

Public Document Pack



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Mrs Annwen Morgan
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 14 CHWEFOR 2022 10.00 o'r gloch	MONDAY 14 FEBRUARY 2022 10.00 am
CYFARFOD RHITHWIR WEDI'I FFRYDIO'N FYW (AR HYN O BRYD NID OES MODD I'R CYHOEDD FYNCHU)	VIRTUAL LIVE STREAMED MEETING (AT PRESENT MEMBERS OF THE PUBLIC ARE UNABLE TO ATTEND)
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU/MEMBERS

Plaid Cymru/Party of Wales

Llinos Medi Huws, Carwyn Jones, R Meirion Jones, Alun W Mummery, Robert G Parry, OBE, FRAGS, Robin Wyn Williams

Annibynnol/Independent

Richard Dew, Dafydd Rhys Thomas, Ieuan Williams

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 streamed 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 live stream will be retained in accordance with the Authority's published policy.

A G E N D A

1 DECLARATION OF INTEREST

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

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

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

3 MINUTES (Pages 1 - 6)

To submit for confirmation, the draft minutes of the meeting of the Executive held on the 24 January 2022.

4 THE EXECUTIVE'S FORWARD WORK PROGRAMME (Pages 7 - 22)

To submit a report by the Head of Profession – HR and Transformation (and Interim Head of Democratic Services).

5 DAVID HUGHES CHARITABLE ESTATE AND ANGLESEY FURTHER EDUCATION TRUST ANNUAL REPORT AND ACCOUNTS 2020/21 (Pages 23 - 46)

To submit a report by the Director of Function (Resources)/Section 151 Officer.

6 HOUSING RENT HRA AND HOUSING SERVICE CHARGES 2022/23 (Pages 47 - 56)

To submit a report by the Head of Housing Services.

7 RESPONDING TO THE LOCAL HOUSING CHALLENGE - HOUSING STRATEGY 2022/27 (Pages 57 - 106)

To submit a report by the Head of Housing Services.

8 THE EFFECT OF THE 'PUBLIC SERVICE VEHICLE ACCESSIBILITY REGULATIONS 2000' ON SELLING VACANT SEATS ON SCHOOL/COLLEGE TRANSPORT (Pages 107 - 112)

To submit a joint report by the Director of Education, Skills and Young People, and the Head of Highways, Waste and Property.

9 THE RENTING HOMES (FEES ETC) (WALES) ACT 2019; IMPLEMENTATION ARRANGEMENTS (Pages 113 - 120)

To submit a report by the Head of Regulation and Economic Development.

THE EXECUTIVE

Minutes of the virtual meeting held on 24 January, 2022

PRESENT: Councillor Llinos Medi (Chair)
Councillor Ieuan Williams (Vice-Chair)

Councillors Richard Dew, Carwyn Jones, R. Meirion Jones, Alun Mummery, R.G. Parry, OBE FRAGS, Dafydd Rhys Thomas, Robin Williams.

IN ATTENDANCE: Chief Executive
Deputy Chief Executive
Director of Function (Resources) & Section 151 Officer
Director of Education, Skills and Young People
Director of Social Services
Head of Housing Services
Head of Adults' Services
Head of Profession (HR) and Transformation
Service Manager (Housing Strategy, Commissioning and Policy) (ELI)
Scrutiny Manager (AGD)
Policy Officer (RWJ)
Committee Officer (ATH)

APOLOGIES: None

ALSO PRESENT: Councillors Glyn Haynes, Dylan Rees, Dafydd Roberts, Mr Eryl Crump (Local Democracy Reporter)

1. DECLARATION OF INTEREST

No declaration of interest was received.

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

None to report.

3. MINUTES

The minutes of the previous meetings of the Executive held on 29 November, 2021 and 13 December, 2021 were presented for confirmation.

It was resolved that the minutes of the previous meetings of the Executive held on the following dates be approved as correct –

- 29 November, 2021
- 13 December, 2021

4. CORPORATE PARENTING PANEL

The draft minutes of the meeting of the Corporate Parenting Panel held on 7 December, 2021 were submitted for adoption.

It was resolved that the draft minutes of the meeting of the Corporate Parenting Panel held on 7 December, 2021 be adopted.

5. THE EXECUTIVE'S FORWARD WORK PROGRAMME

The report of the Interim Head of Democratic Services incorporating the Executive's updated Forward Work Programme for the period from February to September, 2022 was presented for the Executive's consideration and the following changes were highlighted –

- Item 2 – Anglesey Further Education Trust Annual Report and Accounts 2020/21 which is a new item for the Executive's 14 February, 2022 meeting.
- Item 6 – Road Maintenance and Highways Asset Management Policy which is to be re-scheduled to a date to be confirmed.
Items 8 -18 (Budget setting and Budget monitoring related) confirmed for the Executive's 3 March, 2022 meeting.
- Item 23 – Population Needs Assessment: Social Services and Well-being (Wales) Act 2014 which is to be re-scheduled from the Executive's 14 February, 2022 meeting to its 21 March, 2022 meeting
- Item 36 to 38 – Quarterly Performance Monitoring reports which are new items for the Executive's September, 2022 meeting.
- Item 39 – Social Services Improvement Progress Report which is also a new item for the Executive's September, 2022 meeting
- Renting Homes (Fees etc.) (Wales) Act 2019 – implementation arrangements – a new item not on the published work programme requested for the Executive's 14 February, 2022 meeting.

It was resolved to confirm the Executive's updated forward work programme for the period January, to August, 2022 with the additional change outlined at the meeting.

6. DRAFT REVENUE BUDGET 2022/23

Councillor Robin Williams, Portfolio Member for Finance presented the report by the Director of Function (Resources)/Section 151 Officer setting out the Executive's provisional revenue budget for 2022/23.

The provisional settlement for Local Government in Wales announced on 21 December, 2021 shows an increase of £456m in the overall level of funding for Wales which is equivalent to a 9.8% increase in cash terms. For Anglesey, the increase in comparison to the Aggregate External Funding (AEF) in 2021/22 is £9.74m or 9.27%. While the increase is to be welcomed and provides the Council with an opportunity to invest in services for the first time in many years, the positivity has to be caveated by what the 2022/23 provisional settlement says about subsequent years with an indicative rise of 3.5% in the AEF for Wales indicated for 2023/24 which would still make it possible to continue to invest in services should that increase be replicated for Anglesey before the position begins to worsen again in 2024/25. The figures presented include estimated provision for pay awards regarding which there remains an element of uncertainty - and other staffing pressures, non-pay inflation, movement in pupil numbers, levies including for the newly established North Wales Corporate Joint Committee, capital financing charges and contingencies. The budget has been developed to also allow for funding expectations from Welsh Government where the AEF is expected to cover other cost pressures in 2022/23 for which no extra funding will be provided by Welsh Government. These include payment of the Real Living Wage to care

staff, homelessness prevention; managing the ongoing impact of the Covid pandemic and new duties arising from the Local Government and Elections (Wales) Act 2021 and are set out in more detail in section 4.8 of the report. The settlement provides the Council with an opportunity to address some of the service related risks and issues that have arisen as a result of a long period of austerity during which capacity and provision have been reduced. Table 2 summarises the proposed investment in services although these proposals will be further examined before the adoption of the final budget proposal in March, 2022.

After taking account of the provisional settlement from Welsh Government and the main budget changes (before any change in Council Tax) the starting point for the 2022/23 budget is a shortfall of £859k which it is proposed be funded by a 2% increase in Council Tax (likely to be among the lowest increases in Wales) taking the Band D charge to £1,367.46. The proposed net revenue budget for 2022/23 is £158.365m.

The Director of Function (Resources)/Section 151 Officer reported that the main financial risks to highlight for the budget are summarised in section 6.5 of the report; these are not covered in the budget or potentially are only partly addressed and they relate to Covid costs and potential loss of income although it is hoped Welsh Government would step in to provide support should the Covid situation deteriorate significantly; uncertainty around the final staff pay award; general inflation with rising prices affecting the cost of purchased goods and services which is mitigated in part by the protection afforded by long-term contracts; fluctuations in service demand; the reduction and/or loss of grant income and additional duties and costs in establishing the new Port Health Authority. Discussions are also ongoing regionally with regard to agreeing certain elements of residential and care home fees. The initial budget proposal reflects the resources required to operate services at 2021/22 level but updated to take account of known changes and costs in 2022/23. The forecast for 2023/24 and beyond is more uncertain because of the uncertainty around inflation rates although based on the information available as referred to in paragraph 7.2 of the report it is likely that investment will still be possible in 2023/24 while the indicative 2.4% increase in AEF in 2024/25 would require a 2% Council Tax increase just to cover costs.

Councillor Dylan Rees, Vice-Chair of the Corporate Scrutiny Committee reported from the Committee's meeting earlier in the day at which the initial revenue budget proposal for 2022/23 had been scrutinised. He confirmed that having considered all the information presented both written and verbally at the meeting as well as feedback from the Finance Scrutiny Panel, the Committee had resolved to recommend the initial draft revenue budget proposal for 2022/23 to the Executive to include a 2% increase in Council Tax in order to create a balanced and prudent budget, with no votes being cast against the proposal but with two abstentions. The Committee had likewise welcomed the opportunity which the settlement provides to invest in services in the forthcoming year.

Councillor Dafydd Roberts, Chair of the Finance Scrutiny Panel confirmed that the Panel shared the conclusions of the Corporate Scrutiny Committee and that it deemed the initial draft revenue budget proposal for 2022/23 to be reasonable and based on sound estimates; the Panel also acknowledged the risks around the budget as identified in the Section 151 Officer's report.

The Executive collectively welcomed the opportunity which the provisional settlement provides to make much needed investment in services after a very long period of service cuts and retrenchment and was keen to emphasise that the approval of the draft initial budget proposal is the culmination of a budget development process that has taken many months and involved hours of discussion, analysis and challenge. Although the provisional settlement was acknowledged as positive the Executive recognised that the financial situation is not without risk with Councillor Robin Williams Portfolio Member for Finance highlighting the additional requirements befalling the Council in undertaking the duties as the

Port Health Authority for Holyhead as a particular challenge as there is no certainty that the income generated will cover the costs meaning there may be an additional unquantified cost for the Council in 2022/23 which is not funded in the proposed budget. Representations to Welsh Government including by letter on this matter have not persuaded Welsh Government to commit to providing additional financial support to meet the risk although discussions are ongoing.

It was resolved to approve the following –

- **The initial proposed budget for 2022/23 of £158.365m.**
- **A proposed increase in Council Tax of 2%, taking the Band D charge to £1,367.46.**
- **That the Executive seek the opinion of the public on the initial budget proposal and Council Tax rise for 2022/23.**

7. CAPITAL BUDGET 2022/23 – INITIAL PROPOSAL

Councillor Robin Williams, Portfolio Member for Finance presented the report by the Director of Function (Resources)/Section 151 Officer setting out the draft Capital Budget proposal for 2022/23.

The draft Capital Budget for 2022/23 takes into account the principles set out in the Capital Strategy as approved by both the Executive and Full Council in March, 2021. The proposed Capital Programme for 2022/23 totals £35.961m and is funded from the sources set out in Table 1 of the report. The General Capital grant from Welsh Government has reduced by £677k compared to the funding received in 2021/22 with it being proposed therefore that £1.681m be drawn from General Balances to help fund the proposed programme. The capital programme proposes spend on existing assets (£5.042m), new one off projects as per Table 3 of the report to include the upgrade of public toilets and provision of match funding for flood relief schemes (£1.432m), and new one off projects to be funded from earmarked reserves, service reserves and unsupported borrowing (£783k) – Table 4 of the report. Due to the significant amount of Welsh Government funding for the 21st Century Schools Programme, the Council is committed to funding these schemes through the use of unsupported borrowing and the capital receipts from the sale of old school sites. The estimated cost of the programme in 2022/23 is £8.598m. The proposed programme under the Housing Revenue Account which is a ring fenced budget for managing income and expenditure relating to the Council's housing stock will see continued investment in existing stock as well as the development of new properties.

The Director of Function (Resources)/Section 151 Officer affirmed the reduction in the General Capital Grant for 2022/23 which has led to a shortfall in the capital budget which after careful consideration the Executive is proposing be met from General Balances having concluded that given the robustness of the General Balances, utilising the balances to support capital expenditure in 2022/23 would not be unreasonable and would not put the General Reserve position at risk. Although General Capital Grant allocation is expected to increase in 2024/25 the overall capital budget position will be tighter making it difficult to formulate a capital programme that is not limited to the refurbishment and replacement of existing assets.

Councillor Dylan Rees, Vice-Chair of the Corporate Scrutiny Committee reporting from the Committee's meeting that morning confirmed Scrutiny's endorsement of the 2022/23 Capital Budget proposal with no votes against. Councillor Dafydd Roberts, Chair of the Finance Scrutiny Panel likewise confirmed the Panel's support for the proposed capital budget as a reasonable use of resources.

It was resolved to recommend to the Full Council the following capital programme for

2022/23 –

	£'000
2021/22 Schemes Brought Forward	1,322
Refurbishment/Replacement of Assets	5,042
New One Off Capital Projects	1,432
New One Off Capital Projects (funded from Reserves and Unsupported Borrowing)	783
21st Century Schools	8,598
Housing Revenue Account	18,784
Total Recommended Capital Programme 2022/23	35,961
Funded By –	
General Capital Grant	1,486
Supported Borrowing General	2,157
General Balances	1,681
21st Century Schools Supported Borrowing	1,168
21st Century Schools Unsupported Borrowing	5,261
HRA Reserve & in Year Surplus	10,099
HRA Unsupported Borrowing	6,000
Capital Receipts	600
External Grants	4,854
Earmarked Reserves	1,195
General Fund Unsupported Borrowing	138
2021/22 Funding Brought Forward	1,322
2022/23 Total Capital Funding	35,961

8. RESPONDING TO THE LOCAL HOUSING CHALLENGE – SHARED EQUITY POLICY

Councillor Alun Mummery, Portfolio Member for Housing and Supporting Communities presented the report by the Head of Housing Services which incorporated the Shared Equity Policy designed to offer First Time Buyers an opportunity to obtain an equity loan to enable them to purchase a suitable home in their local area which would otherwise be unaffordable.

As part of its range of initiatives to offer affordable housing, Housing Services propose to introduce a Shared Equity Policy which will assist those who are unable to buy their home on the open market and those unable to gain access to Social Housing. Buying a home remains outside the range of many first-time buyers due to high property prices relative to local income and the deposits required. The Shared Equity Policy assists in meeting two objectives identified within the Service's Housing Strategy which are - firstly the development of the right homes for Anglesey's future and - secondly, making the best use of existing housing stock and improving homes and communities with the action being to offer social rented properties, intermediate rents, self-build and assistance to first time buyers.

The Head of Housing Services confirmed that the Shared Equity Policy is one of the options which the Service is utilising to respond to the local housing challenge and to assist local households to access affordable homes to buy and that the policy will widen the range of affordable homes that can be offered for both existing and Council build properties. As of December, 2021 there were 458 applicants registered for affordable properties on the Tai Teg website with 260 of these applicants looking to purchase an affordable property on Anglesey

The Executive welcomed the Shared Equity Policy as a positive addition to the range of initiatives which Housing Services are developing to respond to the local housing challenge and also as a constructive use of the Council Tax Premium which is used to fund these initiatives.

It was resolved to approve the Shared Equity Policy.

9. EXCLUSION OF THE PRESS AND PUBLIC

It was considered and was resolved Under Section 100 (A) (4) of the Local Government Act 1972, to exclude the press and public from the meeting during the discussion on the following item on the grounds that it involved the disclosure of exempt information as defined in Paragraphs 12, 13 and 14 of Schedule 12A of the said Act and in the Public Interest Test presented.

10. RESPONDING TO THE LOCAL HOUSING CHALLENGE – LAND NEAR YSBYTY PENRHOS STANLEY, HOLYHEAD

Councillor Alun Mummery, Portfolio Member for Housing and Supporting Communities presented the confidential report by the Head of Housing Services seeking the Executive's approval for the development of 23 new houses that will be available to local residents as affordable homes to buy or rent in response to the current housing challenge on land near Ysbyty Penrhos Stanley, Holyhead.

The Executive was advised of the location and layout of the proposed development and that the need for these homes in Holyhead has been confirmed by the Tai Teg affordable housing register. Financing would be based on the financial model used to assess the viability of housing developments and approved by the Section 151 Officer and Head of Housing Services for each individual development with the aim being to build highly efficient new homes. Subject to approval, the development timescale would be as broadly outlined.

It was resolved to approve the development of 23 new houses that will be available to local residents as affordable homes to buy or rent in response to the current housing challenge on land next to Ysbyty Penrhos Stanley, Holyhead.

**Councillor Llinos Medi
Chair**

Isle of Anglesey County Council	
Report to:	The Executive
Date:	14 February 2022
Subject:	The Executive's Forward Work Programme
Portfolio Holder(s):	Cllr Llinos Medi
Head of Service / Director:	Director of Function – Council Business / Monitoring Officer
Report Author:	Carys Edwards Head of Profession – HR and Transformation / Interim Head of Democratic Services
Local Members:	Not applicable

A –Recommendation/s and reason/s

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.

The Executive is requested to:

confirm the attached updated work programme which covers **March – October 2022**;

identify any matters for specific input and consultation with the Council's Scrutiny Committees;

note that the forward work programme is updated monthly and submitted as a standing monthly item to the Executive.

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.

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

D – Is this decision within the budget approved by the Council?
Not applicable.

Dd – Assessing the potential impact (if relevant):		
1	How does this decision impact on our long term needs as an Island?	Not relevant.
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?	
3	Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom.	
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	
5	Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.	
6	If this is a strategic decision, note any potential impact that the decision would have on those experiencing socio-economic disadvantage.	
7	Note any potential impact that this decision would have on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.	

E – Who did you consult?		What did they say?
1	Chief Executive / Senior 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)	
4	Human Resources (HR)	

E – Who did you consult?		What did they say?
5	Property	
6	Information Communication Technology (ICT)	
7	Procurement	
8	Scrutiny	Under normal circumstances, monthly joint discussions take place on the work programmes of the Executive and the two Scrutiny Committees in order to ensure alignment.
9	Local Members	Not relevant

F - Appendices:
The Executive's Forward Work Programme: March – October 2022

The Executive's Forward Work Programme

Period: March – October 2022

Updated 4 February 2022



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.

Executive decisions may be taken by the Executive acting as a collective body or by individual members of the Executive acting under delegated powers. The forward work programme includes information on the decisions sought, who will make the decisions and who the lead Officers and Portfolio Holders are for each item.

Page 10 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 and updates are published monthly.

Reports will need 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

The latest version of the Executive's Forward Work Programme – **which is a live document and subject to change** - is set out on the following pages.

Mae'r ddogfen hon hefyd ar gael yn Gymraeg / This document is also available in Welsh.

