time and costs. The Authority has considered grouping this project with another school project from a neighbouring Authority. The Framework Contractors were consulted on this collaborative proposal to tender two projects together and were approached, through the Framework Manager, to submit their views on possible benefits. The feedback received indicated that the benefits that can be associated to this process would be no greater than those that would be taken from full collaboration through the framework if the schemes were tendered individually. There was also some concern from one contractor who was bidding for contracts within Lot 1 (£4.322m > £7.5m) of the Framework that combining these two schemes under one tender would mean that only Contractors within Lot 2 (£7.5m > £15m) could tender and would result in them losing one opportunity to bid. The proposals were discussed at the Framework Strategic Board and the Framework Operational Board. Based on the feedback received, it was decided not to group the two projects.

1.5 The Financial Case

Following the approval of the SOP the Authority has achieved a cost reduction of £2.630m (24%). The original total cost for the Holyhead project in the Authority's SOP was £11.04m. The capital cost is now estimated at £8.410m, with a resultant Welsh Government contribution of **£4.205m** (50%). This reduction stems from further discussion with the Welsh Government, downscoping of size requirements, and more detailed analysis of costs.

The Authority's funding requirement of £4.205m is currently expected to be funded by means of:

- £2.805m unsupported borrowing (additional borrowing which does not attract government grant);
- £1.4m in capital receipts from the sale of surplus sites.

The expected revenue savings from this project are estimated at £110k per annum. This will be earmarked for the repayment of borrowing costs on the programme.

The Council's Executive has given approval in principle to the required level of funding and this Outline Business Case will be considered at the meeting of the Executive Committee (Cabinet) on 12 January 2015.

1.6 The Management Case

The Authority has completed its formal consultation with its stakeholders on the proposal to build a new primary school and close the three existing schools – the consultation ran from 16 June 2014 to 27 July 2014. The results indicate that the principle of a new school to replace the existing 3 has support. The Executive confirmed its support for the proposal in their meeting on 03 November 2014.

The Authority underwent a Gateway Review 0 (The Strategic Assessment) in April 2014. One of the recommendations was that the Authority should establish a stakeholder engagement group. The terms of reference of this group confirms the purpose of such a group as acting as a sounding board for emerging developments and proposals and providing a channel for ideas and concerns from within the group and for those they represent. A stakeholder engagement group has since been set up for the first project in Band A and has ensured greater transparency and coherence in the decision making process. Stakeholder engagement will also be replicated for this particular project for Holyhead.

An internal project team has been working on the proposals for the new school and the governance structure for driving the project has been in place since the SOP was submitted earlier this year. A timetable is in place for the scheduled opening of the school in September 2016.

The successful delivery of this new school will set an example for the rest of the programme and will help to demonstrate that the Authority has the resources and vision to change its provision of education on the island.

Signed:

A handwritten signature in black ink that reads "Gwynne Jones". The signature is written in a cursive style with a period at the end.

Date: 10 December 2014

Gwynne Jones - Senior Responsible Owner

2. INTRODUCTION

2.1 Introduction

This combined Strategic Outline Case and Outline Business Case (“OBC”) is intended to establish the case for funding a new school in Holyhead from the Welsh Government (WG). This will change and improve the provision of primary education in Holyhead. This OBC provides a preferred way forward for the early approval of management, Members, stakeholders and the WG as a contributor of funding. The document provides an early opportunity for the Isle of Anglesey County Council (“the Authority”, “the Council”) and key external stakeholders to consider the proposed project and influence its direction.

2.2 Structure and Content of the Document

This SOC has been prepared by the Authority’s School Modernisation Project Team using the agreed standards and format for business cases, as set out in H.M. Treasury’s Green Book Guide. Thus, the structure and format of this document generally follows the Five Case Model, which comprises the following key components:

- the **Strategic Case** section. This sets out the strategic context and the case for change, together with the supporting investment objectives for the scheme;
- the **Economic Case** section. This demonstrates that the Authority has selected a preferred way forward, which best meets the existing and future needs of the service and is likely to optimise value for money (“VFM”);
- the **Commercial Case** section. This outlines the proposed commercial arrangements underpinning the scheme;
- the **Financial Case** section. This highlights the likely funding and affordability position and the potential balance sheet treatment of the scheme;
- the **Management Case** section. This demonstrates that the scheme is achievable and can be delivered successfully in accordance with accepted best practice.

3. THE STRATEGIC CASE

3.1 The Strategic Context

The strategic context for the proposal of a new school for 525 (4-11) pupils and 60 pupils in the nursery is as follows.

In addition to reflecting regional and national priorities, the Authority has developed its strategy and case for investment in the scheme on the basis of the Authority's overarching strategies. This part of the SOC explains how the proposed scheme fits within, supports and promotes the Authority's agreed strategy and work programme of which it is an integral part. In doing so, it explains how the proposed scheme helps to achieve the business goals, strategic aims and plans of the Authority.

In 2012, the Authority's Executive Committee approved a Transformation Plan for Anglesey. The Transformation Plan sets out how the Authority will continue its improvement journey over the next three years. The vision outlined in the Plan is that by 2016:

"We will be a professional and well-run Council, innovative and outward-looking in our approach, committed to developing people and partnerships in order to deliver efficient and effective services of good quality that are highly valued by our citizens."

This means that by 2016 the Authority will have:

- increased the pride in Anglesey, of its elected Members, management, staff, services and amenities;
- respect within the local government family in Wales, locally, regionally and nationally;
- elected members, managers and staff who make a difference and grow in capability as a result;
- an understanding of and be proactively managing the performance of its services, targeting improvement actions where and when this is needed;
- areas of innovation, good practice and service excellence that other organisations seek to benchmark themselves against;
- productive, transparent and trusting relationships with its partners;
- satisfied its auditors in terms of leadership, governance and organisation.

To achieve all this in the timescale, the Authority needs to ensure that there is enough pace to deliver improvement against a challenging timeframe. The Transformation Plan is structured in a way which ensures clarity of responsibility, direction and accountability, which ensures initiatives are 'joined-up' and which allows for effective progress monitoring and reporting.

Pursuant to the above, three Programmes Boards have been established:

Island of Enterprise

To focus on how the Authority develops its regeneration plans with its partners and the community, by re-energising communities, addressing skills, housing and the infrastructure and environment of the Island;

Service Excellence

Ensuring the implementation of a sound performance management system for all services; overseeing the improved performance of services in difficulty, the implementation of efficiency plans and the transformation/modernisation of front line services;

Business Transformation

Transforming the way in which the organisation operates internally and its culture. In particular ensuring the organisation has the necessary business mechanisms, expertise, workforce, behaviours, technology, plans and governance in place.

3.2 The Authority's School Modernisation Strategy

The Authority wishes to see every child, young person and learner, wherever they be, achieving their potential and being ready to play a prominent role as responsible citizens and community champions. The Authority's vision has identified that every young person, regardless of their background, has the potential to achieve and succeed. This is central to the vision for Anglesey.

In this context, the Authority wants to see schools that are fit for the twenty first century. This approach will lead to higher standards to help pupils respond to the changes taking place in society, in communities and in the economy; improve outcomes for children and young people and, in particular, break the link between deprivation and low achievement.

The Authority aspires to provide education for all children on Anglesey in modern fit for purpose buildings which make the best possible use of modern technology. This is an objective that will be achieved gradually. The Authority also wishes to be proactive in ensuring that children are educated, where possible, within their home catchment area.

In order to accomplish this, a more efficient and effective schools system is needed – one that will require schools to be located in the right place and led by inspired headteachers with sufficient leadership time to carry out the task.

On January 13, 2014, the Executive Committee approved the Authority's School Modernisation Strategy, which describes the Authority's aspirations to provide the very best educational provision for all the children and young people of the island and sets out an ambitious programme to raise standards, reduce the number of surplus school places on the island, improve management of staff and services, and to share good practice. This Strategy goes hand in hand with the Strategic Outline Programme ("SOP") submitted to WG in December 2013. The following principles and desired outcomes underpin the School Modernisation Strategy:

- develop a secure learning journey for all children and young people from 3-19, ensuring that transition points are managed with the needs of the pupil in mind;

- all pupils are given the opportunity to attend their nearest appropriate school where they can access the full range of facilities;
- all children have access to suitable facilities that allow the delivery of a full range of educational experiences – to include high quality teaching and learning facilities, suitable play areas, appropriate staff and administration areas, security of school buildings, high quality ICT facilities;
- reducing the number of unfilled places in the Authority’s schools in accord with WG guidelines - individual schools to have more than 85% of their places filled and 90% of places filled across the primary and secondary sector as a whole;
- consider the long term viability of schools where the number of pupils is 75 or less;
- supporting the development of leadership skills within and across schools in order to develop a self-improving system where there is a shared commitment to excellence;
- the removal of mixed key stage classes, and a reduction in the number of classes with more than two age groups;
- the intention to co-locate primary and secondary schools and leisure facilities on the same campus.

The SOP identified a preferred option representing the comprehensive renewal and complete reconfiguration of the school estate across Anglesey. It is envisaged that it would incorporate:

- new build Primary Schools,
- merging of existing schools through a combination of school federations and merging on one preferred site,
- the closure of schools that are not fit for purpose.

The projects to be included within Band A as set out within the SOP were selected to address the greatest identified need and produce the maximum impact in securing the improvements required in the 2012 Estyn report.

3.3 The Business Need for Change

3.3.1 Background on Holyhead

The town of Holyhead is located on Ynys Cybi to the west of Anglesey. Holyhead is Anglesey’s largest town by a considerable margin, with an urban area population of c. 12,000. The town has been designated as a specific growth Hub, a Primary Key Settlement, Key Regeneration Area, Key Business Sector Area, National Connectivity link, and area of Coastal Tourism Potential. The area is served by the A55 linking Ynys Cybi to the rest of North Wales.

Despite its strategic role as an international ferry port, Holyhead has suffered from poverty, unemployment, and deprivation for many decades, and many residents are now being adversely impacted by welfare reform. Large scale job losses took place in 2009-10 with two of the town’s three main employers effectively closing down, reversing previous job gains. Almost 2,000 residents rely on work-related benefits. The claimant rates for Job Seeker’s Allowance for July 2014 show that Holyhead has a higher unemployment rate (8.9%) than the county (3.2%), regional (2.6%) and Welsh average (2.9%). According to the 2011 census, of the 16-74 year olds in Anglesey who were in work, the professional jobs sector employed the majority namely

17.6% and 14.6% were doing skilled work. Employment in the elementary vocational sector was 12.8% whilst the other sectors varied between 6.5% and 12.7%.

Most of Holyhead's wards are categorised as "deprived", with Morawelon identified as one of the 10% most deprived wards in Wales and another five wards being in the group of 20% most deprived wards in Wales as measured by the Welsh Index of Multiple Deprivation - the highest proportion of any town in North Wales. The wards have an especially high deprivation ranking for Housing, Income, and Employment. The six deprived wards form part of the Ynys Mon Communities First cluster and most parts of them qualify for Flying Start. The table below presents the current situation in terms of poverty and deprivation in Holyhead. The majority of the wards are eligible for the Welsh Government schemes aiming to reduce and eliminate poverty namely Communities First and Flying Start.

Table 1

<u>Ward</u>	<u>WIMD rank</u>	<u>WIMD rank (Education)</u>	<u>Communities First</u>	<u>Flying Start</u>	<u>Main School Catchment Area(s)</u>
<u>Morawelon</u>	<u>146</u>	<u>228</u>	<u>Y</u>	<u>The majority of the ward is included</u>	<u>Llanfawr</u>
<u>Porthyfelin (1)</u>	<u>198</u>	<u>329</u>	<u>Y</u>	<u>Y</u>	<u>Y Parc</u>
<u>Holyhead Town</u>	<u>246</u>	<u>312</u>	<u>Y</u>	<u>Will be included in 2015-16</u>	<u>Y Parc Y Parch Thomas Ellis</u>
<u>Maeshyfyrd</u>	<u>320</u>	<u>337</u>	<u>Y</u>	<u>The majority of the ward is included</u>	<u>Y Parch Thomas Ellis Llaingoch</u>
<u>London Road</u>	<u>341</u>	<u>341</u>	<u>Y</u>	<u>The majority of the ward is included</u>	<u>Llanfawr Kingsland</u>
<u>Kingsland</u>	<u>377</u>	<u>418</u>	<u>Y</u>	<u>N</u>	<u>Kingsland Y Parch Thomas Ellis</u>
<u>Porthyfelin (2)</u>	<u>649</u>	<u>692</u>	<u>N</u>	<u>N</u>	<u>Y Parc</u>
<u>Parc a'r Mynydd</u>	<u>1,066</u>	<u>1,101</u>	<u>N</u>	<u>N</u>	<u>Llaingoch</u>
<u>(Trearddur (2))</u>	<u>1,271</u>	<u>1,100</u>	<u>N</u>	<u>N</u>	<u>Llaingoch; Y Parch Thomas Ellis; Kingsland</u>

Although there are no Anglesey wards in the most deprived 10% on the Education Domain of WIMD there are six wards in the most deprived 20%, with five of these in Holyhead.

The period 2014-17 is very critical to maximising the positive impacts to Wales from Holyhead. For the first time in decades, there are now several large private sector investments being considered. These include the Conygar-Stena projects for the Waterfront and Parc Cybi Business Park, Land & Lakes plans for Penrhos, Lateral Power plans for the disused aluminium smelter site, and the Port Masterplan. Also relevant is the proposed new Wylfa Newydd nuclear power station. The town is a key international transport gateway, it has a large non-tidal harbour, many heritage assets, and is surrounded by a very attractive coastal landscape. There are three stages to the Land and Lakes project and it has already received planning

permission. The tourism development stage will be implemented initially. The later stage is anticipated to have the most impact on the population of Holyhead with a projected 1,500 workers and 315 homes. The completion date for this project is difficult to determine at present, as it is dependent on the proposal of Wylfa Newydd.

The County Council and the Holyhead Partnership made a successful bid under the Welsh Government Vibrant and Viable Places Programme and are implementing a programme entitled “Holyhead 2020 Realising Sustainable Community Benefit”. A key proposal for the Holyhead 2020 programme is the rationalising and improvement of education infrastructure and facilities – also linked to releasing sites for new homes. A contribution from the VVP grant has been made available for the new school project, specifically for enabling works. Also relevant is the proposed new Flying Start Centre, expansion of the Community Academy run by Mon Communities First, and the creation of additional job placements and support for workless households.

3.3.2 Education Provision in Holyhead

There are seven primary schools serving Holyhead town and the rural area to the west: Ysgol y Parc; Llaingoch: Llanfawr; Kingsland; Morswyn; Y Parchedig Thomas Ellis and St Mary’s (VA). Another school, Ysgol Santes Gwenfaen serves the villages of Rhoscolyn and Trearddur Bay as well as the rural hinterland at the south of Ynys Cybi. The seven town schools are within 1.5 miles of each other and it is notable that many pupils attend a school in the town that is not their catchment area school.

Holyhead town is served by Holyhead High School, an English medium 11-18 secondary school situated close to the centre of town. The school’s catchment area covers Ynys Cybi and the nearby villages including Valley, Caergeiliog and Rhosneigr. Welsh language provision is at Ysgol Uwchradd Bodedern about seven miles away. Near the Holyhead High School site is the listed red brick building of the former St Cybi’s Secondary School. That school was incorporated with the grammar school into a comprehensive school in 1949, and the building was most recently – until 2006/07 used to accommodate the High School’s sixth form. The building is now dilapidated but its location and its listed status makes it a key education asset near to the centre of town.

Nursery provision is provided by all seven primary schools and play groups are provided by Mudiad Ysgolion Meithrin or Wales Pre-school Playgroups Association at the primary schools. At present the Flying Start programme is provided out of Llanfawr and Thomas Ellis primaries but the Council is currently implementing a project to refurbish and extend an existing building, the Jesse Hughes Centre – used at present by the youth service and houses the Pupil Referral Unit. The proposed new building will continue to be used by the youth service and the PRU, but will also house the staff who provide the Flying Start programme across the eligible wards, a childcare facility and improved facilities for Flying Start parenting groups. This facility is located in the old County school Captain Jesse Hughes Centre, in the Maeshyfyrd Ward and will open in June 2015 and the new centre will provide 48 childcare spaces for 2 - 3 year old children.

3.3.3 Planning future provision for Holyhead

The initial review of primary provision in the SOP indicated that the three schools to the north of Ynys Cybi should be prioritised for reorganisation and a potential new school to address surplus places at the time and to address high deprivation and special needs across a number of wards in a defined part of the town. A further objective of the proposal is to address deteriorating school buildings.

Future plans for Holyhead include a new primary school to replace two existing schools; and the refurbishment of a third. Plans also include refurbishment of buildings at Holyhead High School.

Since the SOP was submitted, pupil numbers have been increasing in Holyhead due to an increase in birth rate, and the strategic challenge is the need to cater, in an appropriate and sustainable way, for the growth in pupil numbers; not simply the removal of surplus places.

There are currently 1,123 primary school places across the seven schools, together with 163 part time nursery places. By September 2014, these places were almost full: with 54 available primary places in the 4-11 age groups in three schools but almost balanced by 50 pupils above capacity in another three schools. Nursery places were also almost full.

The projections for the future are:

Table 2

	places	2015	2016	2017	2018	2019	2020	2028	2035
7 schools in Holyhead	1,123	1,119	1,138	1,192	1,185	1,212	1,215	1,180	1,250

This indicates that there will be a shortage of primary school places in Holyhead for the foreseeable future unless action is taken. Although there are spaces that can be released by redesignation of places at existing schools it will be necessary to provide additional classrooms to cater for the higher birth rate. Currently there are 445 pupils and 70 children in the nurseries of the 3 schools that are part of the scheme. The new area school will provide 525 places to respond to the aforementioned shortage of primary school places.

The strategic priorities for addressing deprivation and special needs and for supporting community links is not as focused as they could be across the seven schools, and this does not demonstrate the best use of current resource. The new school will be specially designed to improve learning facilities for SEN pupils. The defined catchment areas have fallen out of balance with the population and the numbers attending community schools outside their catchment area are so large. This is particularly so for Kingsland School. It is also a feature of all three schools to the north of town with large numbers choosing an alternative catchment school rather than Y Parc and Parchedig Thomas Ellis; and only half the Llaingoch pupils coming from the school's catchment area.

Table 3

School Number	School	% Free School Meals	% SEN	Places	Surplus	Catchment	
		Jan 2014	Jul 2014	Jan 2014	Sept 2014	(1)	(2)
2144	Y Parc	44	26	177	16 (9%)	58%	42%
2169	Llanfawr	52	27	233	21 (9%)	82%	27%
2171	Llaingoch	15	15	177	-	52%	29%
2176	Kingsland	16	11	146	-13 (-9%)	31%	21%
2177	Morswyn	19	28	126	-8 (-6%)	wider	
3033	Parch Thomas Ellis	55	32	124	17 (14%)	83%	56%
3304	St Mary's	25	20	140	-29 (-21%)	wider	
				1,123	4 (0%)		

(1) % pupils in the school living in its catchment area

(2) % of the catchment area pupils attending another catchment school

Free School Meals entitlement is particularly high at Ysgol y Parch Thomas Ellis (55%) and Y Parc (44%) to the north of town and at Ysgol Llanfawr to the south (52%). These schools serve the most deprived wards (Table 3). Special Educational Needs are also high in these schools (32%, 26%, 27% respectively) and at Ysgol Morswyn (28%) compared to 20% across the county. There is a Special Needs Unit at Ysgol Thomas Ellis which caters for Ynys Cybi and North West Anglesey pupils.

Estyn have stated that good schools are well led. In the last Estyn inspections for two of the three schools currently under consideration, matters pertaining to leadership and management were noted as needing to be improved. While those improvements have been made, meeting with Estyn requirements, the opportunity now exists to grow strong leadership capacity, not only in a headteacher, but also by putting in place resources and a staffing structure allowing for a robust leadership at various levels of school organisation to better meet the attainment and wellbeing needs of pupils in this community.

Table 4

School Number	School	Foundation	KS2
2144	Y Parc	75%	88.2%
2169	Llanfawr	75.9%	89.5%
2171	Llaingoch	100%	94.7%
2176	Kingsland	85%	91.3%
2177	Morswyn	83.3%	93.8%
3033	Parch Thomas Ellis	75%	76.9%
3304	St Mary's	84.2%	89.5%

Whilst past school condition surveys have given scores of B to the seven schools in Holyhead, it has to be recognised that the buildings date from the 1950s and 1960s and will be reaching the end of their useful lives. There is evidence of structural deterioration in both Llaingoch and Y Parc and our assessment of the site and condition of both these existing primary schools has indicated that although the condition is adequate for the short term, none of the sites are appropriate for significant expansion.

The Authority have considered the options of refurbishment and remodeling, as explored further in the economic case. Although the refurbishment and remodelled options may be cheaper and fixes existing problems they do introduce constraints, such as the structural layout cannot accommodate the various learning styles/ space required to meet our investment objectives; the inconvenience of the building's location to the community and they don't provide a sustainable solution for the future.

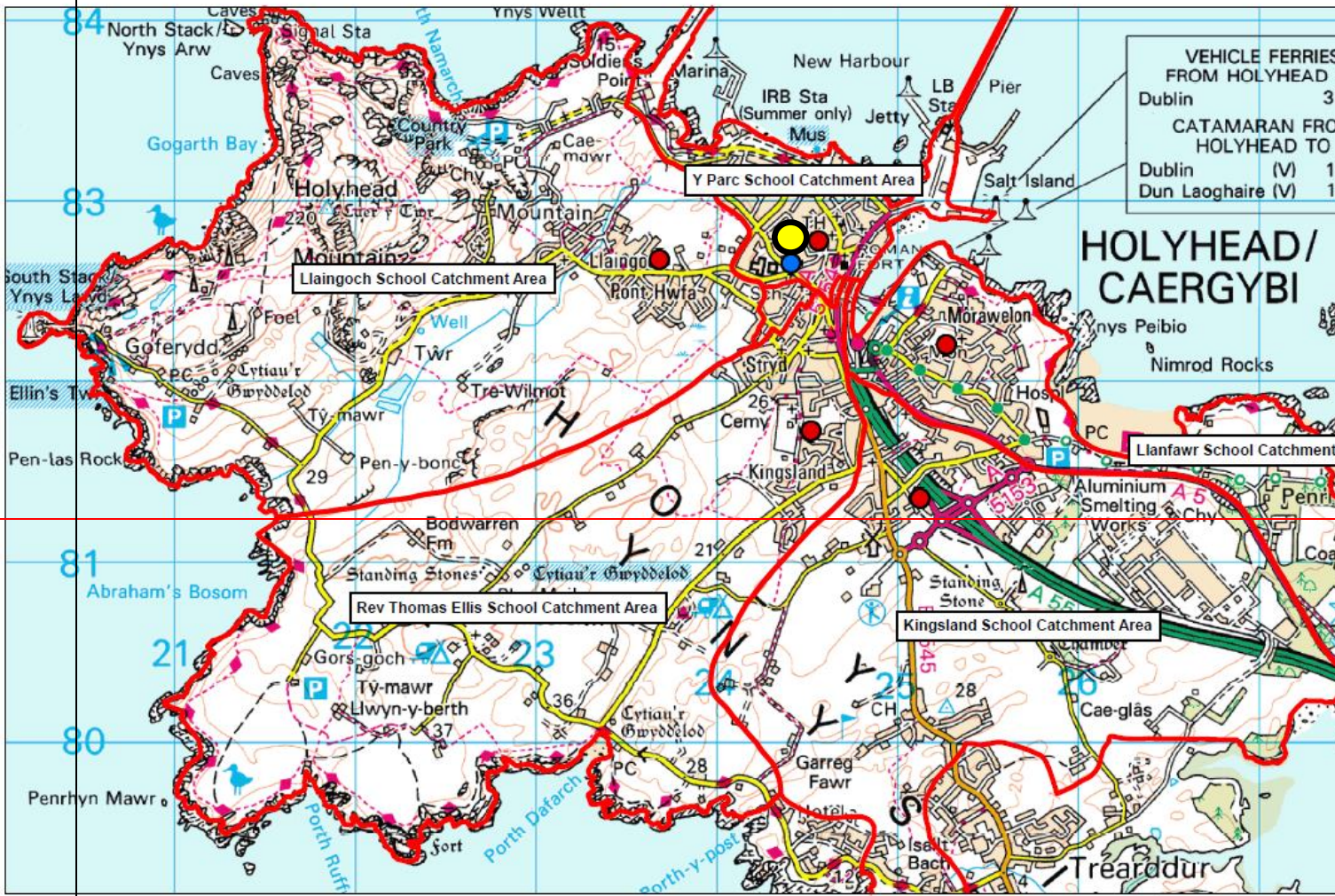
3.3.4 Decisions

The result of an initial review of primary provision in the SOP and further consultation with parents and the community concluded that:

School	Location	Conclusion
Y Parc	North Holyhead	Prioritised for reorganisation and new school built for pupils in the three northern catchment areas
Llaingoch	North Holyhead	Prioritised for reorganisation and new school built for pupils in the three northern catchment areas
Parch Thomas Ellis	North Holyhead	Prioritised for reorganisation and new school built for pupils in the three northern catchment areas
St Marys	North Holyhead	Excluded from the consultation on the basis that the school is already full and is a voluntary aided school. In Band D of reorganisation programme
Morswyn	South Holyhead	Welsh medium primary school and is in the catchment area for Ysgol Uwchradd Bodedern. In Band D of reorganisation programme
Ysgol Kingsland	South Holyhead	Stay as it is because it is fully subscribed and is the most recent of the five other schools (excluding Morswyn and St Mary's) in Holyhead. In Band D of reorganisation programme
Ysgol Llanfawr	East Holyhead	To be considered for future reorganisation and is included in the programme in Band D for amalgamation with another school because it is sufficiently large to accept the pupils of another school and because it was given a condition rating of A by Local Authority surveyors in 2012/13 who were following RICS methodology.


