

Public Document Pack



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan Williams
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor - Council Offices
LLANGFNI
Ynys Môn - Anglesey
LL77 7TW

Ffôn / tel (01248) 752500
Ffacs / fax (01248) 750839

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR GWAITH	THE EXECUTIVE
DYDD MAWRTH 26 TACHWEDD 2024 10.00 o'r gloch	TUESDAY 26 NOVEMBER 2024 10.00 am
YSTAFELL BWYLLGOR, SWYDDFEYDD Y CYNGOR AC YN RHITHIOL DRWY ZOOM	COMMITTEE ROOM, COUNCIL OFFICES AND VIRTUALLY VIA ZOOM
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU/MEMBERS

Plaid Cymru/The Party of Wales

Neville Evans, Carwyn E Jones, Dyfed Wyn Jones, 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. **APOLOGIES**

2 **DECLARATION OF INTEREST**

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

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

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

4 **MINUTES** (Pages 1 - 6)

To submit for confirmation, the draft minutes of the meeting of the Executive held on 22 October 2024.

5 **THE EXECUTIVE'S FORWARD WORK PROGRAMME** (Pages 7 - 16)

To submit a report by the Head of Democracy.

6 **CORPORATE SCORECARD - QUARTER 2, 2024/25** (Pages 17 - 32)

To submit a report by the Head of Profession – HR and Transformation.

7 **REVENUE BUDGET MONITORING - QUARTER 2, 2024/25** (Pages 33 - 58)

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

8 **CAPITAL BUDGET MONITORING - QUARTER 2, 2024/25** (Pages 59 - 74)

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

9 **HOUSING REVENUE ACCOUNT BUDGET MONITORING - QUARTER 2, 2024/25** (Pages 75 - 86)

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

10 **COUNCIL TAX BASE 2025/26** (Pages 87 - 92)

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

11 **ANNUAL LETTER FROM THE PUBLIC SERVICES OMBUDSMAN FOR WALES 2023/24** (Pages 93 - 110)

To submit a report by the Director of Function (Council Business)/Monitoring Officer.

12 **ADULT SERVICES STRATEGIC MODERNISATION PLAN 2024-2029** (Pages 111 - 148)

To submit a report by the Head of Adult Services.

13 **MÔN ACTIF STRATEGIC PLAN 2024/29** (Pages 149 - 170)

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

14 **LOCAL HOUSING MARKET ASSESSMENT** (Pages 171 - 292)

To submit a report by the Head of Housing.

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THE EXECUTIVE

Minutes of the hybrid meeting held on 22 October 2024

- PRESENT:** Councillor Gary Pritchard (Chair)
- Councillors Neville Evans, Carwyn Jones, Dyfed Wyn Jones, Alun Roberts, Dafydd Roberts, Nicola Roberts, Dafydd Rhys Thomas and Robin Williams
- IN ATTENDANCE:** Chief Executive,
Deputy Chief Executive,
Director of Function (Resources)/Section 151 Officer,
Director of Function (Council Business)/Monitoring Officer,
Head of Highways, Waste and Property,
Head of Adults' Services,
Head of Regulation and Economic Development,
Head of Democracy,
Chief Economic Development Officer (THJ) (for item 11 only),
Committee Officer (MEH),
Webcasting Officer (FT).
- APOLOGIES:** Director of Social Services,
Director of Education, Skills and Young People.
- ALSO PRESENT:** Councillors Trefor LI Hughes MBE, Robert LI Jones, Derek Owen.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

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

None to report.

4 MINUTES

The minutes of the previous meeting of the Executive held on 24 September, 2024 were presented for confirmation.

It was RESOLVED that the minutes of the previous meeting of the Executive held on 24 September, 2024 be confirmed as correct.

5 THE EXECUTIVE'S FORWARD WORK PROGRAMME

The report of the Head of Democracy incorporating the Executive's Forward Work Programme for the period November 2024 to June 2025 was presented for confirmation.

The Head of Democracy updated the Executive on the items that were new to the Forward Work Programme.

The Chair said that an amendment needs to be made that the Portfolio Member is now Councillor Robin Williams under the Local Housing Marketing Assessment item in November 2024 list of items.

It was RESOLVED to confirm the Executive's updated Forward Work Programme for the period November 2024 to June 2025 with the changes outlined at the meeting.

6 ANNUAL TREASURY MANAGEMENT REVIEW FOR 2023/24

The report of the Director of Function (Resources)/Section 151 Officer incorporating the Treasury Management Annual Review 2023/2024 was presented for the Executive's consideration.

Councillor Robin Williams, Deputy Leader and Portfolio Member for Finance and Housing presented the report and said that the Council is required by regulations issued under the Local Government Act 2003 to produce an annual treasury management review of activities and the actual prudential and treasury indicators for 2023/2024. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code). In accordance with the Scheme of Delegation, the report was scrutinised by the Governance and Audit Committee at its meeting held on 19 September, 2024. The report will be presented to the full Council once it has been accepted by this Committee. The report provides details of the outturn position for treasury activities and to investments and borrowing.

The Director of Function (Resources)/Section 151 Officer reported that the audit of the accounts for 2023/2024 is still ongoing, but it is not expected that there will be any matters that will affect the Annual Treasury Management Review. He noted that the financial strategy has continued over several years to limit the amount borrowed by using the Council's own cash balances to fund capital expenditure. This has avoided additional borrowing costs when interest rates are high. Any surplus cash is invested in the banking sector and lending to other local authorities (which is normal practice between local authorities). The Council's cash balances have fallen during the year due to reserves being used to balance revenue budgets, both by the Council and by schools and through using cash balances to fund capital expenditure rather than external borrowing. It is anticipated that there will be a need to borrow at the end of the financial year as it is hoped that interest rates will fall reducing borrowing costs.

It was RESOLVED:-

- **To note that the outturn figures in the report will remain provisional until the audit of the 2023/2024 Statement of Accounts is completed and signed off; any resulting significant adjustments to the figures included in the report will be reported as appropriate;**
- **To note the provisional 2023/2024 prudential and treasury indicators in the report;**
- **To forward the Annual Treasury Management Review Report for 2023/2024 to the full Council with any comments.**

7 LOCAL FLOOD RISK MANAGEMENT STRATEGIC PLAN

The report of the Head of Highways, Waste and Property incorporating the Draft Flood Risk Strategic Plan was presented for the Executive's consideration.

The Portfolio Member for Highways, Waste and Property said that the Flood Risk Management Plan provides a summary of the Local Flood Risk Management Strategy. He noted that both documents set out the Council's ambitions for managing flood risk in Anglesey for a six-year period which will be reviewed annually. The development of the Flood Risk Strategic has been funded through existing revenue budgets and annual flood risk management grants from Welsh Government. There are good examples of work undertaken to alleviate flooding in Beaumaris, Valley, Dwyran and Pentraeth areas.

The Head of Highways, Waste and Property reported that there is a statutory responsibility on the Authority to deal with flooding and flood risks. Due to the impact of climate change it will result in additional rainfall and storms. Work is undertaken with partner organisations and local communities to increasing the awareness of flood risks, however, achieving the objectives within the Plan will be dependent on financial resources together with grant funding from Welsh Government. He further said that additional engagement and raising awareness of flood risks is paramount, but it is dependent on staff resources to reach those aims.

The Chair referred that coastal erosion is also a factor, and he noted that partnership working is paramount in achieving the alleviation of flooding. He referred to the work undertaken by the Flood Wardens within the local communities, but the work undertaken is dependent on grant funding from Welsh Government. The Chair wished to thank the staff for their work.

The Deputy Leader referred to the flooding issue within his ward in Menai Bridge and Llanfairpwll in 2017. However, there is still no solution identified to alleviate the potential risk of the incident occurring again. The Head of Highways, Waste and Property responded that there were two incidents in 2017 in the Penlon area of Menai Bridge and in Llanfairpwll. He said that when a property is flooded, a Part 19 report is prepared under the Flooding Act which focuses on the impact on the residents. Discussion, thereafter, is undertaken with Welsh Government for grant funding to prepare a business plan which is a lengthy process. He further said that there will be challenges to alleviate the flooding issues in these areas as there are several properties within narrow streets together business properties which will

result in problems with moving the drainage issues into the watercourse. Significant work already been undertaken and on-going in the area but there are challenges as regards to the alleviation plans to ensure that occurrence of flooding will not happen again. There are also issues with installing large drainage pipes through people's gardens and near boundary walls which can be of concern to residents of the area. Prioritising and scheduling the plans is challenging with high costs of the works that will need to be undertaken. Welsh Government affords 85% of the total costs but the other 15% that will be needed to fund the project which is a significant financial resources by the Authority.

Councillor Dafydd Roberts said that the Local Flood Risk Management Strategy refers that there is a need to establish a register of drain and watercourses. He ascertained whether there is a bold figure as to how many drains that exists and their condition. The Head of Highways, Waste and Property responded that there is an extensive network of historic water pipes underground and on agricultural land. The work undertaken to investigate the water pipes and drains is extensive and depended on financial resources to carry out the work and working with partner organisations.

It was RESOLVED to approve the draft Flood Risk Strategic Plan and the Local Flood Risk Management Strategy (LFRMS) for consultation with the public and key stakeholders.

8 EXCLUSION OF THE PRESS AND PUBLIC

It was considered and 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 Schedule 12A of the said Act and in the Public Interest Test presented.

9 CONNECTING CARE PROGRAMME PROGRESS UPDATE - PROCUREMENT & FINANCE

The report of the Director of Social Services incorporating the Connecting Care Programme Progress Update – Procurement and Finance was presented for the Executive's consideration.

The Head of Adults' Services reported that the Connecting Care Programme emerged from the need to replace the Welsh Community Care Information System (WCCIS), following a strategic review that concluded that the system was no longer fit for purpose. The Connecting Care Programme recognises the need to support organisations to implement and maintain client information systems in support of operational and strategic requirements whilst maintaining a commitment to achieving a national care record for the people of Wales. There are currently 19 partners (16 Local Authorities and 3 Health Boards) working across the Connecting Care Programme. This Council has been working with North Wales Authorities to procure a new system to maximise economies of scale and access the support and funding from Welsh Government for a new national system. Welsh Government have committed to financial support to deliver the new system but have not

indicated as to how much funding they will make available and how it will be allocated. The current cost of Anglesey's WCCIS contract was outlined within the report. National funding confirmation is required to support the systems implementation and ongoing cost commitments. There is an expectation that national funding for the Connected Care system will be available from Welsh Government, however, there is still a delay if they will fund or part fund the scheme. As confirmation is still awaited prior to the tender evaluation and award and given that Anglesey has no choice but to replace the WCCIS system, the report highlights the need to secure the budget to allow officers to progress the scheme.

The Portfolio Member for Adults' Services expressed frustration that there is a delay in the response by Welsh Government to this important Connecting Care Programme scheme.

It was RESOLVED:-

- **To endorse the favoured approach, as described in this Report, and in accordance with paragraph 3.5.1.6 authorises the Director of Social Services (or his nominee) to fully participate in the contract award and formalisation of the contract.**
- **Should Welsh Government fail to provide the expected funding, or if the funding is insufficient, then the Executive's proposed Budget to Council for 2025/2026 shall include:-**
 - **a one-off sum of between £276,000 and £313,000 for the contract implementation charge;**
 - **an annually recurring revenue sum of between £108,000 and £153,000 (for licenses and hosting charges);**
 - **a one-off sum of £58,000 to fund a Grade 5 post to support the implementation, training, and current system support from April 2025 for a period of one year.**
- **Subject to the approval of the Chair of the Council, in view of the compressed timetable described in this Report, the Executive excludes this decision from call-in by Scrutiny as the time required to complete the call-in process would be prejudicial to the best interests of the Council and the public.**

10 EXCLUSION OF THE PRESS AND PUBLIC

It was considered and 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 Schedule 12A of the said Act and in the Public Interest Test presented.

11 ANGLESEY FREEPORT – PROGRESS ON FULL BUSINESS CASE (FBC) PREPARATION

The report of the Head of Regulation and Economic Development incorporating the Anglesey Freeport – Progress on the Full Business Case (FBC) preparation was presented to the Executive’s consideration.

The Leader of the Council and Portfolio Member for Economic Development said that the Full Business Case is being developed in line with the final guidance for Welsh Freeports. The Council and its consultants are working in collaboration with Stena and their advisors to deliver the Full Business Case by the end of October.

The Chief Economic Development Officer said that it is anticipated that there will be a delay of up to 2 to 3 weeks in the completion of the Full Business Case.

It was RESOLVED to delegate authority to the Chief Executive, in consultation with the Leader and Portfolio Holder for Economic Development, the Directors of Council Business/Monitoring Officer and Resources/Section 151, to sign-off and submit the draft Full Business Case (FBC) to Government for approval by UK and Welsh Governments.

**COUNCILLOR GARY PRITCHARD
CHAIR**

Isle of Anglesey County Council	
Report to:	The Executive
Date:	26 November 2024
Subject:	The Executive's Forward Work Programme
Portfolio Holder(s):	Cllr Gary Pritchard
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 December 2024 – July 2025;</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.

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 monthly at Leadership Team meetings.
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: December 2024 – July 2025.

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

The Executive's Forward Work Programme

Isle of Anglesey County Council

Period: December 2024 – July 2025

This forward work programme lists all the decisions that the Executive intends to take and what business the scrutiny committees will be considering as well as when those matters will be discussed. It also lists any recommendations the Executive intends to make regarding decisions which must be made by the full Council.

Executive decisions may be taken by the Executive as a collective body or by individual members of the Executive acting under delegated powers.

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The forward work programme is reviewed on a regular basis and monthly updates are published. The fact that a decision has not been included in the forward work programme does not prevent urgent or unforeseen matters being considered.

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

Last updated on 12 November 2024

December 2024

Date of meeting or, if the decision is delegated, publication date	The matter to be considered	Portfolio Member	Date to scrutiny and / or full Council (if relevant)
10 December 2024 meeting	The Executive's forward work programme	Cllr Gary Pritchard	
	Procurement Strategic Plan and new Contract Procedure Rules	Cllr Robin Williams	Corporate Scrutiny Committee - 19 November 2024
	Housing Rents and service Charges 2025/26	Cllr Robin Williams	

January 2025

Date of meeting or, if the decision is delegated, publication date	The matter to be considered	Portfolio Member	Date to scrutiny and / or full Council (if relevant)
21 January 2025 meeting	The Executive's forward work programme	Cllr Gary Pritchard	
	Revenue Budget 2025/26 – initial proposals	Cllr Robin Williams	Finance Scrutiny Panel – 9 January 2025 Corporate Scrutiny Committee – 15 January 2025
	Independent sector care home fees for 2025/26	Cllr Alun Roberts	
	Community based non-residential social care services – 2025/26 fees and charges	Cllr Alun Roberts	

February 2025

Date of meeting or, if the decision is delegated, publication date	The matter to be considered	Portfolio Member	Date to scrutiny and / or full Council (if relevant)
18 February 2025 meeting	The Executive's forward work programme	Cllr Gary Pritchard	
	Revenue Budget Monitoring – Quarter 3, 2024/25	Cllr Robin Williams	Finance Scrutiny Panel - 12 February 2025
	Capital Budget Monitoring – Quarter 3, 2024/25	Cllr Robin Williams	Finance Scrutiny Panel - 12 February 2025
	Housing Revenue Account Budget Monitoring – Quarter 3, 2024/25	Cllr Robin Williams	Finance Scrutiny Panel - 12 February 2025
	Treasury Management mid-year review 2024/25	Cllr Robin Williams	
	Treasury Management Strategy 2025/26	Cllr Robin Williams	
	Fees and charges 2025/26	Cllr Robin Williams	
	Local authority homes for older people – setting the standard charge for 2025/26	Cllr Alun Roberts	
	Welsh Language Policy	Cllr Dafydd Roberts	Partnership and Regeneration Scrutiny Committee – 12 February 2025 Full Council – 6 March 2025
27 February 2025 meeting	Capital Strategy	Cllr Robin Williams	Full Council - 6 March 2025
	Capital Budget 2025/26	Cllr Robin Williams	Full Council - 6 March 2025
	Revenue Budget 2025/26 – final proposals	Cllr Robin Williams	Corporate Scrutiny Committee - 19 February 2025 Full Council - 6 March 2025

March 2025

Date of meeting or, if the decision is delegated, publication date	The matter to be considered	Portfolio Member	Date to scrutiny and / or full Council (if relevant)
25 March 2025 meeting	The Executive's forward work programme	Cllr Gary Pritchard	
	Corporate Scorecard – Quarter 3, 2024/25	Cllr Carwyn Jones	Corporate Scrutiny Committee – 11 March 2025
	Local Area Energy Plan	Cllr Nicola Roberts	Partnership and Regeneration Scrutiny Committee – 12 March 2025
	Local Flood Risk Management Strategic Plan	Cllr Dafydd Rhys Thomas	Corporate Scrutiny Committee - 11 March 2025
Delegated decision	Annual Equality Report 2023/24	Cllr Alun Roberts	Partnership and Regeneration Scrutiny Committee – 12 March 2025

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April 2025

Date of meeting or, if the decision is delegated, publication date	The matter to be considered	Portfolio Member	Date to scrutiny and / or full Council (if relevant)
29 April 2025 meeting	The Executive's forward work programme	Cllr Gary Pritchard	

May 2025

Date of meeting or, if the decision is delegated, publication date	The matter to be considered	Portfolio Member	Date to scrutiny and / or full Council (if relevant)
May 2025 meeting	The Executive's forward work programme	Cllr Gary Pritchard	

June 2025

Date of meeting or, if the decision is delegated, publication date	The matter to be considered	Portfolio Member	Date to scrutiny and / or full Council (if relevant)
June 2025 meeting	The Executive's forward work programme	Cllr Gary Pritchard	
	Corporate Scorecard – Quarter 4, 2024/25	Cllr Carwyn Jones	Corporate Scrutiny Committee -
	Revenue Budget Monitoring – Quarter 4, 2024/25	Cllr Robin Williams	Finance Scrutiny Panel -
	Capital Budget Monitoring – Quarter 4, 2024/25	Cllr Robin Williams	Finance Scrutiny Panel -
	Housing Revenue Account Budget Monitoring – Quarter 4, 2024/25	Cllr Robin Williams	Finance Scrutiny Panel -
Delegated decision	Welsh Language Standards Annual Report 2024/25	Cllr Dafydd Roberts	Partnership and Regeneration Scrutiny Committee –

July 2025

Date of meeting or, if the decision is delegated, publication date	The matter to be considered	Portfolio Member	Date to scrutiny and / or full Council (if relevant)
July 2025 meeting	The Executive's forward work programme	Cllr Gary Pritchard	

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Isle of Anglesey County Council	
Report to:	Executive Committee
Date:	26 November 2024
Subject:	Scorecard Monitoring Report - Quarter 2 (2024/25)
Portfolio Holder(s):	Councillor Carwyn E Jones, Portfolio holder for Transformation
Head of Service / Director:	Carys Edwards
Report Author:	Gwyndaf Parry
Tel:	01248 752111
E-mail:	GwyndafParry@ynysmon.llyw.cymru
Local Members:	n/a

A –Recommendation/s and reason/s	
1.1	This is the second scorecard for the 2024/25 financial year. It portrays the Council’s performance against the strategic objectives outlined in the Council Plan.
1.2	<p>The report highlights some of the positive stories with respect to the quarter 2 performance. Some of these highlights include:</p> <ul style="list-style-type: none"> • 31 businesses have received support from the ARFOR programme. • All the Social Care and Wellbeing indicators are Green against targets . • Attendance for both Primary (93.13%) and Secondary (89.23%) have improved during the first half term (24/25) in comparison with the end of academic year results for 23/24 (91.98% Primary and 87.10% Secondary). • 34 properties have been brought back into use through Empty Homes interventions. • 97.4% of all planning applications have been determined within timescales. • The Council's Fleet now have 34 electric vehicles available to staff, 17% of the entire fleet
1.3	The Committee is requested to review the scorecard and note the areas which the Leadership Team are exploring and investigating to manage and secure further improvements into the future.
1.4	<p>These are recommended as follows:</p> <ul style="list-style-type: none"> 1.4.1 Education – 07) Môn Actif - Average number of children undertaking swimming lessons throughout the year 1.4.2 Housing - 03) The average number of calendar days to let lettable units of accommodation (excluding DTLs) 1.4.3 Housing - 07) The total amount of rent arrears owed by current tenants as a percentage of the total rent collectable for the permanent accommodation

A – Recommendation/s and reason/s	
1.4.4	Economy - 07) Percentage of high-risk businesses subject to planned inspections that were inspected to ensure compliance with Food Hygiene Legislation
1.4.5	Climate Change - 02) Percentage of domestic waste reused, recycled, or composted - RED – 67.2%, Target 72%
1.4.6	Whole Council Health - 12) % of FOI requests responded to within timescale

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

C – Why is this a decision for the Executive?
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?	The Corporate Scorecard Report gives a snapshot of the Key Performance Indicator (KPI) performance against the Council Plan's strategic objectives at the end of each quarter.
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?	Performance of some KPIs could potentially have an impact on future costs however mitigation measures proposed looks to alleviate these pressures.
3	Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom.	Elements of the work monitored within the Scorecard is undertaken in a collaborative manner with other organisations such as Betsi Cadwaladr University Health Board, Welsh Government, Keep Wales Tidy, Careers Wales, Sports Wales, GWE, amongst others.
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	N/A
5	Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.	N/A
6	If this is a strategic decision, note any potential impact that the decision would	N/A

Dd – Assessing the potential impact (if relevant):		
	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.	N/A

E – Who did you consult?		What did they say?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	This was considered by the Leadership Team and their comments are reflected in the report
2	Finance / Section 151 (mandatory)	Comments reflected in the report
3	Legal / Monitoring Officer (mandatory)	Comments reflected in the report
4	Human Resources (HR)	Comments reflected in the report
5	Property	
6	Information Communication Technology (ICT)	
7	Procurement	
8	Scrutiny	Was considered by Corporate Scrutiny on the 19/11. The Committee Chairman will feedback in this meeting.
9	Local Members	

F - Appendices:
Appendix A - Scorecard Quarter 2

Ff - Background papers (please contact the author of the Report for any further information):
<ul style="list-style-type: none"> Council Plan 2023-2028

Corporate Scorecard 2024/25

Quarter 2 report

Prepared by – Transformation Service

Publication date: November 2024

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

1. Introduction

1.1 The Council Plan 2023-28 identifies six strategic objectives and sets out the key actions and commitments for the next five years.



Welsh Language



Social Care and Wellbeing



Education



Housing



Economy



Climate Change



Council Plan 2023 to 2028

1.2 This scorecard monitoring report for 2024/25 is used to monitor the performance of our Key Performance Indicators (KPIs) in delivering the council's day to day activities that underpin the delivery of the Council Plan.