* Key:

S = Strategic – key corporate plans or initiatives

O = Operational – service delivery

FI = For information

The Executive's Forward Work Programme

Period: March – October 2022

Updated 4 February 2022

<div> <div>Subject & *category and what decision is sought</div> <div>Decision by which Portfolio Holder or, if a collective decision, why</div> <div>Lead Service</div> <div>Responsible Officer/ Lead Member & contact for representation</div> <div>Pre-decision / Scrutiny (if applicable)</div> <div>Date to Executive or, if delegated, date of publication</div> <div>Date to Full Council (if applicable)</div> </div>							
March 2022							
1	Annual Equality Report 2020/21	Social Services Portfolio Holder	Council Business	Lynn Ball Director of Function – Council Business / Monitoring Officer Cllr Llinos Medi	Partnership and Regeneration Scrutiny Committee 8 March 2022	Delegated decision March 2022	
2	Revenue Budget Monitoring Report – Quarter 3, 2021/22 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive 3 March 2022	
3	Capital Budget Monitoring Report – Quarter 3, 2021/22 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive 3 March 2022	
4	Housing Revenue Account Budget Monitoring Report – Quarter 3, 2021/22 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive 3 March 2022	

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5	Treasury Management Strategy Statement 2022/23 Adoption of strategy for the new financial year.		Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive 3 March 2022	Full Council 10 March 2022
6	Community Based non-residential Social Care Services –2022/23 Fees and Charges		Adults Services	Arwel Owen Head of Adults Services Cllr Llinos Medi	Finance Scrutiny Panel	The Executive 3 March 2022	
7	Local Authority Homes for Older People – Setting the Standard Charge 2022/23		Adults Services	Arwel Owen Head of Adults Services Cllr Llinos Medi	Finance Scrutiny Panel	The Executive 3 March 2022	
8	Fees and Charges 2022/23		Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive 3 March 2022	

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9	Independent Sector Care Home Fees 2022/23		Adults Services	Arwel Owen Head of Adults Services Cllr Llinos Medi	Finance Scrutiny Panel	The Executive 3 March 2022	
10	Medium Term Financial Strategy and Budget 2022/23 (S) Adoption of final proposals for recommendation to the County Council.	This is a matter for the Executive as it falls within the Council's Budget Framework.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel Corporate Scrutiny Committee 28 February 2022	The Executive 3 March 2022	Full Council 10 March 2022
11	Capital Strategy and Capital Programme		Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel	The Executive 3 March 2022	Full Council 10 March 2022
12	Capital Budget 2022/23		Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel Corporate Scrutiny Committee 28 February 2022	The Executive 3 March 2022	Full Council 10 March 2022

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13	Council Tax Discretionary Relief Policy		Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams		The Executive 3 March 2022	
14	Extension to the delivery of a Joint Planning Policy Service between the Isle of Anglesey County Council and Gwynedd Council		Regulation and Economic Development	Christian Branch Head of Regulation and Economic Development Cllr Richard Dew		The Executive 3 March 2022	
15	Endorsement of the Island's project submission to the Levelling Up Fund		Regulation and Economic Development	Christian Branch Head of Regulation and Economic Development Cllr Carwyn Jones		The Executive 3 March 2022	
16	Climate Change Plan		Chief Executive	Dylan Williams Deputy Chief Executive Cllr Dafydd Rhys Thomas	Corporate Scrutiny Committee 28 February 2022	The Executive 9 March 2022	Full Council 10 March 2022

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17	Electric Vehicle Charging Points Infrastructure		Highways, Waste and Property	Huw Percy Head of Highways, Waste and Property Cllr R G Parry OBE	Corporate Scrutiny Committee 28 February 2022	The Executive 9 March 2022	
18	Population Needs Assessment: Social Services and Wellbeing (Wales) Act 2014		Social Services	Fôn Roberts Director of Social Services Cllr Llinos Medi	Partnership and Regeneration Scrutiny Committee 8 March 2022	The Executive 9 March 2022	Full Council 10 March 2022
19	Extra Care Housing – South Anglesey		Social Services / Housing	Fôn Roberts Director of Social Services / Ned Michael Head of Housing Services Cllr Llinos Medi Cllr Alun W Mummery	Corporate Scrutiny Committee 28 February 2022	The Executive 9 March 2022	
20	Schools Modernisation – Llangefní Area: Ysgol y Graig Business Case		Learning	Rhys H Hughes Director of Education, Skills and Young People Cllr R Meirion Jones		The Executive 9 March 2022	

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Updated 4 February 2022

	Subject & *category and what decision is sought	Decision by which Portfolio Holder or, if a collective decision, why	Lead Service	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Scrutiny (if applicable)	Date to Executive or, if delegated, date of publication	Date to Full Council (if applicable)
21	The Executive's Forward Work Programme (S) Approval of monthly update.	The approval of the full Executive is sought to strengthen forward planning and accountability.	Council Business	Carys Edwards Head of Profession – HR and Transformation (and Interim Head of Democratic Services) Cllr Llinos Medi		The Executive 21 March 2022	
22	Corporate Scorecard – Quarter 3, 2021/22 (S) Quarterly performance monitoring report.	This is a matter for the full Executive as it provides assurance of current performance across the Council.	Corporate Transformation	Carys Edwards Head of Profession – HR and Transformation Cllr Dafydd Rhys Thomas	Corporate Scrutiny Committee 7 March 2022	The Executive 21 March 2022	
23	Homelessness Strategy and Housing Support Grant		Housing	Ned Michael Head of Housing Services Cllr Alun Wyn Mummery	Corporate Scrutiny Committee 7 March 2022	The Executive 21 March 2022 To be confirmed	
24	Housing Revenue Account (HRA) Business Plan		Housing	Ned Michael Head of Housing Services Cllr Alun W Mummery	Corporate Scrutiny Committee 7 March 2022	The Executive 21 March 2022	

* Key:

S = Strategic – key corporate plans or initiatives

O = Operational – service delivery

FI = For information

The Executive's Forward Work Programme

Period: March – October 2022

Updated 4 February 2022

	Subject & *category and what decision is sought	Decision by which Portfolio Holder or, if a collective decision, why	Lead Service	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Scrutiny (if applicable)	Date to Executive or, if delegated, date of publication	Date to Full Council (if applicable)
25	Social Services Improvement Programme Progress Report		Social Services	Fôn Roberts Director of Social Services Cllr Llinos Medi	Social Services Improvement Panel 15 February 2022 Corporate Scrutiny Committee 7 March 2022	The Executive 21 March 2022	
April 2022							
26	The Executive's Forward Work Programme (S) Approval of monthly update.	The approval of the full Executive is sought to strengthen forward planning and accountability.	Council Business	Carys Edwards Head of Profession – HR and Transformation (and Interim Head of Democratic Services) Cllr Llinos Medi		The Executive 25 April 2022	
May 2022							
27	The Executive's Forward Work Programme (S) Approval of monthly update.	The approval of the full Executive is sought to strengthen forward planning and accountability.	Council Business	Carys Edwards Head of Profession – HR and Transformation (and Interim Head of Democratic Services)		The Executive May 2022	

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The Executive's Forward Work Programme

Period: March – October 2022

Updated 4 February 2022

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June 2022							
28	Welsh Language Standards Annual Report 2021/22	Portfolio Holder with responsibility for the Welsh language.	Council Business	Annwen Morgan Chief Executive		Delegated decision June 2022	
29	The Executive's Forward Work Programme (S) Approval of monthly update.	The approval of the full Executive is sought to strengthen forward planning and accountability.	Council Business	Carys Edwards Head of Profession – HR and Transformation (and Interim Head of Democratic Services)		The Executive June 2022	
30	Corporate Scorecard – Quarter 4, 2021/22 (S) Quarterly performance monitoring report.	This is a matter for the full Executive as it provides assurance of current performance across the Council.	Corporate Transformation	Carys Edwards Head of Profession – HR and Transformation	Corporate Scrutiny Committee	The Executive June 2022	
31	Revenue Budget Monitoring Report – Quarter 4, 2021/22 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer	Finance Scrutiny Panel	The Executive June 2022	

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The Executive's Forward Work Programme

Period: March – October 2022

Updated 4 February 2022

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32	Capital Budget Monitoring Report – Quarter 4, 2021/22 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer	Finance Scrutiny Panel	The Executive June 2022	
33	Housing Revenue Account Budget Monitoring Report – Quarter 4, 2021/22 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer	Finance Scrutiny Panel	The Executive June 2022	
July 2022							
34	The Executive's Forward Work Programme (S) Approval of monthly update.	The approval of the full Executive is sought to strengthen forward planning and accountability.	Council Business	Carys Edwards Head of Profession – HR and Transformation (and Interim Head of Democratic Services)		The Executive July 2022	

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The Executive's Forward Work Programme

Period: March – October 2022

Updated 4 February 2022

Subject & *category and what decision is sought		Decision by which Portfolio Holder or, if a collective decision, why	Lead Service	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Scrutiny (if applicable)	Date to Executive or, if delegated, date of publication	Date to Full Council (if applicable)
September 2022							
35	The Executive's Forward Work Programme (S) Approval of monthly update.	The approval of the full Executive is sought to strengthen forward planning and accountability.	Council Business	Carys Edwards Head of Profession – HR and Transformation (and Interim Head of Democratic Services)		The Executive September 2022	
36	Corporate Scorecard – Quarter 1, 2022/23 (S) Quarterly performance monitoring report.	This is a matter for the full Executive as it provides assurance of current performance across the Council.	Corporate Transformation	Carys Edwards Head of Profession – HR and Transformation	Corporate Scrutiny Committee	The Executive September 2022	
37	Revenue Budget Monitoring Report – Quarter 1, 2022/23 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer	Finance Scrutiny Panel	The Executive September 2022	
38	Capital Budget Monitoring Report – Quarter 1, 2022/23 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer	Finance Scrutiny Panel	The Executive September 2022	

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The Executive's Forward Work Programme

Period: March – October 2022

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39	Housing Revenue Account Budget Monitoring Report – Quarter 1, 2022/23 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer	Finance Scrutiny Panel	The Executive September 2022	
40	Social Services Improvement Programme Progress Report		Social Services	Fôn Roberts Director of Social Services	Social Services Improvement Panel / Corporate Scrutiny Cttee Dates to be confirmed	The Executive September 2022	
October 2022							
41	The Executive's Forward Work Programme (S) Approval of monthly update.	The approval of the full Executive is sought to strengthen forward planning and accountability.	Council Business	Carys Edwards Head of Profession – HR and Transformation (and Interim Head of Democratic Services)		The Executive October 2022	

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ISLE OF ANGLESEY COUNTY COUNCIL		
Report to:	EXECUTIVE	
Date:	14 February 2022	
Subject:	David Hughes Charitable Estate and Anglesey Further Education Trust Annual Report and Accounts 2020/21	
Portfolio Holder(s):	Councillor Robin Williams (Resources) Councillor R G Parry OBE FRAgS (Highways, Waste and Property) Councillor R Meirion Jones (Learning)	
Head of Service:	Marc Jones	
Report Author:	Bethan Owen	
Tel:	(01248) 752663	
E-mail:	BethanOwen2@ynysmon.gov.uk	
Local Members:	n/a	
A - Recommendation/s and reason/s		
<ul style="list-style-type: none"> To approve the Annual Report and Accounts for the Anglesey Further Education Trust for the year 2020/21 (Appendix A). 		
B - What other options did you consider and why did you reject them and/or opt for this option?		
<ul style="list-style-type: none"> No other options are available as it is a requirement of the Charities Commission that the annual accounts are approved by the responsible body, which, in this case, is the Executive. 		
C - Why is this a decision for the Executive?		
<ul style="list-style-type: none"> This matter is delegated to the Executive. 		
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 – Assessing the potential impact (if relevant):		
1	How does this decision impact on our long term needs as an Island?	Not applicable. The decision required is merely to accept the accounts of the Trust and has no impact on the long term needs of the Island.
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?	Not applicable
3	Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom	Not directly applicable, but the Trust has distributed funds through the 5 secondary schools and through Coleg Cymraeg Cenedlaethol.
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	Not applicable

5	Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.	Not applicable
6	If this is a strategic decision, note any potential impact that the decision would have on those experiencing socio-economic disadvantage.	Not applicable
7	Note any potential impact that this decision would have on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.	Not applicable
E - Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	The report was considered by the SLT and any comments made incorporated into the report
2	Finance / Section 151 (mandatory)	n/a – this is the Section 151 Officer's report
3	Legal / Monitoring Officer (mandatory)	Monitoring Officer is a member of the SLT and any comments made would have been considered at the SLT meeting
4	Human Resources (HR)	Not applicable
5	Property	Not applicable
6	Information Communication Technology (ICT)	Not applicable
7	Scrutiny	Not applicable
8	Local Members	Not applicable
9	Any external bodies / other/s	The accounts have been audited by an External Auditor and their report forms part of the accounts
F - Appendices:		
<ul style="list-style-type: none"> Appendix A - Anglesey Further Education Trust Annual Report and Accounts 2020/21 		
FF - Background papers (please contact the author of the Report for any further information):		
<ul style="list-style-type: none"> Anglesey Further Education Trust Update Report – Executive, 28 October 2019 (item 13) 		

DAVID HUGHES CHARITABLE ESTATE AND ANGLESEY FURTHER EDUCATION TRUST

1. PURPOSE OF THE REPORT

- 1.1 This report provides an overview of the background of the Anglesey Further Education Trust. It provides information about the legal status of the Trust and the different elements within it. The financial performance of the Trust is summarised. The key purpose of this report is to request the Executive's approval of the final Annual Report and Accounts for the financial year 2020/21.
- 1.2 The report also updates Members on the progress made to distribute more of the Trust's funds to meet the charitable purposes of the Trust ,

2. BACKGROUND INFORMATION

- 2.1 The Anglesey Further Education Trust is comprised of three funds: The David Hughes Endowment and the Anglesey Further Education Fund 1/3 and the Anglesey Education Trust Fund 2/3 which provide specific educational benefit.

2.1.1. David Hughes Charitable Estate

Endowment dates back to 1608 and currently consists of several plots of smallholding land and cottages and other investments. This fund collects rents from its investment property and dividends and interest on its Investment Fund investments which are managed by Blackrock Investment Fund Managers. The management, financial and administration costs of the estate are deducted from the rents received to arrive at the net income for the year that can be distributed. A payment of a quarter of any net surplus income is made to an unconnected charity, "The David Hughes Charity for the "Poor", for purposes connected with the relief of poverty in the community of Llantrisant. The remaining income is then transferred to the Anglesey Further Education Fund, which is sub-divided into two specific funds.

2.1.2. Anglesey Further Education Trust Funds 1/3 (Restricted Fund)

In addition to the net income from the David Hughes Endowment Estate, this Trust also receives income from investments managed by Blackrock similar to the David Hughes Endowment. The purpose of the fund is to provide financial assistance to senior pupils of the 5 secondary schools in order that they can complete their courses.

2.1.3. Anglesey Further Education Trust Funds 2/3 (Restricted Fund)

This element of the Trust receives income similar to the above (2.1.2). The fund is to be used to provide benefits to persons under the age of 25 who have attended one or more of the 5 secondary schools for a period of two years and who are in need of financial assistance for further or higher education or training.

2.2 Legal Status

- 2.2.1.** The Anglesey Further Education Trust is a registered charity for which the Isle of Anglesey County Council is the sole trustee. There is no specific reservation to full Council or delegation to an officer in respect of the Trusteeship, so the decision-making in relation to the Trust is delegated to the Executive Committee.
- 2.2.2.** Certain functions in respect of the Trust have been delegated to officers in conjunction with the relevant portfolio holder:-
- The Director of Education, Skills and Young People has the delegated authority in respect of educational grants;
 - The Head of Service (Highways, Waste and Property) has the delegated authority to agree tenancies, set rents and organise a programme of maintenance and refurbishment;
 - The Director of Function (Resources) / Section 151 Officer has delegated authority to determine how much is allocated to the 3 schemes in each year (from 2019/20 onwards), this will be dependent on the surplus made by the fund;
 - The Director of Function (Resources) / Section 151 Officer also has delegated authority to sign the Annual Report and Accounts of the Trust each year following completion of the external audit;
 - The Chief Executive Officer can exercise any function which has been delegated to Heads of Service.

3. UTILISATION OF THE FUND DURING 2020/21

- 3.1** In October 2019, the Executive resolved to allocate a one off sum of £55,000 to each secondary school to fund the cost of Learning Coaches within each school. The Learning Coaches would support senior pupils undertaking GCSE and A Level courses. It would be for each school to decide over what period the funding would be used. This was to be funded from the 1/3 Restricted Fund utilising the majority of the fund balance of £235,872 (as at 1 April 2020). More detail on the use made of these allocations in 2020/21 is provided in paragraph 4 below.
- 3.2** The Executive also resolved to allocate an additional £8,000 per secondary school to provide grants to assist financially disadvantaged students to obtain places at Colleges and Universities and / or to help with the purchase of books and equipment required to attend the courses in the first year. It will be for each school to assess each application and award grants based on their assessment criteria. The total cost of £40,000 was to be funded from the 2/3 Restricted Fund which had a balance of £151,216 (as at 1 April 2020). Details of the use made of these funds in 2020/21 is provided in paragraph 5 below.
- 3.3** Coleg Cymraeg Cenedlaethol would also administer a scholarship scheme for students from financially disadvantaged backgrounds to undertake University and College courses through the medium of Welsh.

4. FINANCIAL PERFORMANCE 2020/21

4.1 David Hughes Charitable Estate (Endowment Fund)

- 4.1.1.** The Estate generated £129,018 through the rental of properties and the recharge of water rates. £5,158 was generated through other income, dividends and investment interest. £71,732 was incurred as expenditure on repairs and maintenance, professional services and a provision for bad and doubtful debts. £14,807 was incurred on property management administrative costs and accounting and auditing costs. This results in £47,637 being available for distribution, with £11,909 being paid to the David Hughes Charity for the Poor, with the remaining £35,727 being transferred to the Further Education Trust.
- 4.1.2.** £26,194 has been charged to the Statement of Financial Activities as the loss on Investments.
- 4.1.3.** The value of the Estate, as at 31 March 2021, was £4,276,461, which is made up of the value of the properties £4,032,900, investments traded on the Stock Exchange £162,110 and net current assets of £81,451. The value of the Estate is £26,194 higher than at 31 March 2020.

4.2 Further Education Trust (Restricted Funds)

- 4.2.1.** The Trust fund generated £3,642 of investment income and £10,681 was transferred into the Trust from the David Hughes Charitable Estate.
- 4.2.2.** £108,173 was utilised for charitable purposes (see paragraphs 5 and 6 below).
- 4.2.3.** The overall value of the Trust fell from £389,799 at the beginning of the financial year to £339,347 as at 31 March 2021. This was made up of investments traded on the Stock Exchange of £113,215 and cash in bank accounts of £226,132.
- 4.2.4.** The value of the 1/3 Fund as at 31 March 2021 was £166,618 and the value of the 2/3 Fund as at the same date was £172,729.

5. LEARNING COACHES (Allocated from the 1/3 Fund)

- 5.1** Following the Executive's decision, in October 2019 to allow the Fund to be used to contribute to the costs of Learning Coaches in the 5 secondary schools, a sum of £55,280 was allocated to each school to be used for this purpose. The table below shows the expenditure incurred by each school during 2020/21:-

5.2

School	Sum Allocated prior to 1 April 2019	Balance as at 31 March 2020	Sum Utilised by Schools in 2020/21	Sum Allocated from 2020/21	Balance as at 31 March 2021
	£	£	£	£	£
Ysgol Syr Thomas Jones	55,280	53,909	(6,601)	2,860	50,168
Ysgol Uwchradd Caergybi	55,280	46,817	(43,924)	2,860	5,753
Ysgol Gyfun Llangejni	55,280	22,826	(22,826)	2,860	2,860
Ysgol David Hughes	55,280	56,160	(25,370)	2,860	33,650
Ysgol Uwchradd Bodedern	55,280	56,160	0	2,860	59,020
TOTAL	276,400	235,872	(98,721)	14,300	151,451

6. GRANTS ALLOCATED TO STUDENTS (Allocated from the 2/3 Fund)

- 6.1 Following the Executive's decision in October 2019 to ask the 5 secondary schools to undertake the administration of the awarding of grants, each school was allocated an initial sum of £8,560 to distribute. However, due to the pandemic, the schools were not in a position to invite applications during the 2020/21 school year and, as a result, no grants were awarded.
- 6.2 After a discussion with the Auditor of the accounts, it was agreed that, for the purpose of the accounts, the distribution of the funds to the schools should be considered as charitable activities for the purposes of the Trust.
- 6.3 During 2020/21, the first few of the new scholarships being offered through Coleg Cymraeg Cenedlaethol' were awarded, with four former pupils each receiving £500. A grant of £7,452 was also made to a former pupil to enable them to complete their higher education.
- 6.4 The balance of £172,729 is available for distribution, either through the schools or through Coleg Cymraeg Cenedlaethol.

**CRONFA YMDDIRIEDOLAETH ADDYSG
BELLACH YNYS MÔN**

**ANGLESEY FURTHER EDUCATION TRUST
FUND**

**ADRODDIAD BLYNYDDOL A
CHYFRIFON**

**ANNUAL REPORT AND
ACCOUNTS**

2020/21

Rhif Cofrestru Elusen / Charity Registration No.

525254

CONTENTS OF THE FINANCIAL STATEMENT FOR THE YEAR ENDED
31 MARCH 2021

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Report of the Independent Examiner	6
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Balance Sheet	8
Notes to the Financial Statements	9-15

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

The trustees present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and the Republic of Ireland (FRS102) effective 1 January 2015.

LEGAL AND ADMINISTRATIVE DETAILS

Registered Charity Number:

525254

Principal Address:

Isle of Anglesey County Council
County Offices
Llangefni
Anglesey
LL77 7TW

Trustee:

The Isle of Anglesey County Council is the sole trustee of the Anglesey Further Education Trust and the activities of the Trust were administered on its behalf by the County Council.

Independent Examiner:

Mr. Brian Hughes
A. Hughes-Jones, Dyson & Co
Capel Moreia
South Penrallt
Caernarfon
Gwynedd
LL55 1NS

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document:

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

The Anglesey Further Education Trust Fund is regulated by a scheme made by the Board of Education on 23 March 1939 and significantly modified by a scheme dated 18 July 1960. These specify the duties, powers and conditions under which the Trust is required to operate.

Recruitment and appointment of new trustees:

The Isle of Anglesey County Council is the sole trustee of the Anglesey Further Education Trust Fund. The charity is run by the Council's Executive Committee.

New trustees are briefed on their legal obligations under charity law, the content of the governing document and the decision making process. Any training needs are identified and addressed internally by other existing trustees and officers of the Council.

Organisational structure:

The Isle of Anglesey County Council is the sole trustee of the Anglesey Further Education Trust Fund and the activities of the Trust were administered on its behalf by the County Council.

The organisational structure has been as follows:-

- The County Council's Executive Committee act as the Trustee.
- The Council's Head of Service (Lifelong Learning) in conjunction with the Portfolio Holder for Lifelong Learning have the delegated authority to award the annual grant funding.
- The Council's Head of Service (Highways, Waste and Property) in conjunction with the Portfolio Holder for Highways, Waste and Property have the delegated authority to manage tenancy agreements and to set rents of the property portfolio (the David Hughes Endowment).
- The Council's Executive Committee will approve the accounts of the Trust and the Section 151 Officer has the delegated authority to sign the Trust's Annual Accounts.

The strategic leaders of the County Council were:-

- Chief Executive – Annwen Morgan
- Deputy Chief Executive – Dylan Williams
- Director of Function (Resources) and Section 151 Officer – Marc Jones
- Director of Function (Council Business) and Monitoring Officer – Lynn Ball

Related parties:

Due to the nature of the charity's operations and because the sole trustee of the charity is the Isle of Anglesey County Council, it is inevitable that transactions will take place with organisations related to the Council and its employees. All transactions involving organisations in which the Isle of Anglesey County Council may have an interest are conducted at arm's length. The Council has a policy that all trustees must declare an interest if a related party transaction occurs.

Risk Management:

The major risks to which the Trust is exposed, as identified by the Trustee, have been reviewed and systems or procedures have been established to manage the risk.