On 3 November 2014 the Executive Committee of the Authority agreed to move forward with the proposed new primary school in Holyhead. The Executive Committee adopted the resolution to merge the three schools (Ysgol Y Parch Thomas Ellis, Ysgol Llaingoch and Ysgol Y Parc) in a new school building on the Cybi site and that the proposed new school would be a Voluntary Controlled Church in Wales school.

The remainder of the Holyhead primary schools will be considered in Band D (to include St Mary's and Morswyn).



VEHICLE FERRIES FROM HOLYHEAD
 Dublin 3
 CATAMARAN FROM HOLYHEAD TO
 Dublin (V) 1
 Dun Laoghaire (V) 1

HOLYHEAD/ CAERGYBI



**CYNORWNG
YNYS MON
ISLE OF ANGLESEY
COUNTY COUNCIL**

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Primary School Catchment Areas - Holyhead

Legend

- Primary School Catchment Area
- Primary Schools
- Cybi Site - new school site
- Secondary School

Figure 1: Map of the Holyhead area

3.3.5 The three schools

The optimum configuration of the three remaining schools to the West of the town : Ysgol Y Parc, Ysgol Llaingoch and Ysgol Y Parch Thomas Ellis was consulted upon.

Ysgol Y Parc is situated in the Newry district of Holyhead. It is a school for 177 pupils (4-11yrs) plus 24 nursery places and is the joint 8th largest school in the County.

The school was built in 1968 and it is a flat roofed single storey construction of steel frame with masonry and timber infill panels and timber framed windows in the old infants section. A room has been allocated to the Cylch Meithrin and there are 4 KS1/Foundation Phase rooms. In the junior section there are 3 classrooms, a Nurture Room and the 5th classroom is an IT room.

Ysgol Llaingoch, situated in the Llaingoch area on the outskirts of Holyhead, has capacity for 177 pupils plus 23 nursery places and is joint 8th largest school in the County.

Ysgol Llaingoch is a Community School and it was built in 1969 with an infant classroom extension in 2003 and improvements in 2006 to provide a more efficient administration area, a headteacher's room, entrance and staff room. The 6 classrooms, resources room and school hall are in the main building with the nursery class and the reception classroom in a double mobile unit.

Ysgol Y Parchedig Thomas Ellis, situated in the Treseifion area of Holyhead, has capacity for 124 pupils plus 23 nursery places and is the eighteenth largest school in the County.

Ysgol Y Parch Thomas Ellis is a Voluntary Controlled Church in Wales school built in 1954 but the school as an establishment, in 1998, celebrated its 250th anniversary. There are 4 classrooms on the ground floor, one of which is shared by the School Nursery and the Mudiad Meithrin. On the 1st floor, there is a classroom for years 5 and 6, a music room and another room to teach smaller groups.

3.3.6 Shortfalls with the Existing Provision

Section four of this SOC sets out the criteria by which the Authority has appraised its options, one of which is to “do nothing” and stay with the current arrangements. In summary, and with reference to the investment objectives set out below, the current provision does not meet the future needs of the Authority.

3.3.7 Condition of the current buildings:

In its Education Strategy document: “Transforming Education on Anglesey”, the Authority states that “it is committed to ensuring that all school buildings are ‘fit for purpose’, in line with WG standards.

All three school were given a condition grading of B in the 2008/9 surveys conducted by EC Harris. More recent, detailed surveys conducted by the Authority’s surveyors identify areas for significant expenditure, as outlined below:

	Y Parc	Llaingoch	Parchedig Thomas Elis
The main issue concerning the condition of current building¹	The concrete ring beam which supports the walls is in poor condition.	The structural posts of the timber frame are in poor condition as a result of wet rot.	The internal fabric to the rear elevation of the 2 storey block at ground and first floor levels are in a very poor condition.
Condition	B	B	B
Suitability	B	B	B
Sufficiency	D	D	C
Backlog Maintenance	£120k	£154k	£234k
Capacity	177 + 24 Nursery	177 + 23 Nursery	124 +23 Nursery
Surplus Places	16 (9%)	0	17 (14%)

No further investigative work has been conducted recently on the structural condition of the three primary schools. However, Property officers estimate that the cost of repairing these faults would be several hundred thousand pounds for each of the three school and would be in addition to the backlog maintenance figure of £508,000 and this further undermines the longer term viability of the current arrangements. (See Investment Objective 5 for future preventative measures). As these schools are all over 40 years old, the cost of maintaining the fabric of the building is not sustainable for the future.

Sufficiency: Reducing the number of unfilled places in the area to no more than 10%.

The Authority has set out its vision for the future of education in Anglesey in its Education Strategy document: “Transforming Education on Anglesey”. One of its priorities is to reduce the number of surplus places across its schools to a maximum of 10%. This priority is also reflected in Estyn’s requirements.

¹ Condition Surveys undertaken by the Authority’s surveyors

Within the five schools in the consultation exercise for the Holyhead area, there was a 28% over supply of pupils places (2011). This has now reduced to 5% as a result of re-designation of places and a significant increase in pupil numbers. For the three schools considered for closure, the current numbers show a combined oversupply of 7%, with Ysgol Y Parchedig Thomas Ellis having the highest percentage of spare places (14%).

Since 2013 the island's pupil numbers have increased as a result of higher numbers of births since 2008. These higher numbers of births reached a peak in 2012 and are expected to fall away gradually to the end of the decade before reaching the previous (pre 2008) levels in about 2020. These larger numbers are now arriving at primary school and competition for entry into schools, particularly those in Holyhead, has been far higher over the last two years.

Primary schools places are planned according to defined catchment areas with only the designated Welsh medium school, Ysgol Morswyn in Holyhead; and the VA school St Mary's, also in Holyhead, having wider catchment areas. Caergeiliog foundation school, which is within 5 miles of Holyhead attracts pupils from a wide area. It is a feature of Holyhead schools that large numbers of pupils attend schools other than their designated school. Very few pupils from outside the town attend Holyhead schools.

It is not proposed to cater for all this shortfall as it exists for only a short time, and it should be possible to release places in the schools still existing at that time by redesignating some rooms. Rather, it is proposed to plan for the nearest multiple of 0.5 form entry as this allows for efficiencies and best achieves the investment objectives. This brings us to a proposal of a new school for 60 pupils for nursery and 525 for 4-11 pupils, an increase in capacity of 47 places in Holyhead. Given the fluctuations in birthrates in our predictions for 2016 - 2022 this will result in an average of 7% surplus places in the new school and 2% in the remaining four schools until they are reorganised as part of Band D in the reorganisation programme.

The Council recognises the risk of planning for the current and projected pupil numbers against an expectation of reducing birth rates for its area in future; however it is clear that the population of Holyhead has a considerably younger age profile than the rest of the island and that there are housing developments in the pipeline. It is likely that the numbers will be more sustainable than the rest of the island and if Wylfa Newydd or Land and Lakes are confirmed, it is likely to lead to growth over and above projections. The options for mitigation are:

- potential changes to catchment areas, and potential reduction in pupils being educated out of catchment because of the attraction of a new school, as has happened in the recent new school in Llangefni which is full;
- an opportunity to revisit Holyhead in future bands of 21st Century schools programme;

The potential effect on neighbouring schools, in the short to medium term, is that additional capacity is provided in the new school which will cater for the growth in those three schools already oversubscribed. It may attract pupils currently being educated out of catchment on Ynys Cybi and further afield.

The importance of the appropriateness of the building to enable the delivery of a 21 Century school is included in the SOP. The suitability of the building is assessed according to the following criteria: that the school building provides all children with access to suitable

facilities that allow the delivery of a full range of educational experiences – including high quality teaching and learning facilities, suitable play areas, high quality ICT facilities, within a secure environment. The SOP explained how the Authority wishes to improve the standard of teaching in its schools and its vision for the programme. The Authority wishes to provide an education service which is driven by new technologies, new services; new approaches and new ways of working, including business process re-engineering that will enable the successful implementation of strategies for school improvement and better educational outcomes. The current schools were built for different styles of teaching and although two of the buildings have been extended, the overall layouts of the three schools do not improve school management.

Currently, there is a higher proportion (27%) of children with special needs within the three schools compared to the Anglesey average of (20%). The design of the existing schools does not allow for any smaller spaces where pupils can withdraw to for more individual support or smaller group work. There is a Nurture Room at Ysgol Y Parc where pupils can withdraw but this is a single space.

The cost of maintaining the existing provision is detailed below: Anglesey spends more per primary school pupil than most other local authorities in Wales (third highest and £577 more than Wales average for gross schools budget 2014-15; second highest and £643 more than the Wales average for delegated schools budget). Expenditure on Special Needs per pupil is the highest in Wales with delegated primary school budgets being £189 per pupil higher than average in 2014-15.

Some of the Holyhead schools are relatively low cost as might be expected for larger schools, but both Ysgol y Parchedig Thomas Ellis and Ysgol y Parc have higher than average costs. This is partly because of high running costs for their buildings. However the main reason for the high cost is the additional cost of the SEN Unit at Ysgol y Parchedig Thomas Ellis and the cost of integrating pupils with Special Educational Needs.

Using delegated direct budgets, before grants, to ensure a comparative basis; and based on pupil numbers in the 2014-15 budget, the current running costs are:

School	Total £k	Weighted pupil numbers	£ per pupil	<i>£ per pupil including SLAs SEN integration and Foundation</i>
Ysgol y Parc	485	157.8	3,074	4,728
Ysgol Llaingoch	541	184.2	2,938	4,002
Ysgol y Parchedig Thomas Ellis	434	118.2	3,671	5,813
Combined	1,460	460.2	3,173	4,716
New school – formula based budget	1,348	460.2	2,930	
Saving	112		243	

Using projected pupil numbers for 2.5 form entry:

School	Total £k	Weighted pupil numbers	£ per pupil
Ysgol y Parc	584	197.8	2,954
Ysgol Llaingoch	584	200.8	2,907
Ysgol y Parchedig Thomas Ellis	520	150.4	3,456
Combined	1,688	549	3,074
New school – formula based budget	1,577	549	2,873
Saving	111		201

This suggests that a single school could be achieved for £112k less running costs than the current three schools – saving £200 to £240 per pupil. As the local schools funding formula isn't designed for schools of this size, it is likely that further savings can be obtained by modelling the proposed staffing costs directly and recognising potential savings of co-location.

3.4 Key areas for consideration

The SOP acknowledges that a number of key principles will be required for further consideration. Aligning with the SOP - The SOC/OBC identified key areas for consideration, detailed below, and supported further through the investment objectives.

3.4.1 Leadership

Educational research shows that effective schools are well led. It is known that our successful schools have strong leadership at all levels including governors. There are however, some schools where the teaching commitment of headteachers limits the amount of time and energy they can dedicate to strategic improvement at their school. This is not sustainable.

The challenges associated with leading and managing a school have increased substantially during recent years and the expectations are continuing to increase. The leadership expectations on Headteachers in ensuring teaching and learning is of the highest quality, evaluating and raising standards, developing robust self-evaluation procedures and ensuring the continuous professional development of staff, are substantial. We believe that schools need to be restructured so that they are large enough for each school or federation of schools to have one substantive non-teaching headteacher. This would give the headteacher the necessary time to undertake the key leadership role within the school or federation.

The proposed new school is an opportunity to appoint a high performing and driven Headteacher (it is recommended that the post is advertised nationally). It is also an opportunity to develop a management structure with increased capacity, due to the level of responsibility and joint strategic planning. This arrangement is not available at the three current schools.

Anglesey officers and councillors recently visited a primary school in Rhyl, of a comparable size to the proposed new school in Holyhead [Ysgol Llywelyn's capacity is 530 + 90 nursery]. The staffing structure proposed for the new school takes into account the lessons learned from this visit.

The Headteachers from two of the existing school do not currently have a 100% non-contact time. The proposed new school would be a large primary school and it is not envisaged that the headteacher will teach a class of pupils and thus will have 100% non-contact time. This will enable the headteacher to concentrate on raising standards within the school.

3.4.2 Attainment

The need to raise standards in both primary and secondary schools has been noted as a priority in the Estyn inspection in 2012.

The following information is used by the Authority to inform the evaluation of standards.

- End of key stage indicators - namely % of pupils who attain the expected level and a higher level for that key stage.
- Outcomes of Estyn inspections.
- Attendance figures at individual school level.

Schools and the Council are working effectively in partnership to improve outcomes. In order to continue to progress, we need to:

- Ensure all school leaders have high expectations and a clear focus on improving teaching, learning, and attainment.
- Ensure that all resources available to schools are focused on improving outcomes for children and young people in a context of annual budget pressures.
- Implement an agreed consistent approach to the collection, analysis and use of information i.e. knowing where every child is in terms of their learning.
- Use consistent and effective tracking systems so that support and intervention is effective (knowing the progress of every child);
- Continuing commitment to the professional development of school staff.

The Estyn inspection on the Authority in 2012 noted that the number of schools in follow up categories was too high i.e. the number of schools where there is room for improvement is higher than the national norm. This is despite the hard work of school leaders, governors and staff. It is further evidence that the current school organisation is not fit for purpose and needs to be modernised. The aforementioned management structure proposed for the new school will also contribute significantly towards improving educational outcomes.

The new school's close proximity to the Secondary school is an opportunity to create a synergy and coherence between the two schools. It can contribute towards the overall strategy of raising standards through joint curriculum development work; support the primary to secondary transition.

3.4.3 Deprivation

It could be argued that 35% of pupils from the three schools live in relative poverty, using the percentage of children receiving free school meals (FSM) as an indicator. FSM figures on an individual school basis is as follows: Parc 44%; Llaingoch 15% and Parchedig Thomas Elis 55%. The educational performance of these children compared with those who come from more prosperous backgrounds provides clear evidence of the effect of poverty on educational achievement, and is a major issue for the Welsh Government (Joseph Rowntree Foundation).

The new school will have a strategic plan in place that shows how they will use the resources available to them to reduce the poverty gap in student achievement; the school will offer a leadership structure that enables this to be achieved. The leadership team can also regularly monitor and evaluate the impact the plan is having on student outcomes.

There is currently a SEN resource unit at Ysgol Parchedig Thomas Elis and the other two schools make internal arrangements. This in itself may not be making the best use of current available resource. The new school is also an opportunity to provide a skill set that meets the specific needs of pupils. To support the specialist knowledge and skill set, it is recognised that sufficient space is required to deliver the provision - the provision of SEN spaces throughout the school will enable pupils to be withdrawn from some lessons, whilst still benefitting from the facilities and teaching in the school. At family and community level, the main Welsh Government policies that seek to reduce poverty and its effects have been the pre-school programme Flying Start, the families programme Families First (previously Cymorth) and the community-based programme Communities First (Egan, 2012b). The layout of the new school will provide the space to work with different groups and an opportunity for outside agencies to use the schools for specific sessions.

The proposed new school will continue to use the Pupil Deprivation Grant to reduce the impact of poverty on educational achievement. It will also attempt to maximize the effect of family- and community-focused interventions.

3.4.4 Community

Research suggests that schools with additional provision such as breakfast clubs, after-school clubs, child-minding provision, summer and weekend activities achieve higher standards and secure parental and community engagement. In addition, schools are expected to be a resource for the local community in order to promote community activities that include parents, members of the community and local groups. This type of activity is important in relation to developing the link between schools and the local community.

Guidelines published in 2003 encouraged schools and local authorities to increase the community use of schools. The guidelines included the following definition of an area school. – an area school provides a range of services and activities often beyond the school day, to help satisfy the needs of pupils, their families and the wider community.”

The proposed new school will provide the opportunity to pursue the community focused agenda. Opportunities will be available for the community to utilise assets effectively. The layout of the new school will also ensure that the community will have access to resources, with spaces like the school hall located to the front of the buildings and areas will be zoned. The Authority will capitalise on specialist expertise and equipment to enable the community to address the challenges they face and reduce the barriers to learning. The location of the proposed new school has been consulted upon. The Authority acknowledges the importance of locating the school, of a viable size, in the best location to serve the community. The proposed site is in the centre of Holyhead and is opposite the secondary school. The Authority will also continue to work with both the secondary and new primary school to ensure community use so that there is a “learning campus” with the facilities of both schools available from community use. It will also ensure, where wider use by the community is considered, that appropriate policies and guidelines are in place as regards health and safety and child protection procedures.

As most of the pupils at the three schools live in Holyhead, this will not greatly increase the travelling times and distance for pupils and community users of Ysgol Y Parchedig Thomas Ellis, Ysgol Llaingoch ac Ysgol Y Parc as most of the pupils will be able to walk to the new school.

As regards to community facilities, the proposed new primary school would provide the same type of facilities as those used by current groups i.e. parents and members of the community. The facilities will be improved on what is currently available. Of the groups who use the facilities in the three schools at present, no conflict is predicted where common facilities are used in future. This is mainly because the use by the groups is low enough to allow serving everyone.

3.4.5 Improved energy efficiency and sustainability:

Display Energy Certificates (DEC) provide an energy rating of the building from A to G, where A is very efficient and G is the least efficient and are based on the actual amount of metered energy used by the building over the last 12 months. The three schools concerned have a DEC rating of D. The new area school will deliver significant improvements in energy efficiency and sustainability. The Authority will specify a BREEAM Excellent requirement for the new primary school with a Grade A rating with respect to energy efficiency on the Display Energy Certificate. The Authority will specify that the modernisation of the existing Cybi building will also incorporate BREEAM principles.

3.5 Investment Objectives

The Authority wishes to provide learning environments for all of its children and young people aged from 3 to 19 that will enable the successful implementation of strategies for school improvement and better educational outcomes. It also wishes to achieve greater economy through better use of its resources, to improve the efficiency and cost-effectiveness of the education estate and public service provision.

The Holyhead area was identified for priority investment because it is an area of multiple deprivation, in need of investment. It is the island’s largest town and has a significant impact

upon the economy of Anglesey as a whole. It is an exciting and challenging time for Holyhead with the Holyhead 2020 programme; the proposed investment of Land and Lakes; and the potential effect of Wylfa Newydd.

That Holyhead is one of the LEA's priorities for improved education provision is also clear: five of the town's wards feature in the 20% most deprived in Wales for the education domain of WIMD. Attainment levels have been lower than expected. Several of the town's schools have had poor Estyn inspection reports and the regulators have had doubts whether there was sufficient leadership capacity to turn things around. High eligibility for free school meals and high levels of special education needs are a particular challenge; but they bring additional funding which can provide significant opportunities to improve attainment.

The Authority wishes to improve in the lifelong education and skills of its community and also invest in the future through programmes such as Flying Start and Communities First and provide school facilities which can be used by the community throughout the year for learning and leisure.

Six Investment Objectives have been developed by the Project Team consistent with the SOP, as follows:

Investment Objective 1

That the school is a 21st Century standard school whereby the school building provides all children with access to suitable facilities that allow the delivery of a full range of educational experiences – including high quality teaching and learning facilities, suitable play areas, high quality ICT facilities within a secure environment.

Investment Objective 2

Facilitating better educational outcomes. The new area school is an opportunity to provide a skill set that meets the specific educational needs of pupils. To support the specialist knowledge and skill set, it is recognised that sufficient space is required to deliver the provision.

Investment Objective 3

Increasing the leadership and management capacity by creating a management team which will contribute to the development of leadership skills within and across the school.

Investment Objective 4

Ensuring adequate and sustainable primary school places in the area to cater for increasing pupil numbers and with unfilled places projected to be no more than 10 %. This will result in reduced cost per pupil.

Investment Objective 5

To replace or refurbish ageing buildings and to reduce backlog maintenance costs

Investment Objective 6

Improved energy efficiency and sustainability.

The table below sets out how far the current arrangements achieve each investment objective, why changes are required, and how outcomes will be measured.

Table 5

<p>Investment Objective 1</p>	<p>That the school is a 21st Century standard school whereby the school building provides all children with access to suitable facilities that allow the delivery of a full range of educational experiences – including high quality teaching and learning facilities, suitable play areas, high quality ICT facilities within a secure environment.</p>
<p>Existing Arrangements</p>	<p>The current schools have not been built to take account of 21st century learning and don't provide a learning environment that offers appropriate ICT infrastructure and resources; flexible learning spaces; breakout areas, the foundation stage linking nursery and reception age children; and the needs of the key stage 2 pupils in the curriculum. One of the schools currently has its nursery and reception classes taught in a mobile.</p>
<p>Business Need</p>	<p>The school needs flexible facilities to create an attractive learning environment that motivates young people to become effective learners and achieve life skills. The facilities should enable effective delivery of the curriculum, including maximising the use of ICT as a learning tool The school will be designed to BB99 standards.</p>

<p>Investment Objective 2</p>	<p>Facilitating better educational outcomes. The new area school is an opportunity to provide a skill set that meets the specific educational needs of pupils. To support the specialist knowledge and skill set, it is recognised that sufficient space is required to deliver the provision.</p>
<p>Existing Arrangements</p>	<p>There is currently a SEN resource unit at Ysgol Parchedig Thomas Elis and the other two schools make some internal arrangements, but can also make use of the Unit at Parchedig Thomas Elis. This in itself may not be making the best use of current available resource.</p> <p>All three schools provide some service for the community, for example extra-curricular activities, various activities out of school hours and all three provide an after school club called Kidz Inc. However, none of the three existing school have designated space for community use, and due to the lack of space they cannot be perceived as 'hubs' of the community.</p> <p>The Local Authority supports schools that develops community links to provide opportunities to enrich experiences for everyone. The Local Authority is responsible for ensuring that appropriate educational provision is accessible to all pupils. A new area school for Holyhead is an opportunity to sensitively consider the needs of the area and the services required to contribute to the delivery of a first class, community focussed school.</p> <p>Two of the schools included in this project, namely Parc and Parchedig Thomas Elis are eligible for the Flying Start provision.</p>

Business Need	<p>The new area school is an opportunity to provide a skill set that meets the specific educational needs of pupils. To support the specialist knowledge and skill set, it is recognised that sufficient space is required to deliver the provision. Indeed the provision of SEN spaces throughout the school will enable pupils to be withdrawn from some lessons, whilst still benefitting from the facilities and teaching in the school. Dedicated SEN teaching facilities e.g. one to one, nurture groups, small group tuition areas will enable pupils to maximise their learning. The new school will ensure points of access to SEN facilities and the school will be designed to meet the needs of disabled pupils according to the Equality Act 2010.</p> <p>The new area school will also provide the space to work with different groups and an opportunity for outside agencies to use the schools for specific sessions i.e. Communities First to offer collaborative initiative intended to tackle the disadvantages, and to capture expertise in order to address the challenges faced by some pupils and reduce the barriers to learning.</p> <p>The Local Authority conducted a consultation exercise on the concept of a new school in Holyhead and will continue to engage with the community to ensure that the school is of the right size, in the right location and offering first class teaching and learning experiences.</p>
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Investment Objective 3	An improved management structure, designed to meet current needs and to deliver better outcomes.
Existing Arrangements	The Headteachers' non-contact time at the three schools are as follows: Parch Thomas Ellis – 70%; Parc – 50%; Llaingoch – 100% .
Business Need	There is a need to harmonise headteachers' non-contact time in the primary sector on Anglesey. The management structure will also be strengthened by the appointment of a deputy headteacher. The deputy will play a major role in the management of the school, especially in the absence of the headteacher, and will also have responsibility for specific areas of school management. A new school can be expected to reach at least good or an excellent standard under the Leadership element of the new Estyn Framework. It will lead to better use of resource – linking into the Authority's Efficiency Strategy and Corporate Plan.

Investment Objective 4	Ensuring adequate and sustainable primary school places in the area to cater for increasing pupil numbers and with unfilled places projected to be no more than 10%. This will result in reduced cost per pupil.
Existing arrangements	<p>There is currently an over provision of school places in the three schools of 33 or 7% but this is reducing rapidly as pupil numbers increase, and the current schools are projected to be oversubscribed by 2017.</p> <p>There are outstanding maintenance costs of £508,000.</p> <p>The combined average cost per pupil is £4,716 which is slightly less than the average for Anglesey and about 12% higher than the average for Wales, and is a</p>

	<p>high cost for urban schools. The higher cost is partly because of the running cost of buildings and the level of special needs provision at two of the three schools and because of SEN unit at Ysgol Parch Thomas Ellis which provides SEN facilities on a part time basis for eligible pupils from Holyhead and North West Anglesey. There are currently fourteen pupils at the unit. The Council is moving away from this type of facility.</p>
Business need	<p>To plan for future primary school places in Holyhead which are sufficient to supply places for the expected increase in school population but will ensure that it meets Estyn's requirement that the authority plans its surplus places to no more than 10% across its primary and secondary schools.</p> <p>To reduce running costs by optimising class sizes and pupil teacher ratio. To design more efficient and appropriate provision for SEN pupils. If possible to make savings by co-locating with the secondary school and using the high school's facilities and facilities management (e.g. site manager; catering contract; playing fields.)</p> <p>The school(s) will be located in an area which is accessible for the catchment areas of the existing schools and will be within the travel distance of the homes of all pupils in the combined catchment area.</p>

Investment Objective 5	To replace or refurbish ageing buildings and to reduce backlog maintenance costs
Existing arrangements	<p>Four of the five primary school buildings were built in the 1950s and 60s and although their current condition is relatively good, their life expectancy is not sufficient to enable them to be developed into new provision without expending considerable sums on refurbishment.</p> <p>The three schools selected have backlog maintenance of £508k (Parc: £120k, Llaingoch: £154k and Thomas Elis £234k).</p> <p>As a comparison others schools in Holyhead have the following backlog maintenance Kingsland is £64k and Llanfawr £79k.</p> <p>The Cybi building is now dilapidated but its location and its listed status make it a key education asset near to the centre of town, and contributes towards the regeneration of the town.</p>
Business need	<p>New or upgraded buildings with little or no backlog maintenance costs.</p> <p>A sustainable future for the listed Cybi building.</p>

Investment Objective 6	Improved energy efficiency and Sustainability
Existing arrangements	<p>All of the three existing schools are, on average, 50 years old, although extensions were made to one of the three schools. The buildings have poor energy efficiency (all have a grade D for Display Energy Certificate) and fall short of current energy performance targets required of new buildings.</p>
Business need	<p>A building which is designed to be energy efficient. New lighting and heating will be installed to ensure passive management and supplemented by the use of low/zero carbon technologies. BREEAM Excellent standard will be required (as set out above). Renewable energy sources will be utilised.</p>

3.6 Qualitative benefits

This section describes the main outcomes and benefits associated with the implementation of the potential scope in relation to business needs.

