

Public Document Pack



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan Williams
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR GWAITH	THE EXECUTIVE
DYDD MAWRTH 12 RHAGFYR 2023 10.00 o'r gloch	TUESDAY 12 DECEMBER 2023 10.00 am
CYFARFOD HYBRID – YN YSTAFELL BWYLLGOR 1 AC YN RHITHWIR	HYBRID MEETING – VIRTUAL AND IN COMMITTEE ROOM 1
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU/MEMBERS

Plaid Cymru/The Party of Wales

Neville Evans, Carwyn E Jones, Llinos Medi, Gary Pritchard, Alun Roberts, Nicola Roberts, Robin Wyn Williams

Y Grŵp Annibynnol/The Independent Group

Dafydd Roberts, Dafydd Rhys Thomas

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 HIS APPOINTED OFFICER

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

3 THE EXECUTIVE'S FORWARD WORK PROGRAMME (Pages 1 - 12)

To submit a report by the Head of Democracy.

4 HRA HOUSING RENTS AND HOUSING SERVICE CHARGES 2024/25 (Pages 13 - 22)

To submit a report by the Head of Housing Services.

5 EXCLUSION OF THE PRESS AND PUBLIC (Pages 23 - 24)

To consider adopting the following:-

“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 may involve the disclosure of exempt information as defined in Schedule 12A of the said Act and in the attached Public Interest Test.”

6 AETHWY EXTRA CARE & RESIDENTIAL CARE HOME – BUSINESS CASES (Pages 25 - 90)

To submit a report by the Director of Social Services.

Isle of Anglesey County Council	
Report to:	The Executive
Date:	12 December 2023
Subject:	The Executive's Forward Work Programme
Portfolio Holder(s):	Cllr Llinos Medi
Head of Service / Director:	Lynn Ball, Director of Function – Council Business / Monitoring Officer
Report Author:	Dyfan Sion, Head of Democracy
Local Members:	Not applicable

A – Recommendation/s and reason/s
<p>In accordance with its Constitution, the Council is required to publish a forward work programme and to update it regularly. The Executive's Forward Work Programme is published each month to enable both members of the Council and the public to see what key decisions are likely to be taken over the coming months.</p> <p>The Executive is requested to:</p> <p>confirm the attached updated work programme which covers January – August 2024;</p> <p>identify any matters for specific input and consultation with the Council's Scrutiny Committees;</p> <p>note that the forward work programme is updated monthly and submitted as a standing monthly item to the Executive.</p>

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

C – Why is this a decision for the Executive?
The approval of the Executive is sought before each update is published to strengthen accountability and forward planning arrangements.

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

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.	

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

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)	
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: January – August 2024.

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

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

The Executive's Forward Work Programme

Period: January – August 2024

Updated 30 November 2023



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 4 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: January – August 2024

Updated 30 November 2023

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)
January 2024						
1	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Dyfan Sion Head of Democracy Cllr Llinos Medi		The Executive 23 January 2024	
2	Treasury Management 2023/24 – 6-month review	Resources	Marc Jones Director of Function– Resources / Section 151 Officer Cllr Robin Williams		The Executive 23 January 2024	Full Council 7 March 2024
3	Draft Revenue Budget 2024/25 (S) To finalise the Executive's initial draft budget proposals for consultation.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Williams	Scrutiny Finance Panel 06.12.23 & 11.01.24 Corporate Scrutiny Committee 18.01.24	The Executive 23 January 2024	
4	Community Based non-residential Social Care Services –2024/25 Fees and Charges	Adults Services	Arwel Owen Head of Adults Services Cllr Alun Roberts		The Executive 23 January 2024	

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The Executive's Forward Work Programme

Period: January – August 2024

Updated 30 November 2023

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5	Independent Sector Care Home Fees 2024/25		Adults Services	Arwel Owen Head of Adults Services Cllr Alun Roberts		The Executive 23 January 2024	
6	Fees and Charges 2024/25		Resources	Marc Jones Director of Function– Resources / Section 151 Officer Cllr Robin Williams		The Executive 23 January 2024	
7	Capital Strategy		Resources	Marc Jones Director of Function– Resources / Section 151 Officer Cllr Robin Williams	Finance Scrutiny Committee 11.01.24	The Executive 23 January 2024 (to be confirmed)	
8	Modernising Day Opportunities: Learning Disabilities (Holyhead area)		Adults' Services	Arwel Owen Head of Adults' Services Cllr Alun Roberts	Partnership and Regeneration Scrutiny Committee 16.01.24	The Executive 23 January 2024	