1.3 A number of KPIs are new, many currently do not have targets and are there to set a baseline, with some data not available until end of the year. Trends are monitored from Q2 during 2024/25 with the aim of setting targets in 2025/26.

1.4 It provides the evidence to enable the Council to monitor its performance and to be data informed when identifying any mitigating actions agreed by the Leadership Team to drive and secure performance improvements into the future.

1.5 The results within the scorecard are all cumulative and as such a trend column has been made available from Q2 to inform the performance trends from quarter to quarter.

1.6 The RAG status for each section of the scorecard, with the exception of financial management which is done from a professional opinion perspective, can be found below:

- Red - more than 10% below target and/or needing significant intervention
- Amber - between 5% & 10% below target and/or requiring some intervention
- Yellow - within 5% of target
- Green - on or above target

2. Overview

2.1 The majority (85%) of the indicators with targets monitored during the quarter performed well against targets (Green or Yellow RAG).

2.2 Six indicators are currently Red or Amber against targets. They are:

2.2.1 Education - 07) Môn Actif - Average number of children undertaking swimming lessons throughout the year - AMBER - 1,807 against a target of - 1,900

The current number of Anglesey children on the Nofio Môn Swimming programme is 1,765. Due to a difficulty in recruiting qualified members of staff over the summer, the swimming programme had to be reduced which in turn resulted in a reduction in number of learners when compared to the performance in Q1.

Staff have now been recruited and the service is hopeful that the average attendances will increase during the next quarter as a result.

2.2.2 Housing - 03) The average number of calendar days to let lettable units of accommodation (excluding DTLs) - RED - 49 days, Target - 35 days

The WHQS 2023¹ rules have had an impact on the voids where compliance requirements have increased in many instances. When a property becomes empty, the service takes the opportunity to upgrade the property with the installation of new smoke detectors, PIVs (a device to decrease condensation) and new flooring. The service also takes the opportunity to decorate the properties at this time. However, due to a lack of available contractors and specifically painters, this has resulted in an increase in the number of days that properties are unavailable to let.

To try and alleviate the situation, each property condition is surveyed to see what needs to be done to the property before being available to let. In some circumstances, tenants can agree to take the properties earlier if they are willing to decorate

¹ [Welsh Housing Quality Standard 2023 | GOV.WALES](#)

themselves. Collaborative action is with Môt CF could improve the situation, specifically with regards to the decorating issues, and a meet the buyer event will be held if further action is required.

- 2.2.3 Housing - 07) The total amount of rent arrears owed by current tenants as a percentage of the total rent collectable for the permanent accommodation – RED – 3.55%, Target 3.10%

The rent arrears has increased during Q2 mainly due to an increase in the number of Universal Credit (UC) applications from tenants and capacity of the team due to staff absence. The managed migration to UC, where people getting legacy benefits will have their claims transferred to UC, also increases the arrears temporarily due to the way that UC is provided to claimants. The arrears should improve once claims are completed and the method for collecting rent is in place for all UC applicants.

- 2.2.4 Economy - 07) Percentage of high-risk businesses subject to planned inspections that were inspected to ensure compliance with Food Hygiene Legislation – AMBER – 83%, Target – 90%

44 of the 49 inspections due during Q2 were inspected, which is an improvement on the performance of 71% for Q1. This results in a total of 66 of the 80 inspections (83%) being completed between April and September.

The service will ensure that the target will be achieved during the year by monitoring staff availability to undertake the inspections and redeploying other work if necessary. While catching up on the inspections, the service will prioritise the businesses that have the highest risk to the public in the first instance.

- 2.2.5 Climate Change - 02) Percentage of domestic waste reused, recycled, or composted - RED – 67.2%, Target 72%

Following the annual closure of Parc Adfer for a few weeks during the summer, it has not been possible to gather accurate data up until now. The data demonstrates that 67.2% of waste was reused, recycled or composted between April and June, and 67.2% was also the result between July and September. These results during the first half of the year, and based of previous trend data, demonstrates that it will not be possible to achieve the statutory target of 70% by the end of 24/25.

To mitigate and to try and improve the rate, the council has recently established a Kerbside Intervention team, with the aim of reducing general waste and increasing recycling by working with the local communities to educate residents. The council has

also established a programme board to discuss what further mitigations can be put in place. Any significant changes identified by the board will be discussed by the Executive and Scrutiny Committees before any changes are made.

2.2.6 Whole Council Health - 12) % of FOI requests responded to within timescale – AMBER – 82%, Target – 90%

There were 156 FOI requests during Q2 with 125 of them responded to within timescale (80%). This brings the total for the period April to September to 330 FOI requests responded to within timescale out of the 403 FOI requests (82%).

The performance of 82% is better than the 80% achieved in 2023/24 and 72% achieved in 2022/23. The [Annual Report of the Senior Information Risk Owner \(SIRO\)](#), which was discussed in the Governance & Audit Committee in September, provides more analysis on the key information governance issues. The Council remain committed to increasing the response rate for FOIs, however due to the need to make savings, some reduction in capacity to deal with tasks within the services ensures that the target of 90% remains a difficult one.

2.3 Some examples of the good performance seen during the quarter include:

- 2.3.1 31 businesses have received support from the ARFOR programme.
- 2.3.2 All the Social Care and Wellbeing indicators are Green against targets.
- 2.3.3 Attendance for both Primary (93.13%) and Secondary (89.23%) have improved during the first half term (24/25) in comparison with the end of academic year results for 23/24 (91.98% Primary and 87.10% Secondary).
- 2.3.4 34 properties have been brought back into use through Empty Homes interventions.
- 2.3.5 97.4% of all planning applications have been determined within timescales.
- 2.3.6 The Council's Fleet now have 34 electric vehicles available to staff, 17% of the entire fleet.

3. Welsh Language



	Q1	Q2	Q2 Target	Q2 RAG	Qtr Trend	Q2 2023/24	Q2 Comments
01) The percentage of jobs advertised by the Council as Welsh level 4 or 5		32%					61 of the 189 jobs advertised
02) The number of officers receiving Welsh language training	43	62			↑		
03) The number of complaints suggesting a failure to comply with the Welsh Language Standards	2	4			→		An additional 2 complaints were received between July and September.
04) The number of complaints that were subject to a statutory investigation by the Welsh Language Commissioner	0	0			→		
05) The percentage of visits to Welsh language interface of our main website	8%	7%			↓		
06) The percentage of Welsh language responses to official consultations	15%	10%			↓		
07) The percentage of followers following the Welsh side of the Council's main social media accounts	23%	23%			→		
08) The number of businesses receiving support as part of the ARFOR programme	15	31			↑		
09) The percentage of year 11 pupils studying Welsh [first language]	68.46%					70.4%	Data available in Q3

4. Social Care and Wellbeing



	Q1	Q2	Q2 Target	Q2 RAG	Qtr Trend	Q2 2023/24	Q2 Comments
01) Number of adults in receipt of Direct Payments	212	226	224	G	↑		
02) The percentage of adult protection enquiries completed within statutory timescales	89.36%	90%	90%	G	↑	96%	
03) The percentage of adults who have received advice and assistance from the information, advice and assistance service and have not contacted the service in the following 6 months	94.95%	92.96%	85%	G	↓	62%	
04) Number of older people (aged 65 or over) whom the authority supports in care homes	289	320	352	G	↓		
05) The percentage of carers of adults who received an assessment or review in their own right during the year following a request	94.30%	95.20%	93%	G	↑	96%	
06) The average length of time for all children who remain on the Child Protection Register as at end of quarter	142	128	270	G	↑		
07) Children Re-Registered on the Child Protection Register within 12 Months of previous removal from the register	0%	0%	15%	G	→		
08) The percentage of referrals of children that are re-referrals within 12 months	7.50%	10.09%	15%	G	↓	15%	
09) The percentage of statutory visits to children on the Child Protection Register due in the year that took place in accordance to regulations	94.12%	92.13%	90%	G	↓		
10) The percentage of Initial Pathway Plans due in the year that took place within timescales	100%	100%	85%	G	→		
11) Number of visits to leisure centres	130704	252090	251000	G	↓	223k	
12) Percentage of NERS clients who completed the exercise programme						62%	Data available in Q4

5. Education



	Q1	Q2	Q2 Target	Q2 RAG	Qtr Trend	Q2 2023/24	Q2 Comments
01) Percentage of pupil attendance in primary schools (termly)	91.98%	93.13%	95%	M	↑	92%	Data for Q1 is for Academic year 23/24. Data for Q2 is for Academic Year 24/25
02) Percentage of pupil attendance in secondary schools (termly)	87.10%	89.23%	90%	M	↑	87%	
03) Percentage of Year 11 leavers not in Education, Training or Employment [NEET]							Data available in Q4
04) Percentage of Quality Indicators (with targets) achieved by the library service							Data available in Q4
05) Number of schools in Estyn Follow up / Statutory Category	1	0			↑		
06) Number of schools with the Eco-schools status	29	29			→		
07) Môn Actif - Average number of children undertaking swimming lessons throughout the year	1847	1806	1900	A	↓		Due to difficulties in recruiting qualified swimming instructors, the programme had to reduce the number of lessons during Q2
08) Number of children and young people excluded permanently from school	14	4					4 pupils excluded permanently from Primary and Secondary Schools during this academic year 24/25
09) Number / proportion of schools with a financial recovery plan	6	6			→		

6. Housing



	Q1	Q2	Q2 Target	Q2 RAG	Qtr Trend	Q2 2023/24	Q2 Comments
01) Landlord Services: Average number of days to complete Responsive Maintenance repairs		18	18	G		18	
02) Percentage of tenants satisfied with Responsive Maintenance repairs	88%	88%	85%	G	→		
03) The average number of calendar days to let lettable units of accommodation (excluding DTLs)	26	49	35	C	↓		The availability of contractors, particularly painters, has led to an increase in the time to turnaround properties during Q2.
04) Average number of calendar days taken to deliver a Small and Minor Disabled Facilities Grant – Adaptions (<£36k)	185	184	185	G	↑		
05) Average number of calendar days taken to deliver a Major Disabled Facilities Grant – Adaptions (>£36k)	-	222	211	M	↓		
06) Number of new Council homes developed, and former Council Homes purchased and brought back into Council rented homes.	22	36	22	G	↑		
07) The total amount of rent arrears owed by current tenants as a percentage of the total rent collectable for the permanent accommodation	3.02%	3.55%	3.10%	C	↓		The performance traditionally improves during the second half of the year. The number of tenants on Universal Credit has increased during Q2 which impacted on arrears figures.
08) Number of empty private properties brought back into use through our Empty Homes interventions	16	34	25	G	↑	40	
09) Percentage of households successfully prevented from becoming homeless	83%	90%	85%	G	↑	95%	
10) Number of homelessness applications for assistance (section 62 assessments)	185	294					
11) Number of Households currently placed in Emergency and Temporary Accommodation	85	101					

7. Economy



	Q1	Q2	Q2 Target	Q2 RAG	Qtr Trend	Q2 2023/24	Q2 Comments
01) % of economic and development / regeneration grant funding received and implemented	38%	41%					
02) Percentage of council business units let	86%	90%	70%	G	↑		
03) Total number of customers with annual mooring contract	179	201	205	M	↓		
04) Percentage of all planning applications determined in time	96.5%	97.4%	90%	G	↑	95%	
05) Percentage of planning enforcement cases investigated within 84 days	96.9%	91.7%	80%	G	↓	90%	
06) Planning appeals allowed as a percentage of all planning applications determined	1%	0.86%					3 appeals allowed
07) Percentage of high-risk businesses subject to planned inspections that were inspected to ensure compliance with Food Hygiene Legislation	71%	83%	90%	A	↑		90% of the inspections planned for the period July to September were completed. This is an improvement on the 71% for the period April to June.
08) Percentage of food establishments that meet food hygiene standards	98%	98%	95%	G	→	98%	

8. Climate Change



	Q1	Q2	Q2 Target	Q2 RAG	Qtr Trend	Q2 2023/24	Q2 Comments
01) Total carbon emissions from council buildings (tCO2e)							Data available in Q4
02) Percentage of domestic waste reused, recycled, or composted	67.2%	67.2%	72%	C	→	67.77%	Currently, it is unlikely that the annual statutory target of 70% will be met. Further information available in the report
03) Percentage of waste reused, recycled, or composted from Council buildings	48%	48%			→		
04) Percentage of streets that are clean	96.6%	97.5%	96%	G	↑	95%	
05) Average number of working days taken to clear fly-tipping incidents	0.04	0.04	1	G		30%	
06) Percentage of A roads in poor condition (annual)						3%	Data available in Q3
07) Percentage of B roads in poor condition (annual)						2%	Data available in Q3
08) Percentage of C roads in poor condition (annual)						8%	Data available in Q3
09) Total carbon emissions from council fleet (tCO2e)	162	320			↑		158.28 tCO ₂ e inc WTT (Well to Tank) used between July and September
10) Proportion of low carbon (electric) vehicles within the council fleet	12%	17%			↑		
11) Number of Council operated electric vehicle chargers	49	49			→		

9. Whole Council Health

	RAG	Trend	Budget	Actual	Variance (%)	Forecasted Actual	Forecasted Variance (%)
01) Forecasted end of year outturn (Revenue)	Y	↓	£179,739,000			£180,910,000	0.65%
02) Forecasted end of year outturn (Capital)		↓	£42,904,000			£36,384,000	-15.20%
03) Income v Targets (excluding grants)	G	↑	-£7,335,574			-£8,489,853	15.74%
04) Forecasted general balances at end of year		↓				-£10,620,000	
05) Cost of borrowing - % of budgeted revenue expenditure	G	→	2.62%			2.62%	0%
06) No of Services forecast to overspend by over 5% of their budget		↓				2	
07) % of Council Tax collected (for last 3 years)	Y	↑		97.90%			
08) % of Sundry Debtors collected (for last 3 years)	Y	↑		93.80%			

	Q1	Q2	Q2 Target	Q2 RAG	Qtr Trend	Q2 Comments
09) Total number of complaints upheld / partially upheld	7	9	24	G	↑	8 Corporate and 1 Social Services
10) Total % of written responses to complaints within 20 days (Corporate)	83%	83%	80%	G	→	10 of the 12 complaints responded to within 20 days
11) Total % of written responses to complaints within 15 days (Social Services)	100%	100%	80%	G	→	
12) % of FOI requests responded to within timescale	83%	82%	90%	A	↓	156 FOIAs requested in Q2. This performance is good when compared to other local authorities and public sector organisations
13) Proportion of queries dealt with and closed by Cyswllt Môn (not forwarded to Services)	50%	51%			↑	
14) Number of staff authority wide staff, including teachers and school based staff (FTE)	2406	2397			↓	
15) Sickness absence - average working days/shifts lost	2.09	3.93	4.08	G	↑	
16) Short Term sickness - average working days/shifts lost per FTE	0.93	1.63			↑	
17) Long Term sickness - average working days/shifts lost per FTE	1.16	2.3			↓	
18) Local Authority employees leaving (%) (Turnover)						Data available in Q4
19) % of posts advertised and filled during first round of advertising		75%				65 of the 87 vacancies first advertised from January 2024 were filled first time

10. Conclusion and Recommendations

- 10.1 The performance of 85% of the performance indicators performing above target or within 5% tolerance of their targets for the quarter is positive.
- 10.2 It demonstrates that services are operating in line with the values and general principles of the Council.
- 10.3 **Recommendation – that the Leadership Team manage, investigate and secure improvements into the future for the following KPIs:**
 - 10.3.1 Education – 07) Môn Actif - Average number of children undertaking swimming lessons throughout the year
 - 10.3.2 Housing - 03) The average number of calendar days to let lettable units of accommodation (excluding DTLs)
 - 10.3.3 Housing - 07) The total amount of rent arrears owed by current tenants as a percentage of the total rent collectable for the permanent accommodation
 - 10.3.4 Economy - 07) Percentage of high-risk businesses subject to planned inspections that were inspected to ensure compliance with Food Hygiene Legislation
 - 10.3.5 Climate Change - 02) Percentage of domestic waste reused, recycled, or composted
 - 10.3.6 Whole Council Health - 12) % of FOI requests responded to within timescale

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	EXECUTIVE COMMITTEE
Date:	26 NOVEMBER 2024
Subject:	REVENUE BUDGET MONITORING, QUARTER 2 2024/25
Portfolio Holder(s):	ROBIN WILLIAMS – DEPUTY LEADER & PORTFOLIO HOLDER – FINANCE
Head of Service / Director:	MARC JONES – DIRECTOR OF FUNCTION (RESOURCES) / SECTION 151 OFFICER
Report Author:	BETHAN H OWEN – ACCOUNTANCY SERVICES MANAGER
Tel:	01248 752663
E-mail:	Bethan Owen2@ynysmon.llyw.cymru
Local Members:	n/a

A –Recommendation/s and reason/s

Recommendations

- (i) To note the position set out in Appendices A, B and C in respect of the Authority’s financial performance to date and expected outturn for 2024/25;
- (ii) To note the summary of Contingency budgets for 2024/25, detailed in Appendix CH;
- (iii) To note the monitoring of agency and consultancy costs for 2024/25 in Appendices D and DD;
- (iv) To agree to the implementation of new, and amendments to, Fees and Charges for 2024/25, detailed in Appendix E.

Reason

The overall forecasted position at the end of the second quarter indicates that the final position will result in an overspend on the revenue budget of £504k (0.28%).

This report sets out the financial performance of the Council’s services at the end of quarter 2, 30 September 2024. The projected position for the year as a whole is also summarised. It should be noted that predicting the final year-end position at the end of quarter 2 is difficult, and the position can change considerably as we move through the remainder of the financial year. There are key areas that are difficult to predict and forecast so far ahead, the key areas being:-

1. A change in the requests for demand led services, mainly the placement of children in care, demand for adult services, homelessness, school transport and out of county education.
2. Additional grant funding received during the year that was not known.
3. Unforeseen one-off expenditure.
4. Recruitment and retention difficulties leading to a higher than anticipated level of vacant posts.
5. Pay awards and the funding of increased pension contribution costs.

The forecasted position and other changes will result in the Council ending the financial year with a general balance of £10.577m (5.88% of the 2024/25 net revenue budget), which is £1.59m above the minimum figure recommended to the Council.

Given that the forecasted financial position is for an overspend at the end of the financial year, and that the level of general balances is expected to exceed the minimum recommended level, the Executive is not required to approve any remedial action.

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

Not Applicable – Monitoring Report with no options which require consideration.

C – Why is this a decision for the Executive?

Monitoring of the Council’s budget is a function that has been 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, but any change from the approved budget is noted in the report.		
Dd – Assessing the potential impact (if relevant):		
1	How does this decision impact on our long term needs as an Island?	The report is for monitoring purposes only and is used, along with other reports, to set the medium term financial strategy and annual budget. In setting the annual budget, the impact on the long term needs of the Island will be assessed.
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 applicable
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	The citizens of Anglesey were consulted as part of the 2024/25 budget setting process and will be consulted on future budgets.
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 / Leadership Team (LT) (mandatory)	Any comments made by the Chief Executive have been considered and the draft report amended where appropriate.
2	Finance / Section 151 (mandatory)	N/A – this is the Section 151 Officer's report.
3	Legal / Monitoring Officer (mandatory)	The Monitoring Officer has been updated on the financial position and no further comments were received.
4	Human Resources (HR)	N/A
5	Property	N/A
6	Information Communication Technology (ICT)	N/A

7	Scrutiny	The financial position at the end of quarter 2 was reviewed by the Finance Scrutiny Panel at its meeting on 5 November 2024.
8	Local Members	N/A
9	Any external bodies / other/s	N/A

F - Appendices:

- Appendix A - Provisional Revenue Outturn Report for 2024/25
- Appendix B - Table of Provisional Outturn 2024/25
- Appendix C - Analysis of the Forecasted Variance by Service and Reason
- Appendix CH - Summary of Contingency Budgets position for 2024/25
- Appendix D - Information regarding monitoring of Agency Staff 2024/25
- Appendix DD - Information regarding monitoring of consultants 2024/25
- Appendix E – Fees and Charges – Amendments to 2024/25 Booklet

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

2024/25 Revenue Budget (as recommended by this Committee on 29 February 2024 and adopted by the County Council on 7 March 2024).

REVENUE BUDGET MONITORING REPORT – QUARTER 2 2024/25

1. APPROVED REVENUE BUDGET 2024/25

1.1 The Council approved a net revenue budget for 2024/25 as follows:-

Table 1
Approved Budget and Funding for 2024/25

	£'000	£'000
Total Approved Revenue Expenditure	184,164	
Amendments to Budget Since Approval		
Use of Council reserves	(4,425)	
Current Approved Budget for 2024/25 (Net of Reserves)		179,739
Funded By		
Aggregate External Finance	127,586	
Standard Council Tax Debit Raised	48,387	
Premium Council tax on Second and Empty Homes	3,766	
Total Funding 2024/25		179,739

2. FORECAST BUDGET POSITION AS AT END OF QUARTER 2 2024/25

2.1 The estimated forecast position at the end of quarter 2 is shown in Table 2, below:-

Table 2
Summary Forecast Financial Position at End of Quarter 2

	2024/25 Budget	Q2 Forecast (Under) / Over	% Variance	Q1 Forecast	Movement
	£'000	£'000	%	(Under) / Over £'000	£'000
Service Budgets	165,733	2,369	1	1,333	1,036
Corporate Budgets	9,581	(1,156)	(8.25)	(652)	(504)
General Reserves	(4,425)	0	0	0	
Net Revenue Expenditure	179,739	1,213	1	681	532
Aggregate External Finance	-127,586	0		0	0
Standard Council Tax	-48,387	(157)	0	(68)	(89)
Council Tax Premium	-3,766	(552)	15	(523)	(29)
Funding	-179,739	(709)	0	(591)	(118)
Net Forecast (Under) / Over	0	504	0.26	90	414

2.2 The estimated position for the Council's General Balances is shown in Table 3, below:-

Table 3
Estimated Council General Balances as at 31 March 2025

Executive Meeting	Amount £'m	Purpose
Opening Balance	(15,606)	Unaudited general reserve at 31 March 2024
Used for Budget 2024/25	4,425	
Revised Council Fund General Balance	(11,181)	

- 2.3 During 2024/25, a sum of £100k has been released from General Balances to meet the cost of dealing with an animal health issue which has arisen, and this sum is still sufficient to fund the costs incurred to date. An application has been made to Welsh Government (WG) for additional funding to cover all or part of the costs relating to this matter. If funding is received, it will be credited back to the Council's general balances but, as at the end of quarter 2 of 2024/25, the available funding totalled £11.081m.
- 2.4 Additional funding in respect of the increase in teachers' pension employer contributions may be received during this financial year, which would add to the level of general balances. This is discussed further in paragraph 8.2 (iii) below.