Satisfying the potential scope for this investment will deliver the following high-level strategic and operational benefits by investment objectives, as follows:

Table 6: Outcomes and Benefits

Investment Objective 1	
21st Century Standards - the school is a 21 st Century standard school whereby the school building provides all children with access to suitable facilities that allow the delivery of a full range of educational experiences – including high quality teaching and learning facilities, suitable play areas, high quality ICT facilities within a secure environment.	
Measures	Targets
<ul style="list-style-type: none"> ▪ Improving suitability of accommodation 	<ul style="list-style-type: none"> ▪ Accommodation meets 21st Century standards
<ul style="list-style-type: none"> ▪ Educational Improvements Foundation Phase 	<ul style="list-style-type: none"> ▪ Increase the % of pupils achieving the expected level on Anglesey - 84.6 (2014) ▪ % of pupils achieving the expected level on an all Wales basis 83.8 (2014)
<ul style="list-style-type: none"> ▪ Educational Improvements Key Stage 2 	<ul style="list-style-type: none"> ▪ Increase the % of pupils achieving expected level on Anglesey - 87.8 (2014) ▪ % of pupils achieving the expected level on an All Wales basis - 86.1 (2014)
<ul style="list-style-type: none"> ▪ High Quality Learning Facilities 	<ul style="list-style-type: none"> ▪ Post occupancy evaluation – increase in user satisfaction
<ul style="list-style-type: none"> ▪ Suitable Play Areas 	<ul style="list-style-type: none"> ▪ Meet the 21st Century Schools requirements for play areas
<ul style="list-style-type: none"> ▪ ICT 	<ul style="list-style-type: none"> ▪ Enhanced ICT provision, which meets demand and is fit for purpose.

Investment Objective 2	
Facilitating better educational outcomes for the disadvantaged groups in Holyhead through cohesive provision. The development of a 21 st Century school will bring significant educational benefits to an area in much need of regeneration and renewal.	
Measures	Targets
<ul style="list-style-type: none"> ▪ Closing the gap in performance and between FSM and non-FSM pupils 	<ul style="list-style-type: none"> ▪ FP performance / FSM position - reduce the difference to 15% points ▪ Improvement in reading and

	literacy tests
<ul style="list-style-type: none"> Closing the gap in performance and between FSM and non-FSM pupils 	<ul style="list-style-type: none"> KS2 performance / FSM position - reduce the difference to 15% points
<ul style="list-style-type: none"> Increased links with community services 	<ul style="list-style-type: none"> Demonstrate the links with associated services such as Communities First, Flying Start, Secondary School

Investment Objective 3

Increasing the leadership and management capacity - by creating a management team which will contribute to the development of leadership skills within and across the school.

Measures	Targets
<ul style="list-style-type: none"> The establishment of a Senior Leadership Team for the school composed of Headteacher, Deputy and senior teachers to drive standards up 	<ul style="list-style-type: none"> Efficient allocation of teachers to ensure that the Head teacher to have 100% non-contact time for and at least 50% non-contact time for the Deputy.
<ul style="list-style-type: none"> Good quality leadership and strategic management 	<ul style="list-style-type: none"> Meeting the requirements of the Estyn framework
<ul style="list-style-type: none"> Attendance Rates (current combined attendance rates were 93.2% for 2012/13) 	<ul style="list-style-type: none"> Attendance rate to be above 93.5% Attendance of pupils eligible for FSM

Investment Objective 4

Ensuring adequate and sustainable primary school places in the area to cater for increasing pupil numbers and with unfilled places projected to be no more than 10 %. This will result in reduced cost per pupil.

Measure	Target
<ul style="list-style-type: none"> Better matching of demand and supply of pupil places 	<ul style="list-style-type: none"> Sufficient places across the seven schools in Holyhead with no more than 10% surplus places in the new school. Suitable supply of places
<ul style="list-style-type: none"> Reduction in cost per pupil 	<ul style="list-style-type: none"> It is expected that the combined cost per pupil will be reduced from £4,716
<ul style="list-style-type: none"> Co-location – shared resources 	<ul style="list-style-type: none"> Opportunities identified and pursued from co- location. Targets to be determined, as the opportunities associated with co - location are currently being explored.

Investment Objective 5 – To replace or refurbish ageing buildings and to reduce backlog maintenance costs. Decommission buildings from 1950/60s approaching end of useful life.

<ul style="list-style-type: none"> ▪ Reduced maintenance backlog ▪ 	<ul style="list-style-type: none"> ▪ Avoiding backlog maintenance of £508k
<ul style="list-style-type: none"> ▪ Improving condition of buildings 	<ul style="list-style-type: none"> ▪ Raise condition of retained school buildings to Condition Category B and new build to Condition Category A
<ul style="list-style-type: none"> ▪ Bringing disused school buildings back into use 	<ul style="list-style-type: none"> ▪ Bringing a disused school building on a brownfield site i.e. the Cybi building back into use. This will contribute to the overall regeneration strategy for the town.

Investment Objective 6 - Improved energy efficiency and sustainability.

Measure	Target
<ul style="list-style-type: none"> ▪ BREEAM rating 	<ul style="list-style-type: none"> ▪ School buildings to be BREEAM Excellent
<ul style="list-style-type: none"> ▪ DEC rating 	<ul style="list-style-type: none"> ▪ DEC rating of A achieved
<ul style="list-style-type: none"> ▪ Targets regarding recycling 	<ul style="list-style-type: none"> ▪ At least 15% of the total value of the materials used should derive from recycled/reused materials
<ul style="list-style-type: none"> ▪ CO₂ emissions 	<ul style="list-style-type: none"> ▪ Reduce CO₂ emissions from total emissions from an average of 515kg CO₂ per pupil to <400kg CO₂ per pupil.

3.7 Main risks

The main business and service risks associated with the potential scope for this project are shown below, together with their counter measures.

Table 7: main risks and counter measures

Main Risk	Counter Measures
Project risks	Undertake a high profile community consultation and engagement processes to secure strong support from key stakeholders. This should ensure they are kept informed and any issues raised can be captured and dealt with where appropriate.

Financial risks	Engage in continual dialogue with Welsh Government and Local Members. Acceptance of proposals at corporate level: project details to be included in the Medium Term Financial Plan and allocation through the IoACC Capital Allocations process Seek realistic estimates of potential capital receipts. Undertake regular reviews of the market and projections. Develop compelling Business Cases
Planning, building and land risks	Approach planning officers for advise at key stages Use of Contractor Framework for procurement – to ensure sufficient numbers of bidders. A survey of the building has been conducted and a contingency cost of £370,000 has been included in the overall project cost. Anglesey Council has conducted asbestos surveys of all buildings and has an asbestos register. There is a minimal amount of asbestos in the Cybi building.
Community	Regularly monitor the progress towards delivering the expected benefits, as realized in the Benefits Delivery Plan.
Service	The design will be sized and scoped so as to provide sufficient suitable accommodation to respond to predicted demand. Early and continued regular communication with staff directly and via school committees, governors and forums will be undertaken so they are fully aware of the changes ahead. The Authority will ensure that the headteacher to be appointed for the new school will know what is proposed for the school building and will consult with the existing headteachers and staff over the design specification for the new school.

3.8 The Proposed Solution: A New Primary School for Holyhead

The proposal is for a 525 place area Primary School with 60 place nursery provision to be built on the site of Ysgol Cybi, incorporating and refurbishing the existing listed building, together with a 2,680m² extension. The project is to be funded 50% by Welsh Government through the C21st Century Schools programme and 50% by the Council with contributions from the VVP funded Holyhead 2020 programme.

The current Ysgol y Parc, Ysgol Llaingoch and Ysgol Thomas Ellis are to be closed and a new school Voluntary Control of the Church in Wales formed. The intention is that the school adopts the Welsh Medium (WM) or Transformational status. The final decision will be made by the Governing body of the new school, in cooperation with the Local Authority.

The vision is for cohesive provision of facilities to address deprivation and special needs, cooperating with Flying Start; accommodating voluntary sector play group provision and offering afterschool child care. The intention is that the school should have a formal leadership team including assistant head teachers and a special needs and inclusion co-ordinator to take forward a challenging inclusion, improvement and attainment agenda in this deprived area.

The new school will use the sports facilities of the nearby High School and it is intended that the schools will cooperate on a range of facilities, including learning opportunities and facilities management.

Once closed, the existing sites will be sold to release much needed development land as part of the VVP funded Holyhead 2020 programme and to provide capital receipts to help fund the new school.

This is the first step in the C21st Schools programme for the town which is planned to review another three primary schools in the town and to upgrade the High School buildings. It is complemented by the development of a new Flying Start centre serving all the most deprived wards in the town.

3.9 Constraints

The project is subject to the following constraints:

- complying with the C21st Schools Programme funding conditions;
- level of overall funding available in terms of revenue and capital;
- the Cybi building is Grade II listed and is in need of refurbishment, as further detailed in paragraph 4.6 below.

3.10 Dependencies

The project is not dependent on any of the other elements of the Schools Modernisation Programme but is subject to the following dependencies that will be carefully monitored and managed throughout the lifespan of the scheme and through the Authority's programme management arrangements.

- Welsh Government authorisation, funding and support;
- successful consultation programme concluded, maintaining parent and stakeholder support for this project;
- achieving statutory permissions, e.g. planning permission.

4. THE ECONOMIC CASE

4.1 Agreed Project Parameters

Holyhead schools were an early priority for the Authority in its deliberations around the Schools Modernisation Strategy and the SOP, for regeneration purposes, and for educational reasons as well as financial reasons. In defining the scope of the first C21st Schools project for the town, we were looking for a significant project that would serve as a trailblazer for the town and start to address school standards, pupil places and building condition.

The conclusion of the Strategy process was that;

- the group of three schools to the north of Holyhead Town should be addressed first on the grounds that there were more surplus places at higher cost, that there were issues of standards and inclusion to be addressed urgently and there was a potential site available;
- the three schools to the south of town, including the designated Welsh Medium School should be addressed in a later stage in the programme as the building condition is better and as it is considered that additional information about the potential developments in Holyhead will become available soon;
- the High School should be addressed at a later stage in the programme;
- that a straight through school should not be considered at this stage because of the challenges faced by the secondary school and individual primary schools but that co-location and shared facilities would be considered to be an added benefit to support standards and to facilitate transition from primary to secondary sector;
- that the Catholic provision should not form part of this phase as it served a far wider catchment area and that the school is currently over-subscribed;
- the investment in the Flying Start facility should continue independently on the basis that it should be centrally placed so as to be accessible to all the deprived wards and that both the site and funding were in place.

The preferred option of a new area primary school for the north of Holyhead was incorporated in the SOP and the Holyhead 2020 programme. Plans for a new primary school on the Cybi Site are now well advanced and contractors have been appointed for the design phase (see timetable at paragraph 5.9).

4.2 Critical Success Factors (CSF)

The Critical Success Factors (“CSFs”) for this project were developed by the project team reflecting the priorities and CSFs in the SOP. These are:

- **Acceptability:** Attractive to the school community and other stakeholders;
- **Deliverability:** Can be delivered within the specified time period of the capital plan and schedule for the School Modernisation Strategy and the 21st Century Schools Programme. Issues such as site availability are included in this criteria;

- **Supply of places:** Matches supply of places to expected demand in a cost effective way;
- **Accessibility:** Within walking distance for the majority of pupils;
- **Affordability:** Fit with capital planning and funding availability and with projected revenue funding;
- **Strategic Fit:** Consistent with aims of Holyhead 2020 and the Schools Modernisation Strategy including inclusion, standards and compliance with school organisation/ capacity policies.

These CSFs have been used alongside the Investment Objectives for the project to evaluate the long list of possible options.

4.3 The Long Listed Options

Following the analysis of pupil numbers and in light of the investment objectives and CSF, the Authority concluded that 525 places with 60 nursery places best fits the future requirements for primary school places in the area. (see para 3.8). There needs to be a change, and the Authority had a number of decisions to make, relating to:

- rationalisation and investment decisions to ascertain which schools should remain or whether there is the need for a new area school;
- new build or refurbishment options, as to what form the building should take;
- site selection option of where the school should be located.

The options available to the Authority can be classified as:

- **Do Nothing:** Continuing with the current level of repairs, number of school places and buildings.
- **Minimum Scope:** Increase provision of places by re-designating space in existing schools and mobile classrooms. Minimal refurbishment would be done at all three continuing schools.
- **Intermediate Scope:** Closure of one school and the extension and refurbishment of another existing school to accept the pupils of the closed school and projected growth, minimal refurbishment at the remaining school;
- **Maximum Scope:** Closure of the three schools and transferring the pupils to a new primary school within the combined catchment area, according to the vision in the SOP.

The table below provides a summary of the extent to which each option satisfies the Authority's Investment Objectives and Critical Success Factors as previously described:

Initial Options Appraisal – Investment Objectives and Critical Success Factors

	Do Nothing	Minimum	Inter-mediate	Maximum
Investment Objectives				
1. Achieving C21 Schools Standard	No	No	Partial	Yes
2. Facilitating better educational outcomes	No	No	Partial	Yes
3. Increasing leadership and management capacity.	No	No	Partial	Yes
4. Ensuring adequate and sustainable places	No	Partial	Yes	Yes
5. Replace or refurbish ageing buildings	No	Partial	Partial	Yes
6. Improved energy efficiency and sustainability	No	Partial	Partial	Yes
Critical Success Factors				
1. Acceptability	No	No	Yes	Yes
2. Deliverability	Yes	Yes	Yes	Yes
3. Accessibility	Yes	Yes	Yes	Yes
4. Supply of Places	No	Partial	Yes	Yes
5. Affordability	No	Yes	Yes	Yes
6. Strategic Fit	No	No	Partial	Yes

Option	Findings
1.0 Scope	
1.1 Do Nothing	Discounted because it does not address the issue of increased pupil numbers, nor any of the investment objectives and does not provide a sustainable solution for the future.
1.2 Minimum – repair three schools; increase space provision by redesignating space in existing schools and mobile classrooms	Possible but it does not address the majority of the investment objectives and does not provide a sustainable solution for the future.
1.3 Intermediate – close one school and refurbish and extend another; repair the third	Possible because it addresses some of the investment objectives and CSFs but is unlikely to provide a sustainable solution for the future
1.4 Intermediate – close two schools and refurbish and extend the third	Discounted because although it addresses many of the investment objectives and CSFs there are constraints on the availability of the

	sites (a separate site appraisal has been prepared)
1.5 Maximum – close three schools and new build and refurbishment on Cybi Site	Preferred because it addresses all the investment objectives and CSFs and because this site is available and in the Authority's ownership
1.6 Maximum – close three schools and new build on alternative site	Discounted because whilst it would address all the investment objectives and CSFs, there are constraints on availability of suitable sites (a separate site appraisal has been prepared)
2.0 Service solution	
2.1 Traditional Build	Preferred because it provides an asset with a life expectancy of fifty years or more with fewer uncertainties than the competing solutions. Offers more flexibility within the procurement framework with design layouts and specification of materials and finishes.
2.2 Modular Build	Possible because the Authority is committed to using the North Wales Schools and Public Buildings Contractor Framework for the delivery of the new school projects. The Authority has entered into a Framework Agreement with 5 other Local Authorities in North Wales. The Framework is used to deliver projects funded through the 21 st Century Schools Programme. None of the contractors currently on the Framework are specialist Modular Build Contractors. Using this type of system would therefore require an alternative Procurement route and the withdrawal of the project from the Framework Programme. This system would only be suitable for the new build element.
3.0 Service Delivery	
3.1 Design and Build	Preferred because due to current workloads and commitment to the design of the North-West Anglesey new school, there is no capacity to undertake this project as an in-house designed project. The Authority also wishes to test this route on a larger project. By choosing the Design & Build Procurement route, the Authority is open to a traditional or a standardised build design solution for this project. Two of the tendering contractors have specialist standardised design systems which would work for the new build element

	of the project. The tenders will be assessed on design, programming, quality and price and process will give the Authority an opportunity to compare all the benefits for the different build options and to select the best value solution.
3.2 In House Design	Discounted because although this this has the advantage of a less complicated procurement and is well understood by the Authority and prospective bidder and it may also offer the opportunity for small and medium enterprises to bid. However there is no capacity internally to technically design the school for this project.
4.0 Implementation	
4.1 Big Bang	Preferred – for the preferred scope of a new school on a new site, there are no benefits to phasing the project.
4.2 Phased	Possible as would be necessary for options 1.1 to 1.3. Not relevant for the preferred option.
5.0 Funding	
5.1 Private Funding	Discounted because in 2013, the Authority reviewed the option of entering into a joint venture arrangement to assist with the management of its assets. It concluded that this was not an option which it wished to pursue because of the complexity and cost of setting up a strategic partnership and the possible delay in the programme from doing so. The Authority concluded that there was likely to be more market interest if the contract for this school was let separately.
5.2 Public Funding	Preferred because it will allow completion of the project according to the timetable. Funding is agreed in principle by 50% grant from the C21st programme and 50% from the Authority.

4.4 Site Evaluation

In order to narrow down the long-list of options in the light of constraints on the availability of appropriate sites, and to ensure a robust challenge to the Cybi Site, a Site Evaluation was prepared.

A total of 8 available sites were identified by the Council's Property Officers for the proposed new school and these were within the catchment area of the three current primary schools. These are:

1. Existing site of Ysgol Llaingoch with additional land for a new school
2. Park site (on corner of South Stack Road with New Park Road) with car park on phase 2 land
3. Site allocated for housing development with car park on phase 2 housing land
4. Park site (on corner of South Stack Road with New Park Road) with car park on phase 3 land
5. Millbank;
6. Cybi site;

7. Current site of Ysgol Y Parc
8. Current site of Ysgol Parchedig Thomas Ellis

The last two options have been eliminated as it is immediately apparent that the sites are not large enough to accommodate a school for the projected number of pupils, and no available land within close proximity for this purpose.

In order to aid the selection of the most suitable site, each of the remaining 6 sites were assessed against 9 criteria:

1. Planning Issues
2. Site Acquisition
3. Site Location
4. Site Suitability
5. Disruption
6. Proximity to other services and amenities
7. Proximity to the Secondary – to take advantage of shared resources e.g. playing fields, canteen, school hall, transport
8. Utility services
9. Contributing to the protection of the historical landscape – does the site make use of listed and /or other historical buildings.

The results of the site evaluation exercise is summarised below:

Site Evaluation Results

No.	Site	Score (out of 90)
1.	Existing site of Ysgol Llaingoch with additional land for a new school	51.5
2.	Park site (on corner of South Stack Road with New Park Road) with car park on phase 2 land	56.5
3.	Site allocated for housing development with car park on phase 2 housing land	55.5
4.	Park site (on corner of South Stack Road with New Park Road) with car park on phase 3 land	56.5
5.	Millbank	50.0
6.	Cybi site	67.5

The main risks/issues associated with each specific site is summarised below:

- Site 1: Located on the outskirts of the town, and would be an unpopular choice amongst stakeholders. It would also lead to an increase in traffic in a residential area.
- Sites 2&4: Categorised as a public open space, and could result in a village green application
- Site 3: The significant cost (in the region of £1m) of site acquisition
- Site 5: Access to this site would be difficult and this means that planning permission would be unlikely. Potential flood risk is also associated with this site.

The site evaluation exercise concluded that Option 6 i.e. the Cybi site is the preferred option.

The selection of the Cybi Block site has the benefit of the new Primary School being located opposite to the Holyhead Secondary School Site. The site is in full Council ownership, so there will be no land purchase requirements. The site is sufficient to accommodate the proposed new primary school, but some of the staff and parent parking will be located on the opposite Millbank Sports Field Site. The existing Millbank Sports Field Complex, which comprises of the Secondary School playing fields and all-weather games area can also be shared by the new Primary School pupils.

The Cybi Building² dates back to approximately 1904 and is an Edwardian county school, its original function that of a segregated primary school. It was incorporated into the new Comprehensive School in 1954 and in later years its function changed to that of a Sixth Form building. The Sixth Form building was closed in approximately 2008 and the building has remained empty since that period. During that time the building has been the subject of metal/material theft, and vandalism, and so has fallen into significant disrepair and damage.

The Cybi building and its boundary walls were listed Grade II in 2009; the building as “a good example of an Edwardian county school, with a clearly articulated plan, and good architectural detail” and the walls for “group value as an integral part of the design of the school”.

This project will allow the return of a primary school to this historical building / site. Early consultation has taken place with CADW Officers, who have confirmed the extent of the Listed Building to be retained and which elements of the existing building can be demolished. Three original halls within the original school will require restoring to their original form and specification, which will provide excellent multi-function hall spaces within the new school development. The total existing Floor Area of Cybi Block is approx. 1,820m². The area to be demolished is 640m², and the area to be retained – 1,180m².

The refurbishment of the Cybi Building is estimated at £1,355 per m². As a cost comparison, the Authority has also looked at how the construction costs would be affected if the Listed Building could be demolished – therefore resulting in a complete new build school. Based on a standardised design solution, the school building cost itself would be in the region of £5.8m. In comparison to the proposed example of £4.7 new build and £1.6m refurbishment – indicating that the part demolition and new build is £500k more expensive than a complete new build on the same site.

The Cybi site scored particularly high on the criterion referring to ‘contributing to the protection of the historical landscape’. It is well known that historic buildings provide a foundation for the regeneration of towns and cities. Regenerating buildings can reinforce a sense of community, make an important contribution to the local economy and act as a catalyst for wider improvements to the wider area. The authority has incorporated in the Holyhead Regeneration Strategy a clear role for the historic building of the Cybi site (option 6) and to promote regeneration rather than preserving the building.

4.5 Options Appraisal

The site analysis enables the short-list to be restated as:

Option	Summary Description	Option Type
1	Do Minimum - repair three schools; increase space provision by re-designating space in existing schools and mobile classrooms	Comparator
2	Intermediate – close one school and refurbish and extend another; repair the third	Less Ambitious
3	Maximum - close three schools and new build and refurbishment on Cybi Site	Preferred

The table below provides a summary of the main advantages and disadvantages for each of the above options:

4.5.1 Options Appraisal – Advantages and Disadvantages

Option	Advantages	Disadvantages
<p>Do Minimum (repair three schools; increase space provision by re-designating space in existing schools and mobile classrooms)</p>	<ul style="list-style-type: none"> • There would be an improvement against some of the programme and project objectives through addressing the issue of increased demand for places. 	<ul style="list-style-type: none"> • The objectives of suitability, sufficiency and sustainability of buildings would not be met. • The three existing school buildings are old and future lifecycle and maintenance spend is likely to be higher than for a new build school: future maintenance spend for a new school is likely to be low over the next ten years.
<p>Intermediate (close one school and refurbish and extend another; repair the third)</p>	<ul style="list-style-type: none"> • Most of the improvement objectives in relation to pupil numbers, class sizes and unit costs are met in part and most of the CSFs are met. • The quality, sufficiency, suitability and condition of the buildings is likely to be improved but not as much as the new build; It would reduce Backlog maintenance at Thomas Elis of £234k 	<ul style="list-style-type: none"> • The objectives in relation to the sufficiency, suitability and condition of buildings are not met in full; • The extended school would not be the exemplar development for the Schools Modernisation Strategy as envisaged; • Requires compromise in design and does not achieve suitability requirements in terms of teaching space, ancillary areas; • Leads to layout constraints that are likely to cause operational inefficiency; • Whilst refurbishment offers a lower construction cost, it entails significantly higher operating and lifecycle costs; • Entails greater residual maintenance requirements resulting in more disruption in the future; • There would be a transitional period when children would need to be temporarily accommodated elsewhere as the extension and refurbishment work continues;

Option	Advantages	Disadvantages
		<ul style="list-style-type: none"> • Does not meet the same sustainability standards in terms of energy efficiency and environmental impact as a new build solution.
<p>Maximum (new school)</p>	<ul style="list-style-type: none"> • The Authority will be able to meet its aspiration to provide a 21st century school with facilities to deliver the curriculum and to engage with the local community; • Lead to improved standards at the Foundation Phase and Key Stage 2 • It would avoid backlog maintenance of £508k and, in due course, release a projected £1.4m in capital receipts; • It would bring back into use a listed historic building; • Spending per pupil would reduce by about £201 per head, generating savings of £110k pa; • Improved ICT provision; • Result in the headteacher and deputy having 50 - 100% non-contact time. • A new school would provide places for future growth in the catchment area; • A school of this size would employ more teachers and could ensure specialisms in many areas; • Inclusive provision across the north of the town • Manage surplus places, achieving the target of no more than 10%; • On-going maintenance costs will be lower than the other options; • More classrooms so fewer pupils will be taught in mixed year groups; • Provide SEN spaces within the building which link to the year group classrooms • Improved energy efficiency 	<ul style="list-style-type: none"> • Significant capital costs – build cost is higher than the other options; • Reorganisation can have a disruptive effect on staff and pupils; • Possible staffing implications; • Possible further distance travelled to the new school; • Possible effect on community facilities; • Deliverability less certain, due to the need to secure a site and fulfil statutory processes such as planning permission.