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The Executive's Forward Work Programme Period: January – August 2024

Updated 30 November 2023

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February 2024						
9	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	Dyfan Sion Head of Democracy Cllr Llinos Medi		The Executive 20 February 2024
10	Treasury Management Strategy Statement 2024/25		Resources	Marc Jones Director of Function– Resources / Section 151 Officer Cllr Robin Williams		The Executive 20 February 2024 Full Council 7 March 2024
11	Local Authority Homes for Older People – Setting the Standard Charge 2024/25		Adults Services	Arwel Owen Head of Adults Services Cllr Alun Roberts		The Executive 20 February 2024
12	Tenants Participation Strategy		Housing	Ned Michael Head of Housing Cllr Gary Pritchard	Corporate Scrutiny Committee 18.01.24	The Executive 20 February 2024
13	Asset Management Strategy (Housing Services)		Housing	Ned Michael Head of Housing Cllr Gary Pritchard	Corporate Scrutiny Committee 18.01.24	The Executive 20 February 2024

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The Executive's Forward Work Programme

Period: January – August 2024

Updated 30 November 2023

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14	Modernising Day Opportunities: Disabilities		Adults Services	Arwel Owen Head of Adults' Services Cllr Alun Roberts	Partnership and Regeneration Scrutiny Committee 22.11.23	The Executive 20 February 2024	
15	2022/23 Annual Equality Report and 2024-2028 Strategic Equality Plan		Council Business	Lynn Ball Director of Function (Council Business) and Monitoring Officer Cllr Llinos Medi	Partnership and Regeneration Scrutiny Committee TBC	The Executive 20 February 2024	Full Council 7 March 2024
16	Biodiversity Plan – Annual Progress Report		Regulation and Economic Development	Christian Branch Head of Regulation and Economic Development Cllr Nicola Roberts		The Executive 20 February 2024	
March 2024 – extraordinary meeting (Budget), Date to be agreed							
17	Revenue Budget Monitoring Report – Quarter 3, 2023/24 (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 Williams	Finance Scrutiny Panel 15.02.24	The Executive	

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The Executive's Forward Work Programme

Period: January – August 2024

Updated 30 November 2023

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18	Capital Budget Monitoring Report – Quarter 3, 2023/24 (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 Williams	Finance Scrutiny Panel 15.02.24	The Executive	
19	Housing Revenue Account Budget Monitoring Report – Quarter 3, 2023/24 (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 Williams	Finance Scrutiny Panel 15.02.24	The Executive	
20	Revenue Budget 2024/25 (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 Williams	Finance Scrutiny Panel 15.02.24 Corporate Scrutiny Committee 27.02.24	The Executive	Full Council 7 March 2024
21	Capital Budget 2024/25 (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 Williams	Finance Scrutiny Panel 15.02.24 Corporate Scrutiny Committee 27.02.24	The Executive	Full Council 7 March 2024

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The Executive's Forward Work Programme

Period: January – August 2024

Updated 30 November 2023

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March 2024 – ordinary meeting						
22	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Dyfan Sion Head of Democracy Cllr Llinos Medi		The Executive 19 March 2024	
23	Corporate Scorecard – Quarter 3, 2023/24 (S) Quarterly performance monitoring report.	Corporate Transformation	Carys Edwards Head of Profession – HR and Transformation Cllr Carwyn Jones	Corporate Scrutiny Committee 12.03.24	The Executive 19 March 2024	
24	Housing Revenue Account Business Plan 2024 – 2054		Ned Michael Head of Housing Cllr Gary Pritchard	Corporate Scrutiny Committee 12.03.24	The Executive 19 March 2024	
April 2024						
25	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Dyfan Sion Head of Democracy Cllr Llinos Medi		The Executive 23 April 2024	
26	Local Housing Market Assessment	Housing	Ned Michael Head of Housing Cllr Gary Pritchard	Corporate Scrutiny Committee	The Executive 23 April 2024	