3. FINANCIAL PERFORMANCE BY SERVICE

- 3.1 The overall combined position for the Council's services shows a forecasted overspend position at the end of the financial year of £2,369k. The analysis by Service is shown in Table 4, below:-

Table 4
Analysis of the Forecasted Budget Position By Service

	(Under) / Overspend £'000	%
Adult Services	1,025	2.66
Childrens' Services	2,051	14.21
Council Business	109	5.13
Economic Development	(504)	-16.41
ICT	(457)	-9.71
Unbudgeted Costs (Insurance, Capital Pension Costs & Bad Debt Provision)	500	
Other Services (Variances under £100k)	(355)	5.54
Total Service Variances	2,369	1.42

- 3.2 The main reasons for the variances are summarised in Table 5, below, with a more detailed analysis by Service and Sub-Service provided in Appendix C:-

**Table 5
Analysis of the Forecasted Variance by Reason**

	Forecasted Variance £'000
Cost variances arising from changing demand for services	4,422
Variances in staffing costs arising from vacancies, net of the cost of additional temporary staff and the use of agency staff	(1,077)
Changes to contract prices not allowed for in the approved budget	189
Changes to grant funding which increase or reduce the requirement for funding from the core budget	(16)
Income from fees and charges (above) / below the income target	(1,304)
Cost variances relating to buildings	(198)
Cost variances relating to the employment of external consultants	71
Transfer of funding to / (from) earmarked reserves and general balances	(204)
Clearly identified errors in the budget setting process	4
Miscellaneous reasons	482
TOTAL FORECASTED VARIANCE	2,369

- 3.3 The table above highlights that the main budget pressure that the Council is still experiencing is as a result of an increased demand for services, with £4,422m of budget pressure resulting. The main area of concern is within Children's Services, with an increase in both the number of children having to be placed with out of county providers and the cost of each placement.
- 3.4 The position in respect of Adult Services has substantially changed, with the budget currently insufficient to meet the level of demand. A budget review was undertaken during the first quarter, where £700k was identified as no longer being required. This was removed from the service budget and placed into contingencies. It is expected that this will need to be returned to the service budget in response to the numbers of cases increasing, as well as increasing costs within the sector. The movement in the forecast from the last quarter is as a result of increasing client numbers, increasing placement costs and a failure to calculate the potential financial commitment in respect of clients correctly. The forecasting methodology and processes have been reviewed to ensure the accuracy of the forecast moving forward.
- 3.5 The demand for school transport is also lower, but this can change during quarter 3 as the new academic year commences and the needs of individual pupils are reviewed.
- 3.6 The financial position is improved due to staff vacancies, where pay costs, net of any additional costs incurred in employing temporary staff and agency staff, is forecast to underspend by £1.051m, although recruitment issues in the Council's residential homes and within Legal Services has resulted in agency costs being higher than the staffing budget available in these services. Further information on agency costs is provided in paragraph 7 and Appendix D. ICT is also experiencing recruitment issues, which has led to a forecasted underspend on staffing to the sum of £457k at the end of quarter 2.
- 3.7 The commencement of a new utilities contract during the year is showing benefits across all services, with a more noticeable budget saving within Leisure Services, which is the heaviest energy user within the Council. This, along with improving income levels, has increased the forecasted underspend for Leisure Services, as at quarter 2, to £416k.
- 3.8 Forecasting income generated through fees and charges is always difficult, however, the indications are that overall income will exceed the budget £1.366m, with income levels in Leisure and Highways being significantly higher than the income target.

4. FINANCIAL PERFORMANCE OF CORPORATE BUDGETS

4.1 The forecasted financial position at the end of the financial year for Corporate Budgets is shown in Table 6, below:-

Table 6
Corporate Budgets Forecasted Financial Position 2024/25

	2024/25 Budget	Q2 Forecast (Under) / Over	% Variance	Reason for Variance
	£'000	£'000	%	
Levies	4,931	0	0	-
Discretionary Rate Relief	105	23	21.93	-
Capital Financing	5,753	(328)	(5.70)	Lower borrowing and higher investment returns
Benefits Granted	7,392	(544)	(7.36)	Lower than anticipated case load.
Support Services Contribution by HRA	(800)	0	0	-
Budget Savings to be achieved	(694)	422	0	Work still ongoing to achieve the saving
General & Other Contingencies	1,744	(728)	(41.75)	
Use of General Reserves	(4,425)	0	0	
TOTAL	14,006	(1,156)	(8.25)	

5. COLLECTION OF COUNCIL TAX

5.1 The Council Tax Fund budget is determined using the estimated collectable debt for the current year only, based on the tax base figure set in November 2023. It does not provide for arrears collected from previous years, adjustments to liabilities arising from previous years (exemptions, single person discounts, transfers to business rates etc.), changes to the current year's tax-base or the provision for bad and doubtful debts. These changes cannot be estimated when the budget is set and, invariably, lead to a difference between the final balance on the Council Tax Collection Fund and the original budget. Historically, the forecasted levels of Council Tax fall during the year as recovery action is undertaken and taxpayers come forward to claim exemptions and discounts that they are entitled to. The current core Council Tax income is forecasted to be £157k above the budget.

5.2 The Council Tax premium is designed to encourage owners of empty properties and second homes to return the property to general use and, as such, there is a risk that the number of properties paying the premium can reduce significantly during the year. In order to mitigate this risk, the tax base for premium properties is set at 80% and, if the numbers of properties paying the premium does not fall significantly, then the budget will generate a surplus. The change in the eligibility rules for business rates on self catering accommodation has resulted in a number of properties being transferred back from business rates to Council Tax, which has increased properties subject to the second home premium, and this has offset the reduction in properties resulting from the increase in the premium from 75% to 100%. As a result, the Council Tax premium budget is forecasting a surplus of £552k at the end of the financial year.

6. BUDGET SAVINGS 2024/25

6.1 As part of the budget, a target of £1m was set for savings in staff costs. The savings would be generated by assessing the need for posts as they become vacant. To date, £590k of savings have been identified in 2024/25, with a further £349k identified in 2025/26. A further £61k will need to be identified, work is ongoing to identify these and any further savings as posts become vacant.

6.2 The budget also included a package of budget savings amounting to £1.165m, which included the deletion of unused budgets, additional income generation, reduction of grants to outside bodies and the reduction of some services. The budget monitoring review has not identified any issues in delivering the savings proposals made.

7. AGENCY AND CONSULTANCY COSTS

- 7.1** During the year to date, £619k was spent on Agency staff. These were, in the main, part-funded from staffing budgets as they related to staff vacancies, while £405k related to staff cover for vacant posts. The Waste Service spent £184k for site agents at the recycling centres. The full details can be seen at Appendix D.
- 7.2** A total of £655k was spent on Consultancy during the period April to September 2024, with £299k funded through grant or external sources. A full summary of expenditure per service, and additional details of the expenditure, can be seen at Appendix DD.

8. FEES AND CHARGES

8.1 The Public Health (Wales) Act 2017 received Royal Assent on 3 July 2017. Part 4 of the Act set out the requirements for a mandatory licensing scheme for practitioners carrying out 'special procedures' in Wales. The intention of the licensing scheme is to improve and sustain standards of infection prevention and control in the special procedures industry and assure the safety and health of clients and practitioners alike. The four special procedures are specified and are:-

- acupuncture (including dry needling);
- body piercing;
- electrolysis;
- tattooing (including semi-permanent make-up).

8.2 Section 76 of Part 4 of the Public Health (Wales) Act 2017 allows local authorities that have issued a Special Procedures Licence or an Approved Premises Certificate to charge a fee. The amount of fee to be charged by a local authority is to be determined having had regard to the costs incurred, or expected to be incurred, by the authority. The national fees for new application and renewal fees were endorsed by Public Protection Wales (PPW) in November 2023 and are based on the principles of Hemmings case law; the variation and other fees were endorsed by PPW in August 2024. As required by regulations, these fees will collectively be reviewed after one year from implementation, and at the end of each subsequent three-year period.

Total fees for practitioners and premises are divided into application fee and compliance fee which is payable once the application has been granted. The application fee covers the cost of processing the application, inspection and issuing documentation. The compliance fee is a reasonable contribution to the running of the licensing scheme, advising licence holders, following up complaints, additional inspections and ongoing support.

Each local authority is required to approve fees, which can be seen in Appendix E. Given that the endorsement of PPW came after the Executive approved the fees and charges for 2024/25, a decision is now required from the Executive to amend the fees listed in Appendix E.

9. CONCLUSIONS

9.1 The initial projection at the end of the second quarter is that the budget will be overspent by £0.504m for the year ending 31 March 2025. Forecasting accurately the financial position is always difficult, and it is likely that the position will change as services deal with issues and service demands during the year. There are also a few matters which have yet to be resolved which will also impact on the final financial position.

9.2 The main areas that have yet to be finalised relate to:-

- i. The pay award for non-teaching staff (from April 2024) was agreed in October 2024, at a rate of £1,290 per scale point up to point 43, all points above 43 are to receive an increase of 2.5%. Due to the timing of the report and date the Authority received notification of the acceptance of the Pay Offer, it was not possible to reflect the increase into the figures. It is expected that the increase in pay from that budgeted to be in the region of £350k. A provision was made when setting the budget should the budget not have been sufficient to meet the employers' pay offer. In order to bridge the gap, the Council would use the earmarked reserve of £1.7m to cover inflationary pressures. This will be fully reflected in the third quarter report.

- ii. Teachers' pay is set by WG. It was recently announced that teachers in England would receive a 5.5% pay rise, and it may be the case that WG is considering a similar rise in Wales. This was higher than the 2% that was allowed for in the 2024/25 budget. The total additional cost of the pay award to cover the period September 2024 to March 2025 is estimated at £700k. Previously, any pay award for teachers that had been higher than allowed for in the local government settlement, had been funded by WG. WG has confirmed that they allowed for 3.7% in the settlement and will meet the cost of the 5.5% pay award compared to 3.7%. This will result in the Council receiving around £350k to £400k in additional funding, with the remainder again being funded from the earmarked reserve.
- iii. The employers' contribution towards teachers' pension costs rose from 23.68% to 28.68%. The additional cost of £1.3m was included in the delegated school budget, but no additional funding was included in the local government settlement. Discussions between the WG and H.M.Treasury are ongoing, but it is likely that additional funding will be received by WG and this should be passed on to local authorities. The exact figure has not been announced but it should cover the full cost. When the additional funding is received, this will be a windfall and could be used to offset any additional unfunded pay costs and / or added to the Council's general balances.

9.3 The position in respect of Social Care is of particular concern, with a forecast overspend of £2.055m for Children's Services and £1.025m on Adult Services. The forecast is based on the current level of demand, but demand **fluctuates** during the year and can change significantly, e.g. one placement for a high dependency client with specialised care needs can amount to between £250k and £500k. Any increase in the demand for services will only worsen the position.

As we move through the remainder of the financial year, the impacts of the above will be factored into future monitoring reports as things become clearer.

9.4 The financial position in 2024/25 will also influence the Council's financial strategy for 2025/26 and beyond, as it will highlight the need to realign budgets to reflect the increases in costs seen in 2024/25 and to reflect the changing demand for services. Any significant overspending will also result in an erosion of the Council's earmarked reserves and general balances, and this will reduce the ability to use reserves and balances to help to balance the revenue budget in 2025/26. Management will review the financial position closely during the remainder of the financial year and may need to implement cost saving measures in 2024/25 in order to maintain the current level of earmarked reserves and general balances.

PROJECTED REVENUE OUTTURN FOR THE FINANCIAL YEAR ENDING 31 MARCH 2025 – QUARTER 2

Gwasanaeth/Swyddogaeth Service/Function	2024/25 Cyllideb Blynyddol Annual Budget	2024/25 Ch2 Cyllideb hyd yma Q2 Budget Year to Date	2024/25 Ch2 Gwir Wariant ac Ymrwymadau Q2 Actual & Committed spend	2024/25 Ch2 Amrywiad Q2 Variance	2024/25 Ch1 Gwir Wariant ac Ymrwymadau Q1 Actual & Committed Spend	Ch2 : Q2 Amcangyfrif Gwariant i 31 Mawrth 2025 Estimated Expenditure to 31 March 2025	Ch2 : Q2 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)	2024/25 Gor/(tan) wariant a ragwelir fel % o'r Gyllideb Gyfan Projected Over /(Under) spend as a % of Total Budget	Ch1 : Q1 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)
	£'000	£'000	£'000	£'000	%	£'000	£'000	%	£'000
<u>Addysg, Sgiliau a Phobl Ifanc</u> <u>Education, Skills and Young</u> <u>People</u>									
Cyllideb Datganoledig Ysgolion <i>Delegated Schools Budget</i>	61,111	31,733	31,732	0	0.00%	61,111	0	0.00%	0
Addysg Canolog <i>Central Education</i>	5,373	(4,066)	(4,086)	(20)	0.50%	5,325	(48)	-0.89%	(9)
Diwylliant <i>Culture</i>	1,556	723	528	(195)	-27.02%	1,5236	(20)	-1.29%	(4)
<u>Gwasanaethau Oedolion</u> <u>Adult Services</u>	38,483	17,588	17,599	11	0.06%	39,508	1,025	2.667%	(391)
<u>Gwasanaethau Plant</u> <u>Children's Services</u>	14,433	8,654	9,811	1,157	13.36%	16,484	2,051	14.21%	1,775
<u>Tai</u> <u>Housing</u>	1,660	1,385	1,211	(174)	-12.54%	1,648	(12)	-0.72%	(45)

Gwasanaeth/Swyddogaeth Service/Function	2024/25 Cyllideb Blynyddol Annual Budget	2024/25 Ch2 Cyllideb hyd yma Q2 Budget Year to Date	2024/25 Ch2 Gwir Wariant ac Ymrwymadau Q2 Actual & Committed spend	2024/25 Ch2 Amrywiad Q2 Variance	2024/25 Ch1 Gwir Wariant ac Ymrwymadau Q1 Actual & Committed Spend	Ch2 : Q2 Amcangyfrif Gwariant i 31 Mawrth 2025 Estimated Expenditure to 31 March 2025	Ch2 : Q2 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)	2024/25 Gor/(tan) wariant a ragwelir fel % o'r Gyllideb Gyfan Projected Over /(Under) spend as a % of Total Budget	Ch1 : Q1 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)
<u>Priffyrdd, Eiddo a Gwastraff Highways, Property & Waste</u>									
Priffyrdd Highways	8,242	4,677	4,613	(64)	-1.37%	8,,151	(91)	-1.10%	(139)
Eiddo Property	1,993	501	551	49	9.87%	1,960	(33)	-1.66%	(17)
Gwastraff Waste	10,108	4,524	4,346	(177)	-3.92%	10,028	(80)	-0.79%	(95)
<u>Rheoleiddio a Datblygu Economaidd Regulation & Economic Development</u>									
Datblygu Economaidd Economic Development	3,071	1,698	1,389	(309)	-18.19%	2,567	(504)	-16.41%	(135)
Cynllunio a Gwarchod y Cyhoedd Planning and Public Protection	2,916	1,857	1,723	(134)	-7.21%	2,950	34	1.17%	(6)
<u>Trawsnewid Transformation</u>									
Adnoddau Dynol Human Resources	1,721	954	938	(16)	-1.70%	1,727	6	0.35%	11
TGCh ICT	4,705	2,777	2,579	(198)	-7.13%	4,248	(457)	-9.71%	(51)
Trawsnewid Corfforaethol Corporate Transformation	1,245	543	495	(47)	-8.74%	1,212	(33)	-2.65%	(33)
<u>Adnoddau Resources</u>	4,050	2,209	2,146	(63)	-2.86.%	3,979	(71)	-1.75%	(105)

Gwasanaeth/Swyddogaeth <i>Service/Function</i>	2024/25 Cyllideb Blynyddol Annual Budget	2024/25 Ch2 Cyllideb hyd yma Q2 Budget Year to Date	2024/25 Ch2 Gwir Wariant ac Ymrwymadau Q2 Actual & Committed spend	2024/25 Ch2 Amrywiad Q2 Variance	2024/25 Ch1 Gwir Wariant ac Ymrwymadau Q1 Actual & Committed Spend	Ch2 : Q2 Amcangyfrif Gwariant i 31 Mawrth 2025 Estimated Expenditure to 31 March 2025	Ch2 : Q2 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)	2024/25 Gor/(tan) wariant a ragwelir fel % o'r Gyllideb Gyfan Projected Over /(Under) spend as a % of Total Budget	Ch1 : Q1 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)
<u>Busnes y Cynqor</u> <u>Council Business</u>	2,125	1,055	1,263	207	19.64%	2,234	109	5.13%	70
<u>Costau Corfforaethol a</u> <u>Democrataidd</u> <u>Corporate & Democratic costs</u>	2,129	1,391	1,397	6	0.42%	2,103	(26)	-1.22%	(17)
<u>Rheolaeth Corfforaethol</u> <u>Corporate Management</u>	815	414	414	0	-0.02%	834	19	2.33%	24
Costau heb gyllideb, ac na ellir eu rheoli: yswiriant, costau pensiwn a dileu drwg ddyledion / lwfansau amhariad ar incwm gwasanaethau <i>Unbudgeted, uncontrollable costs: insurances, pension costs and bad debt write offs / impairment allowances on services' income</i>						500	500	0.00%	500
Cyfanswm Cyllidebau Gwasanaethau Total Service Budgets	165,733	78,618	78,649	32	0.04%	168,102	2,369	1.43%	1,333
Ardollau <i>Levies</i>	4,931	4,589	4,931	341	7.44%	4,931	0	0.00%	0
Rhyddhad Trethi Dewisol <i>Discretionary Rate Relief</i>	105	0	0	0	0.00%	128	23	21.93%	26
Cyllido Cyfalaf <i>Capital Financing</i>	5,753	1,037	1,356	319	0.00%	5,425	(328)	(5.70%)	(604)

Gwasanaeth/Swyddogaeth Service/Function	2024/25 Cyllideb Blynyddol Annual Budget	2024/25 Ch2 Cyllideb hyd yma Q2 Budget Year to Date	2024/25 Ch2 Gwir Wariant ac Ymrwymadau Q2 Actual & Committed spend	2024/25 Ch2 Amrywiad Q2 Variance	2024/25 Ch1 Gwir Wariant ac Ymrwymadau Q1 Actual & Committed Spend	Ch2 : Q2 Amcangyfrif Gwariant i 31 Mawrth 2025 Estimated Expenditure to 31 March 2025	Ch2 : Q2 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)	2024/25 Gor/(tan) wariant a ragwelir fel % o'r Gyllideb Gyfan Projected Over /(Under) spend as a % of Total Budget	Ch1 : Q1 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)
Cronfeydd wrth Gefn Cyffredinol ac Eraill <i>General & Other Contingencies</i>	1,744	1,744	1,695	(49)	(2.81%)	1,016	(728)	(41.75%)	(28)
Arbedion Cyllideb i'w Gyflawni Budget Savings to be Achieved	(694)	0	0	0	0.00%	(273)	422	0.00%	452
Cronfeydd wrth Gefn Cyffredinol y Cyngor Council's General Reserves	(4,425)	0	0	0	0.00%	(4,425)	0	0.00%	0
Cyfraniad CRT y Gwasanaethau Cefnogol <i>Support Services contribution HRA</i>	(800)	0	0	0	0.00%	(800)	0	0.00%	0
Budd-daliadau a Roddwyd <i>Benefits Granted</i>	7,392	723	5,958	5,235	723.93%	6,894	(544)	(7.36%)	(498)
Na ellir ei reoli <i>Uncontrollable</i>									
Cyfanswm Cyllid Corfforaethol Total Corporate Finance	14,006	8,094	13,941	5,846	72.22%	12,850	(1,156)	(8.25%)	(652)
Cyfanswm 2024/25 Total 2024/25	179,739	86,712	92,590	5,846	6.78%	180,952	1,213	0.65%	681
<u>Cyllido Funding</u>									
Trethi Annomestig NDR	(25,341)	(12,289)	(13,645)	(1,356)	11.03%	(25,341)	0	0.00%	0
Y Dreth Gyngor Council Tax	(48,387)	0	0	0	0.00%	(48,544)	(157)	0.32%	(68)

Gwasanaeth/Swyddogaeth Service/Function	2024/25 Cyllideb Blynyddol Annual Budget	2024/25 Ch2 Cyllideb hyd yma Q2 Budget Year to Date	2024/25 Ch2 Gwir Wariant ac Ymrwymadau Q2 Actual & Committed spend	2024/25 Ch2 Amrywiad Q2 Variance	2024/25 Ch1 Gwir Wariant ac Ymrwymadau Q1 Actual & Committed Spend	Ch2 : Q2 Amcangyfrif Gwariant i 31 Mawrth 2025 Estimated Expenditure to 31 March 2025	Ch2 : Q2 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)	2024/25 Gor/(tan) wariant a ragwelir fel % o'r Gyllideb Gyfan Projected Over /(Under) spend as a % of Total Budget	Ch1 : Q1 Amcangyfrif o Alldro 31 Mawrth 2025 gor/(tan) wariant Estimated Outturn 31 March 2025 over/(under)
Premiwm y Dreth Gyngor Council Tax Premium	(3,766)	0	0	0	0.00%	(4,318)	(552)	14.66%	(523)
Grant Cynnal Refeniw Revenue Support Grant	(102,245)	(55,001)	(55,055)	(54)	0.10%	(102,245)	0	0.00%	0
Cyfanswm Cyllid 2024/25 Total Funding 2024/25	(179,739)	(67,290)	(68,700)	0	0	(180,448)	(709)	0.39%	(591)
Cyfanswm yr alldro, yn cynnwys effaith y cyllido Total outturn, including impact of funding	0	19,422	23,890	4,468	23.00%	504	504	0.27%	90

ANALYSIS OF THE FORECASTED VARIANCE BY SERVICE AND REASON

Service	Sub Service	Variance	Reason for Variance									
			Change in Service Demand	Staff / Agency Variances	Contract or Price Changes	Changes to Grant Funding	Income Variances	Building Costs	Consultancy	Transfer To / (From) Reserves	Budget Over / Under Provision	Misc
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Central Education	School Transport	(213)	(154)		33							(92)
	School Meals	53		39	14							
	ALN Strategy	44		56		(12)						
	School Exceptions	(24)						(24)				
	Language Centre	85				85						
	Early Years Provision	(44)	(40)	(4)								
	Clwb Gofal Plant	55					55					
	Further Education	(3)										(3)
	Central Education	(21)				(21)						
	Out of County Placements	(11)	(11)									
	Millbank	14							14			
Others	17										17	
	TOTAL	(48)	(205)	91	47	64	43	(10)	-	-	-	(78)
Culture	Museums & Galleries	25		(70)			25	30				40
	Libraries	(70)		(70)		(15)	15					
	Archives	25		16				9				
	TOTAL	(20)	-	(124)	-	(15)	40	39	-	-	-	40
Adult Services	Elderly - Residential	103	415				(312)					
	Elderly – Nursing	569	908				(339)					
	Elderly – Homecare	138	121				17					