The table below provides a financial appraisal of each option, based on a 60 year assessment period:

4.5.2 Options Appraisal – Financial Appraisal

Option	Undiscounted (£k)	Net Present Cost (Value) (£k)
Minimum		
Capital	1,388	1,341
Revenue		
Total costs	1,388	1,341
Cash releasing benefits		
Net costs / (savings)	1,388	1,341
Non- cash releasing benefits		
Minimum Option: Total	1,388	1,341

	Undiscounted (£)	Net Present Cost (Value) (£)
Intermediate		
Capital	1,795	1,739
Revenue		
Total costs	1,795	1,739
Cash releasing benefits	(6,045)	(2,724)
Net costs / (savings)	(4,249)	(985)
Non- cash releasing benefits		
Intermediate Option: Total	(4,249)	(985)

	Undiscounted (£)	Net Present Cost (Value) (£)
Maximum		
Capital	8,410	8,024
Revenue		

Option	Undiscounted (£k)	Net Present Cost (Value) (£k)
Total costs	8,410	8,024
Cash releasing benefits	(7,824)	(3,912)
Net costs / (savings)	587	4,113
Non- cash releasing benefits		
Maximum Option: Total	587	4,113

The do-nothing option was not costed, as this is not considered a realistic option, given the need to supply additional places in the near future.

4.6 Qualitative benefits

This section describes the main outcomes and benefits associated with the implementation of the potential scope in relation to business needs.

Satisfying the potential scope for this investment will deliver the following high-level strategic and operational benefits. By investment objectives these are as follows:

Table 8: Outcomes and Benefits

Investment Objective 1	
21st Century Standards - the school is a 21 st Century standard school whereby the school building provides all children with access to suitable facilities that allow the delivery of a full range of educational experiences – including high quality teaching and learning facilities, suitable play areas, high quality ICT facilities within a secure environment.	
Measures	Targets
<ul style="list-style-type: none"> ▪ Improving suitability of accommodation 	<ul style="list-style-type: none"> ▪ Increase the % of pupils achieving the expected level on Anglesey - 84.6 (2014) ▪ % of pupils achieving the expected level on an all Wales basis 83.8 (2014)
<ul style="list-style-type: none"> ▪ Educational Improvements Foundation Phase 	<ul style="list-style-type: none"> ▪ Increase the % of pupils achieving expected level on Anglesey - 87.8 (2014) ▪ % of pupils achieving the expected level on an All Wales basis - 86.1 (2014)
<ul style="list-style-type: none"> ▪ Educational Improvements Key Stage 	<ul style="list-style-type: none"> ▪ Increase the % of pupils achieving the

2	<p>expected level on Anglesey - 84.6 (2014)</p> <ul style="list-style-type: none"> ▪ % of pupils achieving the expected level on an all Wales basis 83.8 (2014)
<ul style="list-style-type: none"> ▪ High Quality Learning Facilities 	<ul style="list-style-type: none"> ▪ Post occupancy evaluation – increase in user satisfaction
<ul style="list-style-type: none"> ▪ Suitable Play Areas 	<ul style="list-style-type: none"> ▪ Meet the 21ST Century Schools requirements for play areas
<ul style="list-style-type: none"> ▪ ICT 	<ul style="list-style-type: none"> ▪ Enhanced ICT provision, which meets demand and is fit for purpose.
<p>Investment Objective 2 Facilitating better educational outcomes for the disadvantaged groups in Holyhead through cohesive provision. The development of a 21st Century school will bring significant educational benefits to an area in much need of regeneration and renewal.</p>	
Measures	Targets
<ul style="list-style-type: none"> ▪ Closing the gap in performance and between FSM and non-FSM pupils 	<ul style="list-style-type: none"> ▪ FP performance / FSM position - reduce the difference to 15% points ▪ Improvement in reading and literacy tests
<ul style="list-style-type: none"> ▪ Closing the gap in performance and between FSM and non-FSM pupils 	<ul style="list-style-type: none"> ▪ KS2 performance / FSM position - reduce the difference to 15% points
<ul style="list-style-type: none"> ▪ Increased links with community services 	<ul style="list-style-type: none"> ▪ Demonstrate the links with associated services such as Communities First, Flying Start, Secondary School
<p>Investment Objective 3 Increasing the leadership and management capacity - by creating a management team which will contribute to the development of leadership skills within and across the school.</p>	
Measures	Targets
<ul style="list-style-type: none"> ▪ The establishment of a Senior Leadership Team for the school composed of Headteacher, Deputy and senior teachers 	<ul style="list-style-type: none"> ▪ Efficient allocation of teacher time. The Head teacher to have 100% non-contact time for and at least 50% non-contact time for the Deputy.
<ul style="list-style-type: none"> ▪ Good quality leadership and strategic management 	<ul style="list-style-type: none"> ▪ Meeting the requirements of the Estyn framework
<ul style="list-style-type: none"> ▪ Attendance Rates (current combined attendance rates were 93.2% for 2012/13) 	<ul style="list-style-type: none"> ▪ Attendance rate to be above 93.5% ▪ Attendance of pupils eligible for FSM
<p>Investment Objective 4 Ensuring adequate and sustainable primary school places in the area to cater for increasing pupil numbers and with unfilled places projected to be no more than 10 %. This will result in reduced cost per pupil.</p>	

Measure	Target
<ul style="list-style-type: none"> Better matching of demand and supply of pupil places 	<ul style="list-style-type: none"> Sufficient places across the seven schools in Holyhead with no more than 10% surplus places in the new school. Suitable supply of places
<ul style="list-style-type: none"> Reduction in cost per pupil 	<ul style="list-style-type: none"> It is expected that the combined cost per pupil will be reduced from
<ul style="list-style-type: none"> Co-location – shared resources 	<ul style="list-style-type: none"> Opportunities identified and pursued from co-location. (Targets to be agreed upon as the opportunities associated with co-location are currently being explored).
Investment Objective 5 – To replace or refurbish ageing buildings and to reduce backlog maintenance costs. Decommission buildings from 1950/60s approaching end of useful life.	
<ul style="list-style-type: none"> Reduced maintenance backlog 	<ul style="list-style-type: none"> Avoiding backlog maintenance of £508k
<ul style="list-style-type: none"> Improving condition of buildings 	<ul style="list-style-type: none"> Raise condition of retained school buildings to Condition Category B and new build to Condition Category A
<ul style="list-style-type: none"> Bringing disused school buildings back into use 	<ul style="list-style-type: none"> Bringing a disused school building i.e. the Cybi building back into use. Contributing to the overall regeneration strategy for the town.
Investment Objective 6 - Improved energy efficiency and sustainability.	
Measure	Target
<ul style="list-style-type: none"> BREEAM rating 	<ul style="list-style-type: none"> School buildings to be BREEAM Excellent
<ul style="list-style-type: none"> DEC rating 	<ul style="list-style-type: none"> DEC rating of A achieved
<ul style="list-style-type: none"> Targets regarding recycling 	<ul style="list-style-type: none"> At least 15% of the total value of the materials used should derive from recycled/reused materials
<ul style="list-style-type: none"> CO₂ emissions 	<ul style="list-style-type: none"> Reduce CO₂ emissions from total emissions from an average of 515kg CO₂ per pupil to <400kg CO₂ per pupil.

4.7 Qualitative benefits appraisal

A workshop was held at the Lifelong Learning department on 13th October to evaluate the qualitative benefits associated with each option.

4.7.1 Methodology

The appraisal of the qualitative benefits associated with each option was undertaken by:

- identifying the benefits criteria relating to each of the investment objectives
- weighting the relative importance (in %s) of each benefit criterion in relation to each investment objective
- scoring each of the short-listed options against the benefit criteria on a scale of 0 to 9
- deriving a weighted benefits score for each option.

4.7.2 Qualitative benefits criteria

The benefits criteria were weighted as follows for each investment objective:

Table 9: Benefits criteria weighting

Qualitative Benefits	Weight
1. Contributing to raising educational attainment	40
2. Improving condition – raise retained school buildings to Condition Category B and any new build to Condition Category A	20
3. Improving suitability – appropriateness of accommodation to enable delivery of 21 st Century standards	20
4. Co-location with the Secondary School – opportunities and accessibility to share resources	5
5. To match the demand and supply of pupils places	15
Total	100

4.7.3 Qualitative benefits scoring

Benefits scores were allocated on a range of 0-10 and agreed by members of the School Modernisation Project team.

4.7.4 Analysis of key results

The results of the benefits appraisal are show in the following table.

Table 10:

Benefits Criteria and weighting	Option 1 Do Nothing		Option 2 Minimum: Repair three schools; increase space provision by redesignating space in existing schools and mobile classrooms		Option 3 Intermediate: Close one school and refurbish and extend another; repair the third		Option 4 Maximum: Closure of three schools and a new build	
	R	W	R	W	R	W	R	W
Raw (R) and weighted scores (W) scores								
Benefit Criteria 1	0	0	2	80	3	120	9	360
Benefit Criteria 2	0	0	2	40	2	40	9	180
Benefit Criteria 3	0	0	1	20	3	60	9	180
Benefit Criteria 4	0	0	0	0	0	0	8	40
Benefit Criteria 5	0	0	2	30	2	30	8	120
Total	0	0	7	170	10	250	43	880
	4		3		2		1	

4.8 Risk appraisal

A workshop was held at the Lifelong Learning department on 17th October 2014 to evaluate the risks associated with each option. These risks were reviewed, updated and validated through the circulation of the document to the project team.

4.8.1 Methodology

Risk appraisal has been undertaken and involved the following distinct elements

- Identifying all the possible business and service risks associated with each option
- Assessing the impact and probability for each option
- Calculating a risk score

The range of scales used to quantify risk was as follows:

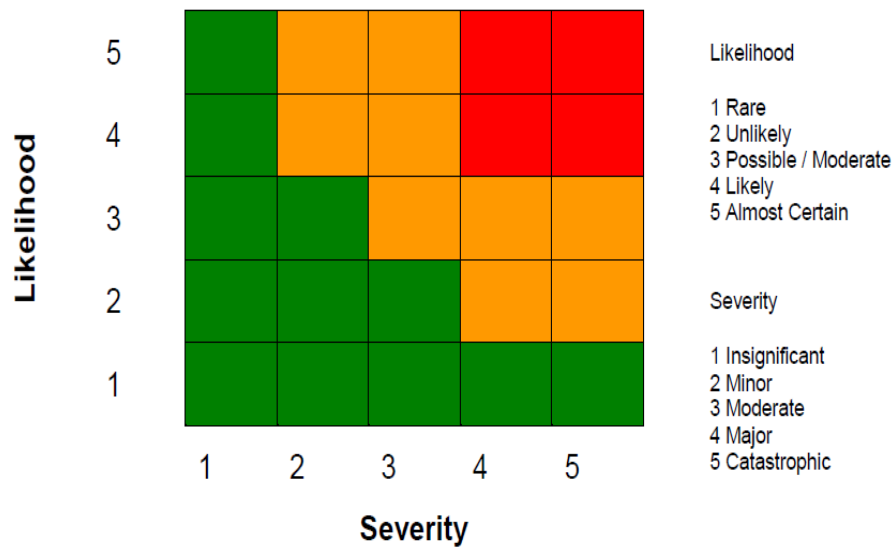


Table 11: Summary of the risk appraisal results

Risk category	Option 1– Do nothing	Option 2 (Minimum) – repair three schools; increase space provision by re-designating space in existing schools and mobile classrooms	Option 3 (Intermediate) – close one school and refurbish and extend another; repair the third	Option4 (Maximum) – Maximum - close three schools and new build and refurbishment on Cybi Site	Option4 (Maximum) – Residual Risk as outlined in the risk register
Project Risks	6	18	27	65	47
Financial Risks	6	33	37	52	33
Planning, Building and Land Risks	8	24	35	94	52

Community Risks	1	1	16	9	9
Service Risks	13	13	13	18	18
TOTAL	34	89	128	238	159
RANK	1	2	3	4	

4.8.2 Conclusion

Option 1 – Do nothing

This option ranks lowest in terms of qualitative risk.

In project terms this option does not present any significant risks. Project risks are associated with the change introduced. Option 1 doesn't introduce change, and therefore expectedly scores low.

In financial terms this option does not present any significant risks. This risk category refers mainly to approval of business cases and securing funding. This option doesn't involve the development of a business case, nor is it associated with additional funding.

In planning, building and land risks this option does not pose any significant risk. This risk category refers mainly to construction risks. Option 1 involves no construction work.

In community terms – this option scores low as it will not interfere with current community arrangements.

In Service terms it is recognised under this option does not pose any significant risks. Mainly because there is no need to appoint a new headteacher, and that the demand for places could be matched in the short term. However this option is not sustainable for the future.

Option 2 - (Minimum)

This option ranks second lowest in terms of qualitative risk

In project terms it does not present any unusual or significant risks. However this option does not respond to key stakeholder' aspirations.

In financial terms this option does not present any significant risks. This option does not respond to stakeholder aspirations nor does it meet all of the project's objectives.

In service terms such an approach does not pose any significant risks.

Option 3 (Intermediate)

This option ranks the second highest in terms of qualitative risk

In project terms it does not present any significant risks. However this option does not respond to key stakeholders' aspirations.

In financial terms this option does not present any significant risks. This option does not respond to stakeholder aspirations, nor does it meet all of the project's objectives.

In service terms such an approach does not pose any significant risks.

Option 4 – Maximum. Closing 3 schools and a new build.

This option ranks the highest.

In project terms it ranks the highest in terms of the following risks – lack of project support and resources. This option would require the most input in terms of support and resources. However this option will respond to key stakeholders' aspirations and meets all of the project's objectives.

In financial terms this option does not present any significant risks.

In planning, building and land risks this option scores the highest - It is to be expected as this option involves significant capital costs (the build cost is higher than the other options). However it does not present any unusual or significant risks. In community terms this option does not pose any significant risks.

In service terms this option does not pose any significant risks. However this option has the highest risk in this category because it will require a new Headteacher and is the most radical, in terms of meeting demand for places.

It can be confirmed that the preferred option is the riskiest; however it does yield the strongest gains and meets stakeholders' aspirations. The Countermeasures have been developed for the preferred option and people responsible for managing risks have been identified in the form of a risk register (included in table 10 in the form of residual risk).

4.9 Main risks

The main business and service risks associated with the potential scope for this project are shown below, together with their counter measures.

Table 12: main risks and counter measures associated with the project

Main Risk	Counter Measures
<p>Project risks</p> <ul style="list-style-type: none"> • Lack of public support • Lack of political support • Lack of officer resource 	<p>Undertake a high profile community consultation and engagement processes to secure strong support from key stakeholders. This should ensure they are kept informed and any issues raised can be captured and dealt with where appropriate.</p>
<p>Financial risks</p> <ul style="list-style-type: none"> • WG does not approve the business case • Match funding stream fails to materialize • Underestimated project budget 	<p>Engage in continual dialogue with Welsh Government and Local Members.</p> <p>Acceptance of proposals at corporate level: project details to be included in the Medium Term Financial Plan and allocation through the IoACC Capital Allocations process.</p> <p>Seek realistic estimates of potential capital receipts.</p> <p>Undertake regular reviews of the market and projections.</p> <p>Develop compelling Business Cases.</p>
<p>Planning, building and land risks</p> <ul style="list-style-type: none"> • Failure to attract sufficient number of private sector bidders • Construction time delays and time over runs • Planning refused • New sites fail to be negotiated from the short listed sites • Unforeseen site conditions • Design does not meet specification • Variations requested by Council effects project • Developing on site occupying Local Authority owned building at risk 	<p>Approach planning officers for advise at key stages</p> <p>Use of Contractor Framework for procurement – to ensure sufficient numbers of bidders.</p>

<p>Community</p> <ul style="list-style-type: none"> Community activities cease due to change of location and accessibility issues 	<p>Regularly monitor the progress towards delivering the expected benefits, as realized in the Benefits Delivery Plan.</p>
<p>Service</p> <ul style="list-style-type: none"> Failure to recruit a suitable headteacher Insufficient provision to accommodate / respond to predicted demand. 	<p>The design will be sized and scoped so as to provide sufficient suitable accommodation to respond to predicted demand.</p> <p>Early and continued regular communication with staff directly and via school committees, governors and forums will be undertaken so they are fully aware of the changes ahead . The Authority will ensure that the headteacher to be appointed for the new school will know what is proposed for the school building and will consult with the existing headteachers and staff over the design specification for the new school.</p>

4.10 The preferred option

The results of investment appraisal are as follows:

Table 13: summary of overall results

Evaluation Results	Option 1	Option 2	Option 3	Option 4
Economic appraisals	£508k	£1,340	(985)	£4,113
Benefits appraisal	0	170	250	880
Risk appraisal	34	89	128	238(Residual 159)
Overall ranking	2	3	1	4

Based on the overall option appraisal conducted, the Authority's preferred solution is for a new build school for 525 pupils with a 60 place nursery. This will cater for the growth in pupil numbers and ensure that surplus places remain at 10% or less, as the three current schools in the Holyhead catchment area are scheduled to close.

This option is preferred because it would realise the investment objectives and critical success factors. It is also the pragmatic solution as it uses a central location and is mindful of the impact on the community. The main benefits to stakeholders / users is the provision of a much improved, flexible and fit-for-purpose teaching and learning environment, appropriate for the delivery of a modern curriculum, in area in much need of regeneration and renewal.

4.11 Sensitivity analysis

The method used was:

- a) 'switching values'

4.11.1 Results of switching values

Table 13 shows the values (in %) at which the preferred option would change in the overall ranking of options.

Table 14: changes (%) required to equate with the preferred option

Change in Costs (%)	Option 1	Option 2	Option 3
Capital costs	N/A	0	-64%
Current costs	N/A	0	
Total costs	N/A	0	-64%
Cash releasing benefits	N/A	0	131%
Non releasing cash benefits	N/A	0	N/A
NPV/C	N/A	0	

4.11.2 Key observations

A change / variation in capital cost is most likely to change the best outcome from a financial perspective. A 64% change in capital costs would be required to change the preferred option if everything else was to remain consistent. A 131% change in cash releasing benefits would be required to change the preferred outcome if everything else was to remain consistent.

4.11.3 Results of scenario planning

The table below summarises the results associated with increasing uncertain costs by 20% and reducing uncertain benefits by 20%.

Table 14: Summary of results from scenario planning

	Option 4 – benchmark (Maximum)	Option 3 – (Intermediate)
Sensitivity analysis on benefits	5,715	(637)
Sensitivity analysis on costs	3,858	(1,065)
New order in ranking	2	1

4.11.4 Key observations

These are: If Capital costs for both options is 20% higher than anticipated, the preferred option from a financial perspective remains the same, and in fact, becomes even more favourable. If Capital Receipts for both options is 20% higher than anticipated, the preferred option from a financial perspective remains the same, however the margin has reduced slightly.

4.12 Preferred option

The preferred option remains as option 4 (maximum - the Closure of the three schools and transferring the pupils to a new primary school within the combined catchment area). The Authority has considered the options of refurbishment and remodelling, as explored further in the economic case. Although the intermediate option may be cheaper and addresses existing problems, they do introduce constraints, such as the structural layout cannot accommodate the various learning styles/ space required to meet our investment objectives; the inconvenience of the building's location to the community and they don't provide a sustainable solution for the future.

5. THE COMMERCIAL CASE

5.1 Procuring Band A

As detailed in the SOP, in addition to this project, the following schools have been prioritised as Band A:

- New Build Primary School North West Anglesey (140 places + nursery), with the closure of 3 existing schools;
- Remodelled Primary School South East (210 places + nursery);
- Remodelled Primary School South West 1 (150 places + nursery),
- Remodelled Primary School South West 2 (230 places + nursery),

The Authority has been considering what options it has in procuring Band A of the Schools Modernisation Programme; these options are:

- To let a single contract for all the five schools in the band;
- To let two contracts – possibly one for the new build schools and one for the remodelled schools;
- To let separate contracts for each school;
- A combination of the above.

It is important that the Authority procures a “quick win” in order to show to parents and other stakeholders that the 21st century schools planned for the island will be a significant improvement on the school buildings which are to be closed. Furthermore, the Authority wishes to demonstrate that there is a private sector market for building schools on the island and to show to potential bidders that Anglesey can deliver and that consequently the future contracts proposed are desirable. The Authority wishes to demonstrate the programme will be successful, and believes that by procuring this school as a single procurement, the Authority will be able to demonstrate that the school rationalisation programme is well managed.

The Authority is progressing with its plan for a new build school in North West Anglesey (Llannau) and, as the Holyhead school is proceeding on a similar timescale, it considered a joint procurement. The North West Anglesey (Llannau) school is being designed by the in-house Architectural Team however, a Design & Build approach is being adopted for the Holyhead School as there is insufficient capacity to design both schools internally. The Authority approached the market and from its market soundings it has concluded that on the basis of two single, separate new build school procurements will attract more interest from the private sector and from small and medium enterprises on the island.

The Authority will use the North Wales Schools and Public Buildings Contractor Framework to cut down procurement time and costs. The Authority has considered grouping this project with another school project with a neighbouring Authority. The Framework Contractors were consulted on this collaborative proposal to tender two projects together and were approached, through the Framework Manager, to submit their views on possible benefits. The feedback received indicated that the benefits that can be associated to this process would be no greater than those that would be taken from full collaboration through the framework if the schemes were tendered individually. There was also some concern from one contractor who was bidding for contracts within Lot 1 (£4.322m > £7.5m) of the Framework that combining these

two schemes under one tender would mean that only Contractors within Lot 2 (£7.5m > £15m) could tender and would result in them losing one opportunity to bid. The proposals were discussed at the Framework Strategic Board and the Framework Operational Board. Based on the feedback received, it was decided not to group the two projects.

A mini-tendering process through the Framework was the preferred option and the tenders were advertised in late September and a preferred bidder has been appointed.

5.2 Procurement Options for the New Primary School for Holyhead

We believe that the procurement of the single contract will be straightforward and is a method which the Authority is used to using. It has attracted small to medium enterprises because the project is not complex. We will realise community benefits through this procurement (see 5.6). The Authority will use the local Framework to let the contract.

The Authority's In-House Architectural Design Team has delivered hugely successful new build school projects in recent years. Due to current workloads and commitment to the design of the North-West Anglesey new school, a decision has been taken to procure this scheme as a Design & Build Project. The Architectural Design Team will have full involvement in the tendering process, project management and administration.

By choosing the Design & Build Procurement route, the Authority is open to a traditional or a standardised design solution for this project. Two of the tendering contractors have specialist standardised design systems which would work for the new build element of the project. The tenders are assessed on design, programming, quality and price and process will give the Authority an opportunity to compare all the benefits for the different build options and to select the best value solution.

5.3 The Specification for the Build

The Authority's architects have put together a draft specification for the building. It is proposed that the school design shall include:

- Sixteen standard classrooms @ 60m² each;
- Two Reception classrooms @ min 60 m² each;
- One nursery classroom @ min 70 m².

It is proposed that the Nursery and two Reception Classrooms will be housed in the Grade II Listed Building. There are three classroom spaces available within the building – each being 100 m² which exceeds the minimum requirements and can accommodate useful storage space. Locating the Nursery and Foundation elements within this building will allow shared use of the refurbished multi-use hall areas – each being approx. 100 m². CADW has specified that these 3 halls in the Cybi block will have to be reinstated, as much as possible, to their original condition.

Cybi Block Listed Building to be refurbished in accordance with CADW requirements and examples of works to be carried out as follows:

- Prepare and repointing of listed boundary wall and gate piers, with new stone ball finials to piers and new entrance gates and railings to match on top of existing walls.
- Cleaning of all external walls and repointing of brickwork as necessary.
- Cleaning and refurbishment of existing cast iron and rainwater goods and the /replacement of upvc sections with cast iron to match originals.

- Repair / replacement of existing windows with new double glazed safety glazed units to CADW approval.
- Removal of all roof finishes, replace any defective timbers and re-lay new felt and battens and re-use existing slates.
- New solid concrete insulated floors throughout.
- Re-plastering of internal walls throughout.

A new modern two storey building will be constructed to the rear of the Listed Building and will house the 16 no. new classrooms required. The new building is to be of modern construction and finishes and will be in complete contrast to the traditional finishes of the listed building. The new building will be constructed to meet BREEAM Excellent standards and will be linked to the Listed Building with a modern lightweight link corridor.

The areas and space usage within the new building will include the following:

- 18 Classrooms @ 60 m² each;
- A main hall @ 180 m² (for lunch provision and for use as a gymnasium);
- A resources room @ 60 m²;
- A flexible open learning zone @ 70 m²;
- A flexible specialist zone @ 60 m²;
- A small group room @30 m²;
- 8 quiet rooms off classrooms
- 1 nurture group room
- 3 SEN small group rooms
- 3 small group rooms

In addition, the following non-teaching areas are assumed:

- Kitchen with stores, staff office and toilet; server area; hall storage;
- Reception Office (and photocopier); headteacher office; interview/parent room;
- Medical /[SEN] /Hygiene room;
- Staff/community room (The Authority also wishes to site the community facilities such as the community room, WCs and the school hall towards the front of the building to prevent access to the classrooms.)
- Visitor/staff toilets.

External areas will include – off-site playing fields shared with the Secondary school, MUGA Games area, hard play areas, soft play areas and a habitat area. Play areas for the nursery children will be segregated.