OBJECTIVES AND ACTIVITIES**Aims and objectives:**

The Anglesey Further Education Trust Fund is comprised of three funds: The David Hughes Endowment, the Anglesey Further Education Fund 1/3 and the Anglesey Further Education Fund 2/3, which aim to provide specific educational benefit.

The David Hughes Charitable Estate (Endowment Fund):

This fund collects rents from its investment property and interest on its investments. The management and administration costs of the estate are deducted from the rents received to arrive at the net income for the year that can be distributed, or net expenditure.

A payment of a quarter of the net income is made to an unconnected charity, "The David Hughes Charity for the Poor" for purposes connected with the relief of poverty in the community of Llantrisant. The remaining income forms the Anglesey Further Education Fund:

Anglesey Further Education Trust Funds:

One third of the General Fund is allocated to provide special benefit, of any kind not normally provided by the Authority, to assist senior pupils to finish their courses at any one of the schools specified in the scheme – the five secondary schools maintained by the County Council. The remaining two thirds of the General Fund is available to benefit persons under the age of 25, who have attended any one of the schools specified in the scheme for at least two years, who are in need of financial assistance for Further or Higher Education or training. The Trust has identified three schemes which are intended to increase the number of grants awarded in future.

Grant making:

Grants are made to individuals who have attended or are attending one of the five secondary schools maintained by the County Council who meet the above criteria. This may be via payments made to each secondary school or via a scholarship scheme to be administered by 'Coleg Cymraeg Cenedlaethol' for students from financially disadvantaged backgrounds to undertake courses through the medium of Welsh.

Public benefit:

The trustees confirm that they have referred to the guidance contained in the Charity Commissioner's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and setting the grant making process.

ACHIEVEMENT AND PERFORMANCE

Charitable activities:

The charity has continued to safeguard the assets of the Trust.

During recent years, the charity had been in a period of consolidation and had been saving cash to reinvest in its ageing property portfolio. Undertaking this period of consolidation will mean that the assets of the charity will be able to provide income for years to come for its future beneficiaries. To this end the charity undertook a significant programme of repairs and refurbishments to the David Hughes Estate, to bring a number of the farm buildings into a more suitable state of repair. Following completion of this programme the charity is now in a position to increase the number of grants awarded in the coming years.

To this end, the charity now allocates funding to each of the Island's secondary schools. To assist current pupils, each school was offered up to £56k to fund the cost of Learning Coaches. Each school was also given £8,560 to enable them to assist financially disadvantaged students to obtain places at colleges and universities and/or to help with the purchase of books and equipment required to attend the courses in the first year.

During 2020/21, the first of the new scholarships being offered through 'Coleg Cymraeg Cenedlaethol' were awarded, with four former pupils each receiving £500. A grant of £7,452 was also made to a former pupil to enable them to complete their higher education.

FINANCIAL REVIEW

Financial performance:

Before gains & losses on investments, the Endowment Fund had a net income of £47,637 but the charity had an overall decrease in funds during the year of £68,803 as it made significant donations to secondary schools in order to utilise cash that had built up following years of few grants being awarded. However, the Trust's investments have increased in value by almost £1.532m.

As a result, total funds as at 31 March 2021 were £4,615,808, of which all funds are restricted.

Principal funding sources:

The principal funding sources of the charity are rental income from tenants and investment income in the form of dividends, investment interest or interest on deposits.

Investment policy and objectives:

The charity's ageing property portfolio has required substantial investment. The trustee of the charity has undergone a period of consolidation in order to generate the necessary cash reserves to reinvest in its assets. In addition, the charity holds approximately 10% of its Total Fixed Assets in Investment Funds, which generate dividend and interest income.

Plans for the future:

The Anglesey Further Education Trust operates as a going concern for the charitable purposes stated above.

TRUSTEES RESPONSIBILITY STATEMENT

The trustees are responsible for preparing the Report of the Trustees and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act, Charity (Accounts and Reports) Regulations and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:-

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act, the Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and, hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed by the Director of Function (Resources) / Section 151 Officer under delegated authority on behalf of the Trust:

Mr R Marc Jones FCPFA

Director of Function (Resources) / Section 151 Officer

Date

Independent examiner's report to the trustees of Anglesey Further Education Trust Fund

I report to the trustees on my examination of the accounts of the Anglesey Further Education Trust Fund for the year ended 31st March 2021 which are set out on pages 7-15.

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the 2011 Act and, in carrying out my examination, I have followed all the applicable directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:-

1. Accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulation 2008 other than any requirements that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signature: _____

Date: _____

Brian Hughes FCA
A. Hughes-Jones, Dyson & Co.
Chartered Accountants & Registered Auditors
Capel Moreia, South Penrallt, Caernarfon, Gwynedd

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2021

				31.3.2021	31.3.2020
	Notes	Restricted Funds £	Endowment Funds £	Total Funds £	Total Funds £
Income and Endowments from:					
Investment Income	2	3,642	134,176	137,818	136,793
Total Income		3,642	134,176	137,818	136,793
Expenditure on:					
Investment Management	3	-	(71,732)	(71,732)	(75,431)
Charitable Activities	4	(108,173)	-	(108,173)	(87,729)
Support Costs	5	-	(14,807)	(14,807)	(14,336)
Total Expenditure		(108,173)	(86,539)	(194,712)	(177,496)
Net Income / (Expenditure) available for distribution before Gains and Losses on Investments		(104,531)	47,637	(56,894)	(40,703)
Payment of 25% of net income to David Hughes Charity for the Poor	6	-	(11,909)	(11,909)	(10,681)
Transfer of remaining net Endowment income to the Further Education Trust Funds		35,728	(35,728)	-	-
Net Income / (Expenditure) before Gains and Losses on Investments		(68,803)	-	(68,803)	(51,384)
Net Gains / (Losses) on Investments	7	18,351	1,513,294	1,531,645	(32,700)
Net Income / (Expenditure)		(50,452)	1,513,294	1,462,842	(84,084)
Net Movement in Funds		(50,452)	1,513,294	1,462,842	(84,084)
Reconciliation of Funds:					
Total Funds brought forward		389,799	2,763,167	3,152,966	3,237,050
Total Funds carried forward		339,347	4,276,461	4,615,808	3,152,966

BALANCE SHEET FOR THE YEAR ENDED 31 MARCH 2021

				31.3.2021	31.3.2020
	Notes	Restricted Funds	Endowment Fund	Total Funds	Total Funds
	£	£	£	£	£
Investments listed or traded on a recognised Stock Exchange	7a	113,215	162,110	275,325	230,780
Investment Properties - the David Hughes Estate	7b	-	4,032,900	4,032,900	2,545,800
Total Fixed Assets		113,215	4,195,010	4,308,225	2,776,580
Current Assets					
Debtors	8	-	67,407	67,407	64,828
Cash at bank and in hand	9	226,132	33,214	259,346	328,207
Total Current Assets		226,132	100,621	326,753	393,035
Liabilities					
Creditors: amounts falling due within one year	10	-	(19,170)	(19,170)	(16,649)
Net Current Assets or (Liabilities)		226,132	81,451	307,583	376,386
Creditors: amounts falling due after more than one year		-	-	-	-
Provisions for liabilities		-	-	-	-
Total Net Assets or (Liabilities)		339,347	4,276,461	4,615,808	3,152,966
The Funds of the Charity	11				
Endowment Funds		-	4,276,461	4,276,461	2,763,167
Restricted Income Funds		339,347	-	339,347	389,799
Total Charity Funds		339,347	4,276,461	4,615,808	3,152,966

The financial statements are signed by the Director of Function (Resources) / Section 151 Officer under delegated authority:

Mr R Marc Jones FCPFA

Director of Function (Resources) / Section 151 Officer

Date

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, with the exception of investments, which are included at market value. This is as modified by the revaluation of certain assets and in accordance with the Charities SORP (FRS102) (effective January 2015), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Incoming resources

All incoming resources are recognised once the charity has entitlement to the resources, it is certain that the resources will be received and the monetary value of incoming resources can be measured with sufficient reliability.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Costs of generating funds

The costs of generating funds consist of investment management costs.

Investment property

Investment property is shown at the most recent internal valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to the endowment fund.

Taxation

The charity is exempt from tax on its charitable activities.

Value Added Tax

The charity can reclaim Value Added Tax through its trustee, the Isle of Anglesey County Council. Therefore, where applicable, expenditure is shown net of Value Added Tax.

Fund structure

The charity has three funds, one endowment and two restricted.

The David Hughes Charitable Estate (Endowment Fund)

This fund collects rents from its investment property and interest on its investments. The management and administration costs of the estate are deducted from the rents received to arrive at the net income for the year that can be distributed.

A payment of a quarter of the net income is made to an unconnected charity, “The David Hughes Charity for the Poor” for purposes connected with the relief of poverty in the community of Llantrisant.

The remaining income forms the Anglesey Further Education Trust Fund, which is split into two:-

Anglesey Further Education Trust Fund 1/3 (Restricted Fund)

One third of the Anglesey Further Education Trust Fund is allocated to provide special benefit of any kind not normally provided by the Authority, to assist senior pupils to finish their course at any one of the schools specified in the scheme – the five secondary schools maintained by the County Council.

Anglesey Further Education Trust Fund 2/3 (Restricted Fund)

The remaining two thirds of the Anglesey Further Education Trust Fund is available to benefit persons under the age of 25, who have attended any one of the schools specified in the scheme for at least two years, who are in need of financial assistance for further or higher education or training.

The charity has no unrestricted income.

Fixed asset investments

Investments are stated at market value as at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Realised gains and losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and opening market value (purchase date if later). Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later). Realised and unrealised gains are not separated in the Statement of Financial Activities.

2. INVESTMENT INCOME

Investment Income	Restricted Funds	Endowment Funds	Total 31.3.21	Total 31.3.20
	£	£	£	£
Rents received	-	125,994	125,994	123,071
Water rates - recharges	-	3,024	3,024	3,429
Other income from David Hughes Estate	-	100	100	1,600
Dividends and and Investment Interest	3,491	5,003	8,494	6,824
Other Interest	151	55	206	1,869
Total Investment Income	3,642	134,176	137,818	136,793

3. INVESTMENT MANAGEMENT COSTS

Investment Management Costs	Restricted Funds £	Endowment Funds £	Total 31.3.21 £	Total 31.3.20 £
Repairs and Maintenance of the David Hughes Estate	-	(63,277)	(63,277)	(74,023)
Water Charges	-	(3,024)	(3,024)	(1,000)
Professional Services	-	(407)	(407)	(1,780)
Other property expenses	-	-	-	-
Bad Debt provision	-	(5,024)	(5,024)	1,372
Total Investment Management Costs	-	(71,732)	(71,732)	(75,431)

4. CHARITABLE ACTIVITIES

Charitable Activities	Restricted Funds £	Endowment Funds £	Total 31.3.21 £	Total 31.3.20 £
Education grants awarded	(9,452)	-	(9,452)	-
Grants to schools - learning coaches	(98,721)	-	(98,721)	(44,929)
Grants to schools - help towards higher education	-	-	-	(42,800)
Total Charitable Expenditure	(108,173)	-	(108,173)	(87,729)

The Education grants awarded comprises four £500 scholarship grants awarded to former pupils through 'Coleg Cymraeg Cenedlaethol' and one grant of £7,452 awarded to a former pupil in order to enable them to complete their Higher Education course.

The Trust applies the exemption allowed under Charity Law and the SORP to keep the names of grant recipients confidential.

5. SUPPORT COSTS

Support Costs	Restricted Funds £	Endowment Funds £	Total 31.3.21 £	Total 31.3.20 £
Property management administrative costs	-	(10,702)	(10,702)	(10,103)
Accounting and support costs	-	(3,175)	(3,175)	(3,303)
Independent Examiner's / Auditor's Remuneration	-	(930)	(930)	(930)
Total Support Costs	-	(14,807)	(14,807)	(14,336)

6. DISTRIBUTION OF ENDOWMENT FUND NET INCOME

25% of the net income before gains and losses on investments for the Endowment fund is to be paid to the David Hughes charity for the poor. The remainder is split between the restricted Further Education Trust Funds on a 1/3 and 2/3 basis:-

Distribution of Endowment Fund Net Income	Total 31.3.21 £	Total 31.3.20 £
Net income available for distribution before gains and losses on investments	47,637	42,725
25% paid to David Hughes Charity for the Poor	11,909	10,681
25% transferred to Further Education Trust 1/3	11,909	10,681
50% transferred to Further Education Trust 2/3	23,819	21,363

7. INVESTMENTS

Net Gains / (Losses) on Investments	Restricted Funds £	Endowment Funds £	Total 31.3.21 £	Total 31.3.20 £
Gains / (Losses) on listed Investment Funds	18,351	26,194	44,545	(32,700)
Gains / (Losses) on Investment Properties	-	1,487,100	1,487,100	-
Total Net Gains / (Losses)	18,351	1,513,294	1,531,645	(32,700)

a. INVESTMENTS LISTED OR TRADED ON A RECOGNISED STOCK EXCHANGE

Investments Listed or Traded on a Recognised Stock Exchange	Restricted Funds £	Endowment Funds £	Total 31.3.21 £	Total 31.3.20 £
Market Value				
At 1 April	94,864	135,916	230,780	366,696
Additions	-	-	-	-
Disposals	-	-	-	-
Revaluations	18,351	26,194	44,545	(32,700)
Transfers	-	-	-	-
Net Book Value at 31 March	113,215	162,110	275,325	230,780

There were no investment assets outside the UK.

The investments are mainly in BLK Charities UK Charity Authorised Investment Funds with small holdings in gilts and equity.

Investments are shown at market value. Historical value is £67,029.

b. INVESTMENT PROPERTY

Investment Property	31.3.21 £	31.3.20 £
Market Value at 1 April	2,545,800	2,545,800
Additions	-	-
Disposals	-	-
Impairment	-	-
Revaluation Gain / (Loss)	1,487,100	-
Transfers	-	-
Net Book Value at 31 March	4,032,900	2,545,800

The David Hughes Endowment is comprised of 13 farm dwellings and 1 parcel of land, with a total area of 1,140.68 acres. To maximise future yields, the Graiglwyd Land has now been incorporated into the Canol Rhos smallholding. Expenditure on repairs and maintenance amounted to £63k this year. Following the completion of the refurbishment programme, the aim is to restrict repairs and maintenance expenditure to a budget of £50k per year.

The Tŷ Coch dwelling is now valued as an Asset Held for Sale, as it is expected to be sold during the next financial year.

The Estate was valued as at March 2021 at a total value of £4,032,900 on the existing use value basis by David Ellis MRICS, the Isle of Anglesey County Council's Consultant Estates Internal Valuer.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Debtors: Amounts Falling due within One Year	31.3.21 £	31.3.20 £
Amounts recoverable on contract	106,526	98,922
Bad Debt Provision	(39,119)	(34,094)
Total Debtors	67,407	64,828

It was decided in 2017/18 that it would be prudent to create a provision for bad debts owing to the amount of historic debts that have built up. However, efforts to collect the amounts owed from previous tenants have increased, with some successes.

9. CASH AT BANK

This represents the balance within the cash reserves held by the Isle of Anglesey County Council on behalf of the Anglesey Further Education Trust.

Cash at Bank	Further Education Trust 1/3 £	Further Education Trust 2/3 £	David Hughes Charitable Estate £	Total Funds 31.3.21 £	Total Funds 31.3.20 £
Cash at Bank	89,866	136,266	33,214	259,346	328,207
Bank Deposits	89,866	136,266	33,214	259,346	328,207

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Creditors: Amounts Falling due within One Year	Restricted Funds £	Endowment Funds £	Total 31.3.21 £	Total 31.3.20 £
Other creditors	-	(19,170)	(19,170)	(16,649)
Total Creditors	-	(19,170)	(19,170)	(16,649)

11. MOVEMENT IN FUNDS

a.

Movement in Funds	1.4.20 £	Net Movement in Funds £	31.3.21 £
Further Education Trust 1/3	238,583	(71,965)	166,618
Further Education Trust 2/3	151,216	21,513	172,729
Restricted Funds	389,799	(50,452)	339,347
David Hughes Charitable Estate	2,763,167	1,513,294	4,276,461
Endowment Funds	2,763,167	1,513,294	4,276,461
Total Funds	3,152,966	1,462,842	4,615,808

b. Net movement in funds, included in the above, are as follows:-

Net Movement in Funds included in the above:	Income Resources £	Expenditure £	Transfers £	Gains and Losses £	Movement in Funds £
Further Education Trust 1/3	2,430	(98,721)	11,909	12,417	(71,965)
Further Education Trust 2/3	1,212	(9,452)	23,819	5,934	21,513
Restricted Funds	3,642	(108,173)	35,728	18,351	(50,452)
David Hughes Charitable Estate	134,176	(98,448)	(35,728)	1,513,294	1,513,294
Endowment Funds	134,176	(98,448)	(35,728)	1,513,294	1,513,294
Total Funds	137,818	(206,621)	-	1,531,645	1,462,842

12. TRUSTEES' REMUNERATION AND BENEFITS

Trustees' expenses

No trustees' remuneration was paid in the year ended 31 March 2021 or the year ended 31 March 2020. This relates to the Trustee, that is, the members of the Executive Committee and the Isle of Anglesey County Council's Senior Leadership Team acting on its behalf. See Note 13 (Related party disclosures) in connection with the fees paid to the corporate trustee for property and financial administration costs incurred.

13. RELATED PARTY DISCLOSURES

Isle of Anglesey County Council

The Anglesey Further Education Trust Fund is administered by the Isle of Anglesey County Council. A property management fee of £10,702 (£10,103 in 2019/20) was charged by the Council for the administration of the David Hughes Estate. In addition, a financial management fee of £3,175 (£3,303 in 2019/20) has been charged to the Trust for financial administration and accounts production. Total fees recharged by the Council were, therefore, £13,877.

Due to the nature of the charity's operations and because the sole trustee of the charity is the Isle of Anglesey County Council, it is inevitable that transactions will take place with organisations related to the Council and its employees. All transactions involving organisations in which the Isle of Anglesey County Council may have an interest are conducted at arm's length. The Council has a policy that all Councillors and members of the Senior Leadership Team must declare an interest if a related party transaction occurs.

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Isle of Anglesey County Council	
Report to:	The Executive
Date:	14th February 2022
Subject:	Housing Rent HRA and Housing Service Charges 2022/23
Portfolio Holder(s):	Councillor Alun Mummery
Head of Service / Director:	Ned Michael, Head of Housing Services
Report Author: Tel: E-mail:	Darren Gerrard, Housing Services Business Manager 01248 752265 dkghp@anglesey.gov.uk
Local Members:	

A – Recommendation/s and reason/s	
Following the Welsh Government's announcement of a 3.1% increase in social rent levels Members of the Executive Committee are asked to approve the rent increase and service charges for 2022/23 as set out below :-	
R1	to approve the rent increase in line with the Welsh Government rent policy on collection over 51 weeks.
R2	to approve increasing all rents below current target rent bands by 2.25% + £2.00 per week to continue working towards rent convergence.
R3	to approve increasing all rents on target by 2.25%.
R4	to approve that the rent for the 226 properties that are above target rent should remain at their current levels.
R5	to approve an increase of 27p per week for the rent of all garages.
R6	to approve that the service charges costs as noted within section 3.3 of the report be applied to all tenants who receive the relevant services.

A – Recommendation/s and reason/s

Reasons:

1.0 Background

- 1.1 The Council is required under the Local Government and Housing Act 1989 to keep a Housing Revenue Account (HRA), which is ring-fenced for transactions specifically relating to Local Authority Housing.
- 1.2 On the 29th December 2021 a letter was received from the Welsh Government confirming that as the CPI for September 2021 falls outside the range of 0% to 3%, the Minister with responsibility for Housing will determine the appropriate change for Social Housing Rents for 2022/23. The Minister has determined that all Local Authorities should use the consumer price index (CPI) only with the value of CPI in September 2021 being 3.1%.
- 1.3 In previous years the Council has followed the method of increasing rent levels by way of using 'Rent Target Bands' but this method was suspended last year and continues for this year on condition that the annual rental income collected does not increase by a sum more than the CPI increase of 3.1% awarded.

2.0 Rent increase for Anglesey tenants

- 2.1 As the Welsh Government have decided to suspend the Target Rent Bands again for the financial year 2022/23, the decision is taken to provide an increase to all tenants who are on target rent or below up to the annual threshold amount of 3.1%. If we apply this to the rent increase and collect over 51 weeks to take account the rent free week over the Christmas period, we will generate approximately £574k of additional annual rental income as a result of this increase.
- 2.2 Using the 51 week collection, the proposed rent increase for 2022/23 will be an average weekly increase of £2.99. This will increase the average weekly rent from £96.51 to £99.50.
- 2.3 In addition, this level of rent increase is being used as the base model for the Housing Business Plan. If this method is not followed, alternative methods may be required to finance the business plan.
- 2.4 In order to apply the annual rent increase fairly and equally amongst tenants and to ensure that the maximum annual increase threshold amount is not exceeded, the increase is calculated by 'Current Rent + 2.25%' for tenants who are on target rent and for the tenants that are significantly below the target rent band an additional £2.00 per week will be added. Tenants who are above the target rent band will not receive an

A – Recommendation/s and reason/s

increase. This is to ensure that we continue to work towards achieving rent convergence with other social housing providers.

- 1) For 1664 properties that are below the current target rent bands, the current rent will be increased by 2.25% + £2.00 per week. The range of weekly increase is between £3.70 – £4.65 per week.
- 2) For the 1996 properties where the properties are on current target rent, an increase of 2.25% will be applied. This will provide a weekly increase range between £1.60p and £2.88p.
- 3) For the 226 properties where the current rents are above the target rent, we propose not to apply any increase to these rents until they are aligned with the target rent.