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The Executive's Forward Work Programme

Period: January – August 2024

Updated 30 November 2023

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May 2024						
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	Dyfan Sion Head of Democracy Cllr Llinos Medi		The Executive May 2024
June 2024						
28	Welsh Language Standards Annual Report 2023/24 Approval of report.	Portfolio holder with responsibility for the Welsh language.	Council Business	Dylan Williams Chief Executive Cyng Dafydd Roberts	To be confirmed	Delegated decision June 2024
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	Dyfan Sion Head of Democracy Cllr Llinos Medi		The Executive June 2024
30	Corporate Scorecard – Quarter 4, 2023/24 (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 Carwyn Jones	Corporate Scrutiny Committee	The Executive June 2024

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31 Revenue Budget Monitoring Report – Quarter 4, 2023/24 (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 Williams	Finance Scrutiny Panel	The Executive June 2024	
32 Capital Budget Monitoring Report – Quarter 4, 2023/24 (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 Williams	Finance Scrutiny Panel	The Executive June 2024	
33 Housing Revenue Account Budget Monitoring Report – Quarter 4, 2023/24 (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 Williams	Finance Scrutiny Panel	The Executive June 2024	
July 2024						
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	Dyfan Sion Head of Democracy Cllr Llinos Medi		The Executive July 2024	

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Isle of Anglesey County Council	
Report to:	The Executive
Date:	12th December 2023
Subject:	Housing Rent HRA and Housing Service Charges 2024/25
Portfolio Holder(s):	Councillor Gary Pritchard
Head of Service / Director:	Ned Michael, Head of Housing Services
Report Author:	Darren Gerrard, Housing Services Business Manager
Tel:	01248 752265
E-mail:	dkghp@anglesey.llyw.cymru
Local Members:	

A – Recommendation/s and reason/s	
<p>Following the Welsh Government’s announcement of an increase of up to 6.7% in social rent levels Members of the Executive Committee are asked to approve the rent increase and service charges for 2024/25 as set out below :-</p>	
R1	to approve the rent increase of 6.7% on all general rent units in line with the Welsh Government rent policy on collection over 52 weeks.
R2	to approve an increase of 63p per week for the rent of all garages.
R3	to approve that the service charges costs as noted within section 6.3 of the report be applied to all tenants who receive the relevant services.
R4	to approve the administration of the ‘Rent Support Scheme’, a local scheme to support tenants who self-pay their rent.

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 As the CPI for September 2023 was 6.7% which falls outside the range of 0% to 3% and therefore means current annual rent uplift of CPI + 1% does not apply, the Minister with responsibility for Climate Change will determine the appropriate change for Social Housing Rents for 2024/25.

1.3 The Minister has determined that the total maximum annual rent uplift across the whole of the stock will be **up to 6.7%**, i.e inflation level as reported for September 2023.

1.4 Whilst 6.7% will be the maximum increase allowable, it is expected that the Authority's decision on rent increase **must** consider the needs of landlords and affordability of rents for tenants equally.

1.5 It is the ambition of the Welsh Governments that all Registered Social Landlords including the 11 local authorities that have retained their housing stock commit to meeting to the SATC2 standards recently launched by 2033. It will require significant investment from the HRA to fund over the next 8 years to realise these expectations, we will continue to receive the Significant Repair Allowance of approximately £2.7m from the Welsh Government but our rental income will have to be maximised if these expectations are to be realised.

1.6 It is also expected of the Welsh Government that all RSLs in Wales continue to increase the number of new affordable social homes being developed to fulfil their ambition of 20,000 new homes. Over the past 3 years the Housing Service has completed the development of 90 new homes and purchased 41 former Council houses. In addition to this we have a development programme of 39 new homes on site and are in the process of planning the development of an Extra Care Housing Scheme in Menai Bridge.

1.7 We trust that the above justifies the means case to be maximising our rental income in order to meet the aspirations of the Welsh Governments which includes the need to ensure a suitable flooring finish in our homes which is going to be increasing our costs when re-letting homes.

1.8 As part of the Welsh Government's rent standard, all Social Landlords are required to make an annual assessment of affordability for tenants, cost efficiency and demonstrate that their homes and services represent value for money.