The School Buildings and external areas will be designed to comply with the areas, requirements and standards as set out in :

21st Century School requirements and guidance

- Building Regulations 2000 for England and Wales and Approved Documents
- Building Bulletin 93 Acoustic Design of Schools – design guide, DFES, 2001
- Building Bulletin 99 Briefing Framework for Primary School Projects
- BB100 Designing and Managing Against the Risk of Fire in Schools
- Building Bulletin 87 Environment

- Building Bulletin 90 Lighting
- Building Bulletin 91 Access for Disabled People to School Buildings Management & Design Guide, DFES, 1999
- Building Bulletin 94 Inclusive School Design, DFES, 2001
- Building Bulletin 101 Ventilation
- Building Bulletin 102 Designing for Pupils with Special Educational Needs, DFES, 2005
- BREEAM Excellent requirements for the new build element
- CADW requirements for the Listed Building element

5.4 Contract Strategy

The North Wales Schools and Public Buildings Contractor Framework (“NWSPBCF”) was used for the procurement process. The Framework was used to appoint contractors for major construction works over £4.35m. The NWSPBCF is a list of pre-qualified contractors that all North Wales Authorities or any regional Public Sector Body can utilise without having to go through an OJEU process, resulting in significant cost and time savings. The framework is a collaborative project funded by Welsh Government Department for Education and Skills (21st Century Schools Programme) and is led by Denbighshire and Flintshire County Councils on behalf of the 6 North Wales authorities.

Alongside the regional framework, the principles adopted through the Framework will be applied to projects valued below the OJEU threshold across the region. This will ensure consistency, drive delivery of the community benefits, develop continuous improvement and set new benchmarks for best practice.

The framework is now operational and will be in place for four years (with a break clause to review after 2 years).

The Authority has considered grouping this project with another school project with a neighbouring Authority. The Framework Contractors were consulted on this collaborative proposal to tender two projects together and were approached, through the Framework Manager, to submit their views on possible benefits. The feedback received indicated that the benefits that can be associated to this process would be no greater than those that would be taken from full collaboration through the framework if the schemes were tendered individually. There was also some concern from one contractor who was bidding for contracts within Lot 1 (£4.322m > £7.5m) of the Framework that combining these two schemes under one tender would mean that only Contractors within Lot 2 (£7.5m > £15m) could tender and would result in them losing one opportunity to bid. The proposals were discussed at the Framework Strategic Board and the Framework Operational Board. Based on the feedback received, it was decided not to group the two projects.

The Authority has selected a Design & Build Procurement route, and will consider a traditional or a standardised design solution for this project. Two of the tendering contractors have specialist standardised design systems which would work for the new build element of the project. The tenders will be assessed on design, programming, quality and price and process

will give the Authority an opportunity to compare all the benefits for the different build options and to select the best value solution.

Having decided upon a preferred procurement strategy, the project has been registered on the North Wales Construction Framework, where five of the Contractors within Lot 2 declared an interest in the project. A Framework briefing meeting took place with the contractors giving details of the site, history, brief, programme and budget. Tenders were invited in October. Unfortunately two of the contractors withdrew, but three tenders were returned on the 14th November and Wynne Construction is the preferred bidder. Initial Survey Works have already been carried out – Listed Building Condition Survey, Site Topographical Survey, Ground Investigations, Ecology Survey and Traffic Assessment. These documents were issued as part of the Tendering Package to the contractors. Early consultation has also taken place with the Planning Department, Highways Department, CADW as well as Community Benefits Môn and Job Centre Plus with regard to Community Benefits.

On recent successful projects, early contractor involvement has been key to project delivery. By using a Two Stage tendering process on this project, it allows the Authority to work with the selected contractor through the detailed design process to look in detail at the buildability and the programming of the project.

5.5 Evaluation of Bidders

Bidders have already been evaluated on their experience and suitability during the Framework Tendering and Interview process. As part of the mini tendering competition, they will now be evaluated in accordance with the following project and site / location specific criteria:

- **Conceptual Design Proposals for the scheme** – Contractors will submit a Conceptual Scheme Design to include the Architectural Building Design, external works, landscaping, building massing, outline specification of construction materials, conceptual building services design, structural principles, brief description of each Engineering System included and a narrative explaining the energy saving features of the design.
- **Project Procurement and Programming** - Defining the specific benefits which each contractor engaged as design and build contractor can bring to the new build Holyhead Primary School project. In particular, identifying those specific measures to be implemented to ensure a close collaborative working environment is established between Client, Design and Delivery Teams to ensure the most cost effective design solutions are adopted. Contractors will also be evaluated on their expertise in resolving any buildability issues which may add value to the procurement process and will also be required to demonstrate how their input into value engineering of the design will result in beneficial outcomes for this project in terms of future maintenance implications especially in the area of life cycle cost planning. Contractors will also be requested to submit an outline programme – identifying key programme delivery dates.

- **Contractor Delivery Team** - The names, job roles, relevant qualifications and experience of the people (both site and office based) allocated from within each organisation to work specifically on the Holyhead New Build School project.
- **Community Benefits** - CORE (Targeted Recruitment and Training) - On this particular site and project what will each contractor do to maximise the Targeted Recruitment and Training opportunities
- **Price** –Each tendering contractor has submitted a tender price based on the design and construction costs of the proposals detailed within their conceptual design and included full design team costs, preliminaries and elemental construction costs and percentage additions for overheads and profit..

5.6 Community Benefits

The flow chart overleaf describes the process the Authority will follow in relation to Community Benefits. The process is the best practice recognised by Value Wales and implements the Sustainable Procurement Policy.

The Authority is committed to maximize the value of every pound the Local Authority spends, and this can be realized through the use of community benefits. Community Benefits is the “goodwill’ contribution donated voluntarily by a developer for the benefit of the community. It is the Authority’s intention to seek funding and or in kind contribution from developers towards local community initiative(s) in the project area, and this in turn can promote social, economic and environmental wellbeing.

The Authority will incorporate community benefits into the Procurement exercises, in the form of a social clause included in the contract (community benefit clauses to be included as core part of the contract). To allow Anglesey to meet the priorities set out regarding Community Benefits it is a **requirement (core)** that the contractor delivering the New Holyhead School will:

- Provide 78 weeks Apprenticeships/ work experience/ training and/or employment for disadvantaged groups (long term unemployed, NEETS, disabled, economically inactive) for every £1m spent.
- Produce a Community Benefits Plan and Targeted Recruitment and Training method statement.

In meeting these requirements for the Holyhead Area, the Tender Documentation has focused on the tackling Poverty Agenda and the Lift Programme (tackling workless households) as key priorities for the Authority. The Lift Programme is only in 9 Community First cluster areas across Wales, Anglesey being one of them, which supports workless households into work and to find the right opportunities. Contractors are encouraged to work with the following enterprises to deliver the requirements:

- Communities First
- Business Wales
- CITB

- Jobcentre Plus
- Techniquet Glyndwr
- Wales Co-operative Centre

Other priority areas (**non-core**) to be considered include:

5.6.1 Wider employment benefits

In addition to the mandatory requirement above there is a drive to ensure that contractors ensure:

- retention of existing workforce and providing measurable improvements and up skilling in workforce.

5.6.2 Maximising supply chain opportunities for SMEs

Opening up opportunities for SME's to form part of the supply chain is key to driving economic development in the Holyhead region, therefore it is expected that a contractor would:

- Advertise subcontracting opportunities on Sell2Wales
- Ensure fair payment to contractors through adoption of the Fair Payment Charter.
- Using Business Wales to hold 'Meet the Buyer' events.

5.6.3 Education, Community and Environmental Benefits

The driver for the Framework Contractors is delivering excellent educational building therefore it is expected that the successful Contractor will contribute to this agenda in Holyhead and also secure other positive outcomes that would benefit the local community and environment by:

- Providing input into curriculum development through supporting learning in key topic area - Numeracy and Literacy
- Ensure contribution to education by running workshops on key area of skills such as sustainability, design, environmental and social considerations
- Work with local schools and colleges and universities – work experience/ mentoring/ careers fairs/ site safety etc.
- Contribution to community and environmental regeneration or engagement schemes that are of benefit to the local and wider community, for example through providing labour to develop key projects.
- Reduce and monitor waste to landfill, use and source recycled material for projects, aim to minimise travel and reduce water usage on site.

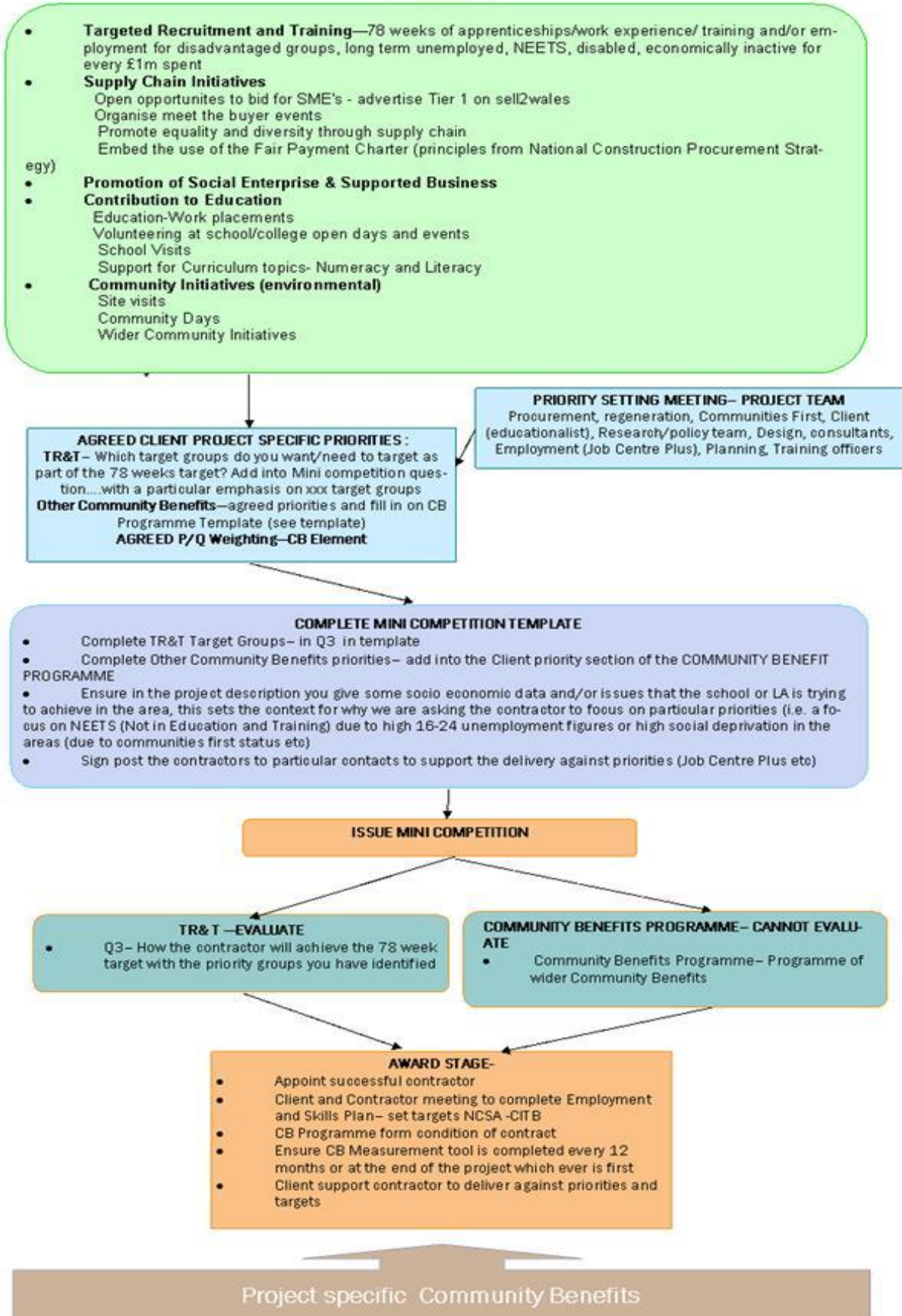
It is recognised that Community Benefits can be an array of opportunities and in order to maximise opportunities for the new area school in Holyhead project and to ensure a holistic approach the project team will link with other WG priorities and strategies designed to tackle worklessness and unemployment such as the LIFT Programme and workless households and the Tackling Poverty agenda. Partnership engagement will also be an integral part of the Community Benefits process in order to involve all interested parties in a process impacting on

their community, and opportunity to maximize the value of LA spending and regeneration investment (a potential VVP contribution).

The Authority will use the North Wales Construction Framework to legally manage Community Benefits. All community benefits activities will also be included in the overall project plan and monitored accordingly by the Education Transformation Board.

Figure 1 North Wales Framework Community Benefits Process.

North Wales Framework Community Benefits Process



5.7 Proposed Key Contractual Terms

The Authority will let a Fixed Cost contract for this project, using the JCT standard form. The JCT standard form proposed, incorporates the following key contractual clauses:

- **Price:** The contractor bears the price risk, as it contracts to provide a building for a fixed price.
- **Payment:** Likely to be on a milestone basis.
- **Delay:** : the Authority will specify a contractual construction period and the date by which time the school will need to be completed, open and ready for pupils to attend; the construction period will be discussed and agreed with the preferred bidder prior to appointment
- **Subcontractors:** the Contractor will be responsible for managing any subcontractors which they employ;
- **Furniture, Fittings and Equipment:** All fixed furniture, fittings and equipment will be included within the main contract.

5.8 Personnel Implications (including TUPE)

This is a straightforward build contract, with no transfer of facilities management services, therefore whilst staff will be affected by the closure of the three schools, any costs arising and TUPE implications will be addressed by the Authority outside of this financial case.

5.9 Procurement Timetable

Subject to agreement of the SOC, it is projected that the procurement will progress in accordance with the following timetable:

Task	Date
Compete formal consultation on school closures	27 July 2014
Ground Investigation Survey	July 2014
Ecology Survey	July 2014
Traffic Impact Assessment	August 2014
Issue statutory notices for school closures	September 2014
Tender documents completed	October 2014
Tender invitation	07 Oct – 14 Nov 2014
Tender Evaluation	17 Nov – 26 Nov 2014
Contractor Stage 1 Appointment	01 Dec 2014
Contractor Design Team Detailed Design	01 Dec – 01 May 2015
Submit OBC to Cabinet	December 2014
Approval of SOC by WG	January / February 2015
Consult with staff, governors and parents on design of new school	January - February 2015
Planning Application Submitted	Feb 2015
Planning Application Determined	May 2015
Contractor Stage 2 Appointment	04 May – 15 May 2015
Contractor Mobilisation	18 May – 29 May 2015
Commencement on Site	01 June 2015

Construction Period	14 Months
Construction Completion	26 August 2016
Commissioning	23 July – 26 Aug 2016
Formal closure of the 3 schools	July 2016
New School Opening	5 th September 2016

6.0 THE FINANCIAL CASE

6.1 Introduction

The purpose of this section is to set out the indicative financial implications of the preferred way forward, as set out in the economic case, on the basis as set out in the commercial case. Further detailed analysis of the financial case including affordability will be set out within the Final Business Case stage.

6.2 Estimated Cost of the Preferred Option

The Authority estimates the cost of the school to be £8,410k. This is based upon the preferred site (Cybi site). This site consists of the development of a Grade II listed building along with a new part of the school to the rear. The cost estimate comprises:

New Build Area School Cost Estimate	
Preliminary Studies – Site Investigation (Topo Survey, Ecology Survey, Condition Survey, Traffic Assessment etc)	£33,000
Construction Costs	
Listed Building Refurbishment (including demolition)	£1,634,000
New 2-storey Extension (2,680m ² x £1,750)	£4,690,000
Staff/Parent Parking	£750,000
Glazed link between old building and new	£125,000
Sprinkler Installation	£200,000
Contingency @ 5% of Construction costs	£370,000
Total Construction Costs – Building only	£7,802,000
Professional Fees	
Fees @ 3.4% of construction costs - internal and specialist	£263,000
Contractor Pre-Construction Fees	£175,000
Total Professional Fees	£438,000
Other Costs	
Fixtures and Fittings	£70,000
ICT Equipment	£100,000

Total Other Costs	£170,000
Total Project Cost	£8,410,000

The construction cost is £1,892 per m² or £12,690 per pupil

The cost of the school has reduced by £2.630m (24%) from the sum estimated in the Authority's SOP of £11.040m. This stems from further discussion with the Welsh Government, downscoping of size requirements and more detailed analysis of costs. It also benefits from location near the High School.

Funding from the Viable and Vibrant Places Programme (VVP) of £452,000 will potentially be available over 3 years. An allocation also needs to be retained for the submission of planning applications for the other 3 school sites when they become vacant at £16,000 per site. Therefore a VVP contribution of £500k could be available towards the scheme. From this - the spend requirement for 2014/15 may be used on possible additional, survey works, highway improvements and fees.

6.3 Impact on the Authority's Income and Expenditure Account

Although the construction period is 12-18 months, the anticipated payment stream for the project is over 4 financial years as follows:

Summary Financial Appraisal

£k	2014/5	2015/6	2016/7	2017/8	Total
	£k	£k	£k	£k	£k
Preferred Option:					
Capital Cost	348	4,689	3,265	108	8,410
Revenue Cost Implications			-64	-110	-174
Total	348	4,689	3,201	-2	8236
Funded by:					
Existing Budgets			-64	-110	-174
Additional Funding	348	4,689	3,265	108	8,410
Total	348	4,689	3,201	-2	8,236

Note: The capital cost incurred in 2017/8 represents the assumed final payment after the expiry of the defects liability period.

6.4 Impact on the Authority's Balance Sheet

The proposed capital expenditure will be shown on the Authority's balance sheet. It is expected that the three existing school buildings and sites currently valued at approximately £1,462,000 will be removed from the balance sheet as the schools are closed and the sites disposed of.

6.5 Overall Affordability

The intention is that this capital cost is funded 50% through the WG 21st Century Schools programme, and 50% through the Council's capital resources.

It is estimated that the WG's capital contribution will be phased as follows:

- 2014/5 £nil
- 2015/6 £3,009k
- 2016/7 £1,138k
- 2017/8 £58k

The Authority's funding requirement of £4.205m is currently expected to be funded by means of:

- £2.805m unsupported borrowing (additional borrowing which does not attract government grant);
- £1.4m in capital receipts from the sale of surplus sites.
- The Authority will also fund the one off costs of closing the existing schools and the transitional costs involved in opening the new school. This is estimated at £250k.

The expected revenue savings from this project are estimated at £110k, made up of:

- approximately £110k pa. based on the current schools funding formula;

The school's funding arrangements and related budgets will be reviewed to ensure that the maintenance and servicing requirements are taken into account.

There are no additional transport costs.

7. THE MANAGEMENT CASE

7.1 Introduction

The new area primary school in the Holyhead is the second project in Band A of the Authority's School Modernisation Programme.

The project is part of the initial band of projects included in Band A of the Welsh Government 21 Century Schools Programme, currently planned for delivery in 2014 – 2019/20.

7.2 Programme Governance

The Authority has an overall project management and governance system in place for the School Modernisation Programme that is sufficiently robust to ensure that progress is made; adequate and appropriate resources are engaged; key stakeholders are informed and involved as appropriate, and that decisions can be made in a timely manner. The arrangements reflect and recognise the scale of the spending commitment involved, the complexity of the consultation and the breadth of issues raised in the course of delivering this project. This is set out in Figure 2 overleaf. The governance arrangements are currently being reviewed in the light of the recommendations from the recent Gateway Review (see section 7.10) and will be simplified over the next few months.

Membership of the Education Transformation Board is set out below:

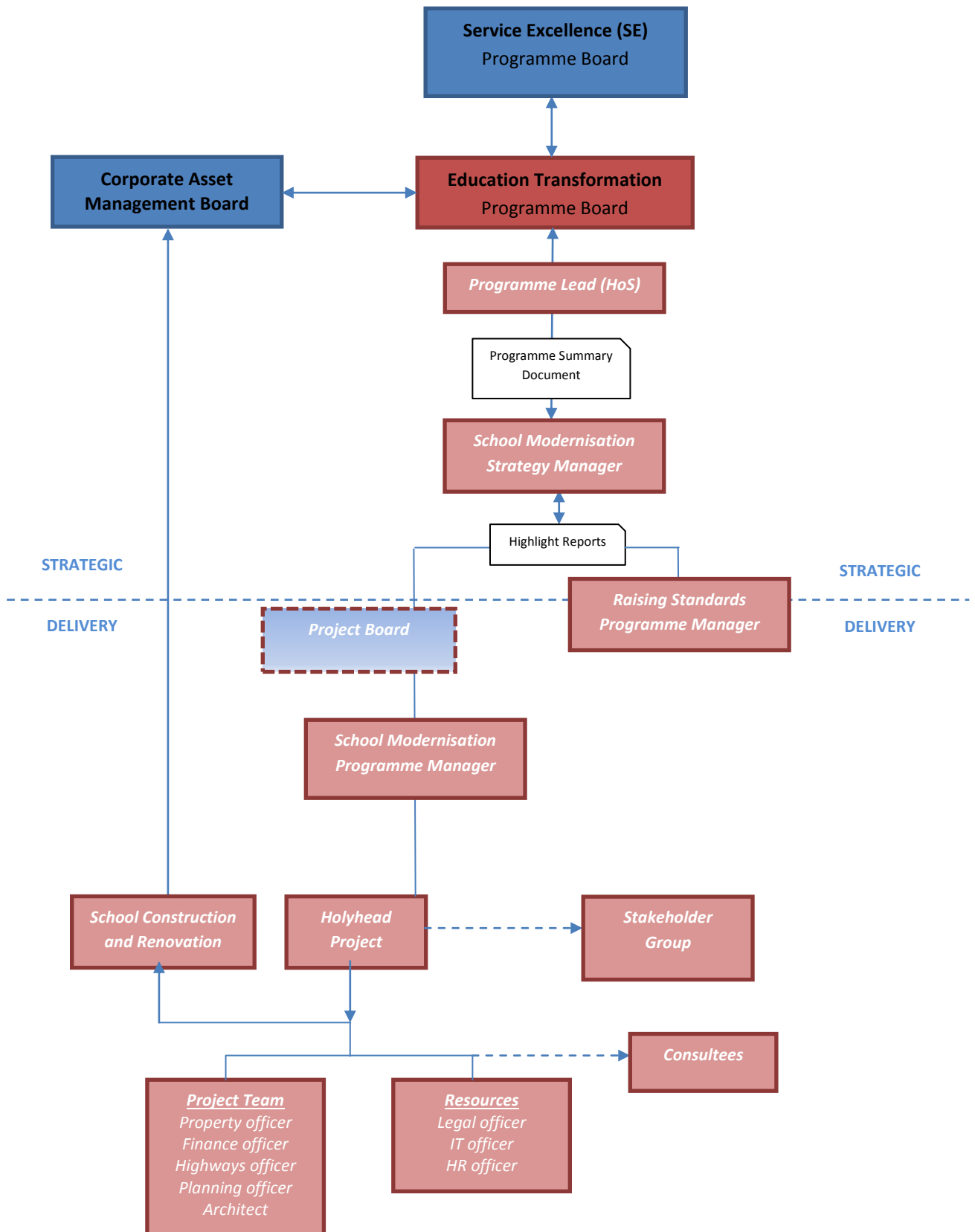
Education Transformation Programme Board

Role	Member
Senior Responsible Owner	Corporate Director of Lifelong Learning
Senior Supplier	Head of Service, Environment & Technical
Senior User	Head of Service, Education
Board Member	Deputy Chief Executive
Board Member	Executive Member (Portfolio Holder)
Board Member	Scrutiny Member
Board Member	Section 151 Officer
Board Member	Head of Service(s), Children's Services

In addition, the following are invited to attend Board meetings:

- School Modernisation Strategy Manager
- Corporate Programme and Business Planning Manager
- School Modernisation Programme Manager
- Chair of Primary and Secondary Schools Strategic Group
- External Representatives: Llais Ni (Youth Council) Development Officer
- Welsh Government representative

Figure 2: Programme Governance



The Transformation Programme Boards (the Education Transformation Board reports into the Service Excellence Board) are the drivers of change and improvement within the Authority and are responsible for ensuring the delivery of the Transformation Plan, incorporating the Council's corporate plan and organisational change agenda.

The Transformation Programme Boards provide oversight, direction and make recommendations to the Senior Leadership Team (SLT) and the Executive Group on funding change programmes and projects. This will give confidence that anticipated benefits to the Council and communities on Anglesey are being realised and ensure that activities are delivered in accordance with Anglesey's corporate objectives and transformation culture themes.

7.3 Project Management

The project is managed as part of Band A, to which the Authority has applied PRINCE 2 methodology. The School Modernisation Strategy Manager and the School Modernisation Programme Manager are qualified PRINCE2 practitioners. An internal project team has been assembled based upon their range of skills and knowledge and their project management experience. A Programme Manager was appointed in March 2014 from within the Authority. The core members of the internal project team comprise of the following:

Core Project Team

Title	Skills	Project Role
Senior Responsible Officer Gwynne Jones Corporate Director of Lifelong Learning	LA officer with experience of dealing with standards and school improvement and school modernisation	Provides sponsorship and leadership of the project and is ultimately responsible for the successful delivery of the programme. The SRO reports to the project boards on the project
Strategic Programme Manager Emrys Bebb	PRINCE 2 Practitioner (re-registered January 2014) with 15 years' experience of project management in the private and public sectors.	Responsible for the overall co-ordination of the programme, ensuring that the projects are delivered effectively and on time throughout the various stages. Provides strategic input and direction and key project management areas that are integral to the success of the project.
Project Manager Nonn Hughes	MA in Change Management and a trained PRINCE 2 practitioner. Currently on a 3 year secondment to the Corporate Transformation Team.	Responsible for the day to running of the phases of the project and lead and co-ordinate to make sure that their project is delivered to time and budget. Works closely with the Programme Lead to and reports on

Title	Skills	Project Role
		progress and issues including consultation. Specific responsibilities include producing project plan, communications plan, risk register and all other relevant documentations. The project manager will lead on clarifications and evaluations of the project.
Architectural Services Manager Gareth Thomas	Chartered RIBA Architect with 18 years' experience working on Education Projects for the Authority and 11 years' experience working in the private sector.	Leads on design and construction issues.
Planning Development Manager Dewi Francis Jones	25 years' experience as a professional coordinator within the Authority. MSc Environmental Planning and Diploma in Change Management. Full membership Royal Institute Town Planning.	Leads on planning issues
Valuation Officer T Dylan Edwards	BSc (Hons) MRICS First Class Honours degree in Real Estate Management Chartered Surveyor specialising in Commercial Property Main responsibilities include dealing with land and matters concerning property valuation, land ownership, purchasing, disposal and tenancy arrangements.	Leads on site acquisition
Chief Networking Engineer Huw Percy	B.Eng(Hons), C.Eng., C.Env., MICE. Chartered Civil and Environment Engineer Responsible for: - Traffic, Parking, Road Safety, developmental management, Public Footpaths, Anglesey Coastal Path, Highways improvements	Advises on highways and traffic issues.
Finance Manager Paula Gledhill	L.L.B degree and fully qualified chartered accountant (ACA-ICAEW). 9 years accountancy experience, 4 years in private practice working in business advisory and assurance services and 5 years working in local government finance function covering a range of areas including	Supervising, guiding and providing direction to Senior Education Accountant. Providing cover in absence. Checking figures Produced.