Service	Sub Service	Variance £'000	Reason for Variance										
			Change in Service Demand £'000	Staff / Agency Variances £'000	Contract or Price Changes £'000	Changes to Grant Funding £'000	Income Variances £'000	Building Costs £'000	Consultancy £'000	Transfer To / (From) Reserves £'000	Budget Over / Under Provision £'000	Misc £'000	
	Elderly – Other	(33)	9	(42)									
	Physical Disability - Residential	286	386				(100)						
	Physical Disability - Nursing												
	Physical Disability - Homecare	75	75										
	Physical Disability - Other	(53)	(9)	(44)									
	Learning Disability – Residential	(51)	(115)				64						
	Learning Disability - Homecare	53	53										
	Learning Disability – Day Care	18	18										
	Learning Disability – Supp Accommodation	82	82										
	Learning Disability - Other	32	24	8									
	Mental Health – Residential	107	80				27						
	Mental Health – Homecare	(21)	(21)										
	Mental Health – Supported Accommodation	147	147										
	Mental Health - Other	(167)	(59)	(108)									
	Provider Unit – Residential	351	(20)	564			(193)						

Service	Sub Service	Variance	Reason for Variance									
			Change in Service Demand	Staff / Agency Variances	Contract or Price Changes	Changes to Grant Funding	Income Variances	Building Costs	Consultancy	Transfer To / (From) Reserves	Budget Over / Under Provision	Misc
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
	Provider Unit - Homecare	(200)	(29)	(96)			(75)					
	Provider Unit – Day Care	(97)	(17)	(101)			21					
	Provider Unit – Supported Accommodation	(136)	(25)	(111)								
	Provider Unit - Other	(45)	(24)	(76)			55					
	Management Support Services	(133)	(48)	(85)								
	TOTAL	1,025	1,951	(91)	-	-	(835)	-	-	-	-	-
Children's Services	Looked After Children – Out of County Placements	2,035	2,035									
	Foster Care	56	56									
	Small Group Homes	4	9	(5)								
	Other Looked After Children	148	148									
	Family Support	(35)	(35)									
	Children with Disabilities	40	94	(54)								
	Commissioning & Social Work	(107)		(107)								
	Youth Services											
	Other	(90)	19	(109)								
	TOTAL	2,051	2,326	(275)	-	-	-	-	-	-	-	-

Service	Sub Service	Variance £'000	Reason for Variance												
			Change in Service Demand £'000	Staff / Agency Variances £'000	Contract or Price Changes £'000	Changes to Grant Funding £'000	Income Variances £'000	Building Costs £'000	Consultancy £'000	Transfer To / (From) Reserves £'000	Budget Over / Under Provision £'000	Misc £'000			
Housing	Housing Services	(7)		(4)				(6)							3
	Homelessness	(3)	315					(159)			(159)				
	J.E. O'Toole Centre	(2)		(3)											1
	TOTAL	(12)	315	(7)	-	-	(165)	-	-	(159)	-	-	-	4	
Highways	Highways Support & Management	(10)		(10)											
	Môn Community Transport	(40)		(40)											
	Car Parks & Parking Management	(85)			(80)			(5)							
	Development Control	(50)						(50)							
	Private Steet Works	(50)						(50)							
	Works Budget	200			200										
	Maintenance & Management	49													49
	Maintenance Design	(30)						(30)							
	Public Transport	(50)						(50)							
	Fleet														
	Other	(25)		(12)											(13)
	TOTAL	(91)	-	(62)	120	-	(185)	-	-	-	-	-	-	36	
Property	Management & Staffing	(33)		(33)											
	Cleaning														
	Commercial Property														
	Council Property														
	Architectural Design & Consultancy														
	TOTAL	(33)	-	(33)	-	-	-	-	-	-	-	-	-	-	

Service	Sub Service	Variance £'000	Reason for Variance									
			Change in Service Demand £'000	Staff / Agency Variances £'000	Contract or Price Changes £'000	Changes to Grant Funding £'000	Income Variances £'000	Building Costs £'000	Consultancy £'000	Transfer To / (From) Reserves £'000	Budget Over / Under Provision £'000	Misc £'000
Waste	Waste Collection & Disposal	(5)	35									(40)
	Electricity Generating	(80)				(80)						
	Recycling	55				55						
	Waste Sites											
	Administration & Management	(30)				(30)						
	Other	(20)	(20)									
	TOTAL	(80)	15	-	-	-	(55)	-	-	-	-	(40)
Economic Development	Economic Development	(5)	37	(60)			26					(8)
	Destination	(83)		(87)		(27)	10	42				(21)
	Leisure	(416)		48			(225)	(269)				30
	TOTAL	(504)	37	(99)	-	(27)	(189)	(227)	-	-	-	1
Planning	Planning Admin											
	Planning Control	30		10					20			
	Building Control	60					60					
	Planning Policy											
	Conservation	(35)		(35)								
	Land Registry											
	TOTAL	55	-	(25)	-	-	60	-	20	-	-	-
Public Protection	Environmental Health											
	Dog / Pest Control	8					4					4
	Animal Health											
	Trading Standards											
	Licensing											

Service	Sub Service	Variance £'000	Reason for Variance										
			Change in Service Demand £'000	Staff / Agency Variances £'000	Contract or Price Changes £'000	Changes to Grant Funding £'000	Income Variances £'000	Building Costs £'000	Consultancy £'000	Transfer To / (From) Reserves £'000	Budget Over / Under Provision £'000	Misc £'000	
	Registrars	(11)		(11)									
	Markets	5					5						
	Health & Safety	(23)		(22)									(1)
	TOTAL	(21)	-	(33)	-	-	9	-	-	-	-	-	3
Transformation	Human Resources	14		25									(11)
	Training	(8)		(8)									
	IT	(457)		(359)									(98)
	Corporate Transformation	(13)		(1)									(12)
	Cyswllt Môn	(37)		(37)									
	Communications												
	Ynys Môn / Gwynedd Partnership	17											
	TOTAL	(484)	-	(380)	-	-	-	-	-	-	-	-	(104)
Resources	Audit & Risk	(57)		(108)						51			
	Benefits & Revenues	51		61		(38)	(20)						48
	Financial Services	(19)		(23)									4
	Procurement	(14)		(37)									23
	Management	(32)		(50)			(12)				(45)		75
	TOTAL	(71)	-	(157)	-	(38)	(32)	-	51	(45)	-	-	150
Council Business	Electoral Services	3		3									
	Emergency Planning	(3)											(3)
	Committee Services	(28)		(28)									
	Translation	4		4									

Service	Sub Service	Variance £'000	Reason for Variance									
			Change in Service Demand £'000	Staff / Agency Variances £'000	Contract or Price Changes £'000	Changes to Grant Funding £'000	Income Variances £'000	Building Costs £'000	Consultancy £'000	Transfer To / (From) Reserves £'000	Budget Over / Under Provision £'000	Misc £'000
	Legal Services	133		124			5				4	
	TOTAL	109	-	103	-	-	5	-	-	-	4	(3)
Corporate Management	Corporate Management	19		19								
	TOTAL	19	-	19	-	-	-	-	-	-	-	-
Corporate & Democratic	Risk & Insurance	(10)										(10)
	Pension Contributions	(11)		(11)								
	Audit Fees	22			22							
	Coroners	(20)	(17)									(3)
	Apprenticeship Levy	7		7								
	Members' Expenses & Support	(14)										(14)
	Civic Expenditure	5										5
	Corporate Other	(5)										(5)
	TOTAL	(26)	(17)	(4)	22	-	-	-	-	-	-	(27)
Other	Unbudgeted Costs Provision	500										500
	TOTAL	500	-	-	-	-	-	-	-	-	-	500
	SERVICE TOTAL	2,369	4,422	(1,077)	189	(16)	(1,304)	(198)	71	(204)	4	482

SUMMARY OF QUARTER 2 POSITION ON CONTINGENCY BUDGETS

	Budget	Virements to Service Lines	Amended Budget YTD	Committed YTD	Currently Uncommitted Budgets	Budget Forecast
	£	£	£	£	£	£
General Contingency	382,282	(25,588)	356,694	38,360	318,334	-
Salary and Grading	300,000	(105,130)	194,870	10,607	184,263	-
Other Earmarked	150,000	700,000	850,000	-	850,000	(700,000)
Pay Inflation	49,209	-	49,209	-	49,209	-
Regional Growth – Economic Ambition Board	86,250	(57,880)	28,370	-	28,370	(28,370)
Trainee Scheme	340,000	(124,718)	215,282	-	215,282	-
Climate Change	50,000	-	50,000	-	50,000	-
Total General and other Contingencies	1,357,741	386,684	1,744,425	48,967	1,695,458	(728,370)

AGENCY COSTS APRIL TO SEPTEMBER 2024

Service	Amount £	Source of Funding (Specific Core Budget / Un-utilised staffing budget / Grant / External Contribution)	Permanent / Temporary	Reason for Cover
Economic Development	30,865	Unutilised Staffing Budget	Temporary	Unsuccessful recruitment process
	30,865			
Schools	54,559	Core Budget	Temporary	Supply teachers in specialist field
	54,559			
Waste	139,617	Specific Core Budget	Temporary	Specific Tasks on Site
	44,402	Specific Core Budget / External Contribution	Temporary	Specific Tasks on Site
	184,018			
Children's Services	48,072	Core Budget	Temporary	To cover vacant posts
	48,072			
Adult Services	271,489	Core Budget	Temporary	To cover vacant posts
	271,489			
Resources	29,304	Un-utilised staffing budget	Temporary	Subsidy work
	1,110	Un-utilised staffing budget	Temporary	Volume of work
	30,414			
Total	619,418			

APPENDIX DD

SUMMARY OF CONSULTANCY EXPENDITURE TO END QUARTER 2 2024/25

Summary Consultancy Expenditure per Service			
Service	Quarter 1 £	Quarter 2 £	Total 2024/25 £
Central Education	7,097	6,684	13,781
Culture	13,613	11,000	24,613
Economic & Regeneration	119,484	213,469	332,953
Property			
Highways	53,753	18,597	72,350
Schools		473	473
Waste	19,093	13,868	32,961
HRA		3,490	3,490
Housing			
Corporate & Democratic			
Adult Services			
Children's Services	3,209	21,378	24,586
Corporate			
Transformation	3,713	2,919	6,632
Council Business	18,168	63,100	81,267
Resources	9,970	51,844	61,814
Total	248,097	406,822	654,919
Funded by:			
Core Budget	72,552	210,618	283,170
Grant	129,111	135,036	264,147
External Contribution	29,411	5,816	35,227
Reserves / Provisions	17,023	55,352	72,375
Total	248,097	406,822	654,919

APPENDIX E

FEES AND CHAGES ADDITIONS AND AMENDMENTS TO BOOKLET 2024/25

New Fees to be incorporated into 2024/25 Booklet		
Licence Type	New	Renewal
Special Procedures Licence (3yr licence)	£203	£189
	(£159 Application £44 Compliance)	(£148 Application £41 Compliance)
Approved Premises Certificate (3yr licence)	£385	£345
	(£244 Application £141 Compliance)	(£204 Application £141 Compliance)
Special Procedure Licence Variation (Add Procedure)		£131
Special Procedure Licence Variation (Change of Detail)		£26
Replacement Licence		£13
Temporary Special Procedure licence		£92
Special Procedure approved premises variation (Add Procedure)		£189
Approved Premises Variation (Structural Change		£189
Approved Premises - Change of Detail		£26
Replacement Licence		£13
Approved Premises Temporary Approval (Ancillary Event)		£385
Approved Premises Temporary Approval (Convention / Main Purpose)		£680

Current Fees to be amended within 2024/25 Booklet		
Fee	New	Renewal
Re-rating Score (Eating Establishment)	£180	£255

Figure 1

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ISLE OF ANGLESEY COUNTY COUNCIL		
Report to:	EXECUTIVE	
Date:	26 NOVEMBER 2024	
Subject:	BUDGET MONITORING REPORT SECOND QUARTER 2024/25 - CAPITAL	
Portfolio Holder(s):	COUNCILLOR R WILLIAMS – PORTFOLIO HOLDER FINANCE & DEPUTY COUNCIL LEADER	
Head of Service / Director:	MARC JONES - DIRECTOR OF FUNCTION (RESOURCES) & SECTION 151 OFFICER (EXT. 2601)	
Report Author: E-mail:	JEMMA ROBINSON JemmaRobinson@ynysmon.llyw.cymru	
Local Members:	n/a	
A –Recommendation/s and reason/s		
<p>It is recommended that the Executive:-</p> <ul style="list-style-type: none"> • note the progress of expenditure and receipts against the capital budget 2024/25 at quarter 2. • approve the additional schemes within quarter 2, amounting to £3.116m, to the capital programme and amendments to funding, as per Appendix C, which will result in a revised capital budget of £72.477m for 2024/25. • approve the carry forward of potential underspend, as noted in section 4.2. 		
B – What other options did you consider and why did you reject them and/or opt for this option?		
n/a		
C – Why is this a decision for the Executive?		
<ul style="list-style-type: none"> • This report sets out the financial performance of the capital budget for the second quarter of the financial year. • Budget monitoring is a designated Executive function. 		
CH – Is this decision consistent with policy approved by the full Council?		
Yes		
D – Is this decision within the budget approved by the Council?		
Setting of the annual Capital Budget.		
DD – Who did you consult? What did they say?		
1	Chief Executive / Leadership Team (SLT) (mandatory)	The report has been reviewed by the LT and comments incorporated into the final report.
2	Finance / Section 151 (mandatory)	n/a – this is the Section 151 Officer’s report.
3	Legal / Monitoring Officer (mandatory)	The Monitoring Officer is part of the LT and comments made have been considered.
4	Human Resources (HR)	N/A

5	Property	Discussions on capital projects managed by the Property Team have taken place and expenditure to date and forecasted expenditure agreed.
6	Information Communication Technology (ICT)	Discussions on capital projects managed by the ICT Team have taken place and expenditure to date and forecasted expenditure agreed.
7	Procurement	N/A
8	Scrutiny	A summary of the capital position is included in the Corporate Scorecard, which was discussed at the Corporate Scrutiny Committee on 19 November 2024.
9	Local Members	N/A
E – Impact on our Future Generations (if relevant)		
1	How does this decision impact on our long term needs as an Island	The capital budget funds investments in assets and infrastructure which are required to allow the Council to meet the long term objectives which are set out in its Corporate Plan and Capital Strategy.
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority. If so, how:-	Some of the individual investments, e.g. flood prevention work, will prevent future costs, whilst others, e.g. ICF projects, will reduce the dependency on the Council to provide more expensive services.
3	Have we been working collaboratively with other organisations to come to this decision, if so, please advise whom:	Funding of the projects has been agreed and planned with other organisations, notably Welsh Government (WG).
4	Have Anglesey citizens played a part in drafting this way forward? Please explain how:-	The Council's Corporate Plan and Capital Programme 2024/25 have been subject to a consultation process with Anglesey citizens.
5	Outline what impact does this decision have on the Equalities agenda and the Welsh language	Some of the projects funded by the capital programme do impact on the equalities agenda, e.g. disabled access in schools, disabled facilities grants. No impact on the Welsh language agenda.
F - Appendices:		
Appendix A - Capital Budget Monitoring Report – Quarter 2 2024/25 Appendix B - Summary of the Capital Projects' Expenditure to date against the Capital Budget, and the Projected Expenditure at Year-End Appendix C - Changes to budgets / additional schemes added since budget setting		
FF - Background papers (please contact the author of the Report for any further information):		
<ul style="list-style-type: none"> • 2024/25 Capital Budget, as approved by the full Council on 7 March 2024. • 2024/25 Treasury Management Strategy Statement, approved by the full Council on 7 March 2024. • 2023/24 Capital Outturn Report, presented to this Committee on 23 July 2024. • 2024/25 Quarter 1 Capital Budget Monitoring report, presented to this Committee on 24 September 2024. 		

1. INTRODUCTION

- 1.1 This is the capital budget monitoring report for the second quarter of the financial year and allows Members to note the progress of capital expenditure and capital receipts against the capital budget.
- 1.2 In March 2024, the Council approved a capital programme for non-housing services of £13.836m for 2024/25, and a capital programme of £30.002m for the Housing Revenue Account (HRA). In addition, in June 2024, the Executive approved capital slippage of £15.499m to be brought forward from 2023/24, bringing the capital programme for non-housing services to £28.419m, and £30.918m for the HRA. Since the budget setting process, there have been additional schemes added onto the programme, most of which are grant funded, and some amending of funding, which amounted to £14.485m. There has also been a reduction in the HRA budget of £1.345m. This brings the total capital budget for 2024/25 to £72.477m. This is illustrated in the table below:-

	Original 2024/25 budget as approved by full Council £'000	Slippage as approved in Q4 2023/24 outturn £'000	HRA decrease in budget £'000	Additional schemes / amendments since budget setting £'000	TOTAL £'000
Funded By:					
Grant	20,075	10,039	(1,173)	14,230	43,171
Supported Borrowing	2,634	3,233	(162)	162	5,867
Unsupported Borrowing	3,636	0	2,169	0	5,805
Revenue Contribution	17,315	754	(2,688)	0	15,381
Capital Receipts	178	345	509	0	1,032
Reserves	0	1,112	0	93	1,205
Loan	0	16	0	0	16
TOTAL	43,838	15,499	(1,345)	14,485	72,477

Please refer to Appendix C for details of changes to budgets / additional schemes added since the budget setting process.

2. PROGRESS ON EXPENDITURE 2024/25

- 2.1 Below is a summary table of the capital expenditure to 30 September 2024, the profiled budget to 30 September 2024 and the proposed funding of the capital programme for 2024/25:-

Service	Annual Budget £'000	Actual Expenditure £'000	Committed Expenditure £'000	Total Expenditure £'000	Annual Budget Spent %
Housing - General Fund	1,049	546	336	882	84
Housing - HRA	29,573	12,701	0	12,701	43
Lifelong Learning	9,020	4,130	614	4,744	53
Economic and Regeneration	12,438	1,411	731	2,142	17
Highways	7,105	3,139	1,107	4,246	60
Waste Management	264	239	0	239	91
Property	11,303	482	1	483	4
Transformation	500	71	6	76	15
Adult Services	1,225	62	9	71	6
Total	72,477	22,781	2,804	25,585	35
Funded By:					
Capital Grant	43,171				
Capital Receipts	1,032				
Supported Borrowing	5,867				
Unsupported Borrowing	5,805				
Revenue Contribution	15,381				
Reserves	1,205				
Loan	16				
Total Funding	72,477				

- 2.2** 30% of the General Fund annual budget has been spent to date. Steady progress has been made with most capital schemes currently underway. Some capital schemes have yet to commence, but it is expected that their budget will be spent next quarter or towards the latter part of the financial year, such as David Hughes Food Tech Block, Maritime Infrastructure, Gritters budget and the Low Carbon Heat grants. All capital schemes and their associated spend can be seen in Appendix B. There are a number of Capital Grants schemes in 2024/25, and an update on these is provided in Section 3.1 of this report.
- 2.3** The HRA has spent 43% of the annual budget. For further information on the HRA capital expenditure and projected spend, please refer to the HRA quarter 2 budget monitoring report, presented to this Committee on 26 November 2024.

FUNDING

3.1 Capital Grants

3.1.1 There are several Capital Grant schemes in the Capital Programme for 2024/25, most of which are underway and progressing, with a brief update on the schemes provided below:-

- **Sustainable Communities for Learning** - Children and staff have fully occupied the new Graig Fach building since September. The new Child Care Unit within the school is also now open. Internal remodelling works were completed in Graig Fawr and handed over to the school on 20 September 2024. There is still some tree planting, hedgerow planting and grass seeding to be completed on the Graig Fach site.
- **Childcare Units (Valley, Llanfechell and Llangoed)** - The works to the new unit at Ysgol Gynradd Valley are now substantially complete, with the new caban and groundworks completed. Regarding Llanfechell and Llangoed, works are due to start on site in quarter 3. A Business Case has been put to WG to reduce the size of the grant awarded to Llanfechell (currently £0.865m) and increase the size of grant to Llangoed (currently £0.450m). This is due mainly to forecast falling childcare numbers in Llanfechell, whereas the demand for childcare at Llangoed is increasing. Works are due to start on both sites in quarter 3, with a view to completion by the end of March.
- **Holyhead: A Culture & Heritage Driven Transformation (UK Government Funding, including Townscape Heritage Initiative THI Phase II)** - Work began on site at St Cybi's Church on 28 May 2024, with a target completion date of June 2025. Works are progressing well and the archaeological work has now been completed. The project is currently being externally managed by an external project manager, rather than Officers from the Diocese of Bangor. Work has been undertaken on the planning application for the Solar Panels and Air Source Heat Pump, with a view to submitting the application in quarter 3. Urgent discussions are needed with the Church in Wales regarding the forecast overspend on the project.
 - Ucheldre Centre Expansion – The project is progressing very well on site, with the structural timber frame for the Dance Studio having been completed and the frame for the Art Studio commenced. The Gallery is due for completion by mid-November. Delivery of the scheme within budget remains the key challenge. The Ucheldre is seeking additional sources of funding for the installation of PV Panels, installation of a lift, additional landscaping and kitchen fit out.

- Play Centre & Beach Frontages - Works on the Kiosks at Newry Beach were completed in quarter 2. The new occupiers have opened their businesses and have been well received by the public. Work started on the Empire complex in mid-July, and the new extension to the Play Centre is progressing well. The Empire is due to be completed in June 2025. The Cinema has been closed and all seating removed. Once the Cinema is complete, the Play Centre will close and works will start internally. This will allow the Town Council to keep operating without completely closing.
- Vacant Property Programme - Contractors have been appointed to carry out the works on both the old HSBC and Central Buildings. Work will commence on site in October. Work on 9 Stanley Street is now scheduled to complete in November, following delays with the installation of utilities. Works on 14 a/b Stanley Street have been put on hold following a structural assessment of Churchill House. A bid for Transforming Towns funding has been prepared in quarter 2 to secure additional funding for the project to relieve the budget pressures.
- THI Phase II – The tender for the former Booze Busters has been received and a suitable contractor has been identified. The tender for the former Caernarfon Castle public house was received, but was considerably over budget and will, therefore, be retendered in quarter 3. The tenders for the Boston Street properties have been released and are due back in quarter 3.

The quarter 2 claim to the Ministry of Housing, Communities and Local Government has been delayed until November due to the Budget. The claim will be £1.293m, bringing the total claimed to date to £7.724m. The programme is currently scheduled to end in September 2025, but a further extension to the programme may be sought.