A – Recommendation/s and reason/s

1.9 Rent Agreement Commitments and Initiatives

As part of the consideration process for this settlement, a number of new commitments and initiatives have been set by Welsh Government which include :-

- No evictions due to financial hardship for the term of the settlement where tenants engage with landlords.
- Provide targeted support to those experiencing financial hardship to access support.
- Maximise the use of all suitable social housing stock, with a focus on helping those in the poorest quality transitional accommodation move into longer term homes that meet their needs.
- Continued commitment to invest in existing homes to keep them safe, warm and affordable to live in.
- 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 2024 for publication in April.

1.10 Intermediate Rent - the Minister for Climate Change has agreed an interim position that landlords may offer Intermediate Rent tenancies at 80% of market value as long as they continue to consider and pay due attention to Local Housing Allowance rates. In all cases, landlords must be satisfied that these tenancies are still affordable for tenants.

2.0 Affordability

2.1 In order to assess the current average rent affordability for Isle of Anglesey County Council tenants, the Joseph Rowntree Foundation (JRF) Living Rent methodology has been used. The results for 2023/24 are based on property and bedroom types as follows :-

Property Type	No. of Bedroom	Start Factor	Adj Factor	JRF Living Rent	IOACC Ave weekly rent
Bedsit	Bedsit	1.00	0.9	£78.41	£76.48
Flat	1 Bed	1.00	1	£87.12	£86.07
Flat	2 Bed	1.00	1.2	£104.54	£95.29
Flat	3 Bed	1.00	1.3	£113.26	£104.97
Flat	4 Bed	1.00	1.4	£121.97	£114.71
Bungalow	1 Bed	1.00	1.1	£95.83	£95.06
Bungalow	2 Bed	1.00	1.3	£113.26	£103.98
Bungalow	3 Bed	1.00	1.4	£121.97	£113.20
Bungalow	4 Bed	1.00	1.5	£130.68	£126.79
House	1 Bed	1.00	1.1	£95.83	£95.19
House	2 Bed	1.00	1.3	£113.26	£105.22

A – Recommendation/s and reason/s

House	3 Bed	1.00	1.4	£121.97	£112.37
House	4 Bed	1.00	1.5	£130.68	£119.92
House	5+ Bed	1.00	1.6	£139.39	£128.64

2.2 The JRF Living Rent model establishes a link between rents and the ability of people on low income to afford them, using the lower quartile localised earnings data from the Office for National Statistics Annual Survey of Hours and Earnings.

2.3 The model states that a Living Rent should be affordable for a household with someone in full-time employment, working the average number of hours worked per week and earnings around the minimum wage. The model therefore uses the lower quartile national earnings figures.

2.4 The lowest quartile earnings for Anglesey are £343.79 gross per week (2022 figures ASHE 25th percentile earnings) or £17,877 per annum.

2.5 A salary calculator converts this to a net annual earnings of £16,178 by calculating tax and NI deduction using 2023 tax rates. This is equivalent to £311.13 per week (net).

2.6 The principle of JRF model states that 28% of these net weekly earnings (lowest quartile) is therefore £87.12 per week, meaning a person on social rent should not be paying more than £87.12 per week on rent for a single person in a one bedroom flat.

2.7 Weightings are necessary to reflect the different composition of our property types and sizes :-

Property Category	Factor	No. of bedroom	Factor
Bedsit	-0.10	Bedsit	0.00
Flat	0.00	1 Bed	0.00
Bungalow	0.10	2 Bed	0.20
House	0.10	3 Bed	0.30
		4 Bed	0.40
		5+ Bed	0.50

2.8 Using the JRF methodology shows that the average rent for all property types and sizes is currently considered affordable for Anglesey tenants and therefore complies with Welsh Government requirements.