Title	Skills	Project Role
	internal audit, capital, treasury and financial planning and modelling.	
Senior Education Accountant Arwyn Hughes	CIPFA Student member with 6 years' experience working in Local Authority Finance.	Provide and review information regarding potential revenue costs and savings associated with the project.

In addition to the core team, the project has access to the following specialist external resource:

Additional Specialist External Resource

Specialist External Resource	Project Role
Quantity Surveyor (Mechanical and Electrical)	Manage all aspects of the contractual and financial side of the construction
Construction Design and Management Coordinator	Advise on construction Health and Safety matters
Structural Engineer	Responsible for building structures and substructures
Civil Engineer	Advises on highway and construction issues
Fire Consultant	Advise on all fire safety matters
Acoustic Consultant	Advises on acoustic design and building performance.
Traffic Impact Assessor	Responsible for identifying all transport issues and propose measures to deal with the issues
BREEAM Assessor	Offer BREEAM related advice, and rate the environmental sustainability of the construction.
Ecologist	Advise on all ecological issues

The Authority has decided to resource the project using in-house resources to ensure that its staff retain expertise and knowledge to write the future SOCs. It has used Local Partnerships to help produce the SOP and this SOC. Local Partnerships have provided external challenge to the Authority and will support the Authority throughout the project development and delivery process, and will assist in drafting the specifications for external advisers and in interviewing candidates if required by the Authority.

The Authority will seek to complement its Design Team through collaboration with the other five North Wales authorities. If there is no surplus capacity within the authorities, external consultants will be appointed from the North Wales Procurement Partnership Consultants' Framework. The Authority would be looking to outsource Structural Design, Building Services Design, CDMC Consultants, Quantity Surveying Services, BREEAM Assessors and Landscape Architects. Other specialist consultants would be appointed as and when required.

7.4 Outline Project Plan

The Authority appreciates the complexity of the programme and has broken down the key tasks within Band A as follows:

- **Planning stage:** the Authority has had its SOP approved and has submitted its SOC for the first project. The Authority intends to produce additional SOC/OBCs for the other four schools in Band A and then the Full Business Cases (FBC) for the projects in Band A.
- **Set up, consultation/ preparation stage:** The statutory or formal consultation period for the closure of the three schools began on 31 March 2014 and ran to 19th May 2014. The Authority has put together its internal project team, is working on its procurement documents and will continue the informal and formal consultation pursuant to the Band A projects. The process of designing the brief will be developed in partnerships with key stakeholders including teachers, governors and pupils.
- **Procurement stage:** the Authority has considered whether to group all Band A projects in one tranche or whether to consider each project separately. As set out in Section four of this OBC, the Authority believes that approaching the market on the basis of a single, new build school will attract interest from the private sector including from small and medium enterprises on the island. However, it is also progressing with its plan for a new build school in North West Anglesey and both are proceeding on a similar timescale, therefore it is considering whether running a single procurement for the two schools is feasible.
- **Construction phase:** once this phase is reached, the project will be delivered by the School Construction and Renovation team and will continue to be project managed and monitored by the School Modernisation Team..

The outline project plan for the Holyhead area primary school is set out below:

Outline Project Plan

RAG STATUS KEY: **Red** - Overdue; **Amber** - On Track; **Green** - Completed

Task	Date
Compete formal consultation on school closures	27 July 2014
Ground Investigation Survey	July 2014
Ecology Survey	July 2014
Traffic Impact Assessment	August 2014
Submit OBC to the Executive Committee	December 2014
Issue statutory notices for school closures	January 2015
Approval of SOC by WG	January / February 2015
Consult with staff, governors and parents on design of new school	January - February 2015
Detailed design	December 2014 – May 2015
Soft market testing	November 2014
Tender invitation	October – November 2014
Planning application submitted	February 2015
Planning determined	May 2015

Task	Date
Appointment of contractor - Stage 1	01 December 2014
Appointment of contractor - Stage 2	04 May – 15 May 2015
Construction period	14 months
Formal closure of the 3 schools	July 2016
New school opens	September 2016

7.5 Planning

The Contractor will develop its design in discussion with planners and will arrange consultation events on the design for parents, pupils and local residents as part of the process. The Authority intends to apply for full planning permission in February 2015.

7.6 Risk Register

The project team have compiled a risk register for the programme. The register will be managed, monitored and controlled by the Strategic Programme Manager with individual risks assigned a 'risk owner' who will be the person best able to manage the risk. The Education Transformation Board will review the most significant risks via a highlight report at its meetings. The Programme Manager is responsible for tracking and monitoring the changes in the risks. Risk management is an ongoing activity at project team level and a standing item on future programme boards.

The risks have been broken down into a series of categories such as project risks, financial, planning, building and land, community and service risks. The register uses a traffic light or RAG (red, amber, green) system and multiplies the likelihood of a risk by its impact both on a 1-5 scale giving a maximum red risk score of 25. The format follows OGC best practice guidance.

The current risk register is available as a separate document.

7.7 The Management of Issues

An issue is an event that has happened which was not planned and requires management action. It could be a problem, query or concern affecting all or part of the programme in some way, or a risk that has been realised. All issues raised, from whatever source, will be logged on the issue log which is part of the project manager's management tools. The issues will be raised at project team level and where they cannot be resolved, will be referred to the Education Transformation Board for resolution.

7.8 Stakeholder Support

7.8.1 Support for the Schools Modernisation Strategy

The Schools Modernisation Strategy has the support of the Council, whose Executive approved the SOP on 13 Jan 2014:

Council Minutes:

Submitted - The report of the Director of Lifelong Learning seeking Executive approval regarding the underlying principles of the School Modernisation Strategy and the associated Strategic Outline Programme.

Resolved:

To adopt the underlying principles of the Modernisation Strategy;

To approve the submission of the SOP to Welsh Government;

To authorise the Portfolio Leader for Lifelong Learning to develop a communication strategy to be implemented on approval of the SOP by Welsh Government.

The SOP was approved by the Welsh Government on 31st January 2014.

7.8.2 Support for the New Primary School for Holyhead

In January 2012, the Authority's Board of Commissioners gave officers of the Education Service permission to visit primary schools in Holyhead to consult on options for the primary school educational provision in the area. Consequently, officers of the Lifelong Learning Department held consultation meetings with staff, governors and parents in May and June 2012 and a 6 week consultation period followed and came to an end on July 14, 2012. A report was compiled by officers and presented to the Authority's Education and Leisure Scrutiny Committee at its meeting on October 26, 2012 recommending a new area school. At that meeting, the Education and Leisure Scrutiny Committee resolved:

Resolved:

- ***To recommend Option 10 (merger of 3 schools i.e. Ysgol y Parc, Ysgol Llaingoch and Ysgol Parch. Thomas Ellis in a new school) to the Executive as the Committee's preferred option for formal consultation subject to affordability and to traffic management and road safety issues being satisfactorily addressed.***

- ***To recommend that that new primary school in Holyhead be located on the Cybi site.***

At its meeting on December 10, 2012, the Authority's Executive Committee resolved:

- ***To recommend Option 10 (merger of 3 schools i.e. Ysgol y Parc, Ysgol Llaingoch and Ysgol Parch. Thomas Ellis in a new school) as the Executive's preferred option for formal consultation;***
- ***That the new primary school in Holyhead be located on the Cybi site;***
- ***That prior to going out to consultation, a report be brought back to Executive members as regards the following matters:-***
 - ***land ownership at the three sites,***
 - ***affordability,***
 - ***traffic management***
 - ***road safety,***
 - ***status of the new school and issues***

- *surrounding the preservation order at the former Cybi school site at Holyhead;*

Subsequently, at its meeting on May 19, 2014, the Authority's Executive Committee resolved:

To authorise Officers from the Lifelong Learning Department to move forward to the formal consultation process.

The Council's Executive has given approval in principle to the required level of funding and the County Council, will be asked to confirm the unsupported borrowing at its meeting on 12th January 2015.

7.9 Statutory Consultation

Further to this resolution, the statutory or formal consultation period for the closure of the three schools began on 16 June 2014 and ran to 27th July 2014. This incorporated consultation with pupils, parents, governors, staff, local community and any other interested groups. The Executive Committee approved the formation of a new primary school on 3rd November 2014.

The Authority has consulted with the three headteachers of Ysgol Llaingoch, Parch. Thomas Ellis and Y Parc schools which are due to close. The Authority will ensure that the headteacher to be appointed for the new school will know what is proposed for the school building and will consult with the existing headteachers and staff over the design specification for the new school. Part of the work with the three headteachers has been to keep their governors briefed on the progress of proposals to consult on the closures and on the specification for the new school building. The authority will create a shadow board of governors which will take decisions relating to the new school.

A copy of the Statutory Consultation Document is available as a separate document.

7.10 Gateway Review

A Gateway Review (gate 0), of the Authority's 21st Century Schools Programme was undertaken between 7th – 9th April 2014. The review rated the programme as amber however, the reviewers commented that:

“If this Gateway Review was assessing solely the probability of achieving two school builds, it would likely return a Delivery Confidence of AMBER/GREEN. In the broader sense of achieving the Programme stated outcomes of school modernisation and improvement in education standards, it is assessed currently as AMBER.”

Several Action Points were raised in that Gateway Review and completed in 2 months. An Assurance of Action Plan (A.A.P.) review was held on June 24, 2014 and the review team's assessment was:-

“In the opinion of the AAP Review Team, the Delivery Confidence has improved from Amber to Amber/Green. This assessment is based on the progress made against the original OGC Gateway Review recommendations.”

Signed: 

Date: 10 December 2014

Gwynne Jones - Senior Responsible Owner

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee Meeting
Date:	12 Ionawr, 2015
Subject:	Extension of CAPITA ONE Technical Assisted Support Service
Portfolio Member(s):	Councillor Ieuan Williams
Head of Service:	Gwynne Jones
Report Author: Phone Number: E-mail:	Gwynne Jones gxjed@anglesey.gov.uk
Local Members:	

A – Recommendation(s) and Reason(s)

In 2011, Conwy undertook the lead on the procurement matters relating to the CAPITA ONE Technical Assisted Support Service which resulted in a 'Consortium' purchase on a three year contract deal. This arrangement is due to terminate July 2014.

On-going discussions have been held between the partners for some months now, and advice given to Directors and Heads of Service regarding an option to extend the consortium arrangements. In short, ADEW wished to see an extension of one year initially, without prejudice to any future negotiations. This extension was seen as the safest way forward pending future developments.

The discussions have been related to formalising a written contract extension linked to the original terms issued in the contracts to all six partners in 2011 and specifically to the item noted below.

The term is defined in the Capita Agreement summary as “Three years from the date hereof (14th or the 25th July 2011) and automatically continues annually thereafter until terminated by either party, giving not less than six months written notice prior to the next renewal date – to the other party.”

It can be reported that Capita is agreeable to rolling the contract forward and the possibility of reviewing and revising the conditions of the existing contract. It was noted that due to the uncertainty of the future and the implications of another Local Government reorganisation, ADEW is considering the advantages and otherwise of an annual renewal for 14/15 in the short term and explore what other options can be considered for the on-going business requirements of the Consortium in the longer term. Pricing for purchase of modules will remain based on the total population of the six Authorities.

It is recommended that the procurement option noted is accepted.

The cost of the contract is £32,283.37 and this is included in the Lifelong Learning Budget.

B – Which other options did you consider and what were your reasons for refusing them and or for choosing this option?

The option of tendering was considered but was dismissed due to the timescales involved and the fact that the requirements noted in the licence agreement would probably make it difficult for other parties to provide the service.

C – For what reason is this a decision for the Executive Committee?

The Executive Committee is responsible for approving an extension of an existing contract.

D – Is this decision in keeping with the policy approved by the full Council?

Yes.

DD – Is this decision within the budget approved by the Council?

Yes.

E – With whom did you consult?		What were their comments?
1	Chief Executive / Senior Management Team (SMT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	
10	Any other external body/bodies	

F – Risks and any mitigatory steps (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Result Agreements
7	Other

FF - Appendices:

G – Background Papers (please contact the Report’s author for any further information):

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	12 th January 2015
Subject:	Update on Implementation of the Flood & Water Management Act 2010
Portfolio Holder(s):	Councillor Richard Dew
Head of Service:	Mr. Dewi Williams
Report Author:	Mr. Dewi Williams
Tel:	01248 752303
E-mail:	drwht@anglesey.gov.uk
Local Members:	

A –Recommendation/s and reason/s
To note the contents of the report and to urge Dŵr Cymru to upgrade their sewerage and combined sewerage and surface water systems at some critical locations on the island.

B – What other options did you consider and why did you reject them and/or opt for this option?
N/A

C – Why is this a decision for the Executive?
The report is to inform the Executive of the progress made with this matter.

CH – Is this decision consistent with policy approved by the full Council?
Yes

D – Is this decision within the budget approved by the Council?
Yes

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	

E – Risks and any mitigation (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Outcome Agreements
7	Other

F - Appendices:
Appendix 1 – Update on Implementation of the Flood and Water Management Act 2010.

FF - Background papers (please contact the author of the Report for any further information):
Anglesey Local Flood Risk Management Strategy – November 2014

Update on the Implementation of the Flood and Water Management Act 2010

1. Introduction

- 1.1 Following a collaboration project with Conwy Council the Isle of Anglesey Local Flood and Risk Management Strategy was produced and the Welsh Minister for Natural Resources and Flood approved the document on the 15th April 2013. Previously the strategy had been approved by this authority's Scrutiny and Executive Committees, together with the full County Council.

Since June 2012 the Highway Section has acted as Lead Local Flood Authority for the Isle of Anglesey County Council by recording and reporting on all internal flooding incidents for both fluvial and coastal floods, whilst also acting as Consenting Authority for works in non main rivers.

This report will summarise the types of incidents and responses undertaken by the service and should be read in conjunction with the background paper, see FF, 'Anglesey Local Flood Risk Management Strategy' (ALFRMS) dated November 2014.

2. Background

2.1 Flood Investigation Reports

A total of 81 no. incidents have been recorded since June 2012, with 41 no. Flood Investigation Reports having been completed. The location of each incident is shown in Fig 3.2 of the ALFRMS, but it should be noted that some of these Investigation Reports will refer to more than one property.

2.2 Problem Areas

The most serious issues arising are:-

- 2.2.1 **Beumaris Coastal Flooding** – Whilst only one house has been seriously affected, the situation could have been much more severe. It is hoped that a £1.5 million scheme (85% funded by Welsh Government) will commence in February 2015, to combat both coastal flooding from the Green to Gallows Point and fluvial flooding from Allt Goch and Castle Meadow.
- 2.1.2 **Market Street and Victoria Road, Holyhead** – at least 25 properties are affected by deficiencies in Dŵr Cymru's combined sewer and surface water systems at both these locations.
- 2.1.3 **Nant Y Felin, Pentraeth** – Fluvial flooding arising from poor development in the 1970s, with a totally inadequate underground drainage system catering for a large estate with many houses built on what was once a flood plain.

2.3 October 2014 flood

Fig 3.4 shows the locations affected by flooding during a major flood event on the 22nd and 23rd October 2004. Since then major schemes funded by Welsh Government have been implemented in Beaumaris (Mill Lane and High Street), Llanfaes, Llanfairpwll and Trearddur Bay. Additionally providing GPS trackers on gulley cleaners used for cleaning highway gulleys has proved to be a very efficient and cheap solution to reduce flooding problems.

3. Conclusion

- 3.1 There is no denying that global warming has become a problem which is likely to become worse as the severity of storms and rainfall increases. Recently 2012 was recorded as the third wettest year since records were kept and November 2013 was the wettest month on record. As part of the same problem 2014 has globally been the warmest year on record.
- 3.2 Whilst some major schemes have been completed, there are still major projects to be undertaken. There are serious deficiencies in Dŵr Cymru's combined systems infrastructure due to capacity and the age of the assets. Additionally, the cleaning of these systems is not undertaken on a regular basis.



Anglesey Local Flood Risk Management Strategy

**UPDATE ON FLOOD AND WATER MANAGEMENT ACT 2010
(INTERNAL FLOODING INCIDENTS)**

November 2014

Isle of Anglesey County council



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Executive Summary

Following the introduction of the Flood and Water Management Act 2010 (FWMA) which received Royal Assent on the 8th April, 2010 every local authority in Wales had to produce a Local Flood Risk Management Strategy (LFRMS).

Isle of Anglesey County Council's Local Flood Risk Management Strategy was ratified by full Council on the 5th March, 2013 and we were notified that the Welsh Minister for Natural Resources and Food had approved our (LFRMS) on the 15th April, 2013.

The Local Flood Risk Management Strategy (LFRMS) produced has begun a new chapter for flood and coastal erosion risk management in Anglesey which will help towards understanding and managing flood risk within the County. It also highlights the steps that are to be taken to improve knowledge of flood risk on the island, to work better with organisations and the public towards reducing those risks whilst aiming to balance the need of communities, the economy and the environment.

As a Lead Local Flood Authority (LLFA), the Isle of Anglesey County Council (IoACC) will principally look to tackle 'local flood risk', i.e. flooding from surface water, groundwater and ordinary watercourses such as ditches and streams. Until now there has been little co-ordinated work to address these forms of flood risk; however the (LFRMS) has been produced to address this.

The following information gives a brief insight into what information is included within the actual (LFRMS), and also gives an update on how many internal flooding incidents have been experienced on the Island the (LLFA) is aware of since our new duties to record and investigate came into force under the (FWMA) at the beginning of June, 2012.

1. Introduction

Around 220,000 properties in Wales, or about one in six buildings, are at risk of flooding, of which 64,000 are at significant risk. 97,000 of these are also vulnerable to surface water flooding with a further 137,000 properties susceptible to surface water flooding alone.

*Flooding in Wales – National Assessment of Flood Risk
Environment Agency*

1.1 Introduction

The increase in occurrence and severity of flooding in recent years including that of summer 2007 sparked a government-commissioned investigation into the flooding, known as the Pitt Review. It summarised the failings of historic flood management, resulting in an extensive set of recommendations which were transposed into the Flood and Water Management Act 2010 (FWMA). The FWMA created a responsibility for County and Unitary Councils to act as Lead Local Flood Authorities (LLFA's) which meant they were required to take leadership for the coordination and management of local flood risk.

Isle of Anglesey County Council (IoACC) has been designated as a LLFA in Wales, and is required under Section 10 of the FWMA to develop, maintain, apply and monitor a Local Flood Risk Management Strategy (LFRMS) in its area. The purpose of the LFRMS is to address potential flood risk arising from local sources within the boundaries of the Local Authority area. Local flood risk is defined as any flood risk from surface runoff, groundwater and ordinary watercourses. An ordinary watercourse is defined (in the Water Resources Act 1991) as any watercourse, including lakes and ponds that is not classified as a main river.

It is likely that changes in our climate, such as increased severity of storms and wetter winters, will increase the risk and impact of flooding. Flooding already poses a serious risk to the people, economy and environment of Anglesey and climate change is expected to increase this risk, as well as the rate of coastal erosion, in the coming decades. Communities at risk of flooding and coastal erosion can expect to see those risks realised more frequently and the magnitude of the impacts to be increased. It will not be possible simply to continue to build more and bigger drainage systems and defences in response to this increased risk; the response has to be rooted in the principles of risk management, providing a holistic approach to identifying flooding issues, and managing the risks, and their consequences.

Considering the current pressures on public funding, the money available for Flood and Coastal Erosion Risk Management is unlikely ever to be adequate to deal with all existing flood risks and the increasing future risk brought about by further development and a changing climate. As such flood risk management will need to be supplemented by everyone working together and by those at risk from flooding taking responsibility to protect and help themselves.

1.2 The Flood and Water Management Act 2010

Following Royal assent in April 2010 The Flood & Water Management Bill became an Act of Parliament. The Act reinforces the need to manage flooding in a holistic and sustainable manner and places a number of new roles and responsibilities on councils such as Anglesey, which is designated as a Local Lead Flood Authority under the FWMA extending their previous responsibilities for flood risk management.

There are two key drivers behind the new legislation; one being the review in to the summer 2007 floods by Sir Michael Pitt, most often referred to as the Pitt Review. The other key driver behind the Act is the EU Floods Directive which has been transposed into UK law by the Flood Risk Regulations, 2009. Both of which are summarised in the following sections:

1.3 The Pitt Review

Sir Michael Pitt carried out an independent review of national Flood and Coastal Erosion Risk Management practices after the widespread and catastrophic floods during the summer of 2007, in which over 55,000 households were affected and damages exceeded £4 billion. The Pitt Review was published in June 2008 and called for urgent and fundamental changes to the way flood risk was being managed. The report contained 92 recommendations for the Government, Local Authorities, Local Resilience Forums and other stakeholders which were based around the concept of Local Authorities playing a major role in the management of local flood risk, through coordinating with all relevant authorities. Many of the recommendations contained in the Pitt Review have been enacted through the Flood and Water Management Act.

2. Flood Risk in Anglesey

2.1 Local Flood Risk

Anglesey is exposed to the combined potential risk from river, tidal, coastal flooding and reservoir inundation. Urban drainage and surface water problems have also contributed to the counties history of flooding.

The administration area of the Isle of Anglesey County Council is the 9th largest within Wales and covers an area of approximately 714 km². The county falls into the Western Wales River Basin District.

IoACC has just over 200 km of coastline, 7.9 km of which is artificially protected; this comprises approximately 1/20th of the artificially protected coastline in Wales. IoACC serves a total resident population of 68,600 (2010), approximately 40% of whom are settled along the coast in the larger towns of Holyhead, Menai Bridge, Beaumaris, Benllech and Amlwch. Away from the coast, the area is predominantly rural, with small villages and a few larger settlements adjacent to rivers (Llangefni).

Most of the flooding on the island is attributed to surface water flooding, causing overload of the existing sewer systems which is particularly prevalent in Beaumaris, Holyhead, Dwyran and Llangefni. Llangefni and Dwyran are located on rivers and the flood risks here are from surface water run-off, sewer systems and also tidally influenced river flooding.

2.2 Types of Flooding

Flooding can be caused from a wide variety of sources and interactions between those sources. The FWMA defines 'local flood risk' as being a flood risk from:

- Surface water runoff;
- Groundwater; and
- Ordinary water courses.

These sources are defined below. It should be noted that in many cases these sources can be interrelated and flooding can be caused by a combination of sources including those not considered local sources such as main rivers or the sea. All types of flooding that may occur in the county and that are covered by both strategies (local and national) have been described in the following sections.

2.2.1 Surface Water Flooding (pluvial)

Surface water flooding also known as runoff or pluvial flooding is caused by water flowing overland following periods of prolonged or intense rainfall, leading to flows or ponding of water. Surface water flooding can happen anywhere with very little warning and can disappear with a similar speed. Areas which have been historically subject to this type of flooding are likely to experience a higher probability of repeat flood events in the future according to climate change projections.

Simplistically surface water flooding is caused by the inability of rainwater to be absorbed into the ground quicker than it falls as precipitation, causing a build-up and flows across ground. Precipitation that has entered a watercourse, public sewer, or drainage system and overflows from there onto the surface is not within the definition of surface runoff.

3.

Significant work has been undertaken by the LLFA team within IoACC to identify the risk and the probability of flooding from surface water under Section 10 of the FWMA. As part of their responsibilities the LLFA produced a Preliminary Flood Risk Assessment in 2011 to identify the areas within the county that are at risk from flooding. Figure 2.1 in the next section provides the locations of historical Surface Water Flooding in Anglesey.