2.5 The Housing Service has Financial Inclusion Officers who are available to provide advice to tenants who would face any financial hardship as a result of implementing this increase in their weekly rent costs.

2.6 The rent policy will generate an annual rental income of approximately £19.7m for the HRA during 2022/23.

2.7 When re-letting void properties it is proposed that the rent will be set in accordance with the policy rent increase agreed for the financial year 2021/22 due to the current suspension of target rent which will eliminate the complication of the transitional increases.

3.0 Service Charges

3.1 The charges for services that the Authority provides during 2022/23 are based on actual costs incurred during 2020/21 and is shared equally among tenants and leaseholders utilizing the services. It should be noted that the majority of these costs are eligible for housing benefit or Universal Credit.

3.2 Most of the costs for providing these services have reduced compared to last year's figures. The total income that will be generated is approximately £201k.

3.3 Proposed 2022/2023 weekly charges, based on 51 weeks, are:

Lift maintenance - £0.33 - £2.13
Cleaning of communal areas - £2.83 – £7.07
Fire alarms and fire equipment - £0.76
Door entry systems - £0.46
Sewerage Charges - £3.48
Heating & Lighting of communal areas - £0.84
TV Aerial's within communal areas - £0.24
Painting of communal areas – £0.08 - £1.06

A – Recommendation/s and reason/s

Ground Maintenance (Domestic Properties) - £5.75 (6 monthly charge)
Ground Maintenance (Sheltered Properties) - £0.15 - £3.23)
Management costs at 15% of each service charge.

- 3.4** Currently there are 61 leaseholders who will be charged for the services they receive by the Authority. This will generate an additional annual income of approximately £7k.

4.0 Garages

- 4.1** The Welsh Government Rent Policy does not provide any guidance on how to increase garage rents. The Council is therefore proposing to increase the garage rent by 0.27p per week which is in line with an increase of 3.1% (CPI). This will increase the rent from £8.55 per week to £8.82 and will generate income of £247k after deducting empty garages. As at 7th January 2022 there are 214 empty garages.

5.0 Housing Benefit & Universal Credit

- 5.1** Currently 2765 of the Council's tenants (72%) will face no additional hardship as a consequence of the proposed rent increase and service charges, as they are in receipt of full or part Housing Benefit or in receipt of Universal Credit. Tenants who are not in receipt of housing benefit will have to meet the rent and service charges, unless of course they become eligible for benefit, following the increase.
- 5.2** Due to the impact of the Government's Welfare Benefit Reform and the impact of the pandemic the provision for bad debts has therefore been increased to £295,500 (1.5%) for 2022/23 as we expect arrears will increase when tenants have to meet a greater proportion of rent themselves.
- 5.3** Housing Services have three Financial Inclusion Officers who are available to provide information, advice and support to tenants around financial inclusion issues with a strong focus on increasing financial capability and budgeting skills to manage their finances and to access mainstream financial services. Links have also been developed to improve working practices at a strategic and operational level with both internal and external partners such as J E O'Toole, CAB, Mon Communities First, Gofal a Thrwsio, Age Cymru and utility companies.

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

We considered the option of applying the full rent increase of 3.1% to all tenants but this was deemed to be unfair for the tenants who were currently on rent that were

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

higher than the target. Therefore, it was decided to apply 2.25% increase to tenants who are on target with an additional £2.00 per week to the tenants below the target rent bands. This formula would accumulate to the total annual amount of increase allowed.

C – Why is this a decision for the Executive?

The Welsh Government Rent Policy has implications for the HRA Business Plan.

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

- 1) All Local Authorities, as instructed by the Welsh Government are required to implement the Rent Policy. Rejecting this policy would ultimately mean a loss of income for the Authority and inevitably affect the services provided. This would also undermine the HRA Business Plan and and potentially leave us subject to intervention by the Welsh Government if the policy was not adopted.
- 2) Rejecting this policy could also jeopardise the annual Major Repairs Allowance income of £2.66m received from Welsh Government as it could be seen that we aren't maximizing our income generation opportunities.

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

Yes

Dd – Assessing the potential impact (if relevant):

1	How does this decision impact on our long term needs as an Island?	Through continued investment within our stock meaning homes achieve WHQS standards on an ongoing basis
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?	Not relevant
3	Have we been working collaboratively with other organisations to come to this	

Dd – Assessing the potential impact (if relevant):		
	decision? If so, please advise whom.	
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	There has been no specific consultation. Tenants are informed annually of rent & service charges increase post-democratic approval in February. Tenants are provided with four weeks' notice of this increase via letters.
5	Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.	EIA has been created and updated. Applying the rent increases in this way, we continue with the rent convergence process for the various property types which is fairer for tenants.
6	If this is a strategic decision, note any potential impact that the decision would have on those experiencing socio-economic disadvantage.	Welsh Government expects Councils to increase rents annually and provides an appropriate formula for this purpose. Councils have an obligation to maintain high standard of accommodation for its tenants, and is therefore reliant on this additional revenue to counter the effects of inflation. Most tenants will be unaffected by the increase due to the eligibility of Housing Benefit or Universal Credit.
7	Note any potential impact that this decision would have on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.	None – the rent increase is not directly associated with the Welsh Language given all tenants will be affected by the rent & service Charges increase.

E – Who did you consult?		What did they say?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	Supportive of intent
2	Finance / Section 151 (mandatory)	Supportive of intent
3	Legal / Monitoring Officer (mandatory)	Supportive of intent
4	Human Resources (HR)	Not Applicable
5	Property	Not Applicable
6	Information Communication Technology (ICT)	Not Applicable
7	Procurement	Not Applicable
8	Scrutiny	Not submitted
9	Local Members	

F - Appendices:

Ff - Background papers (please contact the author of the Report for any further information):
WG Notification letter 2022/2023



Llywodraeth Cymru
Welsh Government

Chairs of Registered Social Landlords
Director of Finance of Local Housing Authorities
Director Housing of Local Housing Authorities
Chief Executives of Registered Social Landlords
Directors of Finance, Registered Social
Landlords

29 December 2021

Dear Colleague

Social Housing Rent and Service Charges from 2022-2023

The purpose of this letter is to advise social landlords of the maximum rent levels that tenants can be charged from 4th April 2022.

This is the third year of the 5 year rental agreement and it is even more important that the needs of landlords and the interest of tenants are considered equally. Affordability remains at the heart of this rent settlement and I remain mindful of not placing excessive financial burdens upon tenants in these very challenging times.

As you will all be aware the September CPI index was 3.1% which means that under the rental agreement the annual rent uplift of CPI+1% does not apply and that the Minister for Climate Change will determine the appropriate change to rent levels which will apply **for the following year**.

The Minister has determined:

1. The maximum annual rent uplift will be up to **CPI ONLY** based on the September 2021 index of **3.1%**
2. Whilst CPI (3.1%) will be the maximum increase allowable for 2022/23 it must not be regarded as the default increase. Landlords' decisions on rent must take into account the affordability of rents for tenants.
3. The level of an individual rent can be reduced, frozen or can rise by up to an additional £2 per week over and above CPI, **on condition that the total rental income collectable across the whole stock increases by no more than CPI**. This provision is designed to enable social landlords to restructure rents

where appropriate. In effect, if you decide an individual rent(s) should increase by up to £2.00 per week on top of 3.1%, other rent(s) will need to be frozen or reduced to ensure the overall increase for the whole stock does not exceed 3.1%.

4. Social landlords should advise the Welsh Government if they have concerns about the impact that the rent standard has upon their business plan, financial viability or on their ability to meet their obligations to tenants and lenders.
5. As an intrinsic part of the five year rent standard, social landlords are expected to set a rent and service charge policy which ensures that social housing is and remains affordable for current and future tenants. As part of the annual decision on the level of rent uplift/reduction to be applied, social landlords must assess cost efficiencies across the operating cost base and value for money as well as affordability for tenants.

Suspension of Target Rent Bands

Whilst Target Rent Bands played a valuable role when they were introduced, the landscape today is very different and for most landlords they do not play a significant role in local rent setting. Following discussions with sector representatives, their suspension will be continued. The impact of this decision will be monitored going forwards, and if there are unexpected and unintended matters arising from this decision, the use of Target Rent Bands will be reviewed.

Monitoring Compliance

All social landlords are required to make, and evidence, an annual assessment of affordability for tenants, cost efficiencies and to demonstrate their homes and services represent value for money as part of their decision on the rent uplift to be applied each year.

Social landlords should remember the rent standard is the **maximum** increase which can be applied. **It is not a target rent.**

To assist with providing the necessary assurance, each social landlord will be required to complete a self-certification monitoring form which will be used to monitor compliance with the Welsh Government Rent Standard. The form is included in the published [Rent Standard](#) and must be completed and returned by the end of February 2022.

Please note that detailed assessments of compliance with the rent standard will be undertaken and further detailed information/assurance may be requested where there are any concerns.

Wider Rental Agreement

I am pleased to note that work has been ongoing on a number of the new initiatives agreed with the sector. As a result, the detail of the initiatives have been updated and set out below:

- Continue to strengthen your approaches designed to ensure you minimise all evictions, working effectively with partners to deliver on a new agreement not to evict into homelessness.
- Undertake a standardised tenant satisfaction survey and provide the data for publication on a central website to assist tenants in scrutinising and comparing landlord performance. The next submission date, based on the revised core questions, is 28 February 2022 for publication in April.
- Build on the commitment to deliver high quality homes which comply with the new housing quality standard “WDQR 2021” across all tenures on sites which attract Welsh Government funding.
- Continue to work towards an aspiration that all new build housing, regardless of tenure, achieves energy efficiency standards of no less than EPC A on sites which attract any Welsh Government funding.

Despite the pandemic, we must continue to work together to ensure tenants now and in the future have access to more high quality, energy efficient homes and we do all we can to alleviate poverty in these uncertain times.

If you have any queries or concerns about rent setting and Welsh Government’s expectations, please feel free to contact the teams through the email addresses below.

LHA’s – HousingQualityStandards@gov.wales

RSL’s – HousingRegulation@gov.wales

Yours faithfully



EMMA WILLIAMS

Cyfarwyddwr Tai ac Adfywio / Director of Housing and Regeneration
Llywodraeth Cymru / Welsh Government

C.C. Local Authority Council Leaders
 Local Authority Chief Executives
 Local Authority HRA Business Plan contacts
 Welsh Local Government Association
 Community Housing Cymru
 Chartered Institute of Housing Cymru
 Tenants Participation Advisory Service
 Tai Pawb
 UK Finance
 Abbeyfield Co-ordinator Wales

Prof Mark Stephens, Heriot Watt
 University

Isle of Anglesey County Council	
Report to:	The Executive
Date:	14 February, 2022
Subject:	Responding to the local housing challenge- Housing Strategy 2022-27
Portfolio Holder(s):	Cyng A Mummery
Head of Service / Director:	Ned Michael
Report Author: Tel: E-mail:	Elliw Llyr, Housing Policy, Commissioning and Strategy Manager 01248752137 Elliw.Llyr@ynysmon.gov.uk
Local Members:	

A –Recommendation/s and reason/s
<p>R1 Recommend that the Executive approve the Housing Strategy 2022-2027</p> <p>1. Background</p> <p>a) Role of the Strategy</p> <p>The Council has a statutory responsibility to assess housing need and lead on partnership working to secure housing of quality which meets the needs of its citizens now and in the future.</p> <p>The Housing Strategy is the Council's vision for how housing for the people of Anglesey could be improved over a five year period and includes the priorities for achieving that. The Strategy will ensure a shared understanding of the housing issues on the Island, the issues that need to be addressed and the main outcomes the Council wants to achieve.</p> <p>b) Current Position</p> <p>The Interim Housing Strategy 2021 recognises the changes we have faced during the year by prioritising what needed to happen and provided information on how Housing Services and its partners are responding to and continuing to respond to the coronavirus pandemic.</p> <p>It also provided a bridge to the development of a Housing Strategy which will include the requirements of the Housing Support Grant Programme Strategy 2022-26, which is currently out to consultation and will be presented at the March Corporate Scrutiny meeting.</p>

A –Recommendation/s and reason/s

2. Key Objectives

The priorities of the Strategy are:

- Theme 1 – Development of the right homes for Anglesey's future
- Theme 2 – Making best use of existing housing stock and improving homes and communities
- Theme 3 – Preventing housing crisis and increasing housing options
- Theme 4 – Support to promote housing independence
- Theme 5 – Homes for longer lives
- Theme 6 – Housing is a contributor to the local economy

3. Consultation

The Strategy was placed on the Council's website for consultation for comments during a 6 week period ending 20 December, 2021. 25 responses were received through the consultation questions, with responses received from a variety of stakeholders. The majority of respondents were members of the public living on Anglesey.

The consultation asked:

- Has the Housing Strategy 2022-27 identified the most important issues and priorities that need to be addressed by Isle of Anglesey County Council during the period of the Strategy?
- Are there any other issues that need to be addressed by Isle of Anglesey County Council?
- Do you agree with the short, medium and long term actions which have been identified in response to the six main themes of the Strategy?
- Any further comments in relation to the Housing Strategy 2022-27?

With the majority, 60%, agreeing that the Strategy has identified the most important issues and priorities with comments taken from the 9 who did not agree the revised version of the Strategy incorporates further detail / clarification on comments which were relevant to this Strategy.

5 respondents included comments on the short, medium and long term actions that were identified and have been incorporated, where applicable, within the revised version.

Appendix 1 shows a report of the responses received following the consultation.

A Housing Needs Survey was also issued at the same time as the consultation; the purpose of this questionnaire was to gather views from people who are looking for a home on Anglesey. 66 responses were received with 57 respondents currently looking for a home on the Island. 69% of the respondents were looking to purchase a home.

Many, 21, were renting privately with 23 looking for a first home and 16 needing a larger home. 44 were looking to purchase and 37 looking to purchase on the open market with 14 showing an interest in social rent. Information from this survey has been utilised for the development of a Shared Equity Policy and will feed into our work on completing the Local Housing Market Assessment during the next year.

Appendix 2 shows a report of the responses received following the consultation.

A –Recommendation/s and reason/s

4. 2022-27 Housing Strategy Communication Plan

The aim of the Communication Plan was to maximise the opportunities for feedback from various stakeholders and is summarised below:

A presentation on the draft Strategy was provided at the following meetings:

14 th May 2021	Social Housing Grant Meeting
24 th May 2021	Quarterly Registered Social Landlord Meeting
24 th May 2021	Mental Health Pathway Panel
22 nd June 2021	Anglesey Private Landlord Forum
30 th June 2021	HSG Provider Forum
29 th September 2021	Town and Community Councils Liaison Forum
7 th October 2021	Members Monthly Briefing Session
8 th October 2021	Anglesey Housing Partnership
29 th November 2021	Menter Môn Housing Workshop
14 th December 2021	Housing Services Staff Information Session

The consultation was published on the Council's corporate website, with a link to complete the consultation questionnaire on 'Smart Survey'. The consultation was promoted through the following methods:

- Corporate social media
- Y Ddolen (weekly staff newsletter)
- Monthly housing staff email
- Press release (1st December – more quality council housing on the way)
- Medrwn Môn's social media pages
- Banner on corporate webpage

The questionnaire was promoted regularly to members of the public through the Council's social media platforms, throughout the 6 week consultation period.

The consultation was included in Anglesey Council's weekly staff newsletter (Medra Môn).

A link to the online questionnaire was sent to:

- Local Members
- Town and Community Councils
- HSG Providers
- Anglesey Housing Partnership (includes Housing Associations, BCUHB, JPPSU, NWP, NRLA)
- Age Cymru
- Medrwn Môn
- Menter Môn
- Shelter Cymru
- Care and Repair

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

Not publishing a Housing Strategy is not an option, as it is integral to the work of Housing Services and its key Housing Partners on the Island.

C – Why is this a decision for the Executive?

In order to receive approval of the objectives and activity on the Island.

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 – Assessing the potential impact (if relevant):

1	How does this decision impact on our long term needs as an Island?	The Strategy sets out work themes to respond to housing needs on the Island
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?	18 per cent of homes in Wales pose an unacceptable risk to health, and poor housing costs Welsh society over £1bn a year. There is strong evidence that poor housing is associated with poor physical and mental health (PHW). The above evidence shows how poor homes can have an impact on individuals which in turn means higher intervention by organisations including the Authority
3	Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom.	Each priority theme means that the vision must be delivered by key partners within Housing. It includes Housing Associations, Support Providers, Third Sector and other Council Services and externally

Dd – Assessing the potential impact (if relevant):		
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	See appendix 1 and 2 on the consultation process
5	Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.	See Impact Assessment that a positive impact
6	If this is a strategic decision, note any potential impact that the decision would have on those experiencing socio-economic disadvantage.	See Impact Assessment which takes into account those who may be vulnerable
7	Note any potential impact that this decision would have on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.	No negative impact identified within the impact assessment

E – Who did you consult?		What did they say?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	Supportive of recommendation
2	Finance / Section 151 (mandatory)	Supportive of recommendation
3	Legal / Monitoring Officer (mandatory)	Supportive of recommendation
4	Human Resources (HR)	n/a
5	Property	n/a
6	Information Communication Technology (ICT)	n/a
7	Procurement	n/a
8	Scrutiny	During the Committee held 17.1.22 it was recommend that approval should be given by the Executive
9	Local Members	

F - Appendices:
Housing Strategy 2022-27 Consultation Responses Equality Impact Assessment Welsh Language Impact Assessment

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

Anglesey's Housing Strategy 2022-27

1. Aim of the Strategy

The purpose of this document is to:

- **Identify the 6 key themes of the Strategy**
- **Provide an overview of the issues that are facing households on the Island**
- **How the Strategy is going to deal or contribute to in dealing with these issues**
- **What needs to be done within the short, medium and long term course of the Strategy's cycle**
- **Assist in informing a Statement of Need which will be developed**

The overall strategic aim of the Strategy is

To ensure that the people of Anglesey have a place to call home, are empowered and supported to contribute to their local community

2. Who is the Strategy for?

This Strategy will be relevant to many people on Anglesey as it will provide access to affordable housing, which will include many different tenures, accommodation and assistance to vulnerable and specific client groups, young people who wish to purchase their own home, people who require adaptations due to ill-health and people who are at crisis points and require immediate housing.

3. How are we going to achieve this?

By concentrating on 6 key themes:-

- ✓ Theme 1 – Development of the right homes for Anglesey's future
- ✓ Theme 2 – Making best use of existing housing stock and improving homes and communities
- ✓ Theme 3 – Preventing housing crisis and increasing housing options
- ✓ Theme 4 – Support to promote housing independence
- ✓ Theme 5 – Homes for longer lives
- ✓ Theme 6 – Housing is a contributor to the local economy

These 6 key themes will provide a basis for identifying what the issues are and how the Strategy intends to address these issues in the short term of 1 to 2 years, medium term to long term over the course of the Strategy.

Housing achievements will be updated on a yearly basis to show progress made and provide a narrative on any emerging issues that need to be included within the Strategy over the course of the next 5 years.

4. National and local context

The [Council's Plan](#) provides a framework for all services to work and has housing as a prominent enabler of achieving this. This document also provides a framework for services to work together to achieve a common goal. This Plan will be reviewed for the next period 2022 onwards.

Below this document are many Strategies which feed into and facilitate achieving the above Plan.

Joint Local Development Plan Gwynedd and Mon 2011-26

The Joint Local Development Plan for Gwynedd and Mon was adopted in July 2017. This is a development strategy for a period of 15 years for the land use which focuses on sustainable development. This document steers the development of new housing on the Island, as well as other uses. This Plan is currently under review.

Ynys Mon's Welsh Language Promotion Strategy

The vision for the [Welsh Language Promotion Strategy](#) is that:

- Residents able to afford to live and set up homes in their local communities
- A shared sense of involvement and pride amongst residents in our vibrant, truly bilingual community
- The Welsh language prioritised in local economic development, housing and planning schemes

This Housing Strategy has a key role in achieving the above.

National Policies:

Welfare Reform

As has been widely publicised that Welfare Reform has introduced some of the most fundamental changes and effects since the Welfare Systems was introduced in 1946. Welfare Reform came into effect on Ynys Mon in late 2018 on a phased approach. A Welfare Reform Hub was established with key Council Services and agencies with the aim of providing appropriate responses and mitigation and has done so by:

- Developing responses to the immediate consequences of Universal Credit
- Consider the longer term implication for both citizens and services of the Isle of Anglesey including, where appropriate, a wide variety of scenarios
- Improve local understanding of how Universal Credit will impact on both statutory and non-statutory services
- Engage and update key partners as necessary via established partnership mechanisms and identify and improve areas where this framework does not exist or is failing to deliver an appropriate response
- Produce and maintain an action plan with a series of recommendations at the Hubs' conclusion

In July 2020 an Initial Assessment of the possible effects on the increase of people claiming Universal Credit on IOACC services and budgets was commissioned. This report highlighted the increase in number of out of work claimants in a very short period during Covid and that this disproportionately affect young people and males. The report also highlighted the social effects of increase in unemployment which includes mental health issues, domestic abuse and isolation.

Well Being of Future Generation Act

The Future Generations Commissioner describes housing as the corner stone of the wellbeing of individuals, families and communities.

The Well-being of Future Generations Act gives us the ambition, permission and legal obligation to improve our social, cultural, environmental and economic well-being and requires public bodies in

Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems such as poverty, health inequalities and climate change.

The Well-Being of Future Generations (Wales) Act 2015, places a duty on public bodies to seek to achieve the well-being goals and objectives in everything they do.