- **Arfor** - The programme works across Anglesey, Gwynedd, Ceredigion and Carmarthenshire to support the communities which are the heartlands of the Welsh language to prosper through economic interventions, which will also contribute to increasing opportunities to see and use the Welsh language. The Enterprising Communities Fund forms part of the programme and provides grants to support the economic development and the Welsh language for businesses on Anglesey. Capital expenditure incurred in quarter 2 provided grants to 12 businesses, purchasing large scale equipment and undertaking improvements to their premises.
- **Llangefni Library** - £0.095m of Shared Prosperity Fund (SPF) funding has been secured to renovate a current storage facility in Llangefni Library to create a welcoming space which can be used by the community and organisations as well as by the library service and its internal and external partners. Contractors began work on site in July, a week later than expected, and are due to complete in quarter 3.
- **Small Scale Grants Work** - 5 schemes have been approved for 2024/25 (three construction schemes and two design schemes). Construction work commenced on one scheme in quarter 2, with the construction of the remaining two schemes due to commence in quarter 3. Design schemes progressing well. Full expenditure of the budget is anticipated.
- **Llanfair PG, Menai Bridge (FBC)** – Menai Bridge FBC progressing, however, due to the nature of the proposal, progress has now slowed. Work on Llanfair PG business case is now progressing well.
- **Active Travel** - £1.527m of WG grant has been secured to increase levels of active travel, improve health & well-being, improve air quality, reduce carbon emissions, connect communities and improve active travel access to employment, education and key services, destinations and public transport.

- £0.500m is for core works covering a number of scheme proposals, broken down to pre-scheme development, minor works and monitoring and evaluation activities.
- £0.589m in relation to Holyhead – Trearddur Bay Phase 2 (Junction 2 Works and Pre-Scheme Development Activities).
- £0.438m in relation to Pont Marquis - Malltraeth – Phase 1.

Construction works have been completed at Holyhead - Trearddur Bay North Wales Metro Phase 1. Designs and S.278 documentation on Phase 2 of the above scheme over J2, A55 are continuing in collaboration with NMWTRA & WG and are nearing completion following further amendments.

Principal contractor appointed for the capital scheme at Malltraeth - Pont Marquis (short-term option), with works scheduled to begin in January 2025 and completion prior to end of March 2025. Consultant has been appointed to undertake the WelTAG Stage 3E activities for the section from Malltraeth to Newborough (with Tree Surveys and ground investigation being organised). Pre-Scheme Development activities ongoing at Llanfairpwll, Amlwch, Benllech, Gaerwen, Malltraeth / Newborough and Valley and designs currently being prepared on the critical fail routes.

- **Ultra Low Emission Vehicle (ULEV) Transformation Fund (2023/24)** - Approval was granted from WG for a time-extension on the construction of the EV Hub at Plas Arthur until end of August 2024. The car park itself is substantially completed in readiness to house the EV apparatus.
- **Ultra Low Emission Vehicle (ULEV) Transformation Fund (2024/25)** - £0.503m has been awarded to promote electric vehicle charging infrastructure projects, in alignment with the WG's EV Charging Strategy. Following site assessments, only four of nine sites are currently being developed for enabling and preparation works (5 sites have been paused due to various technical reasons). Quotations have been accepted by the District Network Operator for all four sites, and design works are currently being undertaken on the civil and enabling works for the four sites. WG have launched the EV Framework Agreement in September and activities have been taking place to assess the documents in order to prepare a Specification, Invitation to Tender and Contract in order to appoint an EV Charging Point Provider through the newly launched framework agreement. Due to reduced number of sites being developed and insufficient capacity to deliver substitute sites, it is forecasted that an underspend will be incurred on the ULEV programme in 2024/25. An estimated level of underspend has been provided for the purposes of this report, and further confirmation of this estimate will be followed up in quarter 3, with a variation request to be submitted following discussions with Transport for Wales and WG.
- **Safe Routes in Communities** - £0.072m has been awarded to support capital schemes that contribute to the WG's objectives to improve accessibility and safety and encourage walking and cycling in communities. There is particular emphasis on improving routes to and from schools. The aim is to change how people travel, resulting in greater social inclusion and improved community safety. Construction works completed for the establishment of a new route and access point to Ysgol Llanfairpwll from the A5 and Maes Hyfryd Road. Continued dialogue with the school for potential other minor interventions that can be considered for further improvements (off-site / on the Highway).

- **Road Safety** - £0.162m of WG funding has been secured to support projects that contribute to the WG objective to reduce casualties on Welsh roads. In quarter 2, highway surface treatment and improvement works were completed on sections of both the B5109 and B5111. In addition, road safety measures works have been released to the contractor and it is expected that most of this work will be completed in quarter 3. Additional safety measures for the new Ysgol Corn Hir have been drafted in quarter 2, for commencement on site in quarter 3.
- **RAAC Remedial works** - In the latter part of 2023/24, the Authority was awarded £1.695m of additional grant funding for capital works relating to RAAC. The grant funding was used to fund capital expenditure on RAAC works to the end of financial year 2023/24, with £1.014m being carried forward to financial year 2024/25 for completion of RAAC activities.
 - At Ysgol David Hughes (YDH), remedial works to the Refectory Block and roof re-covering works were completed during quarter 2 2024/25, and these works have concluded the RAAC Remedial Works at YDH.
 - At Ysgol Uwchradd Caergybi (YUC), remedial works to the Stage Area, together with isolated snagging of areas and isolated roof re-covering works, were undertaken during quarter 2 2024/25. These works have concluded the RAAC Remedial Works, as identified at this time, at YUC. The RAAC at YUC is subject to a management plan, and it is anticipated that further isolated remedial work may be necessary in future in response to any observed deterioration in condition.
- **St Mary's Roofing works** - £0.153m grant funding has been secured to contribute to a £0.219m re-roofing project at St Mary's Primary School. The Council is providing match funding for the remainder of the budget. Works were completed during quarter 2 2024/25.
- **Ysgol David Hughes - Food Tech Block** - £0.115m grant funding has been secured to contribute to a £0.163m project at YDH, with contributions from the school and Council for the remainder of the budget. Works included some asbestos removal, installation of new floor, wall and ceiling finishes, installation of new units, worktops and appliances and corresponding mechanical and electrical work. Works were completed during quarter 2 2024/25.
- **Plas Arthur** - £0.995m grant funding has been secured to contribute to a £1.084m project at Plas Arthur, with contribution from the Council from existing capital budgets for the remainder of the budget. Works are to the exterior of the building and include roof-recovering, wall-tie replacement, installation of cavity wall insulation, window and door replacement and exterior cladding. It should be noted that the works are the first of what is intended to be a series of phases subject to funding and, as such, these works will not extend to all parts of the building. Works commenced in May 2024, and have a revised completion date of end of quarter 3 2024/25.
- **Low Carbon Heat Grant (Council Offices)** – Planning permission granted in November 2023 and ground surveys have subsequently taken place. On-site progress has been considerable, with most of the construction and engineering work complete, the heat pumps and other essential plant equipment are successfully installed and connected to the building through underground piping. The system is expected to be commissioned, relying on an electricity supply from a portable generator, during quarter 3. The switchover from the existing gas boilers to the Air Source Heat Pump is conditional on necessary upgrades by SPEN to the electricity supply capacity to the Council offices. We are awaiting confirmation of requirements and a schedule.

- **Low Carbon Heat Grant (4 grants)** – Funding has been awarded across four separate grants, to the value of £15.7m. One of the grant awards has a completion date of 2024/25, with the other three completing in 2025/26. WG Energy Service is providing grant funding that covers 90% of the costs, and the Council is providing match funding for the remaining 10% from existing capital budgets. External works have been successfully completed at multiple sites concurrently, including the installation of foundations and gated compounds designed to accommodate heat pumps and other plant equipment. New heat pump heating systems were operational at three sites in quarter 2, with several others due to be commissioned in quarter 3, pending completion of electrical upgrade works.
- **Additional Capital Repairs and Maintenance** - £0.574m has been award by WG for school capital maintenance works, and will be utilised in full in 2024/25.
- **Additional Learning Needs (ALN) grant (2024/25)** - £0.477m of grant funding was awarded by WG in 2024/25 to support learners with ALN. The aim of the grant is to optimise learning environments for disabled children and young people, and those with additional learning needs, to increase accessibility, promote inclusive practice, support learning and pupil wellbeing. This will support the objectives of ALNET and ALN reform to create a unified bilingual system for supporting children and young people from 0 to 25 with ALN, and the delivery of the Curriculum for Wales in school settings. With the projects that are currently in the programme for delivery under this grant, full expenditure of the budget is expected.
- **Community Focused Schools (CFS) grant (2024/25)** - £0.790m was awarded in 2024/25 to support small and medium scale practical projects to open schools outside the traditional hours, specifically to safely adapt and effectively open schools outside traditional hours, to enable community use of the existing facilities. The awarded sum relates to three specific schools. Works at two of the schools are nearing completion, with the remaining works at the third school ongoing, with full expenditure of the budget expected.
- Social care funding has been awarded from the Regional Partnership Board from a number of different funding streams, as follows:-
 - **Integrated Care Fund (ICF)** - £0.162m was claimed through the ICF in prior years, and through displaced funding, for the projects to slip into 2024/25 to be completed. There are 2 projects included in the programme managed monies, which are:-
 - Specialist small group homes;
 - Extra Care south of the Island.

It is currently envisaged that the remaining funds will be spent in full this financial year, which will be used as a contribution to the above expenditure schemes that sit within the HRA budget.

- **Integrated and rebalancing capital fund (IRCF)** – £0.839m of capital funding has been granted through IRCF to fund:-
 - Gors Felen (£0.062m) - This investment will be used to create a safe sensory environment for individuals with a learning disability in the Gors Felen Centre in Llangefni. This bespoke environment will enable individuals to take part in outdoor activities and boost their independence.

- Canolfan Glanhwfa (£0.777m, along with a further grant of £0.210m) – The funding will be used to transform an historic chapel / building close to the centre of Llangefni, build on the activity-based menu for dementia currently present and create the first Dementia Centre on Anglesey. The Centre will be run by Canolfan Glanhwfa, in partnership with the North Wales Memory Assessment Service and other providers, throughout the week and will benefit individuals and carers along their dementia journey. These individuals will be able to take part in activities, have information, advice and guidance, carer support sessions and join the meal club run by Bwyd Da Môn and Age Well Cymru twice a week. The construction for this project has begun and will run for 12 months, so the funding will be split over 2 financial years - majority of the funding will be spent in financial year 2024/25.

3.2 Capital Receipts

3.2.1 The capital receipts for this year to date and the budgeted capital receipts are:-

	Budget 2024/25 £'000	Received to 30 September 2024 £'000	Projection to 31 March 2025 £'000
Council Fund:			
Smallholdings	0	0	0
General	0	53	53
Industrial	0	0	0
Schools	372	81	81
HRA	247	127	251
Total	619	261	385

3.2.2 The projected capital receipts at 31 March 2025 is £0.385m, with £0.261m being received at 30 September 2024 (68%).

3.2.3 Although the projected capital receipts is £0.385m, there is £3.285m of capital receipts available to fund the capital programme, as £2.900m of capital receipts were brought forward from 2023/24 in the capital receipt reserve. Not all of this figure will be available to fund the general fund capital programme as there will be funding earmarked to fund the Sustainable Communities for Learning programme, as part of the Isle of Anglesey County Council's match funding, as well as Leisure earmarked reserve to fund leisure improvements, HRA capital receipts, as well as funding earmarked for slippage schemes from previous year.

4. PROJECTED ACTUAL EXPENDITURE 2024/25

4.1 Below is a table with projected Expenditure at 31 March 2025 and the revised funding:-

Service	Annual Budget £'000	Projected Expenditure £'000	Projected (Under) / Over Expenditure £'000	Variance %
Housing General Fund	1,049	1,050	1	0
Housing HRA	29,573	30,596	1,023	3
Lifelong Learning	9,020	8,510	(510)	(6)
Economic and Regeneration	12,438	7,270	(5,168)	(42)
Highways	7,105	6,879	(226)	(3)
Waste Management	264	264	0	0
Property	11,303	10,973	(330)	(3)
Transformation	500	500	0	0
Adult Services	1,225	938	(287)	(23)
Total	72,477	66,980	(5,497)	(8)
Funded By:	Annual Budget £'000	Projected Funding £'000	Variance £'000	Variance %
Capital Grant	43,171	38,638	(4,533)	(11)
Capital Receipts	1,032	931	(101)	(10)
Supported Borrowing	5,867	5,925	58	1
Unsupported Borrowing	5,805	5,451	(354)	(6)
Revenue Contribution	15,381	15,017	(364)	(2)
Reserves	1,205	1,002	(203)	(17)
Loan	16	16	0	0
Total Funding	72,477	66,980	(5,497)	(8)

4.2 As can be seen from Table 4.1 (above), the forecast underspend on the capital programme for 2024/25 is £5.497m, with this being potential slippage into the 2025/26 capital programme. The funding for this slippage will also slip into 2025/26 and will be factored in when producing the Treasury Management Strategy Statement, Capital Strategy and Capital Programme for 2025/26.

The significant underspend forecast in the general fund capital programme is summarised below:-

Lifelong Learning

The Disabled Access in Education Buildings is expected to underspend the entirety of the budget. WG's Additional Learning Needs (ALN) Grant is being used to fund works to enable Disabled Access in Education Buildings for 2024/25. It is expected that the pressure on this budget heading will increase in future as results of access audits will provide a fuller picture of the works required. It is requested at this stage that any underspend is carried over to fund works in 2025/26 and beyond. An underspend is also expected in the Education Buildings capital budget (circa £0.375m). This is a consequence of the increase to the budget of £0.572m from the Capital Repairs and Maintenance Grant Award 2024/25, which was awarded in late July 2024 (week before summer holidays), and the conscious decision not to try to push the spend out hurriedly and, rather, to displace it against committed expenditure and carry over to a measured 2025/26 programme. The Council is also committed to a 10% match funding for the Low Carbon Heat Grant (LCHG) from existing capital budgets, with the match for Education Buildings for 2025/26 being £0.319m. It is, therefore, requested that any underspend is carried over to fund the match funding and works in 2025/26.

Economic and Regeneration

The Holyhead: A Culture & Heritage Driven Transformation projects are expected to underspend significantly against the current budget, with significant delays being faced within the overall programme delivery. However, as noted in 3.1 above, there has been an extension to September 2025 (with the likelihood of a further extension) and, therefore, no funding will be lost.

Highways

The vehicles and gritters budget is predicted to underspend by approximately £0.038m. This is considering commitments already made and further orders planned. It must be noted, however, that WG funding may become available this financial year towards electric vehicles. If that occurs, the predicted underspend may be utilised along with the grant funding for more vehicles. As noted in 3.1 above, the ULEV capital budget is expected to underspend. Flood Relief schemes are also anticipated to underspend against the budget in the current financial year. They are progressing, albeit will slip into the next financial year, along with the grant funding and no funding will be lost.

Property

The Upgrade of Public Conveniences scheme budget will not be spent in full; it is anticipated that the spend from this budget will be minimal for the 2024/25 financial year. In recent years, this budget has been used to provide match funding for WG's Brilliant Basics grant programme, which funds 80% of eligible costs.

There is no Brilliant Basics Programme in 2024/25, but the Council is hopeful that the programme will run for 2025/26, and that the underspent budget will be available to support grant applications. It is not considered prudent to commit this budget to wholly Council funded projects this year, when there is the prospect of using it to deliver 80% grant funded projects in future. The intended public conveniences improvement plan to quantify capital requirements and prioritise assets for investment has been delayed due to the lead officer taking up another post within the Property Function. A new lead officer has been appointed and a new public convenience improvement plan is in development. There is also a risk that there will be an underspend relating to the Low Carbon Heat Grant (LCHG) in terms of commissioning works which are dependent on works being carried out in a timely fashion by SPEN.

Adult Services

The Canoflan Glanhwfa scheme is expected to underspend against the total budget this financial year, as explained in paragraph 3.1 above.

- 4.3** The Capital Finance Requirement forecasted at 31 March 2025 is £156.457m, which is the underlying need for the Authority to borrow to be able to fund its Capital Programme. The external borrowing currently stands at £121.362m, meaning the Authority essentially needs to borrow £35.095m to fund the current Capital Programme. If this borrowing is undertaken externally, the Authority will still be within its authorised borrowing limits, as per the 2024/25 Treasury Management Strategy Statement (Appendix 11).

5. FUTURE YEARS

- 5.1** The Capital Strategy recommended that the 2024/25 Capital Programme funding will be limited to the total of the general capital grant and supported borrowing (as determined by WG) and estimated value of any capital receipts that will be received. It is expected that the 2025/26 capital programme will follow the same principles, with the general capital grant and supported borrowing used to fund the annual replacement of vehicles, investment in ICT, refurbishing existing assets and an annual allocation to meet the cost of statutory Disabled Facilities Grants. There will also be funding available for the resurfacing of roads and capital projects that attract external grants, and these will be evaluated on a case-by-case basis.

Once the above projects have been funded, any surplus funding available will be used to fund new capital schemes, with priority given to projects which contribute to the Council's objectives, as set out in the Council Plan 2022– 2027, and any schemes which can generate future revenue savings or generate additional income.

6. CONCLUSION

6.1 The results at the end of quarter 2, and the associated projected expenditure, shows that the majority of projects are on target to be completed within budget. While some schemes are expected to underspend at this stage, it must be noted that the budgets are committed and required, and slippage to 2025/26 is requested for these schemes to complete next financial year. The Council is also expecting to receive £0.385m of Capital Receipts in 2024/25 to contribute towards the funding of the Capital Programme.

Summary of the Capital Projects' Expenditure to date against the Capital Budget and the Projected Expenditure at Year-End

Service	Annual Budget (£)	Actual Expenditure (£)	Committed Expenditure (£)	Total Expenditure (£)	Annual Budget Spent (%)	Projected Expenditure (£)	Projected Under / Over (£)	Variance (%)
Housing General Fund								
Disabled Facilities Grants	878,910	543,029	336,340	879,369	100	879,369	459	0
Enable Grant	139,786	3,369	0	3,369	2	139,786	0	0
Affordable Housing	30,650	0	0	0	0	30,650	0	0
TOTAL	1,049,346	546,399	336,340	882,738	84	1,049,805	459	0
Housing HRA								
Central Heating Contract	1,600,000	591,916	0	591,916	37	1,300,000	(300,000)	(19)
Planned Maintenance Contract	6,216,006	2,586,619	0	2,586,619	42	5,216,006	(1,000,000)	(16)
Energy Performance Improvement	1,700,000	0	0	0	0	1,700,000	0	0
Environmental Works	500,000	74,253	0	74,253	15	300,000	(200,000)	(40)
Acquisition of Existing Properties and Development of new properties	15,657,000	8,567,660	0	8,567,660	55	18,180,078	2,523,078	16
Public Sector Adaptations	500,000	183,216	0	183,216	37	500,000	0	0
Fire Risk	400,000	5,831	0	5,831	1	400,000	0	0
Fleet	300,000	0	0	0	0	300,000	0	0
WHQS	2,700,000	691,452	0	691,452	26	2,700,000	0	0
TOTAL	29,573,006	12,700,949	0	12,700,949	43	30,596,084	1,023,078	3
Lifelong Learning								
Disabled Access in Education Building	134,763	0	0	0	0	0	(134,763)	(100)
Refurbish Education Building	1,125,860	438,946	0	438,946	39	750,860	(375,000)	(33)
School Safety	68,901	5,607	0	5,607	8	68,901	0	0
External Canopies	3,077	0	0	0	0	3,077	0	0
Additional Learning Needs 2023/24	108,385	106,541	0	106,541	98	108,385	0	0
Additional Learning Needs 2024/25	476,761	139,126	0	139,126	29	476,761	0	0
Community Focussed Schools	789,680	43,522	24,801	68,323	9	789,680	0	0
RAAC Remedial works	1,013,521	712,452	7,062	719,514	71	1,013,521	0	0
Valley Childcare Unit	281,166	195,627	15,121	210,748	75	281,166	0	0
Ysgol Henblas Childcare Unit	38,569	26,269	12,300	38,569	100	38,569	0	0
Ysgol Llangoed Childcare Unit	442,543	709	29,489	30,197	7	442,543	0	0
Ysgol Llanfechell Childcare Unit	842,309	8,810	482,583	491,392	58	842,309	0	0
Childcare Capital Grants scheme	435,044	70,739	1,324	72,064	17	435,044	0	0
Santes Fair - Roofing	218,607	188,520	0	188,520	86	218,607	0	0
Ysgol David Hughes - Food Tech Block	162,950	0	0	0	0	162,950	0	0
Commencement of Band B Programme	2,878,000	2,192,638	41,402	2,234,040	78	2,878,000	0	0
TOTAL	9,020,137	4,129,506	614,082	4,743,588	53	8,510,374	(509,763)	(6)

APPENDIX B

Service	Annual Budget (£)	Actual Expenditure (£)	Committed Expenditure (£)	Total Expenditure (£)	Annual Budget Spent (%)	Projected Expenditure (£)	Projected Under / Over (£)	Variance (%)
Economic and Regeneration								
Amlwch Lesiure Centre - Flooring	50,527	47,524	2,381	49,905	99	49,905	(622)	(1)
Tourism Gateway	50,000	0	0	0	0	50,000	0	0
Holyhead Regeneration (THI Phase II)	1,282,000	267,698	601,974	869,672	68	1,282,000	0	0
Economic Development & Environmental Wellbeing	122,543	0	0	0	0	122,543	0	0
Porth Wrach Slipway – Enforcement Cameras	30,000	0	0	0	0	30,000	0	0
Newry Community Centre	51,287	0	10,000	10,000	19	51,287	0	0
Maritime Infrastructure	177,514	0	0	0	0	137,514	(40,000)	(23)
Visitor Infrastructure	193,953	5,772	116,871	122,643	63	193,953	0	0
Arfor	585,000	199,592	0	199,592	34	585,000	0	0
Llangefni Library	95,430	30,527	0	30,527	32	95,430	0	0
Holyhead: A Culture & Heritage Driven Transformation	9,800,000	859,950	0	859,950	9	4,671,943	(5,128,057)	(52)
TOTAL	12,438,254	1,411,064	731,226	2,142,290	17	7,269,576	(5,168,678)	(42)
Highways								
Vehicles	520,789	279,823	231,823	511,646	98	511,646	(9,143)	(2)
Gritters	456,000	0	426,772	426,772	94	427,000	(29,000)	(6)
Highways Resurfacing	2,116,975	1,610,994	0	1,610,994	76	2,116,975	0	0
Llanfair Flood Scheme	454,334	134,197	0	134,197	30	354,334	(100,000)	(22)
FBC Menai Flood Scheme	69,518	32,787	0	32,787	47	59,518	(10,000)	(14)
Flood Relief Schemes (Match Funding)	346,800	0	0	0	0	346,800	0	0
Invest to Save - Vehicles	5,068	0	0	0	0	5,068	0	0
Small scale grants work	529,641	234,640	33,720	268,360	51	529,641	0	0
Active Travel	1,527,338	450,265	196,212	646,477	42	1,527,338	0	0
VTF - Electric Vehicle Charge Points 2023/24	163,521	162,218	0	162,218	99	163,521	0	0
Road Safety Capital	161,500	56,853	0	56,853	35	161,500	0	0
Safe Routes in Communities	71,750	59,456	3,280	62,736	87	71,750	0	0
ULEV 2024/25	502,500	88,035	215,348	303,383	60	425,000	(77,500)	(15)
Electric Vehicle Charging Infrastructure	178,705	30,227	0	30,227	17	178,705	0	0
TOTAL	7,104,439	3,139,494	1,107,155	4,246,649	60	6,878,796	(225,643)	(3)

APPENDIX B

Service	Annual Budget (£)	Actual Expenditure (£)	Committed Expenditure (£)	Total Expenditure (£)	Annual Budget Spent (%)	Projected Expenditure (£)	Projected Under / Over (£)	Variance (%)
Waste Management								
IVC Works	7,791	0	0	0	0	7,791	0	0
Recycling Equipment	255,857	238,524	0	238,524	93	255,857	0	0
TOTAL	263,648	238,524	0	238,524	90	263,648	0	0
Property								
Refurbish Existing Assets	900,505	69,674	1,385	71,059	8	900,505	0	0
Plas Arthur	1,083,753	412,631	0	412,631	38	1,083,753	0	0
Invest To Save Property	15,596	0	0	0	0	15,596	0	0
Low Carbon Heat Grant - Council Offices	23,900	0	0	0	0	23,900	0	0
Low Carbon Heat Grant - 231	2,002,567	0	0	0	0	1,952,567	(50,000)	(2)
Low Carbon Heat Grant - 249	1,539,374	0	0	0	0	1,539,374	0	0
Low Carbon Heat Grant - 250	3,899,555	0	0	0	0	3,899,555	0	0
Low Carbon Heat Grant - 251	1,557,982	0	0	0	0	1,557,982	0	0
Upgrade Public Conveniences	279,574	0	0	0	0	0	(279,574)	(100)
TOTAL	11,302,806	482,305	1,385	483,690	4	10,973,232	(329,574)	(3)
ICT								
Transformation								
ICT	411,513	7,190	4,726	11,916	3	411,513	0	0
Telephony System	88,500	63,666	689	64,355	73	88,500	0	0
TOTAL	500,013	70,857	5,414	76,271	15	500,013	0	0
Adult Services								
Gors Felen Sensory Garden	62,353	35,053	0	35,053	56	62,353	0	0
Canolfan Glanhwa	987,041	0	0	0	0	700,000	(287,041)	(29)
ICF	162,362	26,569	8,697	35,266	22	162,362	0	0
Plas Mona Refurbishment	13,520	0	0	0	0	13,520	0	0
TOTAL	1,225,276	61,622	8,697	70,319	6	938,235	(287,041)	(23)
TOTAL	72,476,925	22,780,719	2,804,300	25,585,019	35	66,979,763	(5,497,162)	(8)

Changes to budgets / additional schemes added since budget setting.