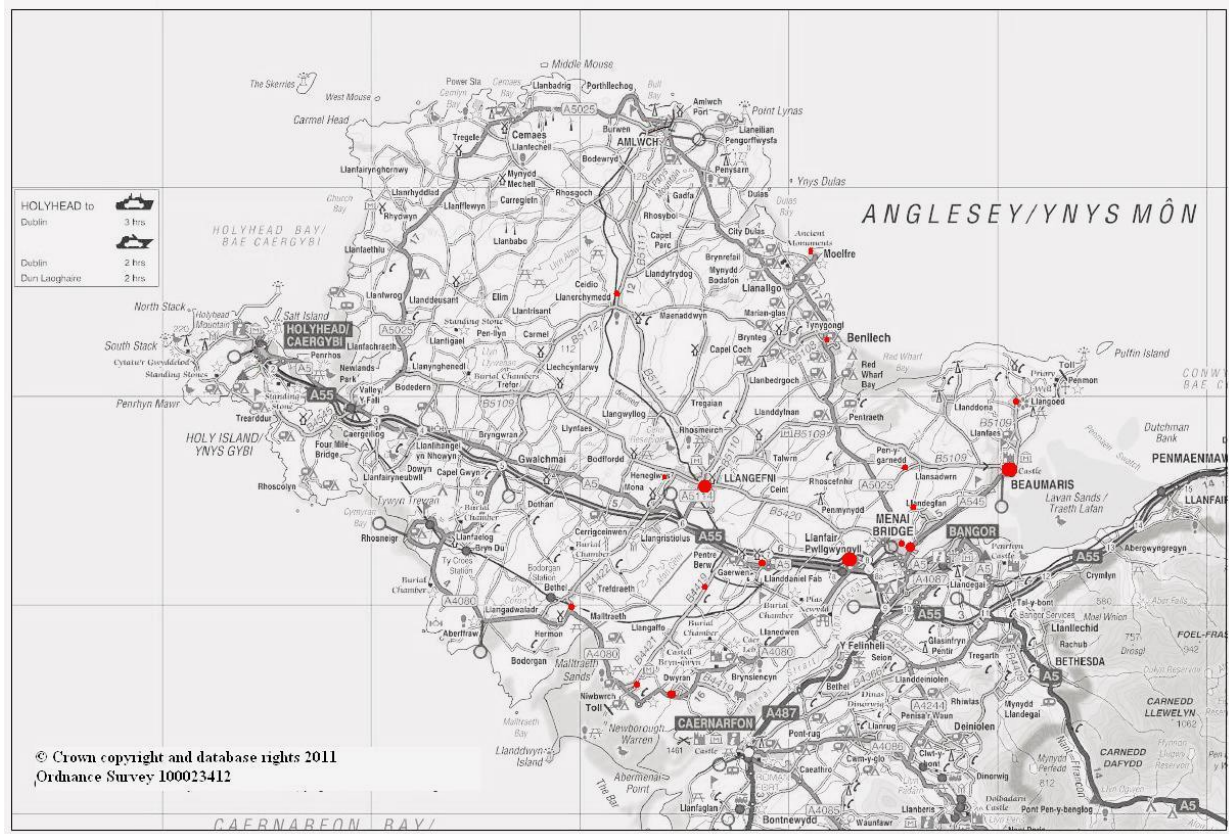


Figure 2.1: Risk of surface water flooding in Anglesey based on historical events taken from PFRA

2.2.2 Groundwater Flooding

Groundwater is the term used to describe water that is stored underground in permeable rocks which are known as aquifers. The aquifers are fed through the process of precipitation which percolates through the ground and includes all of the water that is not lost to surface water runoff and evapotranspiration. Groundwater forms the foundation of the base-flows of rivers and stream which are topped up by surface run-off. Groundwater flooding occurs when the water held underground rises above these levels. It is important to note that the term groundwater does not include any water that is carried in buried pipes or held underground in containers.

In Anglesey flooding attributed directly to groundwater is extremely difficult to apportion as groundwater flooding usually occurs in combination with pluvial and fluvial flooding. As groundwater flooding occurs in low lying areas, basements of residential housing are usually impacted by this type of flooding.

Residents may not even be aware that their property has been flooded or they are aware that flooding has occurred previously (and do not store valuable goods in basements) and do not report incidents

to the Council as limited damage to personal belongings has occurred. As such historical records relating to groundwater flooding within Anglesey are limited.

2.2.3 Fluival Flooding

Fluival flooding occurs when a river or ordinary watercourse reaches its capacity and overflows bursting its banks. This type of flooding can be influenced by a large number of factors, but usually occurs following prolonged and heavy rainfall within the rivers catchment area.

Under the Water Resources Act 1991, main rivers are defined on the main river map and Natural Resources Wales retains their powers relating to them. Overseeing the management of local flood risk from ordinary watercourses that are not designated Main River, is the responsibility of Local Authorities. In terms of ordinary watercourses the LLFA manages the risk from local flood under its responsibilities identified in the Land Drainage Act 1991 and the FWMA. There are notable risks in Anglesey from main rivers at Llangefni and also from smaller watercourses and tributaries at Llanfachraeth, Llandegfan, Dwyran and Beaumaris.

2.2.4 Sewer or Highway Flooding

Sewer or Highway flooding is caused when flows or volumes of surface water exceed the capacity of drainage infrastructure or where a blockage occurs. This type of flooding generally occurs following periods of intense rainfall leading to the drainage systems being overwhelmed.

Within IoACC, Dwr Cymru Welsh Water (DCWW) is the water company with the responsibility for managing and maintaining drainage systems (surface water and combined sewers). DCWW are required to record and report on property flooding within their management areas, as part of their service indicators known as Director General (DG) Registers. The register which records the flooding incidents within the county are known as DG5, which are provided to the Water Services Regulatory Authority, or Ofwat.



Figure 2.2: Historical Incidences of Surface Water Flooding in Anglesey

2.2.5 Coastal Flooding

Sea flooding occurs when water levels or waves overtop the crest of the coastal defences, or when defences are breached or collapse. The probability of breach is dependent on four main factors: weather conditions (generating large waves); wind direction (on-shore); high tides (particularly during spring tides) and the condition of the coastal defences. When these conditions combine the risk of flooding can be greatly enhanced as the predicted tide level can be raised by several metres. This phenomenon is known as a storm surge where the sea defences are overtopped.

2.2.6 A Combination Event

Detailing individual sources of risk does not imply that flooding can only ever occur for one reason. Any and all of these sources mentioned above can come together to produce what are called combination events.

An example of a combination flood is one occurring during a period of intense or prolonged rainfall. The rain would increase water levels in watercourses, saturate ground, increase flow through the drainage system and could enter the public sewerage system, increasing pressure. As all of these factors combine, watercourses, drains and sewers could all reach maximum capacity and with nowhere else to go the water could overflow from all of them, resulting in a combination of river, sewer and surface water flooding.

On the coast, a combination event could involve flooding from the sea where a storm delivers intense rainfall on the land and a storm surge and stormy seas, at the same time as a high tide. This results in an increase in tide and wave levels at the same time as flow from rivers to the sea increases. If the two meet, coastal communities could experience a mix of flooding from the sea and a river.

3. Managing the Likelihood of Flooding

3.1 The Risk Management Authorities in Anglesey

Managing local flood risk is the responsibility of IoACC as an LLFA. The Local Strategy must set out who the other Risk Management Authorities are in the area that also have legal responsibilities for the management of flood risk, these have been identified as:

- **Natural Resources Wales (formerly Environment Agency Wales)** is responsible for managing flood risk from **main rivers** and the **sea**, and also has a strategic overview role over all flood and coastal erosion risk management and for regulating the safety of **reservoirs**. EAW also has a key role in providing flood warnings to the public.
- **Isle of Anglesey County Council** as a lead local flood authority, is responsible for taking the lead in managing flood risk from all local sources, including **surface water, groundwater** and **ordinary watercourses**.
- **Dŵr Cymru – Welsh Water (DCWW)** is the regional water and sewage treatment company serving the Anglesey area. DCWW is responsible for flood risk from **sewers** and **burst pipes**.
- **Isle of Anglesey County Council as a Highways Authority** is responsible for managing flood risk on roads and **highways** within the area. Local Authorities in Wales act as highway authorities in respect of local roads.
- **UK Highways (UKH)** is responsible for the maintenance and improvement of the **A55 trunk road** across Anglesey on behalf of the Welsh Government. UKH must ensure that:
 - Road projects do not increase flood risk;
 - Road discharges do not pollute receiving waterbodies.

3.1.1.1 Recording of Flood Incidents

One of the Authority's new measures is to assemble an accurate picture of flood risk across Anglesey which requires the collection of precise and useful records from actual flood incidents occurring across the County.

An LLFA has a duty to record all sources of significant flooding events. The national definition of significant is unavailable therefore the decision whether or not to record a flood is at the discretion of the LLFA. IoACC have set a standard to record every known flood incident that occurs in the county. A detailed investigation will be carried out when certain criteria are met, which is explained in more detail in the next section.

IoACC have already begun to assemble a record of flood incidents and database of land drainage investigations which is being imported into an infrastructure management software package known as Infonet. IoACC will continue to record and manage all future drainage investigations and flood incidents occurring across the county using this system. When combined with mapping of future flood risk in the county the historic records will help provide a picture of the highest flood risk areas in Anglesey.

3.1.1.2 Investigation of Flood Incidents

An LLFA has a duty to investigate all sources of significant flooding events. The national definition of significant is unavailable therefore the decision whether or not to investigate a flood is at the discretion of the LLFA and the comprehensiveness of the investigation will be adjusted to reflect the significance of the incident and the resources available. In the event of very widespread, significant flooding affecting large areas of Anglesey, our ability to investigate every incident in detail is likely to be severely limited.

The aim of flood investigations is to bring all useful information together in one place, providing an understanding of situations, outlining possible causes of flooding and potential long-term solutions to protect people and their homes from flooding. Further recommendations will also be made to highlight potential flood risk management actions. **Reports will provide a clear and thorough understanding of flooding situations, but our duty to investigate does not guarantee that problems will be resolved and cannot enforce other authorities into action.**

A flood investigation will involve consultation with the relevant risk management authorities, landowners and private organisations involved, all of whom will be expected to cooperate and provide comments.

There are 4 stages of flood investigations for flooding incidents and land drainage issues in Anglesey:

- **Stage 1:** Carry out an initial assessment; including a risk evaluation analysis to determine whether a site inspection is deemed necessary or progression onto *Stage 2*;
- **Stage 2:** Carry out a detailed investigation (Flood Investigation Report) to identify the source of flooding, how many properties are affected, and what measures can be carried out to help manage the risk or prevent the flooding incident occurring in the future. The report will be published and a copy sent to all relevant parties involved;
- **Stage 3:** Apply for funding for a feasibility study of alleviation schemes; and
- **Stage 4:** Design and build the alleviation scheme (subject to funding).

All the Flood Investigation Reports undertaken on the Island to date are listed in the following table Figure 3.1 in the next section and also shown on a location map Figure 3.2. The information gathered on all internal flooding incidents recorded on Anglesey since this new responsibility came into force on 1st June, 2012 has also been analysed; and the type of flooding and the Risk Management Authorities involved has been shown as a percentage in pie chart format Figure 3.3. The map of the Island shown in Figure 3.4 shows all the reported flooding incidents recorded by the Highway Authority on the 22nd and 23rd October, 2004 which is one of the worst flooding events experienced on Anglesey in recent years when 100mm of rain fell within a 3 hour period.

Incident Ref.	Date	Location	No. of Properties Flooded		Type of Flooding	Risk Management Authorities				
			Residential	Commercial		NRW	IoACC (LLFA)	DC/WW	IoACC (HA)	NMWTRA
YM2012S19/01	05/08/12	23 Nant Y Felin, Pentraeth	1		Surface				Yes	
YM2012S19/02	05/08/12	10 Nant Y Felin, Pentraeth	1		Surface				Yes	
YM2012S19/03	25/08/12	Ty Capel, Rhosneigr (SARON)	1		Surface		Yes			
YM2012S19/04	25/08/12	Bodafon Cottage, Llangristiolus	1		Fluival		Yes			
YM2012S19/05	25/08/12	Arfor, Whispering Sands, Rhosneigr	1		Sewer			Yes	Yes	
YM2012S19/06	25/08/12	Newlands, Trearddur Bay	1		Sewer			Yes	Yes	
YM2012S19/07	25/09/12	13-15 Wellington Terrace, Llanerchymedd	3		Fluival		Yes			
YM2012S19/08	25/09/12	Penlon, Mynydd Parys, Amlwch	1		Surface				Yes	
YM2012S19/09	25/09/12	8 Alaw View Estate, Rhosybol	1		Surface				Yes	
YM2012S19/10	22/11/12	36 Bethesda Street, Amlwch	1		Surface		Yes			
YM2012S19/11	25/09/12	Copper Kingdom, Amlwch Port		1	Ground		Yes			
YM2012S19/12	25/09/12	Harbour Hotel, Cemaes		1	Ground		Yes			
YM2012S19/13	25/09/12	2 Riverside, Bwlch, Benllech	1		Fluival	Yes		Yes	Yes	
YM2012S19/14	22/11/12	Hen Siop, opposite Chwarel Gwyndy	1		Surface				Yes	
YM2012S19/15	22/11/12	Ty'n Ffrwd, Llannerchymedd	1		Fluival		Yes			
YM2012S19/16	14/12/12	1 Tros Yr Afon, Beaumaris	1		Coastal	Yes	Yes			
YM2012S19/17	22/11/12	11, 89 & 93 Nant Y Felin, Pentraeth	3		Fluival		Yes			
YM2012S19/18	22/11/12	7 Bridge Street, Llannerchymedd	1		Fluival	Yes				
YM2012S19/20	22/11/12	5 Traeth Coch Uchaf, Red Wharf Bay	1		Surface				Yes	
YM2012S19/21	22/11/12	Gongl Rhedyn, Rhosgoch	1		Fluival		Yes			
YM2012S19/22	22/11/12	Rose & Thistle, Brynsiencyn	1		Surface				Yes	

Figure 3.1: Flooding Investigation Reports carried out by the LLFA team within IoACC on Anglesey (Sheet 1 of 2)

Incident Ref.	Date	Location	No. of Properties Flooded		Type of Flooding	Risk Management Authorities				
			Residential	Commercial		NRW	IoACC (LLFA)	DC/WW	IoACC (HA)	NMWTRA
YM2013S19/01	05/08/13	ATS, Llangefni		1	Fluival		Yes			
YM2013S19/02	25/07/13	Market Street, Holyhead		5	Sewer		Yes	Yes		
YM2013S19/03	25/07/13	Bargains Galore, Market Street, Holyhead		1	Surface		Yes	Yes		
YM2013S19/04	25/07/13	Burnells, Market Street, Holyhead		1	Ground		Yes	Yes		
YM2013S19/05	05/08/13	Owain Glyn Dwr, Llanddona		1	Surface				Yes	
YM2013S19/06	05/08/13	Liverpool Arms, Menai Bridge		1	Ground		Yes			
YM2013S19/07	04/10/13	No.'s 2-18 London Road, Holyhead	9		Sewer		Yes	Yes		
YM2013S19/07A	04/10/13	No. 2, 3 & 4 Landsend, Victoria Road, Holyhead	3		Sewer		Yes	Yes		
YM2013S19/08	05/12/13	Various locations - Coastal Flooding	4	4	Coastal	Yes	Yes			
YM2013S19/09	3-6/01/14	Various locations - Coastal Flooding	5		Coastal	Yes	Yes			
YM2014S19/01	24/02/14	Glyndwr & Pendre, Rhydwyn	2		Fluival		Yes			
YM2014S19/02	19/05/14	Market Street, Holyhead	1	5	Sewer		Yes	Yes		
YM2014S19/03	09/10/14	8 Mountain View, Menai Bridge	1		Surface		Yes			
YM2014S19/04	16/10/14	8-10 Field Street, Station Road and Valley Mews, Valley	5		Fluival	Yes	Yes	Yes		
YM2014S19/05	16/10/14	7 Tyn Rhos, Caergeiliog	1		Surface				Yes	
YM2014S19/06	16/10/14	18 Zealand Park, Caergeiliog	1		Surface		Yes			
YM2014S19/07	16/10/14	The Old School House, Cemaes	1		Surface		Yes			
YM2014S19/08	16/10/14	Llainysbylltir, Rhoscolyn	1		Surface				Yes	
YM2014S19/09	16/10/14	55 Trearddur Road, Trearddur Bay	1		Surface		Yes			
YM2014S19/10	16/10/14	Harbour Hotel, Cemaes		1	Ground		Yes			
YM2014S19/11	01/11/14	Bridge Inn, Menai Bridge		1	Ground		Yes			

Figure 3.1: Flooding Investigation Reports carried out by the LLFA team within IoACC on Anglesey (Sheet 2 of 2)

Figure 3.2: Location map showing all Flooding Investigation Reports carried out by the LLFA team within IoACC on Anglesey

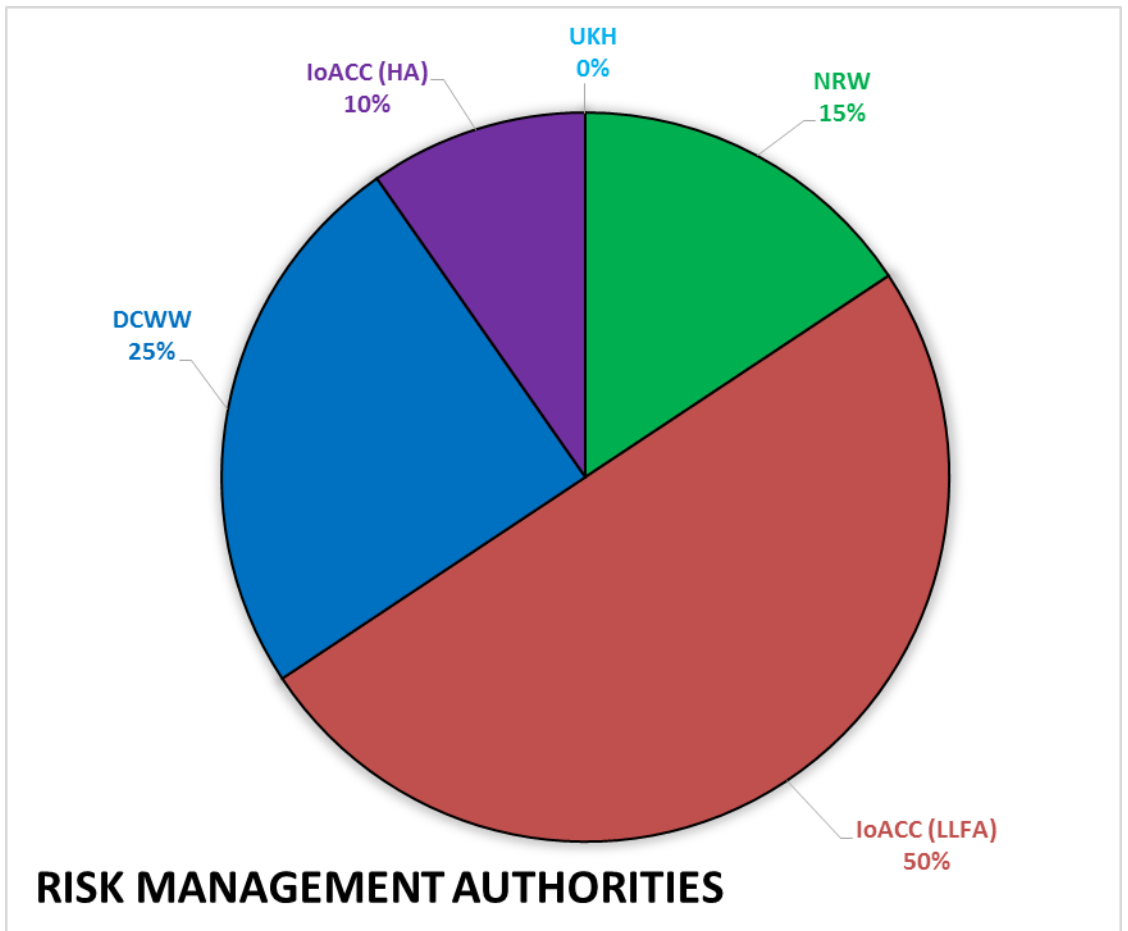
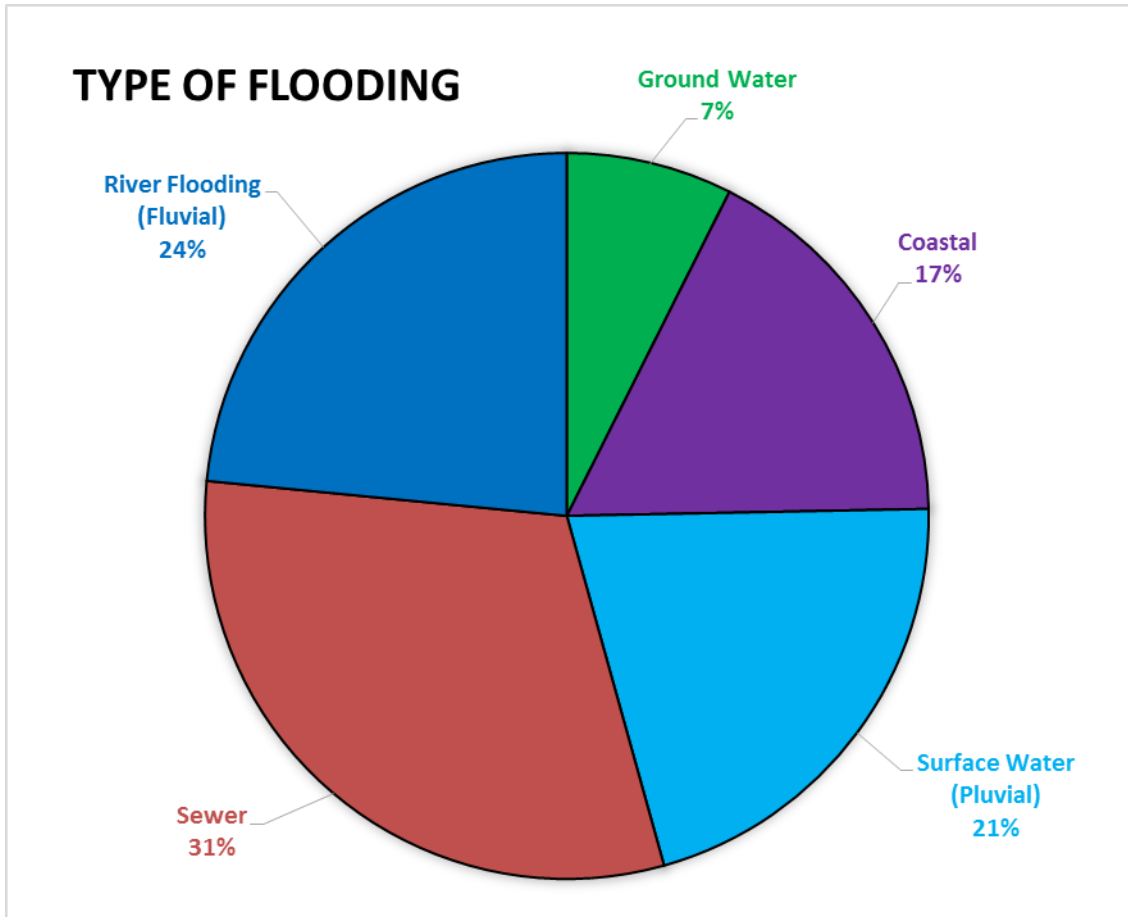


Figure 3.3: Flooding Investigation Reports carried out by the LLFA team within IoACC on Anglesey

Figure 3.4: Location map showing all reported flooding incidents recorded by the Highway Authority (IoACC) on the 22nd and 23rd October, 2004.

13.

4. Conclusion

4.1 Internal Flooding Incidents

There have been a total of 81 no. properties internally flooded on the Island since our new duties as (LLFA) came into force under the (FWMA) to formally record and investigate all flooding incidents where deemed necessary at the beginning of June, 2012. There have been 58 no. residential properties and 23 no. commercial properties affected by the various types of flooding which is shown as a percentage in the pie chart in the previous section.

The majority of the individual internal flooding incidents experienced during this time which were spread across the whole Island occurred during the wet weather in November, 2012. Records later released by the Met Office confirmed that 2012 was the third wettest year experienced in Wales since records began in 1910 and that the week 20-26 November, 2012 was one of the wettest weeks for over 50 years. Therefore, it is also evident from Figure 3.1 that the types of flooding responsible for the internal flooding incidents during this time were mainly as a result of Fluvial, Surface Water (pluvial) and Groundwater flooding.

However, during 2013 and 2014 there were more substantial flooding incidents experienced which caused more than 1 property in an area to be affected, and the majority of these internal flooding incidents were as a result of Coastal or Sewer flooding.

Throughout December, January and February 2013/14, the UK has experienced an exceptional run of severe winter storms, culminating in the coastal damage and widespread flooding from January onwards. As was the case from mid-December to early January, the storms were caused by a powerful jet stream driving low pressure systems and associated storms across the Atlantic.

The storms which affected Anglesey's coastline in December 2013 and January 2014 caused widespread disruption and locally significant impacts, including flooding to property and infrastructure. What we already know is these storms were amongst the most serious to hit Wales in the last twenty years.

Sewer flooding can be caused by; blockages in the sewer pipe caused by root growth, a collapse or misuse, or vandalism; equipment failure, for example the pumps at a pumping station not operating due to electrical or other problems; and when the sewer is overloaded either because it is too small to deal with the amount of sewage in it (possibly because of increased development in the area) or during storm conditions when too much rainwater from roads and fields ends up in the sewer. The cause may be some distance away from where the flooding actually occurs.

Dwr Cymru / Welsh Water (DC/WW) is responsible for flooding from their foul and surface water sewers, and also from burst water mains. When sewage escapes from a pipe, through a manhole, drain or by backing up in the toilet this is known as sewage or sewer flooding, and all internal flooding incidents as a result of sewer flooding should be recorded on their 'DG5 Forms'.

The DG5 register is a register of properties and areas that have suffered or are likely to suffer flooding from public foul, combined or surface water sewers due to overloading of the sewerage system and their investment in the alleviation of sewer flooding is closely allied to the DG5 register.

The Flood and Water Management Act 2010 has placed a number of new statutory duties on the IoACC and managing local flood risk is one of the responsibilities which must be carried out in our new role as LLFA.

The flooding incidents recorded in October, 2004 during one of the worst flooding events recently experienced on the Island as shown on the map in Figure 3.4 is very similar to the locations where the Authority has carried out Flood Investigation Reports during the last two and a half years as shown in Figure 3.2.