2.9 If we calculate the affordability based on the inflation rate of 6.7% there are three categories that would be deemed slightly unaffordable. These would be one bedroom flat, one bedroom bungalow and one bedroom house :-

A – Recommendation/s and reason/s

Property Type	No. of Bedroom	Start Factor	Adj Factor	Living Rent	IOACC Ave weekly rent	Rent + 6.7%
Bedsit	Bedsit	1.00	0.9	£82.35	£76.48	£81.60
Flat	1 Bed	1.00	1	£91.50	£86.07	£91.84
Flat	2 Bed	1.00	1.2	£109.80	£95.29	£101.67
Flat	3 Bed	1.00	1.3	£118.95	£104.97	£112.00
Flat	4 Bed	1.00	1.4	£128.10	£114.71	£122.40
Bungalow	1 Bed	1.00	1.1	£100.65	£95.06	£101.43
Bungalow	2 Bed	1.00	1.3	£118.95	£103.98	£110.95
Bungalow	3 Bed	1.00	1.4	£128.10	£113.20	£120.78
Bungalow	4 Bed	1.00	1.5	£137.25	£126.79	£135.28
House	1 Bed	1.00	1.1	£100.65	£95.19	£101.57
House	2 Bed	1.00	1.3	£118.95	£105.22	£112.27
House	3 Bed	1.00	1.4	£128.10	£112.37	£119.90
House	4 Bed	1.00	1.5	£137.25	£119.92	£127.95
House	5+ Bed	1.00	1.6	£146.40	£128.64	£137.26

2.10 In addition to the affordability assessment that was carried out, we also conducted an online survey between 8th November 2023 and 20th November 2023. The intended outcome of this survey was to tell us if our tenants believed that their rent is fair, affordable and if the service they receive is value for money. We want to make sure that our rents are fair and affordable for current and future tenants.

2.11 A total of 779 (19%) surveys were returned and our target audience was to reach as many tenants who were not in receipt of any benefits that contributed towards paying for their rent as any possible changes made to rent increases would mostly affect the working class that are not entitled to benefits.

2.12 One of the key questions within the survey was “We want to make sure that our rents are fair and affordable for current and future tenants. Do you think your rent is affordable?”. Over 82% of tenants agreed that our rents are affordable and 18% disagreed.

2.13 In addition to the above, over 61% of surveys were completed by tenants working full time which shows that the survey targeted the tenants who were potentially not eligible for housing benefit or universal credit support.

3.0 Impact of rent increases on our tenants

3.1 The annual rent increase will be calculated by ‘Current Rent + 6.7%’ for all tenants.

A – Recommendation/s and reason/s

3.2 Currently 2881 of the Council's tenants (73%) 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.

3.3 Applying the 6.7% increase will provide a range of increase between the £5.12 per week and £9.26 per week for all tenants.

1609 increase between £5.12 - £6.99

2336 increase between £7.00 - £8.99

10 increase between £9.00 - £9.26

3.4 There are approximately 1092 tenants who are not receiving any help towards their rent and are therefore, paying the rent in full. The implementation of these increases will mean :-

378 increase between £5.12 - £6.99

712 increase between £7.00 - £8.99

2 increase between £9.00 - £9.26

3.5 If we apply the 6.7% rent increase and collect over 52 weeks to take account the rent free week over the Christmas period. We will generate an annual rental income of £22.9m which is approximately £1.85m of additional annual rental income.

3.6 Due to the impact of the Government's Welfare Benefit Reform and the impact of the Cost of Living crisis the provision for bad debts has therefore been increased to £344,492 (1.5%) for 2024/25 as we expect arrears will increase when tenants have to meet a greater proportion of rent themselves.

4.0 HRA 30 year Business Plan

4.1 In the 30 year plan published in March 2023 the Council demonstrated that we are ambitious by providing more affordable housing together with extra care housing. Therefore, it is imperative that we maximise the rental income to be able to develop and increase the stock.

5.0 Financial Support for tenants

5.1 Housing Services has a Financial Inclusion team which consists of three Financial Inclusion Officers available to provide information, advice and support to tenants who are self-paying and who would face any financial hardship as a result of implementing the increase.

5.2 The Council will also set aside a 'Rent Support Scheme' fund which is a local scheme for tenants who self-pay rent in full and may be in financial difficulty as a result of the increase.

A – Recommendation/s and reason/s

5.3 Households deemed to need assistance with their rent will be able to apply to or be referred to the Rent Support Scheme.

6.0 Service Charges

6.1 The charges for services that the Authority provides during 2024/25 are based on actual costs incurred during 2022/23 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.

6.2 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 £180k.