Scheme	Budget £	FUNDING						
		Grant £	Revenue Contribution £	Capital Receipts Reserve £	Capital Reserve £	Supported borrowing £	Unsupported borrowing £	Other Reserve £
Enable	139,786	139,786						
Active Travel	1,527,338	1,527,338						
ALN 2024/25	476,761	476,761						
Small Scale Flood schemes	529,641	464,369			65,272			
Gors Felen Sensory Garden	62,353	62,353						
Canolfan Glanhwa	987,041	987,041						
Road Safety Capital	161,500	161,500						
Safe Routes in Communities	71,750	71,750						
ULEV	502,500	502,500						
Ysgol DH - Food Tech Block	162,950	115,000			27,950	20,000		
Education Buildings capital	(490,752)					(490,752)		
Council Buildings capital	(202,790)					(202,790)		
St Mary's Roofing	218,607	153,000				65,607		
Low Carbon Heat Grant - 231	1,059,524	953,571				105,953		
Low Carbon Heat Grant - 249	941,700	847,530				94,170		
Low Carbon Heat Grant - 250	2,285,610	2,057,049				228,561		
Low Carbon Heat Grant - 251	907,935	817,142				90,793		
Plas Arthur	1,083,753	995,295				88,458		
CFS 2024/25	789,680	789,680						
ICF	162,362					162,362		
ULEV	(8,023)	(8,023)						
Education Buildings capital	572,114	572,114						
Llanfair Flood Relief Scheme	105,000	105,000						
Arfor	585,000	585,000						
Childcare Capital Grant Schemes	435,044	435,044						
Ysgol Llanfechell Childcare Unit	842,309	842,309						
Ysgol Llangoed Childcare Unit	442,543	442,543						
Ysgol Henblas Childcare Unit	95,430	95,430						
Llangefni Library	38,569	38,569						
HRA*	(1,345,000)	(1,172,661)	(2,688,074)	509,441		(162,362)	2,168,656	
TOTAL	13,140,235	13,056,990	(2,688,074)	509,441	93,222	0	2,168,656	0

*Included in the 2024/25 budget for HRA, there was an overestimation of grant funding and, along with the required decrease in budget, the funding has now been amended.

Additional Schemes Added in Quarter 2 – Require Executive Approval		
Scheme	£'m	Funded By
Education Buildings Capital	0.572	External Grant
Ysgol Henblas Childcare Unit	0.039	External Grant
Ysgol Llangoed Childcare Unit	0.443	External Grant
Ysgol Llanfechell Childcare Unit	0.842	External Grant
Childcare Capital Grant Schemes	0.435	External Grant
Arfor	0.585	External Grant
Llangefni Library	0.095	External Grant
Llanfair Flood Relief Scheme	0.105	External Grant
Total Additional Schemes Added in Quarter 2	3.116	

Isle of Anglesey County Council	
Report to:	EXECUTIVE COMMITTEE
Date:	26 NOVEMBER 2024
Subject:	HOUSING REVENUE ACCOUNT BUDGET MONITORING, QUARTER 2 2024/25
Portfolio Holder(s):	COUNCILLOR R WILLIAMS – DEPUTY LEADER & PORTFOLIO HOLDER - FINANCE
Head of Service / Director:	MARC JONES - DIRECTOR OF FUNCTION (RESOURCES) & SECTION 151 OFFICER (EXT. 2601)
Report Author:	CARWYN EDWARDS
Tel:	01248 752699
E-mail:	CarwynEdwards@ynysmon.llyw.cymru
Local Members:	N/A

A –Recommendation/s and reason/s

1. The Executive is requested to note the following: -
 - (i) The position set out in respect of the financial performance of the Housing Revenue Account (HRA) for quarter 2 2024/25.
 - (ii) The forecast outturn for 2024/25.

2. **Background**
 - (i) The report here shows the revenue budget with a budgeted surplus of £8,369k.
 - (ii) The gross capital budget for 2024/25 is £29,573k. Grant funding budget of £10,578 and £509k earmarked reserve balance reduces the net budget to £18,485k.
 - (iii) The combination of both the revenue budget and adjusted capital budget gave a planned budget deficit of £10,116k, of which £7,011k is to be funded from the HRA reserve, with the balance of £3,104k to be funded by external borrowing.
 - (iv) The HRA is ‘ringfenced’, and its reserves cannot be transferred to the General Fund, nor can General Fund reserves be used to fund the HRA.

3. This report sets out the financial performance of the HRA for the period from 1st April 2024 to 31st March 2025.

4. **Overview**
 - 4.1 The HRA revenue surplus at the end of quarter 2 shows an underspend of £604k compared to the profiled budget. The forecast at year end is an overspend of £424k. More detail is given in Sections 5 to 8 below and in Appendix A.
 - 4.2 Capital expenditure is forecasted to be £1,023k above budget at year end, as explained in Section 9 below and in Appendices B and C. Grant income is expected to be overachieved by £1,612k, and we are also expecting additional £128k in capital receipts.
 - 4.3 The forecast deficit (combining both revenue and capital) is now £9,823k, £293k less than the budget.

5. Income

- 5.1** At the end of quarter 2, income was £219k below profiled budget. The shortfall on rental income of £123k is mostly due to higher-than-expected number of void properties compared to the budget, and partly due to timing differences of new properties transferring to rentable stock. The remaining shortfall of £96k is mainly due to timing differences between the budget and actual receipts on other income. We are forecasting underachieved income of £162k at year end.

6. Non-Repairs and Maintenance Expenditure

- 6.1** At the end of quarter 2, non-repairs and maintenance expenditure was £56k above the profiled budget. The main driver of this result is an underspend in the estates management team of £24k on staffing costs (secondments outside HRA, pay awards 2024 still due), and an overspend of £82k, which is mainly due to timing differences between budget and actual expenditure in relation to HRA IT systems. We are forecasting a potential overspend of up to £193k at year end. If realised, this will be mainly driven by an additional spend of up to £140k in relation to transition to a new housing IT system contract. This substantial price increase is due to two factors: firstly, our current contract had prices locked about 10 years ago, and the new contract will adjust to current prices; and secondly, the manufacturer is switching from a one-off product price + maintenance to a subscription-based model. The systems team is currently evaluating the best option to make the transition.

7. Repairs and Maintenance

- 7.1** At the end of quarter 2, there was an underspend of £879k on repairs and maintenance. Most of the underspend is within the Housing Maintenance Unit (HMU), at £790k below budget. This is a combination of several factors:-
- (i)** primarily, due to our stores operator transitioning to a new finance system, we are experiencing a severe delay in incoming invoices. Together with invoicing delays by our other subcontractors, the delay is estimated at about £700k.
 - (ii)** additional underspend on transport (vehicles budgeted for use by operative staff in posts which are vacant), as well as staffing underspend due to vacant posts and pay award 2024 still due.
 - (iii)** Overall, levels of expenditure within HMU have increased year on year, both due to price increase and volume of work, and we are projecting a year-end overspend of about £93k.
- 7.2** Expenditure on non HMU building maintenance staff is £83k below the profiled budget at the end of quarter 2, which is partly due to vacant posts and partly to pay awards 2024 still due.

8. Year End Adjustments

- 8.1 This heading covers items of expenditure (capital financing costs and recharges from the General Fund) that form part of the year end accounting process. At the end of quarter 2, we are forecasting a break-even position at year end.

9. Capital Expenditure

- 9.1 The gross capital budget for 2024/25 is £29,573k, the grant funding budget is £10,578k, and other contributions budget is £509k. We are forecasting an increased spend on capital expenditure (see Appendix B for a detailed breakdown), as well as increased income in grants and an additional capital receipt of £128k to be used together with the £509k from earmarked reserve in full.

The Grant funding forecast of £12,190k is summarised below:-

Source	Quarter 2 Forecast £
Housing with Care Fund (HCF)	584,158
CADW	73,676
Welsh Housing Quality Standard (WHQS)	324,730
Transitional Accommodation Capital Programme	1,184,124
Social Housing Grant (SHG)	6,094,538
Major Repairs Allowance (MRA)	2,690,000
Optimised Retrofit Programme 2024/25	872,899
Optimised Retrofit Programme 2024/25 Additional Allocation	366,268
Total Grant Funding	12,190,393

- 9.2 WHQS expenditure – The £2,700k budget is split as follows: £1,500k to tackle WHQS refusals and capital elements upgraded at change of tenancy, such as replacement kitchens, bathrooms and re-wiring systems as they reach the end of their life cycles. The remainder of £1,200k towards establishing a 5 year programme for the replacement of kitchens which now exceed 15 years in age. The contract was tendered and evaluated during quarter 2. It is forecasted that the budget will be utilised in full during 2024/25, if 2 successful contractors are awarded contracts during quarter 3.
- 9.3 Fire Risk expenditure – The £400k budget is planned to be spent on ensuring compliance with the Regulatory Reform Order 2005. Proposed measures will primarily involve replacement of (FD60) flat fire doors and upgrading fire alarm systems servicing blocks of flats. The fire door replacement contract was tendered and awarded during quarter 2. It is forecasted that the budget will be utilised in full during 2024/25.
- 9.4 Public Sector Adaptations expenditure – Housing services expects that demand for medium or large-scale adaptations will remain high, and the allocated budget of £500k will fund works such as installing stair-lifts, level access showers, ramps and extensions. It is forecasted that the budget will be utilised in full during 2024/25.

- 9.5** Energy Performance expenditure – During quarter 1, contract documents were prepared with a view to establishing a 5 year programme for the longer term delivery of renewable energy and decarbonisation measures. The contract, primarily involving the installation of Solar PV systems across the housing stock, which has now been approved by SPEN, subject to the inclusion of Export Limitation measures being included within the installations, was tendered and awarded during quarter 2. Subject to successful award of contract during quarter 3, we will aim to utilise the budget of £1,700k in full during 2024/25.
- 9.6** Planned Maintenance expenditure – The total budget allocated for traditional Planned Maintenance work is £6,216k, which includes carried forward commitment on schemes which were awarded and commenced on site during 2023/24. Carried forward commitment primarily involves the continuation of work at Maes Cynfor, Cemaes Bay, Phase 2, and Morrison Crescent, Holyhead. Housing Services tendered and awarded a further Planned Maintenance Contract, namely Tan y Bryn, Valley, Phase 2, during quarter 2, which has contractually committed the budget for 2024/25. The Tan y Bryn contract will involve carried forward commitment to 2025/26, and Housing forecast that the planned maintenance budget for this year will be £1.0m underspent.
- 9.7** Environmental Works Expenditure – A total budget of £500k is allocated towards environmental improvements in 2024/25. A proportion of this budget will be utilised to continue with the programmed demolition of certain garages at Llangefni, Moelfre and Amlwch which are no longer viable to maintain. In addition, the budget will be utilised for targeted estate improvements and upgrading treatment plants owned and operated by Housing Services. Discussions continue with Natural Resources Wales in respect of upgrading a treatment plant at Carreglefn, and it is unlikely that a scheme will be agreed and on site during the current financial year. It is forecasted that the budget will not be utilised in full during 2024/25.
- 9.8** Central Heating Contract Expenditure - During 2024/25, Housing Services aim to replace approximately 600 boilers, with a budget of £1,600k allocated for the project. A contract was awarded for this year's primary boiler replacement programme during quarter 1. Following a mid-term review of final property numbers, it is forecasted that the budget will be underspent by £300k at year end.
- 9.9** Fleet Renewal – The budget allocates the sum of £300k to commence a rolling programme of renewing the Building Maintenance Unit's vehicular fleet, primarily the van stock utilised by operatives.
- 9.10** Acquisition of Existing Properties and Development of new properties - The budget of £15,657k is expected to be exceeded during 2024/25, resulting in a total spend of £18,180k.
- Projects completed or nearing completion
Lôn Lwyd in Pentraeth and Parc y Coed (Phase 2) in Llangefni are complete and are adding 10 and 6 new intermediate rent units to HRA stock. Additionally, 4 units at Parc y Coed will be available for sale.
- Plas Alltran in Holyhead and Garreg Lwyd Road in Holyhead will add 12 units to the HRA social rent housing stock. Plas Alltran is facing an increased spend in 2024/25, brought forward due to delays in 2023/24.

- **Collaboration with Social Services**
There are three active projects where HRA collaborates with the Council's Social Services department. The development of the extra care facility in Menai Bridge is experiencing delays and no substantial works are expected to take place in 2024/25. A property in Gwalchmai has been acquired with a HCF grant and will be refurbished at the cost to HRA. A new extension to a property in Bodorgan will be developed with a HCF grant.
- **Other developments**
New developments at Cae Braenar in Holyhead and Stad y Bryn in Llanfaethlu are progressing well, with Cae Braenar projected to be on budget and Stad y Bryn to overspend by about 10% this year, due to faster than planned progress, which will reduce expenditure on the project in 2025/26. On the other hand, the development at the Newborough Old School Site was planned to start in January 2024, but the start of works was delayed until June. This will result in reduced spend in 2024/25 of about £700k, which will slip into 2025/26.
- **New projects in initial stages and pre-planning**
Several projects are in their initial stages, namely developments at Plas Penlan in Llangefni, Maes Mona in Amlwch and at Ysgol Corn Hir in Llangefni. Plas Penlan and Ysgol Corn Hir are both expected to spend more due to the cost of the site not having been included in the 2024/25 budget. The development project at Ysgol Parch Thomas Ellis site has been put on hold due to planning issues and has, for now, been removed from the list of active projects. Its original budget of £21k has been reallocated to the Garreg Lwyd development.

Projects in pre-planning stages include development and re-development at Maes William Williams in Amlwch, Tan Y Foel in Llanerchymedd, Ysgol y Parc in Holyhead and Pencraig Mansions in Llangefni. In 2024/25, the spend on these projects is expected to be in the region of £30k.

- **Buybacks and renovations**
The annual plan includes acquisition of 15 former Council properties and their renovation. The acquisition plan is well under way, with all properties identified and seven already completed at the end of quarter 2. An application for a Transitional Accommodation Capital Programme (TACP) grant was successful and, as a result, £795k will be available towards the purchases.

Renovations are mostly being carried out on properties acquired in the last financial year. To end of quarter 2, £665k was spent on renovations, with a contribution from TACP grant of £390k. Existing projects, as well as works on new acquisitions, are expected to bring the total spend this financial year to £2.1m.

Overall position

Both new development contracts and buybacks and renovations are very active areas. At the end of quarter 2, we forecast that the budget of £15,567k approved at quarter 1 will be overspent by £2,523k, for a total spend of £18,180k.

Renovations especially are performing well over budget due to very dynamic development in the available opportunities, which are difficult to predict accurately, and contribute £1,300k to the projected overspend. Purchase of two sites, at Penlan and Corn Hir, accounts for another approximately £500k, and £560k is projected spend on two new projects in collaboration with Social Services. The remaining £163k overspend is a combination of expenditure brought forward and slipped between financial years and some over and underspend. Together with new funding opportunities, no extra borrowing will be required.

10. HRA Balance

10.1 The opening balance of the HRA reserve stood at £8,189k. The budget allowed for the use of £7,011k of this balance, leaving the minimum level of reserve balance of £1,177k set out by the Section 151 Officer, which equates to 5% of the income budget for 2024/25.

11. HRA Borrowing

11.1 The net revenue / capital deficit budgeted for the year is £10,116k. This was budgeted to be funded by £7,011k from the HRA reserve and £3,105k in external borrowing. Due to increased projected grant income, we are forecasting that external borrowing will be reduced to £2,751k.

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

Not applicable

C – Why is this a decision for the Executive?

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?	The report is for monitoring purposes only and is used, along with other reports, to set the HRA business plan and annual budget. In setting the annual budget, the impact on the long-term needs of the Island will be assessed.
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 applicable
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	The Housing Services regularly consult with their tenants and the results of those consultations are fed into the business planning process and then on to the annual budget process.

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 / Leadership Team (LT) (mandatory)	The report was considered by the LT at its meeting on 5 November 2024. Any comments will have been incorporated into the report.
2	Finance / Section 151 (mandatory)	N/A – this is the Section 151 Officer’s report.
3	Legal / Monitoring Officer (mandatory)	The Monitoring Officer is a member of the LT and any comments will have been considered at the meeting on 5 November 2024.
4	Human Resources (HR)	N/A
5	Property	N/A
6	Information Communication Technology (ICT)	N/A
7	Procurement	N/A
8	Scrutiny	The results of the HRA quarterly monitoring reports are reported to the Finance Scrutiny Panel.
9	Local Members	N/A
F - Appendices:		
<ul style="list-style-type: none"> • Appendix A – Revenue expenditure and forecasts to end of quarter 2 2024/25 • Appendix B – Capital expenditure and forecast to end of quarter 2 2024/25 • Appendix C – New Build capital schemes and forecast to end of quarter 2 2024/25 		
Ff - Background papers (please contact the author of the Report for any further information):		
<ul style="list-style-type: none"> • HRA 30 Year Business Plan 2024-2054 (as approved by this Committee in May 2024). 		