Therefore, the comparison of maps and the known locations where flooding has been historically a problem has not changed and IoACC must continue to work with the other Risk Management Authorities in the area who have also legal responsibilities for the management of flood risk on the Island.

The ten objectives from the Local Flood Risk Management Strategy (LFRMS) are shown below:-

Objectives of the Strategy

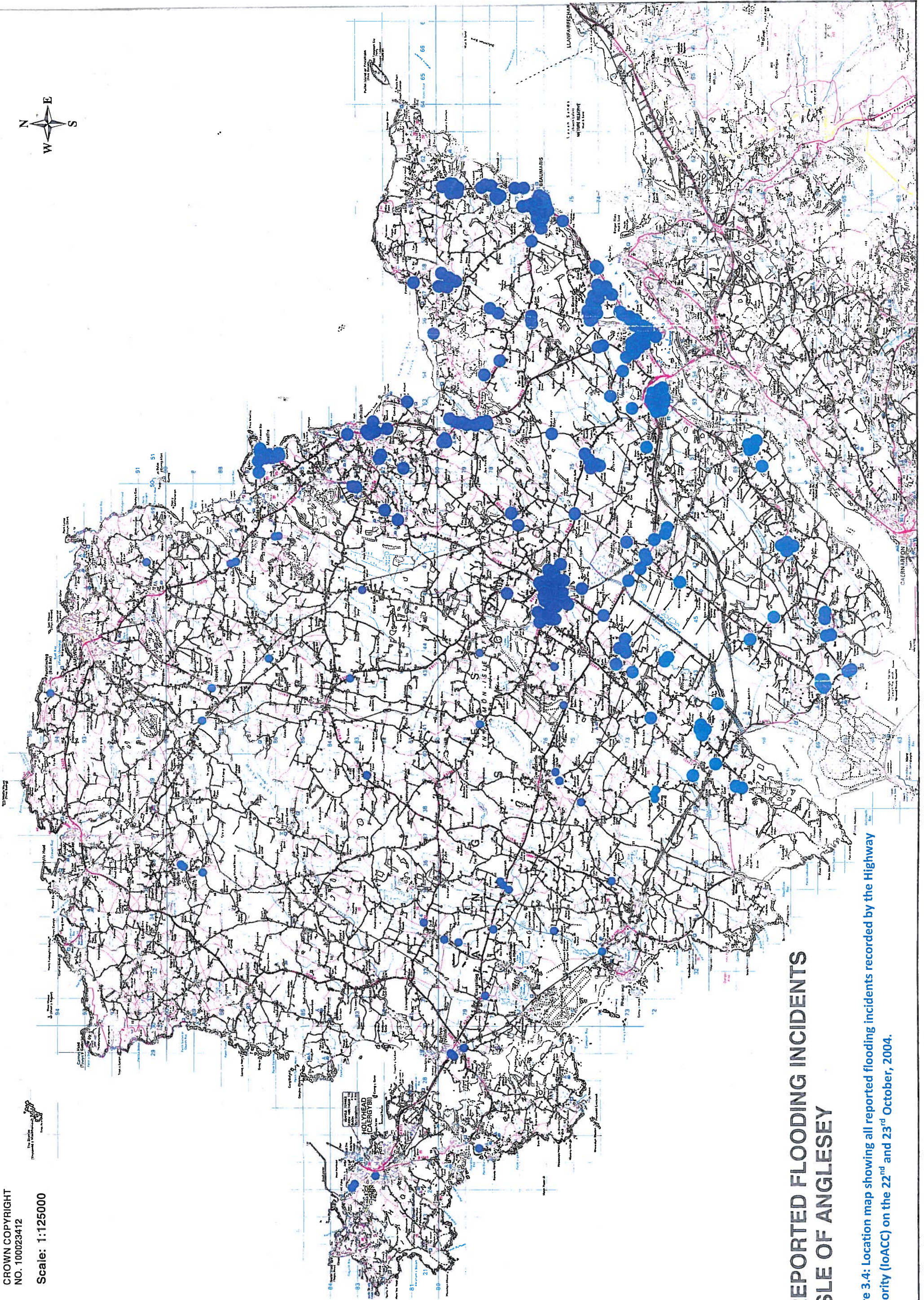
Ten Objectives for Isle of Anglesey County Council

- 1. To improve the understanding of local flood (surface water, groundwater and ordinary watercourses) and coastal risks;**
- 2. Increasing individual and community awareness and preparedness for flood and coastal erosion events and the impacts of climate change on flood risk;**
- 3. To work together (both FRMA, stakeholders and public) to reduce flood and coastal risks, sharing data and resources to the greatest benefit;**
- 4. To reduce the impact and consequences for individuals, communities, businesses and the environment from flooding and coastal erosion;**
- 5. To ensure that planning decisions are properly informed by flooding issues and the impact future planning may have on flood risk management and long term developments;**
- 6. Take a sustainable approach to flood risk management balancing economic, environmental and social benefits;**
- 7. Increase approaches that work sympathetically with natural processes;**
- 8. Ensure the development of skills required to implement effective and innovative flood risk management measures;**
- 9. Encourage maintenance of privately owned flood defences and ordinary watercourses, and minimise unnecessary constrictions in watercourses; and**
- 10. Work together with other Flood Risk Authorities to reduce the loading of combined sewers.**

IoACC has undertaken an assessment in the form of a compatibility matrix to make certain that these chosen objectives also fit in line with National Strategy objectives, Local Strategy guidance and EA key headings. The matrix also states which objectives are long and short term objectives and can be found in more detail within the Authority's actual Strategy Document.



Figure 3.2: Location of Flood Investigation Reports on Anglesey carried out by LLFA team within IoACC.



REPORTED FLOODING INCIDENTS ISLE OF ANGLESEY

Figure 3.4: Location map showing all reported flooding incidents recorded by the Highway Authority (IoACC) on the 22nd and 23rd October, 2004.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	January 12th 2014
Subject:	Llangefni Skate Park – Future Reinstatement
Portfolio Holder(s):	Cllr. Aled Morris Jones
Chief Executive:	Richard Parry Jones
Report Author:	Dylan J. Williams
Tel:	01248 752 499
E-mail:	<u>dylanjwilliams@anglesey.gov.uk</u>
Local Members:	Cllr. Nicola Roberts Cllr. Bob Parry Cllr. Dylan Rees
	Also of relevance to all Elected Members as the facility serves all the Island's residents and visitors.

A – Recommendation/s and reason/s
<p>Recommendation:</p> <p>The report outlines a number of potential external grant funding sources that could assist in the reinstatement of the Llangefni Skate Park. It is therefore recommended to:</p> <ol style="list-style-type: none"> a. Arrange a meeting between Officers in Economic & Community Regeneration with the Llangefni Town Council and Llangefni Social Enterprise to agree a way forward on delivering a reinstatement scheme; b. Formalise the future management and governance of any facility and learn lessons from past experiences; c. Allocate Officer time from the Economic & Community Regeneration (EC&R) allocated to assist in the process of delivering any reinstatement scheme. <p>Reasons:</p> <ol style="list-style-type: none"> a) The Executive – in a meeting 3rd November 2014 – requested that potential funding sources to reinstate the Skate Park were identified. b) The Skate Park was removed following a safety inspection in June 2014 and the community has requested that the County Council assist in its reinstatement. c) Whilst the County Council does not have the necessary funds to cover the full costs of reinstatement, Officer time from EC&R will be allocated to progressing and supporting the Llangefni Town Council and Social Enterprise with any future funding

bids.

- d) Due to ineligibility, the County Council is not in a position to apply for a number of funding sources. Along with substantial budget cuts forecasted over the next 3 years, the County Council should not be the lead organisation in any project.
- e) Should a project to reinstate the Skate Park be successful, lessons must be learnt and a formal governance structure established for the future ongoing management of the facility.

The Executive Committee resolved that Officers – as a matter of immediacy – investigate the availability of grant funding to enable reinstatement, and to report back on potential funding sources to the Executive Committee in January 2015.

B – What other options did you consider and why did you reject them?

A short report which provides an overview on the options available for reinstatement is included as **Annex A** these include concrete; synthetic; wood and metal. A number of potential funding options (Biffa Awards; Aggregate Levy Fund; Magnox; Trust House; Sports Wales; Anglesey Charitable Trust) have been identified and considered fully but it is recommended that the County Council is not to be the lead body in any future external funding bid. This is as a result of significant budgetary cuts over the forthcoming years and also that the County Council is ineligible to apply for some external funding sources. It is the recommendation of Officers that the Llangefni Town Council and Social Enterprise should consider being the lead body to access as many potential external funding sources as possible. This is as a result of their expertise in the ongoing management of such facilities and to ensure the future success of any reinstatement proposal.

It is recognised that responding effectively to the Corporate Plan and overall financial challenges facing the County Council must take priority.

C – Why is this decision for the Executive?

This facility was a valued asset for community in Llangefni and had proven popular. The decision and process to remove the facility has had some negative repercussions on the County Council from members of the public.

The Executive is therefore required to undertake an informed decision which will provide Officers with clear guidance on the future reinstatement of the Llangefni Skate Park.

Should the Executive agree with the Recommendation of this report, Officers will undertake required works to progress an urgent meeting with representatives from the Llangefni

Town Council and Social Enterprise.
CH – Is this decision consistent with policy approved by the full Council?
The proposed way forward is consistent with the IACC’s Corporate Plan and Economic & Community Regeneration Service Delivery Plan (2014/ 2015).
D – Is this decision within the budget approved by the Council?
The proposed way forward is consistent and aligned with the approved budget (and options to ensure future financial reduction requirements are met) of the Economic & Community Regeneration Service.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	Support the above recommendations
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	Support the above recommendations
4	Human Resources (HR)	n/a
5	Property	Property Services have been utilised in the process to ensure the relevance of the information contained herein.
6	Information Communication Technology (ICT)	n/a
7	Scrutiny	Has been discussed at Scrutiny 26 th September 2014
8	Local Members	
9	Any external bodies / other/s	Following the decision, the Town Council and Social Enterprise will need to be consulted.
DD – Who did you consult? What did they say?		
1	Economic	The Skate Park is an important asset to the community of Llangefni. The Service recognises the need to assist in the reinstatement of this facility.
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	Equality Impact Statement prepared.
6	Outcome Agreements	Not applicable.
7	Other	

F - Appendices:
a) Llangefni Skate Park Future Reinstatement Report

FF - Background papers (please contact the author of the Report for any further information):

- a) Corporate Scrutiny Committee – 26th September 2014
<http://democracy.anglesey.gov.uk/documents/g2691/Printed%20minutes%2026th-Sep-2014%2014.00%20Corporate%20Scrutiny%20Committee.pdf?T=1&LLL=0>
- b) Executive Meeting – 3rd November 2014
<http://democracy.anglesey.gov.uk/documents/g2561/Printed%20minutes%2003rd-Nov-2014%2010.00%20The%20Executive.pdf?T=1&LLL=0>



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Llangefni Skate Park Future Re-instatement

December 2014

Prepared by:

**Huw Griffiths
Senior Development Officer
Economic and Community Regeneration**

1.0 Purpose

- 1.1 This report responds directly to the Executive Committee's request to identify potential funding sources to reinstate the Llangefni Skate Park (3rd November 2014). Minutes of this meeting can be viewed at: - <http://democratiaeth.ynysmon.gov.uk/documents/g2561/Penderfyniadau%2003ydd-Tach-2014%2010.00%20Pwyllgor%20Gwaith.pdf?T=2&LLL=1>
- 1.2 The Skate Park was removed following ROSPA (The Royal Society for the Prevention of Accidents) safety inspection in June 2014. This report considers design and construction issues, potential external funding sources to enable reinstatement, and the associated management and maintenance issues.

2.0 Context

- 2.1 The Llangefni skate park was established in 2003 by Communities First and Cwmni Tref Llangefni. Capital funding was secured, £50,000 from Communities First and £20,000 from Sportlot. Safety inspections and repairs were initially carried out by the County Councils Leisure Service. Many of these duties and responsibilities were taken on by the Town Council in recent years, but there was no formal agreement between the organisations.
- 2.2 Informal dialogue with the town clerk resulted in a provisional desire to relocate the skate park to a new site near the Lon Las Community Park. Ownership of the equipment, and responsibility for management and maintenance was to be transferred to the Town Council (following a ROSPA safety inspection of the equipment). There was no formal agreement.
- 2.3 The ROSPA safety inspection on the 11th June 2014 stated that *"the course posed an unacceptable and immediate risk and that the equipment may be beyond economic repair and the site should be closed pending removal"*. The skate park facility was removed, dismantled and sold for scrap in late June of 2014.
- 2.6 The process of closing the Skate Park was considered by Corporate Scrutiny on the 26th September 2014 and the Executive Committee meeting on the 3rd November 2014. The Executive Committee resolved that officers as a matter of immediacy investigate the availability of grant funding to enable reinstatement, and to report back on potential funding sources to the Executive Committee in January 2015.

3.0 Design, Construction and Location

- 3.1 Discussions with skate park design and construction companies has improved awareness and understanding of potential designs and construction options with different surface materials - wood, metal, synthetic and concrete. Each option is briefly summarised and the capital cost for reinstating a similar facility is estimated. The cost relate to equipment purchase and installation, and do not include the revenue costs/ capacity.

1. **Concrete** - A concrete construction facility offers a wider range of design possibilities, quieter and is the most durable/lower maintenance. It is the most expensive material with installation and repair costs also likely to be higher. The number of individual pieces bought can be aligned with the available budget. The estimated cost is £100,000-£150,000. Costs of other concrete schemes across the UK are outlined below.

Table 1:- Capital costs of establishing concrete skate parks

Skatepark	Price	Skatepark	Price
Eastbourne	£88,500	Cinderford	£141,000
Brentwood	£95,000	Ashington	£136,000
Mini Plaza	£96,000	Tiptree	£126,500
East Grinstead	£94,000	Daventry	£129,000
Weston Park	£104,500	Kingsfield	£179,500
Spined Mini	£113,000	Orford Park	£203,500
Bradford	£104,500	Worksop	£198,000
Telford	£118,000	Petersfield	£176,500
Bowl Park	£117,000	Victoria Park	£274,500
Werrington	£118,000	Guildford	£231,500
Hailsham	£116,500	Northampton	£268,500
Street Plaza (36 x 14m)	£152,500	Oxford	£296,000

2. **Synthetic** - This is a durable surface with low maintenance requirements offering good levels of grip for users. The number of individual pieces bought can be aligned with the available budget. The estimated cost of re-instating synthetic equipment is £35,000 to £80,000.
3. **Metal** - This would be replacing the removed pieces with ones of the same material. This is a highly durable and vandalism resistant material. The surface requires regular re-coating as it becomes slippery over time. The number of individual pieces bought can be aligned with the available budget, with the estimated cost of re-instating metal equipment being £30,000 - £80,000.
4. **Wood**:- This is the lowest cost material with least durability and is preferred for indoor facilities due to its low life span (5-10 years if utilised for outdoor sites). The number of individual pieces bought can be aligned with the available budget, with the estimated cost of re-instating metal equipment is £30,000 to £65,000.

Table 2: Materials Overview

Material	Positive	Negative	Cost Range
Concrete	Wider range of design possibilities	Most expensive material with costly/lengthy installation period.	Estimated cost £100,000- £150,000.
	Quieter than other surfaces		
	Less slippery when wet	Suitability of sub soil, effect on soil drainage and compaction needs to be considered.	
	Generally lower maintenance than other materials	Significant damage can be difficult / expensive to repair. Product cannot be relocated or easily altered.	
Synthetic	Good grip level and dry's quickly following rain fall	Not as durable to vandalism as concrete and metal.	£35,000 - £80,000
	High Durability		
	Low cost maintenance requirements.		
	Equipment can be relocated and possibly altered.		
Wood	Environmentally sustainable	Higher maintenance requirements than other surfaces. Preferred for indoor facilities as it has a low life span as an outdoor facility (approximately 5 to 10 years dependant on exposure to weather and usage levels). This may be an issue for some funding providers.	Estimated cost £25,000 - £65,000
	Equipment can be relocated		
	Low cost of installation		
	Low cost of replacement parts		
	Lower risk of injury due to surface having more 'give'.		
Metal	Second highest durability and vandalism resistant.	Regular re-coting is required as surface can become slippery over time. Surface can become hot in the summer.	£30,000- £80,000
	Smaller pieces of equipment can be relocated (however larger equipment are usually welded to the surface).	Larger noise levels than other surfaces	

3.3 The cost ranges detailed above are estimates. The actual budget required will become clearer following consultation with users and further information provided on site specification etc.

- 3.4 From the information collected the material that offers the best value in terms of initial capital cost, durability and low maintenance as well as benefits to users in terms of grip future design flexibility etc. is a synthetic based product.
- 3.5 Manufacturers suggested that a development should include the provision of flood lights to make the facility more accessible all year round (this could be a second stage development consideration). The ongoing revenue cost and implications would need to be formally agreed.
- 3.6 Consideration needs to be given to the most appropriate location (i.e. reinstated outside Plas Arthur or placed in the intended new location at Lôn Las). A public consultation would be necessary prior to finalising design and location.

4.0 External Funding Sources

- 4.1 It is not possible for the IACC, in a period of continued financial pressures, and expectations to reduce the scope of activities within non-protected Service areas to reinstate the Skate Park facility with its own core resources. The IACC could potentially contribute towards a funding-mix from different sources (no budget has been identified). The potential external funding sources are outlined below.

Table 3: Funding Sources Investigated

Funding Source	Max Grant	Who can apply	Process and time scales
Magnox	£10,000	LAs and community groups	Rolling Programme
Aggregate Levy Fund	£150,000 (to fund up to 75% of project costs).	LAs and community groups	There are two submission periods for this fund:- 1. April 2015 with projects able to start from 1 st July 2015 and completed by 31 st March 2016. 2. October 2015 with projects able to start from 1 st April 2016 and completed by 31 st March 2017.
Biffa Awards	£50,000	Community groups	Rolling two stage Programme:- First stage expression of interest has a three week assessment period. The second stage full application must be submitted within 3 months of passing the first stage and the assessment period for the full application can take up to 6 months.
Trust House	£30,000 (fund up to 50% of project cost)	Community groups	Rolling Programme:- applications can be made throughout the year with 4 grant committee meeting in late Feb, late April/early May, Mid July and late Oct/ Early Nov 2015. Applications will need to be submitted at least 6 weeks prior to the committee meeting.
Anglesey Charitable Trust	–	Community group	An official request would need to be made. The committee meets every quarter.
Sport Wales Development Grant	£25,000	Local authority and community group	Rolling Programme:- This grant fund has a 6 week application period. Local authority applications will need to provide 50% match funding with community group applications needing to provide 20%. Discussions with grant

			officers suggest that a funding offer of less than the £25,000 available is likely as measurable outcomes to health are difficult to evidence.
Awards for All Wales (Big Lottery)	£5,000	Local authority and community group	This is a rolling grant programme with an estimated application assessment period of 4 months. Larger capital grants are more appropriate for the size of this project.
People and Places (Big Lottery)	£1,000,000	Local authority and community group	This rolling grant programme has a two stage application process which is estimated to take around 9 months. However a skate park does not deliver the economic and social outcomes required to obtain this funding source.
Community Facilities and Activities Programme (CFAP)	£500,000	Local authority and community group	This is a rolling grant programme with a two stage application process estimated to take between 6 and 9 months. However a skate park does not deliver the economic and social outcomes required to obtain this funding source.
Children in Need	£20,000	Community group only	The two stage grant application process is expected to take around 5 months. There are three main submission dates, next being the 15 th January 2015. However the total cost of the skate park exceeds this funding criteria.
European Funding			No viable grants at this time

4.2 Should a collaborative process be undertaken to reinstate the Skate Park facility, the most viable potential funding sources are deemed to be:

1. Biffa Awards:-Projects eligible for this fund must be situated within 10 miles from both a Biffa facility and a landfill (Llangefni would be eligible). This fund can provide up to £50,000 towards this project. This fund is available to projects of no more than £200,000. It is expected a project will be in a position to start the work and submit the first claim within 6 month of an official funding offer. <http://www.biffa-award.org/>
2. Aggregate Levy Fund: - This fund is provided to communities that are adversely affected by the operations of local quarries. Up to £150,000 can be awarded to fund up to 75% of capital project costs. A proven impact through the direct operations of the quarry itself or associated increased traffic needs to be shown. In Llangefni the impact of traffic to and from the CMP and W.J.Owen quarry along the B5110 could allow the community to request funding for projects such as the skate park. However evidence of this impact needs to be gathered to ascertain eligibility for this grant source. [http://www.mineralproducts.org/documents/Aggregate Levy Fund Leaflet.pdf](http://www.mineralproducts.org/documents/Aggregate_Levy_Fund_Leaflet.pdf)
3. Magnox:- Up to £10,000 of match funding could be provided from their socio-economic scheme. <https://magnoxsocioeconomic.com/>
4. Trust House:- Could provide up to £30K of match funding. 50% or more of the funds required need to come from another source. <http://www.trusthousecharitablefoundation.org.uk/>

5. Sport Wales Development Grant:- A maximum of £25,000 is available to develop sport and active recreation in communities. However discussions with a grant officer suggested that the health benefits of a skate park are difficult to measure/evidence and therefore a grant offer would likely be less than the £25,000 available. To obtain this fund the required match funding contribution will differ dependant on the applicant: - local authorities need to provide 50% match funding and community groups needing to provide 20%. Funds would look favourably on design that would be inclusive of other users' e.g. BMX.
<http://www.sportwales.org.uk/funding--support/our-grants/development-grant.aspx>
 6. Anglesey Charitable Trust:- A request could be made for financial support (but not from the IACC). This application may need to include similar projects in other areas of the island as fund is given to projects that deliver a benefit to the island as a whole.
- 4.3 Additional sources of funding requiring further consideration include Crowd Funding (fundraising by local community); Sponsorship from local businesses (e.g. ASDA, Llechwedd, Huws Gray etc.); and a IACC contribution.
 - 4.4 The time scales associated with the funding providers application process results in two main options:-

Option 1:- If the Llangefni area is eligible for the Aggregate Levy Fund then an application could be made for the April round of funding, with applications also made to the Sport Wales Development Grant, Trust House and Magnox. Through this option a total capital fund of £215,000 could be generated with construction starting in July 2015.

Option 2:- If the Llangefni area is not eligible for the Aggregate Levy Fund then an application could be made to the Biffa Awards, Sport Wales Development Grant, Trust House and Magnox. Through this option a total capital fund of £115,000 could be generated with construction starting in December 2015.

5.0 Ongoing Management

- 5.1 The reinstatement of this facility could be achieved if the County Council and prominent community groups/organisations worked together. Funding eligibility criteria, VAT implications and future management and sustainability will determine what organisational structure is more likely to succeed.
- 5.2 The IACC would be an ineligible applicant organisation for a number of funding sources. Within the broader context of the budget reductions of the Leisure Function (60% budget savings in the next 3 years), the IACC is not ideally positioned to be the lead organisation in any project. The main options are:

1. The formation of a Wheeled Sport Association where users and volunteers (such as the Hereford model <http://herefordskatepark.co.uk/>) manage the facility.
2. Llangefni Social Enterprise brings together a number of community groups to achieve common improvement/ regeneration goals.
3. The Town Council is an established, professional and sustainable organisation which benefits from VAT exemptions that would enable full grant aid to be spent on the facilities reinstatement.

6.0 Conclusion

- 6.1 A number of potential external grant funding sources exist to reinstate the Llangefni Skate-park. Synthetic based products have been identified as the best possible solution. The capital cost of reinstatement is estimated to be £35,000 - £80,000. The cost does not include the capacity required to progress the scheme in collaboration with other organisations, the community, and potential facility users.
- 6.2 Further work is required to determine eligibility for the Aggregate Levy Fund and Biffa Awards and other potential external funding sources. However, a clear ambition and commitment to collaboration is required. Each potential external funding source has its own process and timescale.
- 6.3 The Economic & Community Regeneration Service does not have an allocated budget to contribute or the staff capacity to lead on a reinstatement project. In addition, the County Council would be an ineligible applicant organisation of many potential external grant funding sources.
- 6.4 The lessons from past experiences must also be learned. Clear governance and sound arrangements will be required from the onset, defining responsibilities and accountabilities (during the reinstatement, and management/ maintenance periods).

DDIM I'W GYHOEDDI NOT FOR PUBLICATION

Llangefni Golf Course and Driving Range

PRAWF BUDD Y CYHOEDD PUBLIC INTEREST TEST

Paragraff(au) 12,13,14, 15, Atodlen 12A Deddf Llywodraeth Leol 1972
Paragraph(s) 12,13,14, 15, Schedule 12A Local Government Act 1972

Y PRAWF – THE TEST

Mae yna fudd y cyhoedd wrth ddatgan oherwydd / There is a public interest in disclosure as:-

The public will be interested in how the Council proposes to manage this leisure facility and what future plans it has for this area in order to:

- Review accountability and transparency
- Challenge decisions made
- Understand and participate in decisions regarding the site
- The wider impact of transformation options on local community and economy.

Y budd y cyhoedd i beidio datgelu yw / The public interest in not disclosing is:-

Part of the site is subject to a tenancy agreement which creates specific obligations on the Council in respect of that tenant and on which any specific decision could have an affect.

Any public discussion on options could identify particular employees of the Council and possible affects on them.

Public disclosure of information in the report could hamper or prejudice the Council's commercial position and the public interest as regards future options for the site.

Future options for the site which would require planning permission will entail a process of statutory public consultation. During that process proposals for the site would become public knowledge and subject to public scrutiny.

Mae budd y cyhoedd wrth gadw'r eithriad o bwys mwy na budd y cyhoedd wrth ddatgelu'r wybodaeth.

The public interest in maintaining the exemption outweighs the public interest in disclosing the information.

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