6.3 Proposed 2024/2025 weekly charges, based on 52 weeks, are:

Lift maintenance - £0.12 - £0.73

Cleaning of communal areas - £3.52 – £5.99

Fire alarms and fire equipment - £0.81

Door entry systems - £0.31

Sewerage Charges - £4.11

Heating & Lighting of communal areas - £1.27

TV Aerial's within communal areas - £0.21

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.

6.4 Currently there are 41 leaseholders who will be charged for the services they receive by the Authority. This will generate an additional annual income of approximately £4k.

7.0 Garages

7.1 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 6.7% which will increase the rent by 0.63p. This will increase the rent from £9.39 per week to £10.02 and will generate income of £268k after deducting empty garages. As at 10th November 2023 there are 154 empty garages.

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

C – Why is this a decision for the Executive?

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.

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 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.	An online survey was conducted to engage with tenants and receive their views on rent affordability & rent setting. Tenants are informed annually of rent & service charges increase post-democratic approval in December. Tenants are provided with 2 months 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 to all tenants means we will apportion the increase fairly and limit the individual increase per tenant.

Dd – Assessing the potential impact (if relevant):		
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)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Procurement	
8	Scrutiny	
9	Local Members	

F - Appendices:

Ff - Background papers (please contact the author of the Report for any further information):
WG Notification letter 2024/2025 Rent Support Scheme Policy

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**DDIM I'W GYHOEDDI
NOT FOR PUBLICATION**

Tai Gofal Ychwanegol / Cartref Gofal Preswyl i wasanaethu De'r ynys

Extra Care Homes / Residential Care Home to serve the South of the island.

**PRAWF BUDD Y CYHOEDD
PUBLIC INTEREST TEST**

Paragraff 14 Atodlen 12A Deddf Llywodraeth Leol 1972

Paragraph 14 Schedule 12A Local Government Act 1972

Y PRAWF – THE TEST

<p>Paragraff 14 Atodlen 12A Deddf Llywodraeth Leol 1972</p> <p>Paragraph 14 Schedule 12A Local Government Act 1972</p>	
<p>Y PRAWF – THE TEST</p>	
<p>Mae yna fudd i'r cyhoedd wrth ddatgan oherwydd:</p> <p>Mae adeiladu cynllun Tai Gofal Ychwanegol / Cartref Gofal Preswyl yn Tyddyn Mostyn, Porthaethwy yn bwysig i rhanddeiliaid Ynys Môn er mwyn creu mwy o gapasiti i gwrdd a'r cynnydd mewn galw sydd yn cael ei ragweld i'r dyfodol.</p> <p><i>There is a public interest in disclosure as:</i></p> <p><i>Building a new Extra Care / Residential Care Home at Tyddyn Mostyn, Menai Bridge is important to Anglesey stakeholders in order to create more capacity to meet the predicted increase in future demand.</i></p>	<p>Y budd i'r cyhoedd wrth beidio datgelu yw:</p> <p>Mae'r Achosion Busnes sy'n atodol yn cynnwys gwybodaeth fasnachol sensitif am y prosiect h.y. gwybodaeth sy'n ymwneud â materion ariannol a thendro a all roi'r Cyngor dan anfantais pan mae'n dod i osod contractau ac ati ar gyfer gwaith i'r dyfodol.</p> <p><i>The public interest in not disclosing is:</i></p> <p><i>The accompanying Business Cases contains commercially sensitive information about the project i.e. Information relating to financial and tendering issues which could disadvantage the Council when it comes to awarding contracts etc. for future work.</i></p>
<p>Argymhelliad -Yn rhinwedd Paragraff 14 Atodlen 12A Deddf Llywodraeth Leol 1972 -Gwybodaeth yn ymwneud â materion ariannol neu fasnachol unigolyn penodol. (Gan gynnwys yr awdurdod sy'n dal y wybodaeth honno).</p> <p>Mae budd y cyhoedd wrth gadw'r eithriad yn fwy o bwys na budd y cyhoedd wrth ddatgelu'r wybodaeth.</p> <p>Recommendation - <i>By Virtue of Paragraph 14 Schedule 12A Local Government Act 1972</i> -Information relating to the financial or business affairs of any particular person (including the authority holding that information).</p> <p><i>The public interest in maintaining the exemption outweighs the public interest in disclosing the information.</i></p>	

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