Housing Support Grant

The Welsh Government Housing Support Grant (HSG) came in to effect in April 2020 and has replaced the previous Supporting People Programme. The HSG is an amalgamation of three existing grants; Supporting People Programme, Homelessness Prevention Grant and Rent Smart Wales Enforcement.

The HSG is an early intervention grant programme to support activity, which prevents people from becoming homeless, stabilises their housing situation, or helps potentially homeless people to find and keep accommodation. The HSG does not fund the statutory duty on local authorities to prevent homelessness, instead HSG funded services augment, complement and support the statutory service to ensure that the overall offer authorities provide helps people into the right homes with the right support to succeed. It supports vulnerable people to address the, sometimes multiple, problems they face, such as debt, employment, tenancy management, substance misuse, violence against women, domestic abuse and sexual violence, and mental health issues. Support is person centred, aimed at supporting people to secure and maintain sustainable housing by addressing the mental health and/or substance misuse problems they face, helping to improve their health and well-being and/or helping them progress into, or nearer to, a job or training opportunity based on their specific circumstances.

Housing related support provides a raft of services to enable vulnerable people to maintain their tenancies / households and or live independently within the homes and communities of their choice, for as long as possible.

Decarbonisation

The Environment (Wales) act 2016 places a duty on Governments to reduce carbon emissions, in Wales this is set to be at least 80% by 2050. The report commissioned in 2019 Better Homes, Better Wales, Better World July, 2019 gives 7 recommendations for WG to lead on which states that

‘Wales has some of the oldest and least thermally efficient housing stock in the UK and Europe. 32% of the Welsh housing stock was built before 1919, when there were no construction standards in terms of thermal performance. Just 10% of Welsh homes were built in the last 18 years, during which time energy performance requirements have changed dramatically.’

Welsh Government’s recent Plan “Prosperity for All: A Low Carbon Wales has a whole chapter on buildings based on all tenures and that residential buildings is the highest emissions sources as a Welsh total.

The Council have previously declared a climate emergency and our work within this arena will form part of the decarbonisation.

Re-imagining social building in Wales Modern Methods of Construction Strategy for Social Housing, February 2020

A Strategy which set out the expectations relating to the production of homes built using Modern Methods of Construction which encourages complementing traditional construction methods with new technologies and approaches.

Strategy for Preventing and Ending Homelessness October, 2019

States clearly that homelessness cannot be prevented through housing alone. Homelessness is where a person lacks accommodation or where their tenure is not secure. Rough sleeping is the most visible and acute end of the homelessness spectrum, but homelessness includes anyone who has no accommodation, cannot gain access to their accommodation or where it is not reasonable for them to continue to occupy accommodation. This would include overcrowding, 'sofa surfing', victims of abuse and many more scenarios. A person is also homeless if their accommodation is a moveable structure and there is no place where it can be placed. Homelessness, or the risk of it, can have a devastating effect on individuals and families. It affects people's physical and mental health and well-being, and children's development and education, and risks individuals falling into a downward spiral toward the more acute forms of homelessness.

Regional Homelessness Strategy

A Regional Strategy was adopted by North Wales Local Authorities with the aim of Reducing Homelessness across North Wales under the headings of People, Homes and Services which identified common themes to each Local Authority within their individual reviews. A regional and a local action would then incorporate the key issues and actions required. The Action Plan for 2020-21 was our response to the Coronavirus pandemic.

Renting Homes (Wales) Act 2016

This Act aims to make it simpler to rent a home and protect tenants' rights. In general, the Act replaces all current tenancies and licences with just two types of occupation contract; secure or standard. At present it is anticipated that all new and existing tenancy agreements will need to be re-issued. The Act also creates new rights for victims of domestic abuse, for people in shared houses and for tenants needing repairs to be carried out.

Welsh Government Race Equality Action Plan

Welsh Government has acknowledged that urgent action is needed in promoting a vision for Wales where everyone is treated as an equal citizen and as a Council we have contributed to the consultation document which will lead to the implementation of a Race Equality Action Plan. Our Housing Strategy will promote the overall aim of 'ensuring that all members of our Society are able to live in decent and affordable homes which meet the diversity of people's needs'.

Housing Revenue Account Business Plan

As one of the remaining stock retaining Council there is a requirement on the Council to produce and update their HRA Business Plan on a yearly basis, this provides an annual report on our activities as well as an overview of our partner's new developments.

North Wales Population Assessment

The North Wales Population Assessment is a review of the care and support needs of the population in North Wales, including the support needs of carers. It was produced by the six North Wales Councils and Betsi Cadwaladr University Health Board (BCUHB) supported by Public Health Wales, to meet the requirements of the Social Services and Wellbeing Act (Wales) 2014 (the act).

Affordability

The Private Rented Sector on Ynys Mon is not a particularly affordable market with proportions of properties within LHA levels. Buying a home remains outside the range of many first-time buyers due to high property prices relative to local incomes and the deposits needed. This, and the lack of available suitable social housing, has seen many of these households turn to the rental market. About 22% of the total population of Ynys Mon receive either HB or council tax support with 59.9% of these households of working age and subject to the whole range of welfare reforms. The report showed that 74.4% of these households are charged rent higher than their relevant LHA rate applied for Housing Benefit. Their average reported difference between rent and Housing Benefit is £25.74 per week. The majority of households (79.3%) affected by the LHA cap in Isle of Anglesey are of working-age.

A report by Policy into Practice, 2017, into the Private Rented Sector shows us that landlords charge between 10% and 20% above LHA levels knowing that households will find the additional rent. Affordability appears to be an issue especially for households on lower incomes or on benefits. Some landlords will specify 'no DSS' whilst others shy away from tenants on Universal Credit fearing the implications of *rent-direct*. Landlords accepting tenants on benefits will take a month's deposit and / or a guarantor who can cover the full rent.

Ynys Mon conducted a survey of private sector landlords during 2017. The survey was sent to 384 private landlord with a 11% response rate. In summary it showed that, the majority said they owed one house, 74% of the tenants stayed between 1 and 5 years, 42% were claiming HB. We also asked what would incentivise landlords to let to tenants on HB. The responses were, 71% would value some form of tenancy support, 85% wanted some form of rent guarantee. The types of problems reported were rent arrears, 52% and tenants causing damage to the property, 48%. When proposed a list of incentives, landlords were asked to rank their priority would be for financial assistance for minor improvements and guaranteed rent for empty properties until suitable tenants were found.

A recently conducted of survey in December 2020 showed us that a number of Private Tenants were struggling to afford food or heat the house. Many were prioritising the payment of rent, with some resorting to borrowing money from family and friends in order to meet their commitments. It would be of concern that three of the fifty-two completing the survey had used money lenders to enable them to pay their rent. Those tenants struggling to afford their rent, or actually in debt, had not discussed these issues with their landlord with only one individual having agreed a repayment plan.

The survey had asked whether tenants were aware of the help that could be offered, of those answering fifteen were unaware of the advice, information and support that could be provided by the Local Authority to prevent households in the area becoming homeless. A number had requested further information on maximising income, tenancy support and tenancy rights, these details have been forwarded to the relevant services for further action.

Welsh Government's Welsh Language Communities Housing Plan

The consultation document states that 'large numbers of second homes and short-term holiday accommodation have provoked strong feelings in particular communities in Wales for some years. In these communities, there is often a sense of injustice that people are priced out of their local housing market by those purchasing second homes or homes to let as short term holiday accommodation.

Second homes are often concentrated in and around Welsh-speaking communities, and this can lead to patterns of home occupation which have a detrimental effect on the use of Welsh in communities which are crucial to the long term flourishing of our language. Second homes, alongside a range of wider factors, impact on the affordability and availability of housing for local people and raising prices in the local housing market, sometimes dramatically'.

A recent report by the Joint Planning Service for Gwynedd and Anglesey, July 2021, stated 'The average median house price in Anglesey (2019) was £170,000. With an average income of £27,445 the income to house price affordability ratio in the county is 6.2:1. This means on average that 62.2% of local people are priced out of the housing market. This statistic increases greatly in the wards where there are high numbers of holiday homes. For instance, in the Rhosneigr where 35.12% of the houses in the community council area are holiday homes, the median average house price is £263,000. With an average household income of £31,596, the house price to affordability ratio in the area is almost double the county's average at 8.3:1'.

The Strategy acknowledges the pressures faced by families and households in wanting to access affordable housing within their local communities during an unprecedented change in the housing market which has seen a huge increase in house prices. The recent housing Needs Survey highlighted the type and need for local housing solutions and that this Strategy will facilitate in developing and implementing a range of housing options for the residents of Anglesey.

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

Why is this important?

- The Covid period has shown us how important it is for people to be able to live within their local community and to be digitally connected.
- Wages in North Wales are amongst the lowest in Britain and with an increase in rents in the private rented sector and increase in house prices access to affordable housing is even more difficult.
- The average house prices will continue to increase and the issue of second homes will continue to draw attention on a local and national level.
- Providing a range of affordable housing initiatives is important to help a variety of households such as single people, families and households requiring support and adapted properties, which also help, maintain Welsh communities.

What are we going to do?

Build homes in communities with our key Housing Partners, this includes working with rural communities to understand the real housing need within the communities.

Housing Services and its key Housing Partners social rented properties, intermediate rents, self build and assistance to first time buyers in co-operation with our Housing Partners and our Shared Equity Policy.

Ensure provision suitable sites for Gypsy and Travellers as identified in the Gypsy and Traveller Accommodation Needs Assessment.

How are we going to do this?

Over the next three years increase the Council housing stock by 176 homes and RSLs (our key Housing Partners) homes by 144 and we will encourage Welsh names on these new build schemes.

This will be a will be a long term action with target set for the next 3 years and reviewed yearly.

Review data for an update on the Local Market Housing Assessment which will include a prospectus of housing need for the Island.

This is a short term action which will be reviewed.

Respond to current Gypsy and Traveller Accommodation Assessment as well as conducting an assessment during 2021 and respond to any emerging need.

This will be a medium to long term action.

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

Why is this important?

- Empty long term homes have an effect on the community causing complaints which the Council and other organisations have to deal with.
- Renting in the Private Sector is the only choice for some households.
- Assisting communities to be able to offer a network of volunteering, inclusive and digital opportunities to take part or ask for assistance as and when people need it.
- Decarbonisation agenda aims to make houses more energy efficient and reduces our carbon footprint.
- The Rent Homes Act requirement for standard contracts will be implemented in Spring 2022 which will effect all private and social tenancies.

What are we going to do?

Bring empty homes back into use, with at least 50 houses during 2021-22.

Target the most problematic houses within the communities and improve houses in the private rented sector.

Facilitate community networking and promote Place Shaping.

Produce a Decarbonisation Strategy.

Work collaboratively to encourage consistent messaging regarding the Renting Homes Act.

How are we going to do this?

Review our Empty Homes Strategy for the next period 2023-28

This is a short term action.

These are on going actions which are monitored regularly:

Offer advice and liaise with private landlords in order to encourage a good supply of homes to help with people who have tenancy support or tenancy issues.

Offers advice, grants and loans to bring back empty homes into use, this includes offering shared equity and assistance to first time buyers by utilising the Housing Revenue Account and Council Premium to fund these initiatives.

Provide advice on fuel poverty, financial and digital inclusion and other money matters that affect households and sign post to initiatives such Low Carbon Happy Homes Initiative.

Actively seek opportunities to reduce emission and look at alternative heat sources and funding opportunities.

Introduce the Renting Homes Act changes to all our tenants as required by Welsh Government.

This is a short term action.

Theme 3 – Preventing housing crisis and increasing housing options

Why is this important?

- Initial indication is that the priority need status within homelessness will not be reinstated with the additional pressures continuing into the long term for Housing Assessment Teams, Housing Solutions and Housing Support Providers.
- Single person households remains the highest category in terms of presentation to our Homeless Service, with many presenting with complex needs.
- The true effects of Covid remain uncertain as restrictions on interaction being limited at short notice causing families and households to deal with tensions, domestic violence and mental health issues during longer periods of isolation and reduced social interactions.

What are we going to do?

There will be a need to have a provision for emergency accommodation to ensure that those who present as homeless are able to access accommodation. By working to the principles of rapid rehousing the emphasis will be on sourcing or securing suitable accommodation with support complementing the needs of the person or family to be able to sustain their tenancy in the future.

Our Homeless Prevention Fund will assist in preventing homelessness to those who are at risk of losing their tenancy or would become homeless.

Continuing to work and develop connections with the private rented sector landlords will remain a key feature of our daily work over the course of the Strategy.

Dealing with issues relating to poverty will become a key feature within the Corporate agenda within the Council to ensure that services are targeted to households so that people are able to get support as needed.

Implement the Housing Support Grant Programme Strategy 2022-26.

How are we going to do this?

Our Housing Support Grant will be targeted towards services which promote the sustainability of tenancy avoiding homelessness by ensuring that families are in suitable accommodation and prevent homelessness via our support services.

This is a long term action.

Provide a minimum of 33 homes which offer a rapid rehousing approach to dealing with homelessness within the next year / year and half.

This is a short term action which will be reviewed each year as we work to this principle over the long term.

Develop a North Wales communication plan for Private Tenants to promote timely advice on how Housing Assessment and Options Teams can assist with potential on ongoing issue before they reach homeless crisis point.

This is medium term action.

Promote local initiatives such as Bwyd Da Môn.

This is short to medium term action.

The Council has established a Corporate Preventative Board to promote joint working to prevent families from a crisis situation which also reduces costs on statutory services through local service provision.

This is a long term action.

Theme 4 – Support to promote housing independence

Why is this an important issue for Anglesey?

- Supporting people to live independently is reflected in the Council's Corporate Plan with many of Housing Services and its partners work and activities contributing towards this, from Tenant Participation to Housing Support Grant empowering people to be able to contribute and take part in their community.
- Helping people to access services for support is key to preventing crisis points and intervention by statutory intervention.

What are we going to do?

Distribute the Housing Support Grant to our providers which reflect the needs as identified with the needs assessment.

Provide a wrap around service for victims of domestic violence.

We want to encourage opportunities for people to be able to take part in community and digital activities to prevent isolation.

How are we going to do this?

The needs mapping data continues to inform services going forward with mental health, homelessness, alcohol and drug misuse continue to be an issue.

This is a short term action which feeds into long term plans.

By working with Children's Services Domestic Abuse Services are delivered in a co-ordinated way by offering a One Front Door to access services.

This is a long term action.

Review our current Tenant Participation Strategy 2018-23 and include the opportunity to promote digital inclusion.

This is a short term action.

Theme 5 – Homes for longer lives

Why is this an important issue for Anglesey?

- 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.
- The World Health Organisation has developed an Age Friendly Communities framework of which housing is one of the 8 domains.
- Promoting independence is a key aspect of the Councils Corporate Plan.
- People and families are facing crises such as war and violence in other countries and we are ready to assist with the re-settlement schemes of families here on Anglesey.

What are we going to do?

Ensure our provision of Sheltered Housing continues to offer an appropriate housing offer and that best use is made of the stock as well as offering downsizing incentives.

Complete a business case for a third Extra Care Scheme on the Island and agree a way forward on the development of the scheme via the Housing Revenue Account.

Promoting the Adult Services model of social prescribing and offering information, advice and assistance as required under the Social Services and Wellbeing Wales Act.

Work will continue to work towards offering a consistent service when a family or individual makes a request to adapt their home, regardless of tenure, i.e. owner occupied or a tenant.

Housing Services and its key Housing Partners will work with North Wales Together (Seamless Services for people with Learning Disabilities) to ensure the correct provision for people with disabilities within the various grants for existing and new build properties.

Co-operate with the Home Office on National Resettlement Schemes.

How are we going to do this?

The development of the right type of housing in the right area with provisions made for older people within extra care development as well as looking at the option of older people's accommodation.

This is a short to medium term action.

The provision of an occupational therapist within Housing Services will assist with timely advice and adaptations solutions to those needing to access social rented properties as well as ensuring that new developments are suitable for families or individuals who required purpose built homes.

This is a short action.

We will work with Adult Services in realising their Older Peoples Accommodation Strategy.

This is a long term action.

Offer an agreed set of Service Standards for adaptations, without distinction on tenure type to ensure that those receiving adaptations to their homes receive the best standard of service.

This is a short term action.

Work with North Wales Together to share information on the provision of services for people with Learning Disabilities and possible locations for accommodation.

This is a medium term action.

Agree on a Refugee Resettlement Scheme.

This is a long term action.

Theme 6 – Housing is a contributor to the local economy

Why is this an important issue for Anglesey?

- Social, Economic and Environmental benefits can come from the direct result of building new homes and the inclusion of smart living. The Council and its RSL partners can have a direct impact on this by building new affordable homes as well as being awarded the Innovative Housing Grant which promotes the use of measures which make homes more energy efficient.
- Appropriate development of affordable and open market housing is needed to support growth of town and rural economies.
- Recent information has highlighted that the lack of affordable homes available for local people to purchase has been linked to people now being able to work from home and therefore re/locating to Anglesey coupled with an increase in second homes and the holiday let market such as Air B&Bs
- There continues to be a contrast between the economic prosperity and levels of social deprivation in some of the prosperous communities and the least well off.
- The role of housing during the covid recovery as well as the green recovery will be crucial .

What are we going to do?

The North Wales Ambition Board has an aim to improve the energy efficiency of homes in North Wales.

The Council continues to encourage initiatives which support local businesses to tender for contracts of work and encourage the opportunity for carbon reducing construction and retrofitting .

Respond to the challenges that second homes present by providing affordable homes and the plan issued by WG in response to these matters.

Housing Services and its Partners contribute significantly to the local economy through a number of work, construction and refurbishment contracts as well as service contracts which supports local support providers and work opportunities.

How are we going to do this?

By contributing to Regeneration Projects such as bringing empty properties back into use will continue to be supported while funding is available.

This is medium term action.

Housing Services and its key Housing Partners continues to support a number of local firms via its planned maintenance schemes, retrofits, new build programme and its renovation of buy backs (ex Council Houses). Our Service Contracts also have an important role in supporting jobs and creating opportunities.

This is an ongoing action.

We will encourage opportunities to work together to respond to the challenge of decarbonisation and local opportunities to encourage job and re-skilling for individuals e.g. by working with MSparc and local colleges.

This is an ongoing action.

By establishing a Task and Finish Group on Second Homes we will seek solutions which will mitigate the effect second homes have on our communities and residents.

This is a medium term action.

Summary of Responses to the Housing Strategy 2022-27 Consultation

December 2021

This report is a summary of responses received to the Housing Strategy 2022-27 consultation.

1. Background:

The draft Housing Strategy 2022-27 went out to public consultation for a period of 6 weeks.

The overall strategic aim of the Strategy is to ensure that the people of Anglesey have a place to call home, are empowered and supported to contribute to their local community.

The Strategy outlines how this will be achieved in the short, medium and long term through the following six themes:



Following consultation of the current Interim Housing Strategy 2021, it was felt that the 6 themes should be kept for the 5 year Strategy, and therefore Housing Services were seeking views on the issues and actions identified within the Housing Strategy 2022-27.

2. Methodology:

A presentation on the draft Strategy was provided at the following meetings:

14 th May 2021	PDP Meeting
24 th May 2021	Quarterly RSL Meeting
24 th May 2021	Mental Health Pathway Panel
22 nd June 2021	Anglesey Private Landlord Forum
30 th June 2021	HSG Provider Forum
29 th September 2021	Town and Community Councils Liaison Forum
7 th October 2021	Members Monthly Briefing Session
8 th October 2021	Anglesey Housing Partnership
29 th November 2021	Menter Mon Housing Workshop
14 th December 2021	Staff Information Session

The consultation was published on the Council's corporate website, with a link to complete the consultation questionnaire on 'Smart Survey'. The consultation was promoted through the following methods:

- Corporate social media
- Y Ddolen (weekly staff newsletter)

- Monthly housing staff email
- Press release (1st December – more quality council housing on the way)
- Medrwn Môn's social media pages
- Banner on corporate webpage

The questionnaire was promoted regularly to members of the public through the Council's social media platforms, throughout the 6 week consultation period.

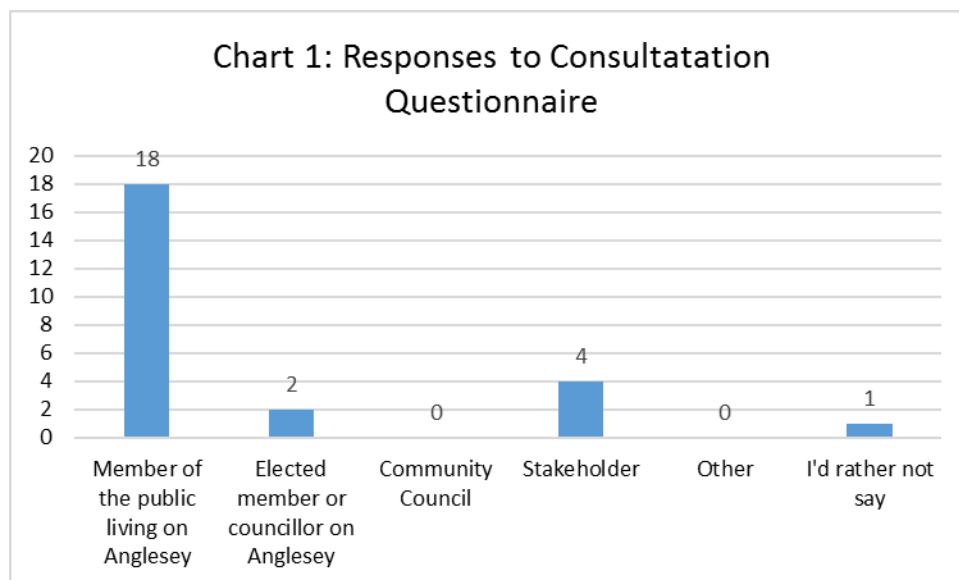
The consultation was included in Anglesey Council's weekly staff newsletter (Medra Môn).