HRA ACCOUNT 2024/25								
	Annual Budget 2024/25	Profiled Budget to month 6	Actual to month 6	Variance to month 6	Year end Forecast	Year End Variance	Forecast variance at month 3	Change from Q1 forecast
	£	£	£	£	£	£	£	£
REVENUE ACCOUNT								
Income	£	£	£	£	£	£	£	£
Dwellings	(22,764,700)	(11,821,710)	(11,698,760)	122,950	(22,581,750)	182,950	56,971	125,978
Garages	(267,820)	(139,080)	(138,747)	333	(267,487)	333	764	(431)
Service Charges	(185,730)	(91,257)	(103,730)	(12,473)	(178,203)	7,527	1,417	6,110
Other	(233,340)	(180,756)	(72,248)	108,508	(262,629)	(29,289)	7,501	(36,790)
Bad Debt Provision	341,470	0	0	0	341,470	0	0	0
TOTAL INCOME	(23,110,120)	(12,232,803)	(12,013,485)	219,318	(22,948,599)	161,521	66,653	94,867
Non Repairs & Maintenance Expenditure								
Tenant Participation	252,940	125,998	119,863	(6,135)	262,586	9,646	5,433	4,214
Rent Administration	450,530	225,591	229,615	4,024	479,594	29,064	3,002	26,062
Estate Management	684,480	341,945	317,957	(23,988)	679,971	(4,509)	(9,774)	5,265
Other Revenue Expenditure	2,354,450	1,109,317	1,190,991	81,674	2,513,016	158,566	38,156	120,410
Total Non R & M Expenditure	3,742,400	1,802,851	1,858,426	55,575	3,935,167	192,767	36,817	155,951
Repairs and Maintenance								
Housing Maintenance Unit (HMU)	6,576,240	3,270,243	2,479,304	(790,939)	6,669,192	92,952	(106,465)	199,417
Building Maintenance Staff (non HMU)	1,192,960	595,666	512,530	(83,136)	1,125,357	(67,603)	(21,453)	(46,150)
Other Repairs and Maintenance	1,098,220	675,707	670,678	(5,029)	1,142,190	43,970	1,770	42,199
Total Repairs & Maintenance	8,867,420	4,541,616	3,662,512	(879,104)	8,936,738	69,318	(126,148)	195,466

Year End Adjustments								
Capital Financing Charges	1,646,000	0	0	0	1,646,000	0	0	0
Interest Receivable	(400,000)	0	0	0	(400,000)	0	0	0
Recharge from Housing Services	53,870	0	0	0	53,870	0	0	0
Recharge from Central Services	831,260	0	0	0	831,260	0	0	0
Total Year End Adjustments	2,131,130	0	0	0	2,131,130	0	0	0
TOTAL REVENUE EXPENDITURE	14,740,950	6,344,467	5,520,938	(823,529)	15,003,035	262,085	(89,331)	351,417
TOTAL REVENUE (SURPLUS) / DEFICIT	(8,369,170)	(5,888,336)	(6,492,547)	(604,211)	(7,945,564)	423,606	(22,678)	446,284
CAPITAL EXPENDITURE ACCOUNT								
2024/25 Expenditure	29,573,006	0	12,700,947	12,700,947	30,596,084	1,023,078	0	1,023,078
Grant Funding	(10,578,339)	0	0	0	(12,190,393)	(1,612,054)	0	(1,612,054)
Other Contributions	(509,441)	0	(128,000)	(128,000)	(637,441)	(128,000)	0	(128,000)
TOTAL CAPITAL (SURPLUS) / DEFICIT	18,485,226	0	12,572,947	12,572,947	17,768,250	(716,976)	0	(716,976)
Funded By								
Revenue surplus	(8,369,170)				(7,945,564)	423,606	(22,678)	(7,945,564)
HRA reserve	(7,011,400)				(7,011,400)	0	0	(7,011,400)
Unsupported borrowing	(3,104,656)				(2,811,286)	293,370	22,678	(2,811,286)
Total Funding of Capital Expenditure	(18,485,226)				(17,768,250)	716,976	0	(17,768,250)
Opening HRA Balance	(8,188,500)				(8,188,500)			(8,188,500)
Net (Increase) / Decrease in HRA Reserve	7,011,400				7,011,400			7,011,400
Closing HRA Balance	(1,177,100)				(1,177,100)			(1,177,100)

HOUSING REVENUE ACCOUNT CAPITAL BUDGET 2024/25

APPENDIX B

	Annual Budget 2024/25	Actuals to month 6	Year end forecast	Year end variance	Forecast Variance at month 3	Change from month 3 Forecast
	£	£	£	£	£	£
Central Heating Contract	1,600,000	591,916	1,300,000	(300,000)	0	(300,000)
Planned Maintenance Contract	6,216,006	2,586,619	5,216,006	(1,000,000)	0	(1,000,000)
Energy Performance Improvement	1,700,000	0	1,700,000	0	0	0
Environmental Works	500,000	74,253	300,000	(200,000)	0	(200,000)
Acquisition of Existing Properties and Development of New Properties	15,657,000	8,567,660	18,180,078	2,523,078	0	2,523,078
Public Sector Adaptations	500,000	183,216	500,000	0	0	0
Fire Risk	400,000	5,831	400,000	0	0	0
WHQS	1,500,000	691,452	1,500,000	0	0	0
Kitchen replacement programme	1,200,000	0	1,200,000	0	0	0
Fleet Renewal	300,000	0	300,000	0	0	0
TOTAL CAPITAL EXPENDITURE	29,573,006	12,700,947	30,596,084	1,023,078	0	1,023,078

NEW DEVELOPMENT BUDGET 2024/25

Schemes	Number of Additional Units	2024/25 Budget £	Expenditure to Month 6 £	Forecasted Expenditure month 7 – 12 £	Total Forecasted Expenditure 2024/25 £	Forecasted variance at month 6 £	Variance at month 3 £
Lôn Lwyd, Pentraeth	10	2,723,500	2,722,743	0	2,722,743	(757)	0
Parc y Coed, Llangefni, Phase 2	10	294,000	214,804	25,196	240,000	(54,000)	0
Plas Alltran, Caergybi	4	238,000	278,787	273,548	552,335	314,335	0
Garreg Lwyd Road, Caergybi	8	886,500	840,867	124,133	965,000	78,500	0
Extra Care Menai Bridge	45	100,000	143,262	6,738	150,000	50,000	0
Gwalchmai	1	0	1,919	413,081	415,000	415,000	0
Bodorgan	1	0	3,758	146,242	150,000	150,000	0
Cae Braenar, Caergybi	23	4,000,000	1,656,340	2,343,660	4,000,000	0	0
Newborough Old School Site	14	2,500,000	287,937	1,512,063	1,800,000	(700,000)	0
Stad y Bryn, Llanfaethlu	9	2,175,000	941,185	1,483,815	2,425,000	250,000	0
Plas Penlan, Llangefni	12	50,000	2,325	347,675	350,000	300,000	0
Maes Mona, Amlwch	40	60,000	10,285	49,715	60,000	0	0
Ysgol Corn Hir Site		100,000	2,545	517,455	520,000	420,000	0
Schemes in Pre Planning Stage		30,000	12,958	17,042	30,000	0	0
Renovation 15 Units	0	1,000,000	664,925	1,435,075	2,100,000	1,100,000	0
Buyback 15 Units	15	1,500,000	785,565	914,435	1,700,000	200,000	0
Total	192	15,657,000	8,570,205	9,609,873	18,180,078	2,523,078	0

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Isle of Anglesey County Council	
Report to:	EXECUTIVE COMMITTEE
Date:	26 NOVEMBER 2024
Subject:	THE COUNCIL TAX BASE FOR 2025/26
Portfolio Holder(s):	COUNCILLOR ROBIN WILLIAMS DEPUTY LEADER & PORTFOLIO HOLDER - FINANCE
Head of Service / Director:	MARC JONES - DIRECTOR OF FUNCTION (RESOURCES) / SECTION 151 OFFICER
Report Author:	MARC JONES - DIRECTOR OF FUNCTION (RESOURCES) / SECTION 151 OFFICER
Tel:	01248 752601
E-mail:	rmjfi@ynysmon.llyw.cymru
Local Members:	N/A

A –Recommendation/s and reason/s

I recommend that the Executive makes the following decisions:-

1. To note the calculation of the Council Tax Base by the Director of Function (Resources) / Section 151 Officer, this will be used by the Welsh Government in the calculation of the Revenue Support Grant for the Isle of Anglesey County Council for the 2025/26 financial year, being **31,445.15** (see **Appendix A** in respect of the calculation of the Council Tax Base for this purpose – Part E6).
2. That the calculation by the Director of Function (Resources) / Section 151 Officer for the purpose of setting the Council Tax Base for the whole and parts of the area for the year 2025/26 is approved (see **Appendix A** for the calculation of the tax base – Part E5).
3. That, in accordance with the Local Government Finance Act 1992 and the Local Authorities (Calculation of Council Tax Base) (Wales) Regulations 1995 (SI19956/2561) as amended by SI1999/2935 and the Local Authorities (Calculation of Council Tax Base) and Council Tax (Prescribed Classes of Dwellings) (Wales) (Amendment) Regulations 2004 and the Local Authorities (Calculation of Council Tax Base) (Wales) (Amendment) Regulations 2016, the amounts calculated by the Isle of Anglesey County Council as its tax base for the year 2025/26 shall be **33,472.17**, and as follows for the parts of the area listed below :-

Amlwch	1,558.06
Beaumaris	1,162.14
Holyhead	4,100.82
Llangefni	2,136.18
Menai Bridge	1,525.77
Llanddaniel-fab	382.90
Llanddona	422.03
Cwm Cadnant	1,234.98
Llanfair Pwllgwyngyll	1,336.39
Llanfihangel Ysceifiog	714.60
Bodorgan	486.31
Llangoed	702.13
Llangristiolus and Cerrigceinwen	652.47
Llanidan	427.80
Rhosyr	1,061.75
Penmynydd	250.14
Pentraeth	613.98
Moelfre	706.87

Llaneilian	652.66
Llannerch-y-medd	544.50
Llaneugrad	210.59
Llanfair Mathafarn Eithaf	2,036.74
Cylch y Garn	436.31
Mechell	593.58
Rhos-y-bol	491.43
Aberffraw	322.08
Bodedern	452.11
Bodffordd	430.38
Trearddur	1,519.06
Tref Alaw	274.15
Llanfachraeth	237.62
Llanfaelog	1,456.45
Llanfaethlu	289.73
Llanfair-yn-Neubwll	587.89
Valley	1,085.57
Bryngwran	369.72

Llanbadrig	716.15	Rhoscolyn	396.18
Llanddyfnan	522.47	Trewalchmai	371.48

REASONS AND BACKGROUND

The calculations have been made in accordance with the Welsh Government Guidelines for Council Tax Dwellings (CT1 v.1.0) 2025/26 based on the number of properties in various bands on the valuation list on 31 October 2024 and summarised by the Authority under Section 22B (7) of the Local Government Finance Act 1992. The calculations take into account discounts, exemptions and premiums as well as changes to the valuation list likely during 2025/26.

The Isle of Anglesey County Council, as the billing authority, is required to calculate the Council Tax Base for its area and different parts of its area and these amounts must be notified to the precepting and levying bodies by 31 December 2024. This year, the Welsh Government has requested the information for the purpose of setting the Revenue Support Grant by 15 November 2024, and for tax setting purposes (ratified by Executive decision) by 5 January 2025.

The calculations in **Appendix A** are based on discounts of nil being confirmed for Classes A, B and C; the premium of 100% on long term empty homes and a premium of 100% on second homes for 2025/26 are based on the Executive's intentions set out in their meeting on 25 October 2021 to increase the second home premium (subject to ratification by the Executive). The calculations are also based on the full Council decision at its meeting on 11 December 2018, that its current local Council Tax Reduction Scheme would apply for subsequent years unless substantially amended. For 2025/26, only the usual benefit upratings will apply. The Welsh Government is continuing to fully meet the costs of the previous UK national scheme, but costs arising from caseloads and / or increase in Council Tax will fall on local councils.

THE COUNCIL TAX BASE FOR CALCULATING THE REVENUE SUPPORT GRANT

The total band D equivalent discount, before adjusting for the collection rate (and which includes allowance for Ministry of Defence properties), will be used in calculating claims for the Revenue Support Grant (RSG) for 2025/26. This total, which is used in calculating the RSG, excludes adjustments for premiums and discounts granted by some authorities in respect of Classes A, B and C (this does not affect the Isle of Anglesey as no such discounts are granted). This figure is calculated to be 31,445.15 (compared to 31,241.64 for 2024/25). This is an increase of 0.65%.

THE TAX BASE FOR TAX SETTING PURPOSES

The total band D equivalent discount that is used for tax setting purposes has been adjusted by a provision for non-collection, which continues to be 1.5%, and also includes allowance for Ministry of Defence properties. This figure is calculated to be 33,472.17. Note, therefore, that the figures under recommendation 3 includes the adjustments for premiums.

The total base proposed for 2025/26 for the purpose of tax setting purposes is 33,472.17. This compares with 33,170.03 for 2024/25 and is an increase of 0.91%. A number of factors impact on the taxbase, including the number of new properties that are estimated to be added to the Council Tax register in 2025/26, the number of exemptions and discounts granted and the number subject to the empty property and second homes premium and the premium percentage.

The tax base for long term empty properties for 2025/26 is 422.35, as compared to 328.46 for 2024/25 and is as a result of an increase of 113 empty properties which are subject to the empty property premium.

The tax base for second homes for 2025/26 is 2,074.39, as compared to 2,066.65 for 2024/25. There is no change in the total number of properties which are currently subject to the premium, but the movement in the taxbase reflects a change in the number of properties in each band.

The change in the taxbase impacts on the Council's starting point for the revenue budget for 2025/26, and this will be covered in more detail in subsequent budget reports to the Executive. However, to summarise, the increase in the number of properties subject to the standard Council Tax will result in an increase of £483k in revenue (based on the 2024/25 Council Tax charge), but this will result in a decrease of £319k in Aggregate External Finance (AEF) from Welsh Government (based on the Standard Spending Assessment for 2024/25 and the same estimated level of Band D Council Tax charge as 2024/25). The increase in the number of empty properties will increase the empty property premium income by £155k, and the increase in the number of properties subject to the second homes premium will increase the income generated by £12k.

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

The full Council has the discretion, under regulations made under Section 12 of the Local Government Finance Act 1992 and, subsequently, under the Local Government Act 2003, to set discounts for prescribed classes of dwellings (mainly holiday homes and second homes (Classes A and B)). When this was introduced, the full Council decided to set a discount of nil for both prescribed classes A and B, and this has been confirmed annually thereafter. In March 2007, the full Council, on the recommendation of the Executive, also set a discount of nil for Prescribed Class C (certain types of long term empty properties) for the first time, and has done so annually thereafter.

To award discounts of 25%, 50% or 100% would be contrary to full Council policy and this option was rejected.

The full Council, on 27 February 2019, set a Council Tax premium of 100% on long term empty properties and a premium of 100% on second homes from 1 April 2024. The calculation and recommendations herein are in accordance with that decision.

C – Why is this a decision for the Executive?

Until 2004, this calculation was determined by the full Council. This function has now been removed from the list of functions reserved for the full Council. Decisions relating to discounts and premiums, along with the setting of a local Council Tax Reduction Scheme, however, still remains the responsibility of the full Council, rather than the Executive.

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

The calculation of the tax base takes into account the full Council's current approved policy on the granting of discounts for prescribed classes A, B and C, and also the full Council's policy on awarding up to 100% Council Tax Reduction to those eligible under the Council's local scheme.

The calculation and recommendations herein are in accordance with that decision and also that the full Council, in its meeting on 27 February 2019, set a Council Tax premium of 100% on long term empty properties. The decision to increase the premium on second homes from 1 April 2024 to 100% was ratified by the full Council on 15 March 2024.

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

The tax base calculation will enable the full Council to set its Council Tax requirement to meet its approved budget for 2025/26.

DD – Impact on our Future Generations(if relevant)		
1	How does this decision impact on our long term needs as an Island	The decision will impact on the Council's revenue budget and the implications of this decision on the long term needs of the Island will be considered as the revenue budget process continues.
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 applicable
4	Have Anglesey citizens played a part in drafting this way forward? Please explain how:-	The citizens of Anglesey will be consulted on the budget proposals in due course.
5	Outline what impact does this decision have on the Equalities agenda and the Welsh language	Not applicable
E – Who did you consult?		What did they say?
1	Chief Executive / Leadership Team (LT) (mandatory)	No additional comments made.
2	Finance / Section 151(mandatory)	Author of the report.
3	Legal / Monitoring Officer (mandatory)	No additional comments made.
4	Human Resources (HR)	Not applicable
5	Property	Not applicable
6	Information Communication Technology (ICT)	Not applicable
7	Procurement	Not applicable
8	Scrutiny	Not applicable
9	Local Members	Not applicable
F - Appendices:		
Appendix A: Calculation for the Local Tax Base 2025/26		
FF - Background papers (please contact the author of the Report for any further information):		
Welsh Government Notes for Guidance on Council Tax Dwellings (CT1) 2025/26		

CALCULATION OF LOCAL TAX BASE 2025/26

	BAND	A*	A	B	C	D	E	F	G	H	I	TOTAL
Part A	CHARGEABLE DWELLINGS											
A.1	All Chargeable Dwellings		4,722	6,627	6,862	7,172	5,398	2,695	1,057	162	54	34,749
A.2	Dwellings subject to disability reduction		9	44	51	97	90	51	12	9	5	368
A.3	Adjusted chargeable dwellings (taking into account disability reductions)	9	4,757	6,634	6,908	7,165	5,359	2,656	1,054	158	49	34,749
Part B	DISCOUNT AND PREMIUM ADJUSTMENTS											
B.1	Dwellings with no discount or premium (including long term empty properties and second homes with no discount or premium)	7	1,734	3,409	3,868	4,399	3,544	1,876	733	98	27	19,695
B.2a	Dwellings with a 25% discount (excluding long term empty properties and second homes)	2	2,793	2,920	2,579	2,174	1,377	528	184	26	8	12,591
B.2b	Dwellings with a 50% discount (excluding long term empty properties and second homes)	0	7	11	13	10	11	6	11	3	2	74
B.3a	Dwellings with a variable discount other than 25% or 50%	0	0	0	0	0	0	0	0	0	0	0
B.3b	Dwellings with long term empty or second homes discount	0	0	0	0	0	0	0	0	0	0	0
B.3c	Dwellings with long term empty or second homes premium	0	223	294	448	582	427	246	126	31	12	2,389
B.4	Total adjusted chargeable dwellings	9	4,757	6,634	6,908	7,165	5,359	2,656	1,054	158	49	34,749
B.5	Total variable discounts	0	0	0	0	0	0	0	0	0	0	0
B.6	Long term empty property and second homes discount adjustment	0	0	0	0	0	0	0	0	0	0	0
B.7	Long term empty property and second homes premium adjustment	0	223	294	448	582	427	246	126	31	12	2,389

Part C CALCULATION OF CHARGEABLE DWELLINGS WITH DISCOUNTS AND PREMIUMS												
C.2	Total dwellings including discounts and premiums	9	4,278	6,193	6,705	7,199	5,436	2,767	1,129	181	58	
C.3	Ratio to Band D	5/9	6/9	7/9	8/9	9/9	11/9	13/9	15/9	18/9	21/9	
C.4	Band D equivalents (rounded to two decimal places)	4.72	2,852.17	4,816.39	5,959.78	7,198.50	6,644.31	3,996.78	1,880.83	362	135.33	33,850.81
C.7	Total discounted dwellings excluding long term empty and second homes adjustment	9	4,055	5,899	6,257	6,617	5,009	2,521	1,003	150	46	
C.8	Band D equivalents excluding long term empty and second homes adjustment	4.72	2,703.50	4,587.72	5,561.56	6,616.50	6,122.42	3,641.44	1,670.83	300	107.33	31,316.02
Part E CALCULATION OF COUNCIL TAX BASE												
E.1	Chargeable dwellings: Band D equivalents (as per C.4)											33,850.81
E.2	Collection rate (rounded to two decimal places)											98.50%
E.3	= E1 x E2 (rounded to 2 decimal places)											33,343.04
E.4	Class O exempt dwellings: Band D equivalents (Ministry of Defence properties)											129.13
E.5	Council Tax Base for tax setting purposes (E.3 + E.4)											33,472.17
E.5b	Discounted chargeable dwellings excluding long term empty and second homes adjustment (as per C.8)											31,316.02
E.6	100% Council Tax Base for calculating Revenue Support Grant (E.5b + E.4)											31,445.15

Isle of Anglesey County Council	
Report to:	Executive Governance and Audit Committee
Date:	26 November 2024 5 December 2024
Subject:	Annual Letter from the Public Services Ombudsman for Wales 2023/2024
Portfolio Holder(s):	Councillor Carwyn Elias Jones
Head of Service / Director:	Lynn Ball Director of Function (Council Business) / Monitoring Officer
Report Author:	Lynn Ball Director of Function (Council Business) / Monitoring Officer
Local Members:	Relevant to all Members

A –Recommendation/s and reason/s

1. Recommendations

The Executive and the Committee to:

- note and accept the Annual Letter from the Public Services Ombudsman for Wales (PSOW) for 2023/2024
- authorise the Director of Function (Council Business)/Monitoring Officer to write to the PSOW to confirm that the Executive and the Committee have given formal consideration to her Annual Letter.
- provide assurance that the Council will continue to monitor complaints thereby providing Members with the information required to scrutinise the Council’s performance.
- continue supporting the Council’s development of its CRM system as a platform for processing complaints and providing “live” data on complaints handling performance, by service, for relevant officers, heads of service and the Leadership Team.

2. Background

Since 2006 the PSOW has published an annual report on the work undertaken by her office over the previous 12 months.

A –Recommendation/s and reason/s

The PSOW recently published her [Annual Report](#) for 2023/2024

The PSOW also publishes a separate annual summary of the performance of each council; called the annual letter.

The Annual Letter 2023/2024, for the Isle of Anglesey County Council (IOACC), is attached at **Appendix 1**.

3. The Annual Letter 2023/2024 for IOACC

The Annual Letter (the Letter) largely relates to service complaints but also includes a section on complaints made under the Members' Code of Conduct.

The Headline Data for IOACC in relation to Service Complaints:

- 38 service complaints were made to the PSOW, about IOACC, in 2023/2024 (Appendix A to the Letter). This is an increase from 25 in 2022/2023 and 28 in 2021/2022.
- However, none of the said 38 complaints was investigated by the PSOW (Appendix C to the Letter). No complaints were investigated in 2022/2023 or in 2021/2022 either.
- The number of service complaints made to the PSOW about IOACC, during 2023/2024, was the third highest per capita in Wales at 0.55 per 1000 residents (Appendix A to the Letter). This compares with IOACC's median performance of 0.36 per capita in 2022/2023 and 0.41 per capita in 2021/2022.
- 24% of the complaints about IOACC, in 2023/2024, related to IOACC's handling of complaints (9 complaints). (Appendix B to the Letter).

This is consistent with IOACC's performance in 2022/2023 when 24% of IOACC's complaints also related to complaints handling (6 complaints).

In 2021 10% of IOACC's complaints were about complaints handling (3 complaints).

- 24% of complaints about IOACC made to the PSOW, in 2023/2024, were resolved by early intervention (resolution) from the PSOW (10 complaints). (Appendix C to the Letter). At 24%, this is the highest level of interventions in Wales, against a national average of 14% in 2023/2024.

IOACC's equivalent performance in 2022/2023 was 20% (5 complaints). The average national intervention rate was 13%.

In 2021/2022 IOACC's level of early interventions by the PSOW was 11% (3 complaints), against a national average of 14%.

A –Recommendation/s and reason/s

The Headline Data for IOACC in relation to Code of Conduct Complaints

In addition to the complaints to the PSOW about services, the Letter also refers to complaints against County, Town and Community Councillors.

- The PSOW did not refer (to the Standards Committee, or the Adjudication Panel for Wales) any Code of Conduct complaints about County Council members during 2023/2024. The number of complaints referred during 2022/2023 and in 2021/2022 was also nil.
- The PSOW did not refer (to the Standards Committee, or the Adjudication Panel for Wales) any Code of Conduct complaints about Town or Community Council Members during 2023/2024. The number of complaints referred during 2022/2023 and in 2021/2022 was also nil.

Conclusions

- There has been an increase in the number of service complaints made to the PSOW but the number of investigations remains nil. This has been consistent for three years.
- There has been a deterioration in the Council's complaints handling performance and increased reliance upon intervention from the PSOW.
- While services are responsible for responding to their own complaints, including resolution where appropriate and possible, it is reasonable to conclude that a likely cause/significant contributing factor to this deterioration in complaints handling performance relates to corporate staffing issues.

One of two key posts remains vacant, despite three recruitment attempts and is now supported by agency.

The second key post will become vacant at the end of November 2024. It is therefore unlikely that the previous level of corporate support to services will be available in the near future, although recruitment to these posts remains the objective.

- The CRM project (referred to in the final recommendation in para. 1. above), continues to develop, largely thanks to support from Transformation and IT. This is expected to "go live" in early 2025 and arrangements are currently being made to train relevant officers on the new system, along with refresher training on complaints handling generally, which the PSOW has helpfully offered to provide. The CRM platform is intended to provide more automation and real time data with regard to service and corporate performance. This will be routinely monitored by Heads of Service and the Leadership Team. It is not likely, though, that services will have increased capacity to deal with complaints.