A link to the online questionnaire was sent to:

- Local Members
- Town and Community Councils
- HSG Providers
- Anglesey Housing Partnership (includes Housing Associations, BCUHB, JPPU, NWP, NRLA)
- Age Cymru
- Medrwn Môn
- Menter Môn
- Shelter Cymru
- Care and Repair

3. Consultation Responses:

25 responses were received to the online questionnaire. *Chart 1* shows which group each respondent belongs to.



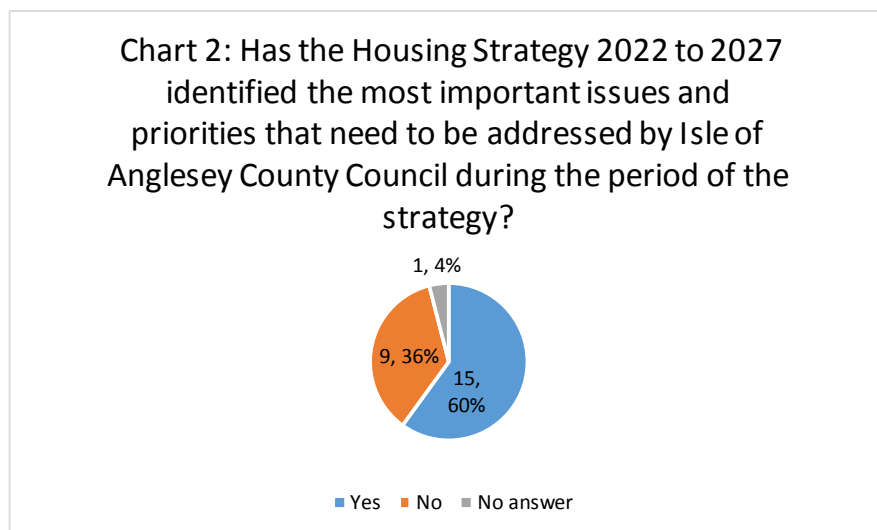
Those who wished to state which organisation they were responding on behalf of were as follows:

- Community councillor
- Welsh Government funded Digital Inclusion project
- Third sector organisation
- Housing Associations

A summary of the questionnaire responses can be found below.

Has the Housing Strategy 2022 to 2027 identified the most important issues and priorities that need to be addressed by Isle of Anglesey County Council during the period of the strategy?

60% of respondents were of the opinion that the Housing Strategy 2022-27 had identified the most important issues and priorities for the period of the strategy.



Are there any other issues that need to be addressed by Isle of Anglesey County Council?

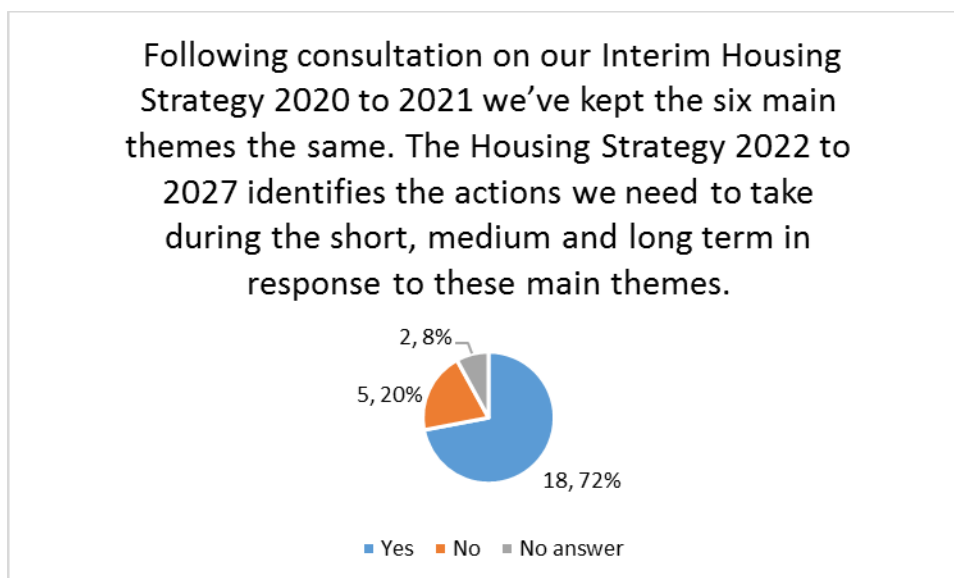
Comments received in the free text responses have been group together into Topics / Services where the Housing Strategy is unable to influence directly.

Testun / Gwasanaeth Topic / Services	Gwasnaeth Cynllunio / Planning Service	Gwasanethau Cymdeithasol / Social Services	Gwarchod bywyd gwyllt /Wildlife conservation
Nifer o sylwadau / No. of responses received	4	1	1

All other comments have been incorporated into the revised version of the final Housing Strategy 2022-27.

Following consultation on our Interim Housing Strategy 2020 to 2021 we've kept the six main themes the same. The Housing Strategy 2022 to 2027 identifies the actions we need to take during the short, medium and long term in response to these main themes. Do you agree with these?

As seen in the chart below, the majority of respondents, 72%, were of the opinion that the Strategy identifies the actions the Housing Department needs to take in the short, medium and long term.



Comments received in the free text responses have been group together into Topics / Services

Testun / Gwasanaeth	Gwarchod bywyd gwyllt /Wildlife conservation
Nifer o sylwadau / No. of responses received	1

All other comments have been incorporated into the revised version of the final Housing Strategy 2022-27.

We are required to consider and seek views on the impact of our plans on the Welsh language and have conducted an equality and language impact assessment. What effects might the Housing Strategy 2022 to 2027 have on the Welsh language, specifically on opportunities for people to use Welsh and in not treating the language less favourably than the English language? How do you think positive effects could be promoted, or negative effects mitigated?

Please note this question was not initially asked as part of the consultation (the question was added 5th November) and consequently some respondents will not have answered this question.

Comments within this free text response have been group together into Topics / Services, some of which relate to the equality and language impact assessments:

Testun / Gwasanaeth	Ail Gartrefi / Second Homes	Cynnal Cymunedau Cymraeg / Sustaining Welsh communities	Gwasnaeth Cynllunio /Planning Services	Gwarchod Bywyd Gwylt / Wildlife conservation
Nifero sylwadau / No. of responses received	4	5	1	1

4. Conclusion:

25 responses were received through the consultation questions, with responses received from a variety of stakeholders.

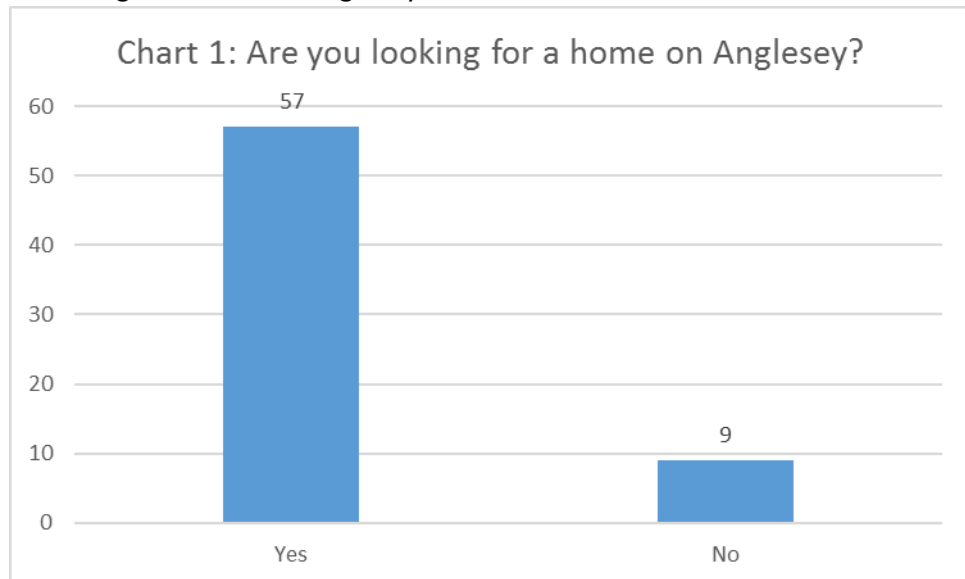
With 60% agreeing that the Strategy has identified the most important issues and priorities with comments taken from the 9 who did not agree the revised version of the Strategy incorporates further detail / clarification on comments which were relevant to this Strategy.

72% were of the opinion that the Strategy identifies the actions the Housing Services and it's key partners needs to take in the short, medium and long term. Of the 5 respondents which did not agree on the short, medium and long term actions that were identified their comments have been incorporated, where applicable, within the revised version.

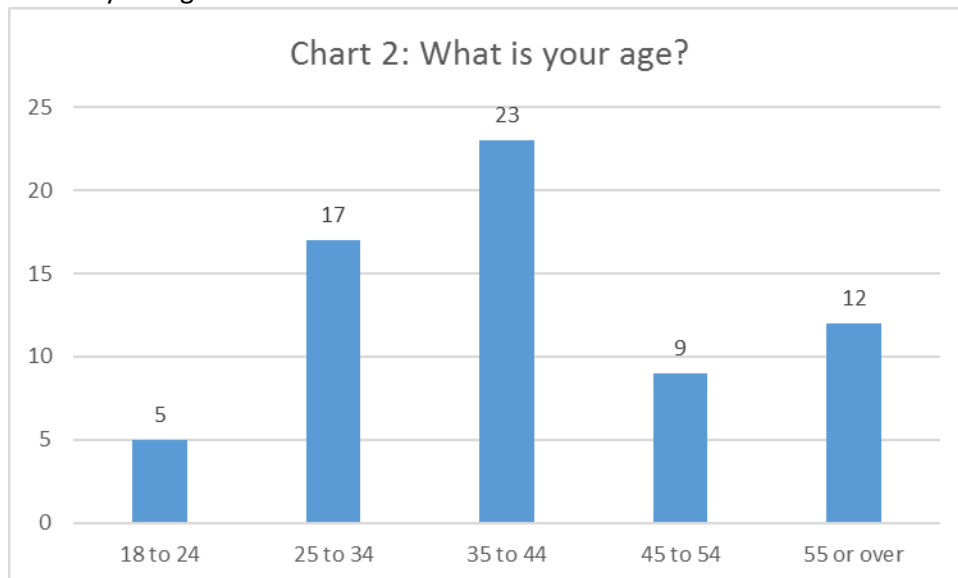
Housing Needs Survey Results

December 2021

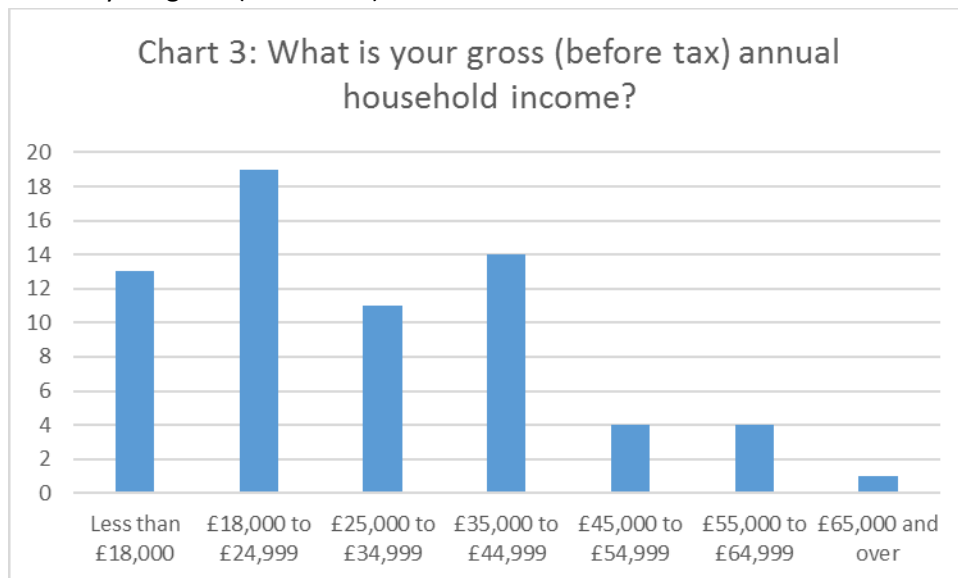
1. Are you looking for a home on Anglesey?



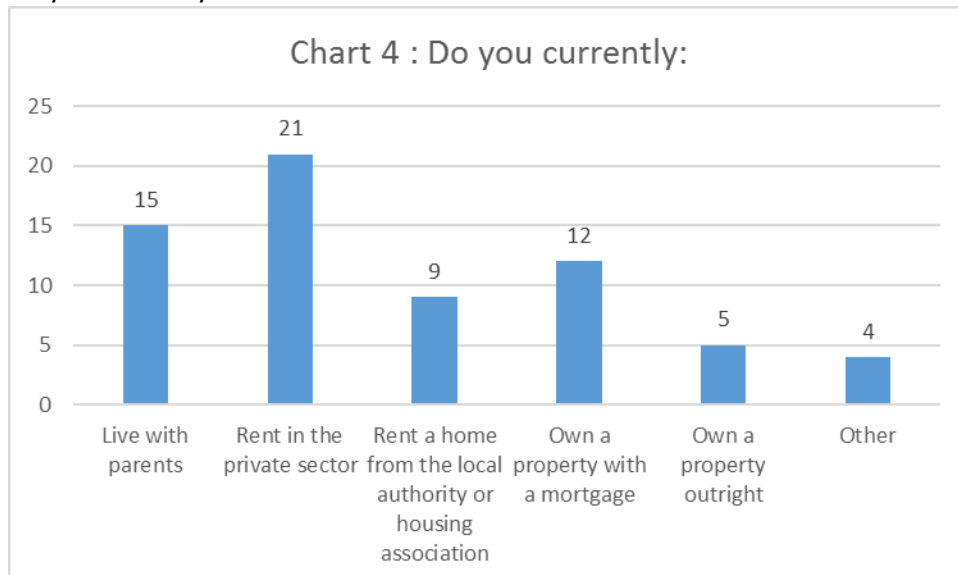
2. What is your age?



3. What is your gross (before tax) annual household income?



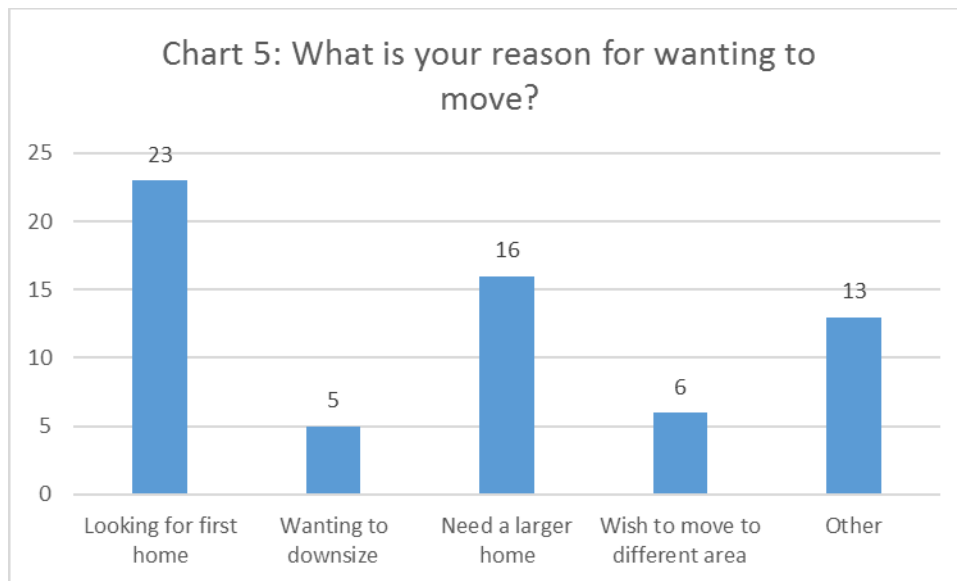
4. Do you currently



Other:

- Homeless
- Live with ex partner
- Byw mewn ty sydd pia teulu
- Living in a caravan

5. What is your reason for wanting to move?



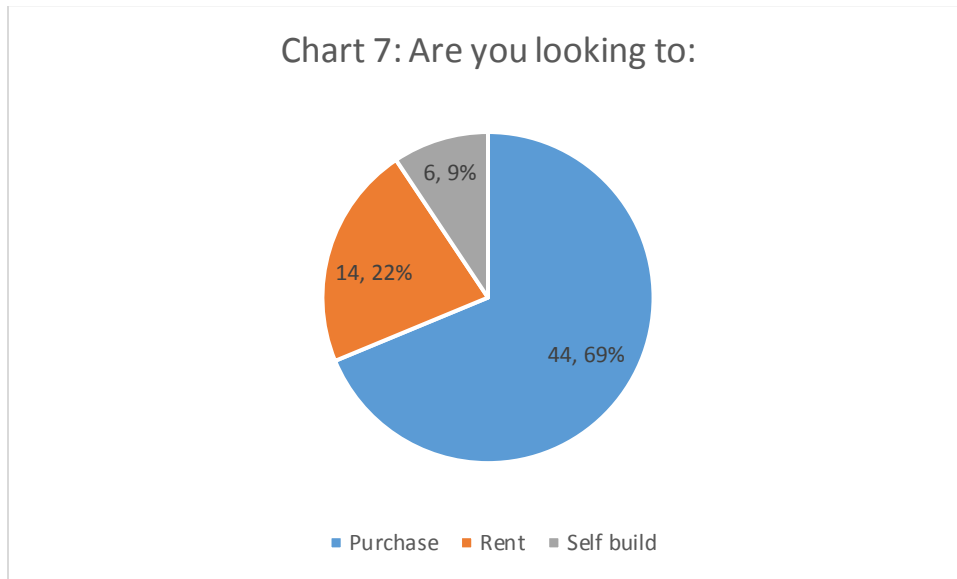
Other:

- Adeiladu ty ar y fferm i ymddeol iddo
- angen cartref mwy i fy ngheulu - gadael pentref llawn o dai haf,
- Angen symud yn ôl i fy nghynefin i ofalu am rieni
- Build a house on parents land
- Eisiau symud o lle dwi ynddo rwan
- Housing disrepair
- I fod yn berchen ty, ardd mwy
- I want to come home
- I would prefer to own than rent
- Need home of my own as live with daughter and partner
- Rat infestation and black damp mould
- Unable to afford a mortgage and would like to feel secure within my home for years to come
- Want permanent home at affordable rent

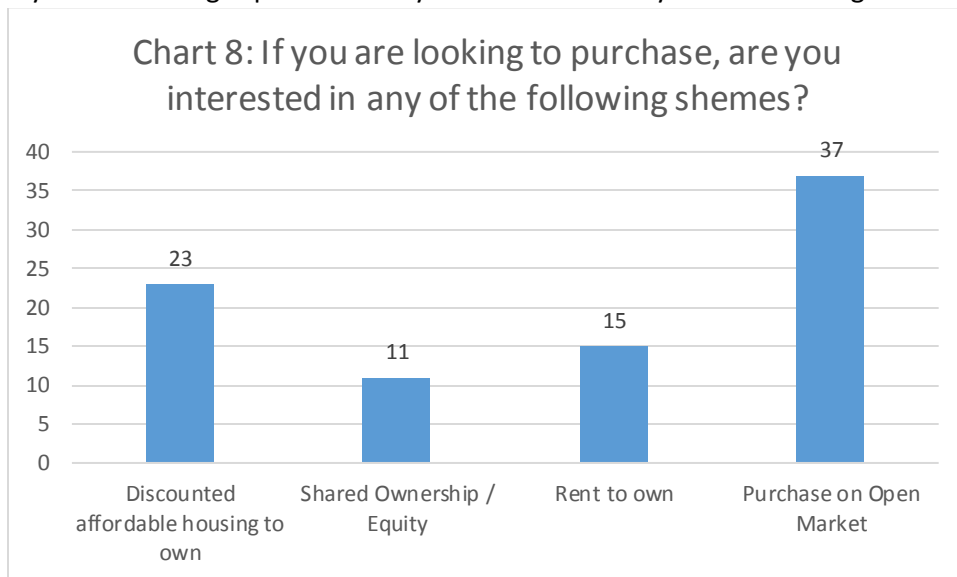
6. In which community council area do you currently live?

Respondents live in a wide range of community council areas (add map), with the majority living in towns such as Menai Bridge (10%), Amlwch (8%), Caergybi (6%), Llangefni (6%) and Llanfairpwll (6%).

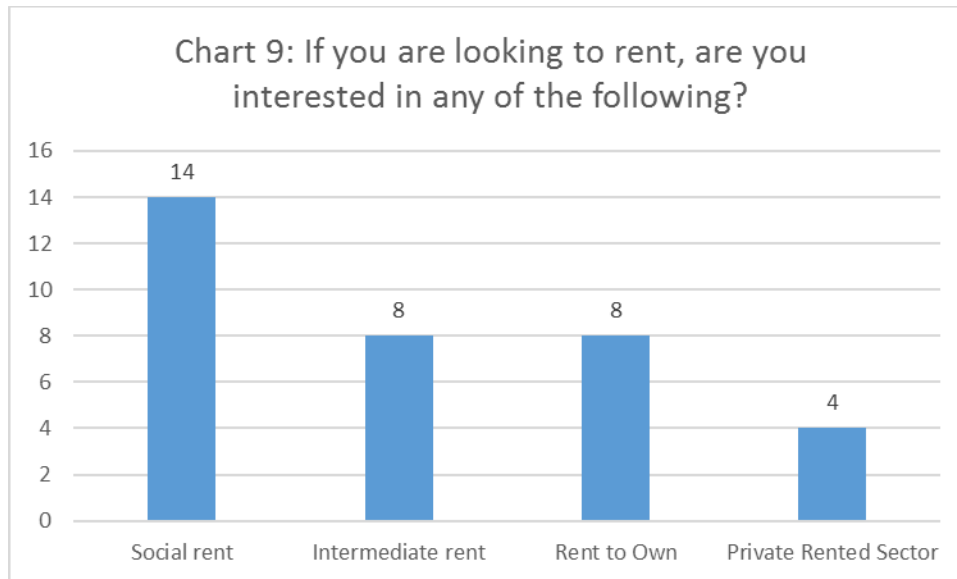
7. Are you looking to:



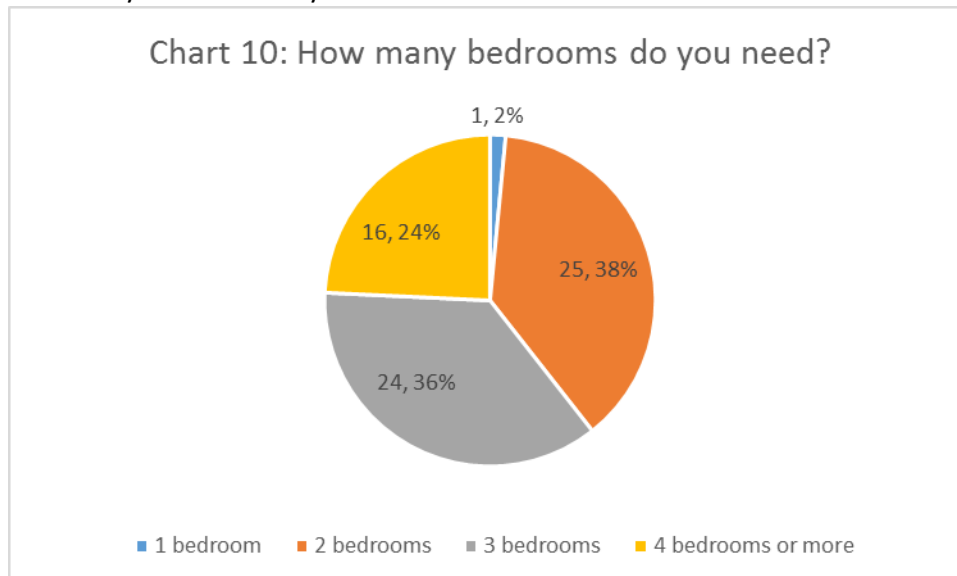
8. If you are looking to purchase are you interested in any of the following?



9. If you are looking to rent are you interested in any of the following?



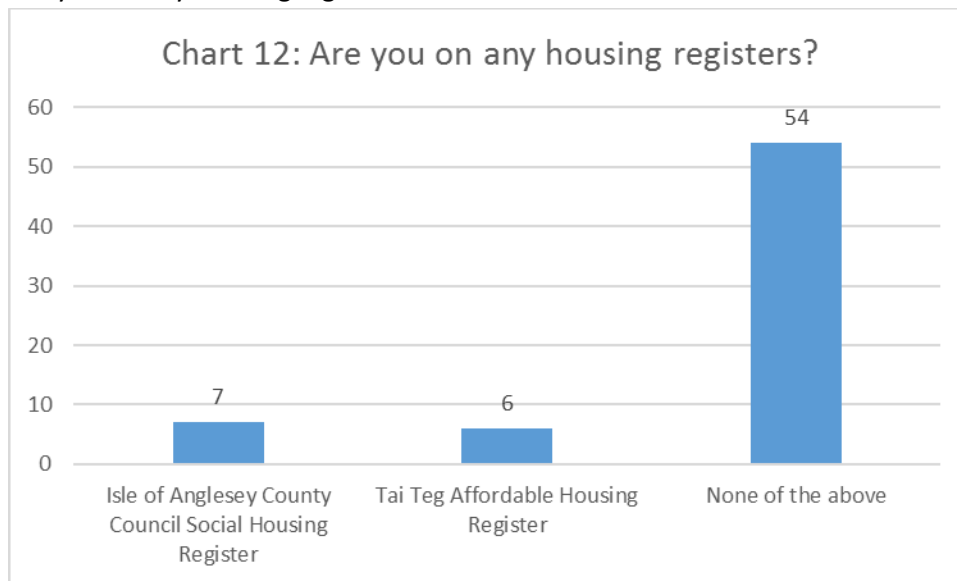
10. How many bedrooms do you need?



11. Which community council areas are you looking for a home?

Respondents were looking for a home in many areas on the Island, however the most popular areas were Menai Bridge (15%) and Llanfairpwll (9%).

12. Are you on any housing registers?



13. In your opinion, is anything preventing you from finding a suitable home?

56 of the 66 individuals who completed the survey provided an answer for this question, with the large majority of respondents stating that they feel that house prices on the Island are far too high with this situation being exacerbated by second homes and holiday homes. A few respondents also felt that there is a lack of housing supply on the Island and that Planning Policy was a contributor.

Equality Impact Assessment Template (including the Welsh language and the Socio-Economic Duty)

Mae'r ddogfen hon hefyd ar gael yn Gymraeg / This document is also available in Welsh.

Version	Date	Summary of changes
V0.1	October 2021	
V0.2	January 2022	Q18

Step 1: Background	
1 - What are you assessing?	Isle of Anglesey CC Housing Strategy 2022-27
2 - Is this a new or existing proposal?	Replaces previous Housing Strategy for Anglesey
3 - What are the aims and purpose of this proposal?	The 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.

Step 1: Background		
4 - Who is responsible for the proposal you are assessing?	Housing Services- Strategy, Policy and Commissioning Unit	
5 - Who is the lead officer for this assessment?	Housing Strategy, Policy and Commissioning Manager	
6 - Who else is involved in undertaking this assessment?	Strategy, Policy and Commissioning Unit	
7 - Is the proposal related to other areas of work? For example, are there other proposals of policies that should be taken into consideration as part of this assessment?	Interim Housing Strategy 2021-22 and Draft Housing Strategy 2022-27 The Housing Strategy helps deliver the aims of the Corporate Plan.	
8 - Is the proposal relevant to how the Authority complies with the public sector general duty relating to people who are protected by the Equality Act 2010? As a general rule, any policy that affects people is likely to be relevant across all protected groups.	The elimination of discrimination and harassment	yes
	The advancement of equality of opportunity	yes
	The fostering of good relations	yes
	The protection and promotion of human rights	yes
9 – Is the proposal a strategic decision? If so, the Socio-Economic Duty is relevant - see appendix 1.	yes	

Step 1: Background	
<p>10 - Who would be affected by the proposal(s) (adversely or positively, directly or indirectly)?</p> <p>If this is a strategic proposal, ensure that you give specific consideration to whether the proposal would affect more on people living in less favourable social and economic circumstances than others in the same society (see appendix 1)</p>	<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>

Step 2.1: Information Gathering – Welsh Language Standards and the Welsh Language Measure (Wales) 2011	
11 - Does this proposal ensure that the Welsh language is treated no less favourably than the English language, in accordance with the Council's Welsh Language Policy?	Any services associated with the offer will be provided in Welsh in accordance with the requirements of the Welsh language standards and the Council's Welsh language policy
12 - Is there an opportunity here to offer more opportunities for people to learn and / or use the Welsh language on a day-to-day basis?	It will offer people the opportunity to stay within their communities and contribute and use local services available in Welsh. It will also offer people the opportunity to access local education opportunities, including Welsh-medium education
13 – Will this area of work proactively offer services in Welsh for users?	Any services associated with the offer will be provided in either Welsh or bilingually to allow Welsh speakers to use the language by default
14 – Is this proposal likely to protect and promote the Welsh language within communities?	We believe it will and it contributes to the achievement of the priority area vision of three Welsh Promotion Strategy 2021-26, namely; 'Residents can afford to live and buy houses in their local communities.'
To help you to answer the questions above, the corporate Impact Assessment Guidance lists a series of questions which should be considered when assessing how proposals impact on the Welsh language in general. The extent to which these questions are relevant will depend on the proposal in question. However:	

Step 2.1: Information Gathering – Welsh Language Standards and the Welsh Language Measure (Wales) 2011	
<ul style="list-style-type: none"> If you are looking at how the implementation of the Council's key policies, strategies or guidance would affect the Welsh language; or If your initial response to the above questions raises any concerns or evidence to suggest that the proposal would treat the Welsh language less favourably than the English language, or would have a detrimental impact on opportunities for people to use the Welsh language; <p>a more comprehensive impact assessment on the Welsh language should be carried out. A separate template is available on MonITor. The Welsh Language Commissioner's good practice advice document is also available on MonITor to assist you further.</p>	

Step 2.2: Information Gathering – Human Rights Act 1998	
15 - Are there any Human Rights issues? If so, what are they? For example, could this proposal result in the failure to safeguard the right to privacy?	<p>(The 16 basic rights are listed at Appendix 2).</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>

Step 2.3: Information Gathering – Well-Being of Future Generations (Wales) Act 2015		
16 – Does this proposal meet any of the seven national well-being goals outlined in the Well-being of Future Generations (Wales) Act 2015? (Descriptions of the wellbeing goals are listed at Appendix 3)	A prosperous Wales	yes
	A resilient Wales	yes
	A healthier Wales	yes
	A more equal Wales	yes
	A Wales of cohesive communities	yes
	A Wales of vibrant culture and thriving Welsh language	yes
	A globally responsible Wales	New Build will be of high energy standard

Step 2.4: Information Gathering – Engagement / Consultation / Evidence / Filling gaps in information	
Please see the pre-consultation and pre-engagement checklist, which is available on MonITor	
17 - What has been done to date in terms of involvement and consultation with regard to this proposal?	The development of the draft Strategy was taken forward through discussion with staff representing different elements of housing throughout the Council. County Councillors were all invited to a information sharing session and a presentation made at the Community and Town Council. Consultation also took place with a number of stakeholders A housing questionnaire and Strategy questionnaire will feed into this section
18 – What other information have you used to inform your assessment? Please list any reports, websites, links used etc here and include the relevant evidence in the table in Step 3 below	Information from the Housing Strategy, Housing Prospectus and Needs Assessment
19 - Are there any gaps in the information collected to date? If so, how will these be addressed?	No

Step 3: Considering the potential impact and identifying mitigating action

20 – Note below any likely impact on equality for each individual group, and identify what action could be taken to reduce or improve the impact. *For determining potential impact, please choose from the following: **Negative / Positive / No impact**

Protected group	*Potential Impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
Age	Positive	Census 2011 data.	

Protected group	*Potential Impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
		Stats Wales – especially population change projections	
Disability	Positive	Census data 2011 Strategy sets out ways of accessing support such as grants for people and families with a disability	
Sex	Positive	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	Positive	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.	
Pregnancy & Maternity	Positive	Although no specific information is available for this group the Common Allocations Policy reflects household needs of pregnant women	
Race / Ethnicity / Nationality	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.	
Religion or Belief	Positive	Data used : Census 2011 StatsWales	

Protected group	*Potential Impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
		Similarly to above the focus on cohesion and inclusiveness in the strategy should support positive impact.	
Sexual Orientation	Positive	Data used : Census 2011 StatsWales Similarly to above the focus on cohesion and inclusiveness in the strategy should support a positive impact.	
Marriage or Civil Partnership	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	Positive	See Welsh Language Impact Assessment	
Human Rights	Positive	See q15	
Any other relevant issue.			
There are clear links between equality and socio-economic issues. Discrimination against protected groups can be a direct cause of socio-economic disadvantage. If any such issues become apparent when assessing non-strategic matters, they should be given due regard and recorded under the relevant protected group, or under 'any other relevant issue' above.			

Please complete this section if the proposal is a strategic matter (see appendix 1)			
The Socio-Economic Duty	Potential impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
Is the proposal likely to cause any inequalities of	Low impact	The Strategy supports the measurement framework of Living Standards: The capability to enjoy a comfortable	

outcome resulting from socio-economic disadvantage?		standard of living, with independence and security, and to be cared for and supported when necessary	
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Step 4 – Outcome of the assessment

There are four possible outcomes – bear these in mind when completing the next section:

- **No major change** - The assessment demonstrates the proposal is robust; there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken.
- **Adjust the proposal** - The assessment identifies potential problems or missed opportunities. Adjust the proposal to remove barriers or better promote equality.
- **Continue the proposal** - The assessment identifies the potential for adverse impact or missed opportunities to promote equality. Clearly set out the justifications for continuing with it. The justification should be included in the assessment and must be in line with the duty to have due regard. For the most important relevant proposals, compelling reasons will be needed.
- **Stop and remove the proposal** - The proposal shows actual or potential unlawful discrimination. It must be stopped and removed or changed. (The codes of practice and guidance on each of the public sector duties on the Commission's website provide information about what constitutes unlawful discrimination.)

Step 4: Outcome of the assessment	
21 - Note the impacts identified and how it is intended to mitigate any negative impact in terms of equality, the Welsh language and, if relevant, socio-economic disadvantage (ie a summary of the table/s in step 3)	No major change (as defined above)
22 - Describe any actions taken to maximise the opportunity to promote equality and the Welsh language, the goals of the Well-being of Future Generations (Wales) Act 2015 (sustainability) and, if relevant, ensure better outcomes for those facing economic disadvantage.	No major change (as defined above)

Step 4: Outcome of the assessment	
23 - Would any aspect of the proposal contravene the wellbeing goals of the Well-being of Future Generations (Wales) Act 2015?	No major change (as defined above)
24 – Is there a need to look at what could be done differently, or to reconsider the entire proposal as a result of conducting this assessment? (Evidence of negative impact could render the proposal or decision unlawful. If you have identified negative impact, you should consider at this stage whether it is possible to proceed with the proposal).	No major change (as defined above)
25 - Is there a strategy for dealing with any unavoidable but not unlawful negative impacts that cannot be mitigated?	
26 - Will the proposal be adopted / forwarded for approval? Who will be the decision-maker?	It will be approved by The Executive
27 - Are there monitoring arrangements in place? What are they?	Review within 2 years

Step 5: Action Plan

Please detail any actions that are planned following completion of your assessment. 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 – A More Equal Wales – The Socio-Economic Duty (Commencement date of the Duty: 31 March 2021)

What is the Duty?

The general aim of the duty is to ensure better outcomes for those suffering socio-economic disadvantage. When making strategic decisions such as deciding priorities and setting objectives, due regard must be given to the need to reduce the inequalities of outcome resulting from socio-economic disadvantage.

Who is likely to experience socio-economic disadvantage?

Socio-economic disadvantage can be disproportionate in both ‘communities of interest’ and ‘communities of place’, leading to inequality of outcome, which can be further exasperated when considering ‘intersectionality’:

Communities of interest – groups who share an experience, eg homelessness; or people who share an identity, eg lone parents, carers. Also those who share one or more of the protected characteristics listed in the Equality Act 2010.

Communities of place – people who are linked together because of where they live, work, visit or spend a substantial portion of their time there.

Intersectionality - crucially, this is about understanding the way in which a combination of characteristics such as gender, race or class, can produce unique and often multiple experiences of disadvantage in certain situations. One form of discrimination cannot and should not be understood in isolation from other forms. A truly intersectional approach ensures that this does not happen.

When will the Duty be relevant?

When making **strategic decisions**. The Welsh Government has provided some examples of strategic decisions (this is not an exhaustive list):

- Strategic directive and intent.
- Strategies developed at Regional Partnership Boards and Public Service Boards which impact on public bodies’ functions.
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans).
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy).
- Changes to and development of public services.
- Strategic financial planning.
- Major procurement and commissioning decisions.
- Strategic policy development

Further details can be found in the corporate equality impact assessment guidance.

Appendix 2 – 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

Appendix 3 - Well-being of Future Generations (Wales) Act 2015

This Act is about improving the social, economic, environmental and cultural well-being of Wales. Public bodies need to make sure that when making their decisions they take into account the impact they could have on people living their lives in Wales in the future. The Act puts in place seven well-being goals:

A prosperous Wales:

An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.

A resilient Wales:

A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).

A healthier Wales:

A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.

A more equal Wales:

A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).

A Wales of cohesive communities:

Attractive, viable, safe and well-connected communities.

A Wales of vibrant culture and thriving Welsh language:

A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.

A globally responsible Wales:

A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

Issues to consider with regard to the Welsh Language

The corporate equality impact assessment template includes specific questions about the impact of decisions on the Welsh language (questions 11-14). The extent to which these questions are relevant will depend on the proposal in question.

However:

- If you are looking at how the implementation of the Council's key policies, strategies or guidance would affect the Welsh language; or
- If your initial response to the above questions raises any concerns or evidence to suggest that the proposal would treat the Welsh language less favourably than the English language, or would have a detrimental impact on opportunities for people to use the Welsh language;

a more comprehensive impact assessment on the Welsh language should be carried out. Please complete this template and attach to your equality impact assessment on the same proposal.

The **Welsh Language Commissioner's good practice advice document** is also available on MonITor to assist you further.

What is being assessed?	Housing Strategy 2022-27
Who is carrying out this assessment?	Housing Services – Strategy, Commissioning and Policy
Assessment completion date	October 2021

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

1 - Compliance with the Welsh Language Policy	
<p>1.1 Is the proposal influential in terms of dealing with the Welsh-speaking public?</p> <ul style="list-style-type: none"> • Will activities such as corresponding by letter, communicating by telephone, public meetings and other meetings comply with the language policy? • Will any new IT development comply with the policy? 	<p>No</p> <p>Housing Services offer a bilingual services, work with partners who offer a bilingual services and commission services to the public bilingually</p>
<p>1.2 Is the proposal likely to impact upon the public image of the organisation?</p> <ul style="list-style-type: none"> • Will all signs comply with the language policy? • Will publications and forms be compliant? • Will any publicity material or marketing campaigns comply? • Will staff recruitment advertisements comply? • 	<p>Yes, any material relating to this Strategy will be published bilingually</p>
<p>1.3 Is the proposal likely to have an impact upon the implementation of the language policy?</p> <ul style="list-style-type: none"> • Will the proposal create new jobs? • Will the staffing arrangements facilitate the implementation of the language policy? • Will the proposal offer training through the medium of Welsh? • Will any arrangements with third parties comply with the 	<p>Yes, new build, existing and new contracts and commissioning of services offer and create new roles and training</p>

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

1 - Compliance with the Welsh Language Policy	
<p>language policy?</p> <ul style="list-style-type: none"> • Will the proposal include any targets or indicators relating to the language? • How will performance be monitored and measured? 	

2 - Effect on Welsh speaking users	
<p>2.1 Will the proposal offer a language choice for users?</p> <ul style="list-style-type: none"> • Will it be possible for users to receive any part of the service in Welsh? 	No new service is created as it is a strategy
<p>2.2 If there a risk for the proposal to discriminate against Welsh speaking service users?</p> <ul style="list-style-type: none"> • Have the needs of Welsh speakers been considered in the proposal? • Are Welsh speakers likely to receive the same standard of service as provided in English? • Are Welsh language arrangements likely to lead to a delay in the service? 	No new service is created as it is a strategy
<p>2.3 Is the proposal likely to make Welsh more visible?</p> <ul style="list-style-type: none"> • Is it likely to increase use of the language by producing Welsh language materials and signs? 	No new service is created as it is a strategy

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

2 - Effect on Welsh speaking users	
<ul style="list-style-type: none"> Is it likely to influence others to make more use of Welsh, for example businesses? 	No
<p>2.4 Will the Welsh language service in relation to the proposal be accessible?</p> <ul style="list-style-type: none"> Will the service be as accessible in Welsh as in English? Will the services be available at the same time? 	Yes, in accordance with the Council's Policy

3 - Effect on Welsh speaking communities	
<p>3.1 Is the proposal likely to contribute towards safeguarding Welsh in communities?</p> <ul style="list-style-type: none"> Is it likely to contribute towards efforts to tackle the challenges of demographic change and migration - such as providing opportunities for young people to stay in their communities? Is it likely to contribute towards the local economy in Welsh speaking areas? Will it provide Welsh medium services - such as child-minding services? 	<p>This Policy complements our Housing Strategy which promotes the opportunity for people to stay within their communities and on the Island by offering a range of different initiatives.</p> <p>According to the Census, the percentage of Welsh speakers in the population aged 16-64 (working age) fell by 27.1%, a decrease of 8% in Welsh speakers aged 3-15; but a 16% increase in the percentage of Welsh speakers over the age of 65. This means that it is extremely important to hold on to young families, encourage Welsh speakers who have moved away to return to the area and encourage individuals to learn Welsh in order to at least maintain the language. Providing housing that is affordable enough and of the right kind to address the need in the local area and in a Local Service Centre (which is a sustainable location to live in) is an important way of doing this.</p>
<p>3.2 Does the proposal take steps to promote and facilitate the Welsh language?</p>	No new service is created as it is a strategy

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

3 - Effect on Welsh speaking communities	
<ul style="list-style-type: none"> • Does the proposal contribute towards Welsh medium community activities? • Does it offer opportunities for young people to use Welsh outside school hours? • Does it offer a new service that will also be available in Welsh – for example leisure or sporting activities and provision? • Does it contribute or add value to other activities relating to language, such as the work of the local Welsh language initiative (Menter Iaith), the Urdd etc. 	

4 - Contribution towards Welsh language standards, language policies, strategies and other relevant guidance relating to the Welsh language	
<p>4.1 The language policies of partner organisations or nearby public bodies:</p> <ul style="list-style-type: none"> • Is the authority working in partnership on the proposal? • Which other organisations are likely to be affected by the development? • Do those organisations have Welsh language standards or language policies? • Does the proposal contribute towards these schemes? 	No new service is created as it is a strategy
<p>4.2 Relevant Welsh language strategies:</p> <ul style="list-style-type: none"> • Will the proposal contribute towards the Anglesey Welsh 	Yes, it will offer opportunities for people to have access to housing within their communities and the Island. See 3.1 above.

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

4 - Contribution towards Welsh language standards, language policies, strategies and other relevant guidance relating to the Welsh language	
<p>Language Strategic Forum's Welsh Language Strategy 2016 – 2021 which was adopted by this Council in September 2016?</p> <ul style="list-style-type: none"> • How does the proposal contribute towards the vision of the Assembly Government for one million Welsh speakers by 2050? 	

5 – The impacts identified and assessed	
<p>5.1 What impacts and effects have you identified (ie summary of the responses to the above questions) together with the probability and likely severity/ significance of impact? How do you plan to address these impacts in order to improve the outcomes for the Welsh language? Detail mitigation measures/ alternative options to reduce adverse impacts and increase positive outcomes:</p>	
Positive impact	Opportunities for people to have access to housing and support through a range of initiatives
Adverse impact	
Opportunities to promote the Welsh language e.g. status, use of Welsh language services, use of Welsh in everyday life, Welsh at work increased?	
Evidence / data used to support your assessment:	

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

6 - Consultation	
6.1 During consultation, what questions do you wish to ask about the Welsh Language Impacts? Guidance has been included in the pre-consultation and pre-engagement checklist, which is available on MonITor	We have completed an Impact Assessment on the positive and negative impact on Equality and the Welsh Language. In your opinion, have we missed anything?
6.2 With whom are you consulting? How are Welsh language interest groups likely to respond?	Consultation on line and raising awareness of the consultation
6.3 Following consultation, what changes have you made to address language issues raised?	Referencing of the Welsh Language Promotion Strategy and strengthen the link with this Strategy

7 – Post consultation, final proposals and ongoing monitoring	
7.1 Summarise your final decisions, list the likely effects on the Welsh language and how you will promote/ mitigate these. Record your compliance with the Welsh language standards. You will need to refer to this summary in the equality impact assessment template (Step 4 – result of the assessment)	No negative impact identified
7.2 How will you monitor the ongoing effects during the implementation of the policy?	The action plan at the end of the equality impact assessment template should be used to note any actions planned following completion of the assessment.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	The Executive
Date:	14th of February
Subject:	The effect of the 'Public Service Vehicle Accessibility Regulations 2000' on selling vacant seats on school/college transport
Portfolio Holder(s):	Councillor Robert G Parry OBE FRAGs, Councillor R Meirion Jones
Head of Service:	Huw Percy – Head of Highways, Waste and Property Service Rhys Hughes – Director of Education, Skills and Young People
Report Author: Tel: E-mail:	Iwan Cadwaladr 2455 iwancadwaladr@ynysmon.gov.uk
Local Members:	Every ward

A –Recommendation/s and reason/s
<ol style="list-style-type: none"> 1. The Authority should not charge a travel fee for Anglesey's non-statutory pupils and further education students; 2. a) until the start of October 2025 with the option of extending for a further two years (if the PSVAR regulations were to change during this period we can re-consider this) That the Authority continue with the vacant seats scheme based on capacity for those years. For this academic year the Authority has offered the Vacant Seats Scheme on school buses ((This is the Scheme, prior to this academic year, which sold empty seats on school transport to non-statutory pupils) for free.

B – What other options did you consider and why did you reject them and/or opt for this option?
The background and reasoning is noted in section FF.

C – Why is this a decision for the Executive?
Not charging a fee would go against what is noted in the Fees and Payments document.

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

The Council would continue to provide transport within the policy approved by the Full Council.

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

The effect on the budget is outlined in section FF.

Dd – Assessing the possible effects (if applicable)

1	How does this decision effect our long term needs as an Island?	N/A
2	Is this a decision that is anticipated to prevent future costs / dependencies on the Authority? If so, how: -	In the short term, it is anticipated that this decision will reduce additional costs for the Authority. This is outlined in section FF.
3	Have we been working with other organisations to come to this decision? If so, please not whom.	N/A
4	Have the citizens of Anglesey contributed to the drafting of this way forward, including those directly affected by the decision? Please explain how.	N/A
5	Please note any potential effects this decision would have on the groups protected under the Equality Act 2010.	Within the equality agenda, pupils with special needs will continue to be provided with similar transportation via taxi if eligible. This is outlined in Section FF. This decision does not affect the Welsh Language.
6	If this is a strategic decision, note any potential effects that the decision would have on those experiencing socio-economic disadvantage.	This decision entails free transport and as such has no effects.
7	Please note any potential effects this decision would have on opportunities for people to use the Welsh language, and on not treating the Welsh language less favourably than the English language.	N/A

E – Who did you consult?		What were their comments?
1	Chief Executive / Senior Management Team (SMT) (mandatory)	
2	Finance / 151 Officer (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Technology (IT)	
7	Procurement	
8	Scrutiny	
9	Local Members	

F - Appendices:

FF - Background papers (please contact the author of the Report for any further information):
<p>Section 40 of the Disability Discrimination Act (DDA) 1995 grants the Secretary of State the power to make regulations to ensure that Public Service Vehicles are accessible to people with disabilities. The National Government used these powers to establish the ‘Public Service Vehicle Accessibility Regulations 2000 (PSVAR)’.</p> <p>From the 1st of January 2020, the PSVAR has been relevant to coaches with more than 22 seats and the vehicle needed to be accessible to people with disabilities. That said, the Department for Transport was offering an exemption certificate offering exemption from these regulations until the 1st of January 2022.</p> <p>These regulations have been in the public domain for a number of years to allow operators to upgrade their buses to comply, but the belief across England and Wales and among Local Authorities was that these regulations would not apply to closed school bus contracts.</p> <p>The requirements for coaches include providing space for wheelchairs, boarding aid, priority seats, handrails, bell buttons, retractable steps, and equipment that displays the destination. Although it is possible to install the equipment on non-accessible coach vehicles, doing so would be particularly technically complex and extremely expensive. Most of the Authority's existing agreements are with local coach carriage companies and their vehicles do not meet</p>

the new specification. The Executive approved the decision not to charge Anglesey non-statutory pupils and further education students for the 2021/22 academic year. This meant that the regulations did not apply after 1st January 2022.

The average income collected through bus ticket sales is £ 66,000 per year (these figures were estimated by looking at the years 2014/15 to 2019/20, however 2020/21 was not taken into account since the income was not a reflection of a typical year). Again, we have asked a few operators who traditionally operate Anglesey school buses. Unlike the previous estimate of costing between £ 5,000 and £ 7,000 annually, the estimate to upgrade an operator's bus or the cost of buying a bus that would meet the requirements, was now between £ 10,000 and £ 15,000 per year, per contract. It is believed that the reason for this increase is that the buses that meet the Regulations are becoming scarcer which means that the price has increased, as well as the increase in fuel prices in recent months. In turn, the operators would have to pass this cost on to the Authority for every contract they priced to meet these Regulations. These costs are based on the cost of purchasing buses that would meet these regulations. Therefore using these costs for the current 54 contracts, and if the Authority were to tender the next contracts for a period of up to 5 years, tendering the current contracts on Anglesey would create additional costs of between £ 540,000 and £ 810,000 annually and totalling between £ 2,700,000 and £ 4,050,000 for the entire contract period (for the period of up to 5 years). For the same period the loss of ticket payment income to the Authority would be approximately £ 360,913. This amount includes an annual loss of income for these 5 years including annual inflationary costs.

The normal duration of a school bus service provision agreement is 5 years, which gives operators a suitable period of security, avoids having to tender annually and gives the Council the opportunity to review arrangements every 5 years. Given the potential changes in transport as alternative fuels and decarbonisation needs develop, it is considered that up to 5 years is still a suitable period. Revision after 3 years gives the industry the opportunity to stabilize following the uncertainties of the covid period.

It is fair to note that requiring operators to provide such vehicles would give pupils with disabilities the option of traveling by bus, but in similar situations this Authority, and other Authorities throughout Wales, provide suitable taxi transport directly from the pupils' home to the yard of the educational institution. If a pupil with disabilities, or the family of a pupil with disabilities, wanted the child to travel by bus to the Educational establishment, this would not be possible directly from the home, as it would usually entail a trip to the nearest bus stop. Taking into account Anglesey's landscape and rural areas, a child is not necessarily waiting for their bus at a dedicated bus stop, on occasion they are required to wait at the roadside, that is, at a non-concrete site therefore, although such a vehicle would be provided, the infrastructure is not available in several locations to support the provision. That in turn could result in an additional costs.

Offering free bus transport is in line with the Government's transport vision – Y Llwybr Newydd - as it will lead to fewer vehicles on our roads and make school bus transport a more

attractive option.

Of course, not charging may mean that more pupils will wish to use the provision. For the 2021/22 academic year there has been very little increase in demand and steps are in place between the Highways, Waste and Property Service and the Learning Service to manage the risk of misuse.

So in conclusion, to summarise:

- the recommendation is that the Authority does not charge a travel fee for Anglesey's non-statutory pupils and further education students until the start of October 2025 at the earliest (if PSVAR regulations change within this period this can be reconsidered).
- not charging a fee would mean we could ask bus operators to provide vehicles that are less expensive to buy when the current arrangements with those operators expire on the 30th September 2022. These buses would not meet PSVAR standards but would not have to as the Authority would not be charging a travel fare. It must be kept in mind that the pandemic has had a detrimental effect on this industry where the situation of many operators is already fragile, requiring operators to provide similar vehicles would add to their financial burden at a time where a significant part of the market for some local operators has almost completely disappeared for example transporting local residents on trips within the United Kingdom or abroad. There is a risk that companies would not be able to purchase suitable buses and uncertainty over service delivery.
- the Authority will continue to provide taxis to provide transport for pupils with disabilities.
- the present arrangements currently expire on the 30th September 2022. The recommendation is to request prices for contracts of up to 5 years next time, ending 30th September 2027, these agreements include an option for the Authority to renew annually for 2 years after the expiry of the first 3 years. The rationale for this is that significant changes can occur in this area in the coming years as the need for decarbonisation becomes more apparent and in the first instance a tender for 3 years with the option to renew for the following 2 years, the Authority has not entered into an agreement for too long and would provide some certainty to operators.
- as there is no travel fee the application review process will continue to try and ensure that only eligible pupils will be able to travel
- taking into account traditional figures the loss of income would be around £ 360,913 for the duration of the contract, and we recommend that the loss of income be funded from central costs as these changes are National Government regulations and not a decision by the Learning Service .
- if the recommendation not to charge non-statutory pupils and further education students on Anglesey is accepted, and as part of a review of processes between the Learning Service and the Highways, Waste and Property Service, then there will be

early communication between the Anglesey Education Service and Heads of Schools regarding travel implications of choosing out-of-catchment secondary schools as part of parent information packs.

- the Council is considering investing in software and individual cards to manage Health and Safety and numbers on school buses. This recommendation does not change this need.

Isle of Anglesey County Council	
Report to:	Strategic Executive Committee; Business Meeting of the Executive; Executive and Full Council
Date:	24.01.2022. (Standards Committee); 31.01.22 - (Business Meeting of the Executive) 14.02.22 – (Executive) 10.03.22 – (Full Council)
Subject:	The Renting Homes (Fees etc.) (Wales) Act 2019; implementation arrangements for Isle of Anglesey County Council and Rent Smart Wales
Portfolio Holder(s):	Cllr Richard Dew
Head of Service / Director:	Christian Branch Head of Regulatory and Economic Development
Report Author: Tel: E-mail:	Trystan Owen Environmental Health Manager 2835 Trystanowen@ynysmon.gov.uk
Local Members:	Applies to all Members

A –Recommendation/s and reason/s

It is recommended:

- 1. That the Head of the Regulatory and Economic Development be given delegated authority so as to authorise relevant officers to exercise as and when required, the carrying out of those statutory enforcement powers under the Renting Homes (Fees etc.) (Wales) Act 2019 on behalf of this Council.**
- 2. That the Head of Regulatory and Economic Development be given the right to delegate to officers of the County Council of the City and County of Cardiff to take appropriate action on behalf of this Council for enforcing the provisions of the Renting Homes (Fees etc.) (Wales) Act 2019, through its service known as Rent Smart Wales.**

Executive Summary:

The Renting Homes (Fees etc.) (Wales) Act 2019 ('the Act') makes it an offence to require a tenant, or contract-holder to make any payment that is not specified as a 'permitted payment' in the legislation. This includes the administration involved in creating or renewing an occupation-contract, check out fees, conducting property viewings and reference checks.

The Act defines permitted payments that can be required by letting agents and self-managing landlords as:

A –Recommendation/s and reason/s

- rent
- holding deposits
- security deposits
- payments in respect of utilities (e.g. council tax, television licence and communication services)
- payments in default (where tenant has done something wrong, e.g. lost keys, late payment of rent)

An enforcement authority will have the power to issue fixed penalty notices. Local authorities will have the ability to enforce the requirements of the Act, along with Rent Smart Wales - a service hosted by County Council of the City and County of Cardiff (Cardiff Council) as the licensing authority for the area – the legislation authorises the licensing authority for the area to undertake enforcement work.

The Welsh Minister designated Cardiff Council as the licensing authority for the whole of Wales in 2015, under the Regulation of Private Rented Housing (Designation of Licensing Authority) (Wales) Order 2015.

However, before Cardiff Council can take any enforcement action they must receive written confirmation from the local authority.

This legislation is currently outside the scope of the existing delegation. The full Council is asked to note the implementation of the new legislation, namely the Renting Homes (Fees etc.) (Wales) Act 2019 and to amend the scheme of delegation to officers by delegating to the Head of Regulatory and Economic Development the Act's functions as exercisable by the Isle of Anglesey County Council.

It is also asked to delegate to the Head of Regulatory and Economic Development the right to delegate further to officers of the County Council of the City and County of Cardiff (Cardiff Council) through its service known as Rent Smart Wales (RSW) this Council's enforcement provisions in the Act. This is to ensure that the relevant statutory enforcement powers under the Act are used appropriately.

RSW will take enforcement action in place of Local Authority only in limited circumstances:

- where RSW is undertaking an audit of a letting and managing agent and find evidence of non-compliance
- where RSW is taking enforcement action for Housing (Wales) Act 2014 offences (e.g. not registered with RSW) and tenant fee contraventions are found
- other exceptional circumstances to be agreed on a case by case basis with the relevant Local Authority

This is a new legislation which requires new arrangements in place to respond to the requirements.

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

We considered the option of enforcing the provisions of the Act ourselves rather than using Cardiff Council.

However, sharing the enforcing duty with Rent Smart Wales enables us to work collaboratively and more efficiently. Rent Smart Wales have received delegated powers on behalf of other local authorities in Wales – such as Wrexham County Borough Council and Vale of Glamorgan Council.

C – Why is this a decision for the Executive and full Council?

As the recommendation is to amend the Scheme of delegation in the Constitution then that is a function that is reserved to the full Council, but subject to a prior recommendation from the Executive.

Reasons for decisions (1&2 box A), to ensure that the relevant statutory enforcement powers under the Act are used appropriately.

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

Yes – 3.2.3.1 of the Constitution

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

The additional regulatory burden of this legislation has been the subject of the financial assessment by Welsh Government. It is considered that the fixed penalty (£1000 per offence) or court cost awards will cover the financial impact incurred.

Dd – Assessing the potential impact (if relevant):

1	How does this decision impact on our long term needs as an Island?	NA
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Dd – Assessing the potential impact (if relevant):		
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?	NA
3	Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom.	Yes – discussed the matter with Rent Smart Wales. Rent Smart Wales is a service hosted by Cardiff Council as the licensing authority for the whole of Wales. Welsh Ministers designated Cardiff Council as the licensing authority for the whole of Wales in 2015.
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	NA
5	Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.	NA
6	If this is a strategic decision, note any potential impact that the decision would have on those experiencing socio-economic disadvantage.	NA
7	Note any potential impact that this decision would have on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.	<p>Rent Smart Wales is subject to the standards imposed upon Cardiff Council under the provisions of the Welsh Language Standards (No.1) Regulations 2015. Thus ensuring that the Welsh language is treated no less favourably than English in enforcing this legislation.</p> <p>The cause of action linked to this legislation specifically targets landlords of private rented housing and estate agents. Therefore, the effect on the wider population of Anglesey is less significant.</p>

E – Who did you consult?		What did they say?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	Accept the recommendation

E – Who did you consult?		What did they say?
2	Finance / Section 151 (mandatory)	Accept the recommendation
3	Legal / Monitoring Officer (mandatory)	No comments
4	Human Resources (HR)	NA
5	Property	NA
6	Information Communication Technology (ICT)	NA
7	Procurement	NA
8	Scrutiny	NA
9	Local Members	NA

F - Appendices:
None

Ff - Background papers (please contact the author of the Report for any further information):
<p>1. Background</p> <p>1.1 The Renting Homes (Fees etc.) (Wales) Act 2019 came into force on 5 May 2019. Since the 1 September 2019, letting agents and landlords who manage their own properties are prevented from charging any fees before, during or after a tenancy unless specifically exempt in the Act. Such a banned payment is called a 'prohibited payment'. Letting agents and self-managing landlords are also banned from requiring a tenant to take out a loan or enter into a contract for services.</p> <p>1.2 Enforcement of these new requirements can be undertaken by the Isle of Anglesey County Council and Rent Smart Wales (Cardiff Council, as the Single Licencing Authority). They will contribute to a fairer and more transparent experience for tenants relying on the private rented sector.</p> <p>1.3 Any payments other than those listed above are banned and prohibited. Where any rent payment, in one period, is greater than the amount of rent payable in any other period during the contract, the difference (a 'rent fluctuation') is also considered a prohibited payment. There is an exception where there is a 'permitted variation' agreed between landlord and tenant.</p> <p>1.4 'Holding deposits' are limited to one week's rent and must be re-paid within seven days of the contract being agreed. If the tenancy contract is not agreed, the deposit must, subject to limited exceptions, be repaid within 15 days. There will be no change to existing legislation governing 'security deposits'.</p>

2. Key Issues for Consideration

2.1 Offences are committed where landlords and/or agents fail to comply with the Act. Local authorities are responsible for enforcing this legislation in partnership with Rent Smart Wales (RSW). The legislation places the duty for enforcement on each local authority, with a power to share the responsibility with Rent Smart Wales. This is a new piece of legislation that makes provision to protect tenants and is currently outside the scope of the existing delegation. Full Council is asked to delegate these functions to the Head of Regulatory and Economic development to ensure that the relevant statutory powers under the Act are delegated to the relevant officers and the Executive is asked to agree this recommendation. Additionally, the other local authorities in Wales are now in the process of planning, in accordance with their own constitutional arrangements, to authorise Rent Smart Wales to enforce the provisions of the Act.

2.2 Local Authorities are primarily responsible for enforcing the requirements and have a duty to inform Rent Smart Wales if they take enforcement action. Rent Smart Wales will also have a duty to inform Local Authorities if they serve a fixed penalty notice or prosecute under the new Act. There are two formal enforcement options:

2.3 Issue of a fixed penalty notice (FPN) of £1,000, the payment of which would avoid prosecution proceedings. The fixed penalty payment receipts will be used for this enforcement function.

2.4 Prosecution for offences under the Act, which could result in a fine not subject to a minimum on the standards scale of fines (except for failure to provide information required by statutory notice, in which case a fine up to level 4 on the standard scale could be imposed).

3. How do proposals contribute to our Well-being Objectives?

3.1 The Private Rented Sector (PRS) has increased substantially over the last decade and is set to continue to play an important part in the Welsh housing market in future, particularly considering both the projected increase in population, and the trend towards an even larger increase in number of households over time. Research has identified that letting agent fees have been increasing substantially over time, and thus are likely in future to present an even greater barrier to potential tenants than at present. Making the PRS an attractive and affordable tenure of choice will assist in dealing with the increasing housing demands we expect in the next 20 years.

3.2 Recent research has shown that those who are homeless or at risk of homelessness find it particularly difficult to bring together the funds necessary to secure accommodation in the PRS. The legislation will also

support work on homelessness, by making it easier for those without access to large lump sums to access the PRS.

3.3 With regard to the five ways of working, the Council has strong established links with Rent Smart Wales who can work collaboratively to ensure a more effective enforcement regime to protect consumers and the proposals in this report represent an integrated approach toward dealing with the increasing housing demands we expect in the next 20 years.

4. Resource and Legal consideration

Employment

4.1 No additional staff resources are anticipated at this stage. The legislation will be enforced on a reactive basis following complaint and prioritised accordingly or as part of an ongoing case investigation.

Legal (Including Equalities)

4.2 The local housing authority and the licensing authority for the area is for the purposes of the relevant provision contained within 'the Act' the enforcement authority in relation to the area of a local housing authority.

4.3 A licensing authority which, by virtue of the relevant provision contained within 'the Act' is the enforcement authority for the area of a local housing authority, may not exercise any function of an enforcement authority in relation to that area, nor bring proceedings under section 19 of 'the Act' in relation to that area, without the prior written consent of the local housing authority for the area.

4.4 Consent under the relevant provision of 'the Act' may be given generally or in relation to specific cases or functions.

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