A –Recommendation/s and reason/s

- We are therefore relying on the following resolution :-
 - Filing the two vacant corporate posts
 - Introducing a new CRM system
 - Further training and development for relevant staff
 - Oversight by senior managers within the service
 - Oversight by the Leadership Team and the Executive, Scrutiny and the Governance and Audit Committee; as well as Executive members within their own portfolios
 - Publication of complaints data on the Council's website every quarter, as published to the PSOW

The PSOW requests the following:-

- *“Present my Annual Letter to the Cabinet and to the Governance and Audit Committee at the next available opportunity and notify me of when these meetings will take place”.*

This report satisfies the above request and, in addition, is published to all Members and to the public. The PSOW has been advised as to the dates of these meetings.

- *“Consider the data in this letter, alongside your own data, to understand more about your performance on complaints, including any patterns or trends and your organisation's compliance with recommendations made by my office.”*
- *“Inform me of the outcome of the Council's considerations and proposed actions on the above matters at the earliest opportunity”.*

This will be completed following the meetings of the Executive and the Governance and Audit Committee.

4. Additional Information

In addition to the Annual Letter, information on concerns, complaints and compliments are published quarterly on the Council's website at [Council complaints statistics \(gov.wales\)](#)

The Governance and Audit Committee receive an annual report on complaints. The report for 2023/2024 has been reported to the Committee on [19 September 2024](#)

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

There were no alternative options

C – Why is this a decision for the Executive?

This is a matter for both the Executive and the Governance and Audit Committee at the request of the PSOW.

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

Not relevant

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

Not relevant

Dd – Assessing the potential impact (if relevant):

1	How does this decision impact on our long term needs as an Island?	The purpose of the Corporate Complaints Policy is to learn lessons when things go wrong and make changes to service delivery as required and where possible.
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.	The facts presented contribute to building better services for the future
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.	Welsh language complaints are contained within the Corporate Concerns and Complaints Policy and are dealt with if received. If complaints are received from the Welsh Language Commissioner, they will be reported in the Welsh Language Standards Report 2023/2024.

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.
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 / Leadership Team (LT) (mandatory)	Considered by the Leadership Team on 15 October 2024. All members supportive of the Report.
2	Finance / Section 151 (mandatory)	Consulted as part of the Leadership Team.
3	Legal / Monitoring Officer (mandatory)	Author of the report
4	Human Resources (HR)	N/A
5	Property	N/A
6	Information Communication Technology (ICT)	Transformation and ICT are supporting the CRM project
7	Procurement	N/A
8	Scrutiny	N/A
9	Local Members	This report is published to all Members

F - Appendices:
Copy of the Annual Letter 2023/2024

Ff - Background papers (please contact the author of the Report for any further information):
None



Ask for: Communications



01656 641150

Date: 9 September 2024



Caseinfo@ombudsman.wales

Councillor Gary Pritchard
Isle of Anglesey County Council

By email only
garypritchard@anglesey.gov.uk
dylanwilliams@ynysmon.gov.uk

Annual Letter 2023/24

Dear Councillor Pritchard

Role of PSOW

As you know, the role of the Public Services Ombudsman for Wales is to consider complaints about public services, to investigate alleged breaches of the councillor Code of Conduct, to set standards for complaints handling by public bodies and to drive improvement in complaints handling and learning from complaints. I also undertake investigations into public services on my own initiative.

Purpose of letter

This letter is intended to provide an update on the work of my office, to share key issues for local government in Wales and to highlight any particular issues for your organisation, together with actions I would like your organisation to take.

Overview of 2023/24

This letter, as always, coincides with my Annual Report – “A New Chapter Unfolds” – and comes at a time when public services continue to be in the spotlight, and under considerable pressures. My office has seen another increase in the number of people asking for our help – a 17% increase in overall contacts compared to the previous year, with nearly 10,000 enquiries and complaints received. Our caseload has increased substantially - by 37% - since 2019.

Page 1 of 12

ombwdsmon.cymru
holwch@ombwdsmon.cymru
0300 790 0203
1 Ffordd yr Hen Gae, CF 35 5LJ
Rydym yn hapus i dderbyn ac
ymateb i ohebiaeth yn y Gymraeg.

ombudsman.wales
ask@ombudsman.wales
0300 790 0203
1 Ffordd yr Hen Gae, CF 35 5LJ
We are happy to accept and respond
to correspondence in Welsh.

During 2023/24 we considered and closed more enquiries and complaints than we ever have done before, and we reduced the average cost for each case and investigation. We started the year with a focus on reducing our aging cases, those over 12 months old, by 50% by the end of the year. These cases are often the most complex and distressing for the people making the complaint. I am extremely pleased to say we exceeded this target, reducing our aged investigations by over 70%. We are now well on track to meeting our objective to complete investigation of complaints within 12 months.

Public Services Complaints and compliance with recommendations

In total 1,108 complaints about local authorities were made to us last year – broadly the same number as the previous year. During this period, we intervened in (upheld, settled or resolved at an early stage) 14% of local authority complaints – a similar proportion to recent years.

We received 38 complaints about Isle of Anglesey County Council in 2023/24 and closed 41 – some complaints were carried over from the previous year. Isle of Anglesey County Council's intervention rate was 24%. Further information on complaints about your organisation can be found in the appendices.

We made 26 recommendations to your council during the year. To ensure that our investigations and reports drive improvement, we follow up compliance with the recommendations agreed with your organisation. In 2023/24, 24 recommendations were due and 92% were complied with in the timescale agreed. The remainder were complied with, but outside the timescales agreed, or remain outstanding as at 9 April 2024.

Recommendations and timescales for complying with recommendations are always agreed with the public body concerned before being finalised, and we therefore expect organisations to comply within the timescales agreed.

Our Code of Conduct work

My role is to investigate allegations that councillors have breached their Code of Conduct. Where an investigation finds evidence to support the complaint on a matter which is serious enough to require a referral in the public interest, these cases are referred either to the local Standards Committee or to the Adjudication Panel for Wales for consideration.

In 2023/24, we received 16% more Code of Conduct complaints than the previous year, relating to both Principal Councils and Town and Community Councils. My office made 21 referrals – to Standards Committees or the Adjudication Panel for Wales, an increase from 12 the previous year.

I am grateful to your Monitoring Officer for their positive engagement with my office over the last year. We will continue to engage with them on matters relating to the ethical standards framework, including Local Resolution Procedures this year.

Independent Review

As you will be aware, I became aware of inappropriate comments, of a political nature, made by a member of my staff via social media. These comments were widely reported in the media. The member of staff in question was suspended and subsequently resigned. However, the comments prompted questions about my office's work on councillor Code of Conduct cases.

In view of the seriousness of the matter, I commissioned Dr Melissa McCullough to conduct an independent review of our Code of Conduct work, and I have published the full [Terms of Reference](#) for that review. I and my staff are engaging closely with the Monitoring Officer Group and the National Forum for Standards Committee Chairs in relation to this matter. I will be publishing Dr McCullough's final report on completion of the review and sharing it with the Senedd's Finance Committee this Autumn.

Supporting improvement of public services

We continued our work on supporting improvement in public services last year and worked on our second wider Own Initiative investigation. The investigation includes four local authorities and considers carers' needs assessments. I am grateful to the investigated authorities for their co-operation and candour throughout the year, and we look forward to sharing our finalised report this Autumn. This will make recommendations to the investigated authorities and will ask all local authorities across Wales to make similar improvements.

We have continued our work on complaints handling standards for public bodies in Wales and now have 56 public bodies following our model complaints handling policy. These public bodies account for around 85% of the complaints we receive. We have continued our work to publish complaints statistics, gathered from public bodies, with data published twice a year.

We continued our work to publish complaints statistics into a third year, with data now published twice a year. This data allows us to see information with greater context – for example, last year 14% of complaints made to Isle of Anglesey County Council's went on to be referred to PSOW.

Action we would like your organisation to take

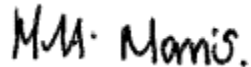
Further to this letter can I ask that your Council takes the following actions:

- Present my Annual Letter to the Cabinet and to the Governance and Audit Committee at the next available opportunity and notify me of when these meetings will take place.
- Consider the data in this letter, alongside your own data, to understand more about your performance on complaints, including any patterns or trends and your organisation's compliance with recommendations made by my office.

- Inform me of the outcome of the Council's considerations and proposed actions on the above matters at the earliest opportunity.

I would like to thank you, and your officers, for your continued openness and engagement with my office. Our information shows that local authorities are looking into more complaints than ever before and are using information from complaints to deliver better outcomes for the people of Wales.

Yours sincerely,

Handwritten signature of Michelle Morris in black ink.

Michelle Morris
Public Services Ombudsman

Cc. Dylan Williams, Chief Executive, Isle of Anglesey County Council



Factsheet

Appendix A - Complaints Received

Local Authority	Complaints Received	Received per 1,000 residents
Blaenau Gwent County Borough Council	15	0.22
Bridgend County Borough Council	59	0.41
Caerphilly County Borough Council	56	0.32
Cardiff Council*	149	0.41
Carmarthenshire County Council	69	0.37
Ceredigion County Council	32	0.45
Conwy County Borough Council	36	0.31
Denbighshire County Council**	31	0.32
Flintshire County Council	51	0.33
Cyngor Gwynedd	38	0.32
Isle of Anglesey County Council	38	0.55
Merthyr Tydfil County Borough Council	12	0.20
Monmouthshire County Council	29	0.31
Neath Port Talbot Council	35	0.25
Newport City Council	52	0.33
Pembrokeshire County Council	40	0.32
Powys County Council	54	0.41
Rhondda Cynon Taf County Borough Council	64	0.27
Swansea Council	81	0.34
Torfaen County Borough Council	14	0.15
Vale of Glamorgan Council	77	0.58
Wrexham County Borough Council	76	0.56
Total	1108	0.36
* inc 2 Rent Smart Wales		
** inc 1 Wales Penalty Processing Partnership		



Appendix B - Received by Subject

Isle of Anglesey County Council	Complaints Received	% share
Adult Social Services	0	0%
Benefits Administration	3	8%
Children's Social Services	6	16%
Community Facilities, Recreation and Leisure	1	3%
Complaints Handling	9	24%
Covid-19	0	0%
Education	1	3%
Environment and Environmental Health	0	0%
Finance and Taxation	6	16%
Housing	3	8%
Licensing	1	3%
Planning and Building Control	6	16%
Roads and Transport	1	3%
Various Other	1	3%
Total	38	



Appendix C - Complaint Outcomes
(* denotes intervention)

Isle of Anglesey County Council		% Share
Out of Jurisdiction	4	10%
Premature	13	32%
Other cases closed after initial consideration	14	34%
Early Resolution/ voluntary settlement*	10	24%
Discontinued	0	0%
Other Reports - Not Upheld	0	0%
Other Reports Upheld*	0	0%
Public Interest Reports*	0	0%
Special Interest Reports*	0	0%
Total	41	



Appendix D - Cases with PSOW Intervention

	No. of interventions	No. of closures	% of interventions
Blaenau Gwent County Borough Council	1	16	6%
Bridgend County Borough Council	8	59	14%
Caerphilly County Borough Council	3	48	6%
Cardiff Council	28	144	19%
Cardiff Council - Rent Smart Wales	0	3	0%
Carmarthenshire County Council	8	60	13%
Ceredigion County Council	7	32	22%
Conwy County Borough Council	0	37	0%
Denbighshire County Council	2	32	6%
Denbighshire County Council - Wales Penalty Processing Partnership	0	1	0%
Flintshire County Council	8	57	14%
Cyngor Gwynedd	6	39	15%
Isle of Anglesey County Council	10	41	24%
Merthyr Tydfil County Borough Council	3	14	21%
Monmouthshire County Council	3	32	9%
Neath Port Talbot Council	5	34	15%
Newport City Council	5	51	10%
Pembrokeshire County Council	7	38	18%
Powys County Council	7	53	13%
Rhondda Cynon Taf County Borough Council	11	63	17%
Swansea Council	12	77	16%
Torfaen County Borough Council	2	14	14%
Vale of Glamorgan Council	15	71	21%
Wrexham County Borough Council	7	79	9%
Total	158	1095	14%



Appendix E – Compliance performance comparison

Local Authority	Number of recommendations made in 2023-24	Number of recommendations falling due in 2023-24	% of recommendations, complied with on time
Blaenau Gwent County Borough Council	1	1	100%
Bridgend County Borough Council	18	20	35%
Caerphilly County Borough Council	9	9	11%
Cardiff Council	74	75	92%
Carmarthenshire County Council	25	25	52%
Ceredigion County Council	23	23	78%
Swansea Council	29	32	63%
Conwy County Borough Council	0	1	0%
Denbighshire County Council	5	6	67%
Flintshire County Council	17	17	59%
Cyngor Gwynedd	12	19	74%
Isle of Anglesey County Council	26	24	92%
Merthyr Tydfil County Borough Council	11	9	56%
Monmouthshire County Council	4	4	25%
Neath Port Talbot Council	14	14	29%
Newport City Council	10	7	43%
Pembrokeshire County Council	24	23	96%
Powys County Council	18	16	31%
Rhondda Cynon Taf County Borough Council	26	26	77%
Torfaen County Borough Council	3	3	67%
Vale of Glamorgan Council	50	48	92%
Wrexham County Borough Council	16	19	42%



Appendix F - Code of Conduct Complaints

**Isle of Anglesey County
Council**

Decision not to investigate	3
Discontinued	0
No evidence of breach	0
No action necessary	0
Refer to Adjudication Panel	0
Refer to Standards Committee	0
Total	3

Investigations



Appendix G - Town/Community Council Code of Complaints

Town/Community Council	Decision not to investigate	Investigations				Total
		Discontinued	No evidence of breach	No action necessary	Refer to Adjudication Panel	
Amlwch Town Council	0	0	0	0	0	0
Llandona Community Council	0	0	0	0	0	0
Llanddyfnan Community Council	0	0	0	0	0	0
Pentraeth Community Council	4	0	0	0	0	4
Rhosybol Community Council	0	0	0	0	0	0



Information Sheet

Appendix A shows the number of complaints received by PSOW for all Local Authorities in 2023/24. These complaints are contextualised by the population of each authority.

Appendix B shows the categorisation of each complaint received, and what proportion of received complaints represents for the Local Authority.

Appendix C shows outcomes of the complaints which PSOW closed for the Local Authority in 2023/24. This table shows both the volume, and the proportion that each outcome represents for the Local Authority.

Appendix D shows Intervention Rates for all Local Authorities in 2023/24. An intervention is categorised by either an upheld complaint (either public interest or non-public interest), an early resolution, or a voluntary settlement.

Appendix E shows the compliance performance of each Local Authority.

Appendix F shows the outcomes of Code of Conduct complaints closed by PSOW related to Local Authority in 2023/24. This table shows both the number, and the proportion that each outcome represents for the Local Authority.

Appendix G shows the outcomes of Code of Conduct complaints closed by PSOW related to Town and Community Councils in the Local Authority's area in 2023/24. This table shows both the number, and the proportion that each outcome represents for each Town or Community Council.

Isle of Anglesey Council	
Report to:	The Executive
Date:	26/11/2024
Subject:	Adult Services Strategic Modernisation Plan 2024-2029
Portfolio Holder(s):	Councillor Alun Roberts
Head of Service/Director:	Arwel Wyn Owen
Report Author: Phone: E-mail:	Arwel Wyn Owen 01248 752744 ArwelOwen3@ynysmon.llyw.cymru
Local Members:	Relevant to all elected members

A – Recommendation(s) and Reason(s)

Recommendation

The Executive Committee is asked to adopt the 'Adult Service Strategic Modernisation Plan 2024-2029'.

Background

The Council has and continues to face significant pressure. Despite this through the dedication of staff the Council manages to support individuals with an emphasis on maximising independence and well-being.

Over the pandemic it has been necessary to review care arrangements and the means of service delivery, and it is important to continue to develop and evolve. As pressures and demands increase and the population of Anglesey ages we must consider how we can act for the future. While financial resources are limited and staff availability is challenging, the expectations of the public, the Welsh Government and the health regime are expanding. Because of this the transformation and modernisation of the approach to service design and delivery is inevitable.

Context

The Council's Plan 2023-2028 confirms a commitment to social care and well-being, and it is timely to identify how we can modernise to continue to deliver effectively and efficiently.

The strategic plan is intended to confirm a firm and clear direction and outline concrete steps to meet the challenges and to transform and modernise elements of the service so that it is fit for the future.

The purpose of the strategic plan is to show how we will modernise older people's, learning disability and mental health services to provide the right support at the right time, recognising that social service delivery requirements have changed. The Council commits to:

Key Priority Areas

Provide the right support at the right time.

1. Work together to be an age friendly island - by coordinating activity and facilitating preventative service.
2. Transform day activities - continue with the positive movement to hold day activities in community settings.
3. Supported housing services (learning disabilities) - create a programme to maximise and modernise 'Supported Housing' stock to ensure effectiveness.
4. Respite service (learning disability) - identify and develop a purpose-built new building.
5. Extra care housing - develop an extra care housing plan to increase opportunities for people to be able to live independently in their own communities longer.
6. Council residential homes - divert staff resources and funding to affordable and more cost-effective provisions that meet needs.
7. Develop a financially sustainable service.

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

The 'Adult Service Strategic Modernisation Plan' sets the Adult Service's priorities for the period 2024 - 2029. The seven key priority areas set strategic direction and incorporate a number of individual options and plans.

C – Why is this a decision for the Executive?

The approval of this strategic plan is not a matter reserved to the full Council, nor is it delegated to Officers. Accordingly, by default, the adoption of the strategic plan is a decision for the Executive Committee.

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

The 'Adult Service Strategic Modernisation Plan' sets the Adult Service's priorities for the period 2024 - 2029 to realise the objectives of the Council's plan 2023 - 2028.

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

Setting strategic direction is the intention of the report, the fiscal implications of the plans being developed will be considered as part of the individual plan development process.

Dd – Assessing the possible impacts (if relevant):

1	How does this decision impact on our long term needs as an Island?	This decision is consistent with, and a positive step towards realising the objectives of Council Plan 2023-28.
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?	Not directly, however, the objective of individual schemes will be to provide support and services to people in an effective and efficient manner.
3	Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom.	Not applicable.
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	Nothing at this point. Confirming strategic direction with this report will lead to consultation with citizens in relation to certain schemes when appropriate.
5	Note any potential impacts that this decision would have on groups protected under the Equality Act	See Equality Impact Assessment in Appendix 2.

	2010.	
6	If this is a strategic decision, note any potential impacts that the decision would have on those experiencing socio-economic disadvantage.	See Equality Impact Assessment in Appendix 2.
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 effects identified. See Equality Impact Assessment in Appendix 2.

E – Who did you consult?		What did they say?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	Comments from the Leadership Team are embedded in the report.
2	Finance / 151 Officer (mandatory)	No comments
3	Legal / Monitoring Officer (mandatory)	Comments by the Section 151 Officer are incorporated into the report.
4	Human Resources (HR)	No direct impact on staff.
5	Property	Irrelevant.
6	Information Technology (IT)	Irrelevant.
7	Procurement	Irrelevant.
8	Scrutiny	The report will be presented to the scrutiny committee
9	Local Members	Irrelevant.

F – Appendices:
<p>Appendix 1 - Adult Service Modernisation Strategic Plan 2024-2029</p> <p>Appendix 2 - Equality Impact Assessment</p>

Ff – Background papers (please contact the Author of the report for further information):

Council Plan 2023-28

Ynys Môn

THE ISLE OF

Anglesey



Strategic Plan, Modernisation of Adult Services 2024-2029

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



Foreword



Councillor Alun
Roberts

Portfolio Holder-
Adult Services and
Community Safety



Arwel Wyn Owen

Head of Adult
Services

The Council has, and continues to face significant pressure, with demand increasing and resources decreasing. Despite this, through the dedication of our staff, the Council succeeds in supporting individuals whilst putting emphasis on maximising independence and wellbeing.

The Council Plan confirms the commitment to social care and wellbeing, and it's timely to recognise how we can modernise services to continue to fulfil our duties effectively and efficiently.

The aim of the Strategic Plan is to confirm the pathway towards developing elements of the service and to ensure they are appropriate and affordable for the future, whilst continuing to become an Age Friendly Island.

As pressure and demand continues to increase, and the Island's population gets older, consideration must be given as to how we will work in the future. Despite the limited financial resources and challenges facing staff availability, the expectations of the public, Welsh Government and the health regime continue to expand. Due to this, modernising the method of planning and providing services is inevitable.

The Council is dedicated to equality and designing plans to modernise the service alongside residents and key partners on Anglesey. This is integral to meet the strategic aims within the Council Plan for Social Care and Wellbeing, which is to give 'the right care at the right time'.

The strategic plans' purpose?

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Our aim is to improve the wellbeing of people who need care, and their carers, complying with the Social Services and Wellbeing (Wales) Act 2014, that confirms the legal framework.

The aim of the strategic plan is to show how we will modernise services for older people along with learning disabilities and mental health services, recognising that the expectations in terms of providing social services has changed. The Council is committed to:

1. Putting emphasis on supporting people to continue to be as independent as possible within the community.
2. Listen to the people who receive services and ensure opportunities to voice their opinions.
3. Work with users and partners concentrating on 'what's important'.
4. Protect the standards of services and tailor responses according to expectations.
5. Simplify operational arrangements to respond in a timely and consistent manner.
6. Ensuring that the service is on a financially sustainable footing for the future, and able to respond to a change in the level of demand for service .

We are aware of the significant rise in the number of vulnerable people that need support as they get older, and adults that live with long term complex health conditions. According to the aims of the Council Plan, we will:

1. Revise and modernise the method of providing care and support across the older people, learning disabilities and mental health services.
2. Improve and expand the supported housing provisions for people with learning disabilities.
3. Offer more opportunities for people to receive care closer to their local community.

Council Plan 2023-2028 Strategic Objectives

The Council Plan is the key document serving as a focal point for decision-making at all levels; providing a framework to plan and drive forward priorities; shape annual spending; monitor performance and progress.

At its core is our desire to work with Anglesey residents, communities and partners to ensure the best possible services, improve the quality of life for all and create opportunities for future generations.

Its six main objectives reflect the key areas the Council should be focusing its efforts on.

The Council Plan’s vision is to:

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Create an Anglesey that is healthy and prosperous where people can thrive.’



The Welsh Language

Increase the opportunities to learn and use the language.



Social Care and Wellbeing

Providing the right support at the right time.



Education

Ensuring an effective provision for today and for future generations.



Housing

Ensuring that everyone has the right to call somewhere home.



Economy

Promoting opportunities to develop the Island’s economy.



Climate Change

Responding to the crisis, tackling change and working towards becoming net zero organization by 2030.

Council Plan 2023-2028 – Values

The Council Plan 2023-28 is underpinned by the organisation’s core values, which are used to develop and guide the vision, strategic plans and services.

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Respect

We are respectful and considerate towards others regardless of our differences .



Collaborate

We work as a team, with our communities and partners to deliver the best outcomes for the people of Anglesey.



Honesty

We are committed to high standards of conduct and integrity.



Champion the Council and the island

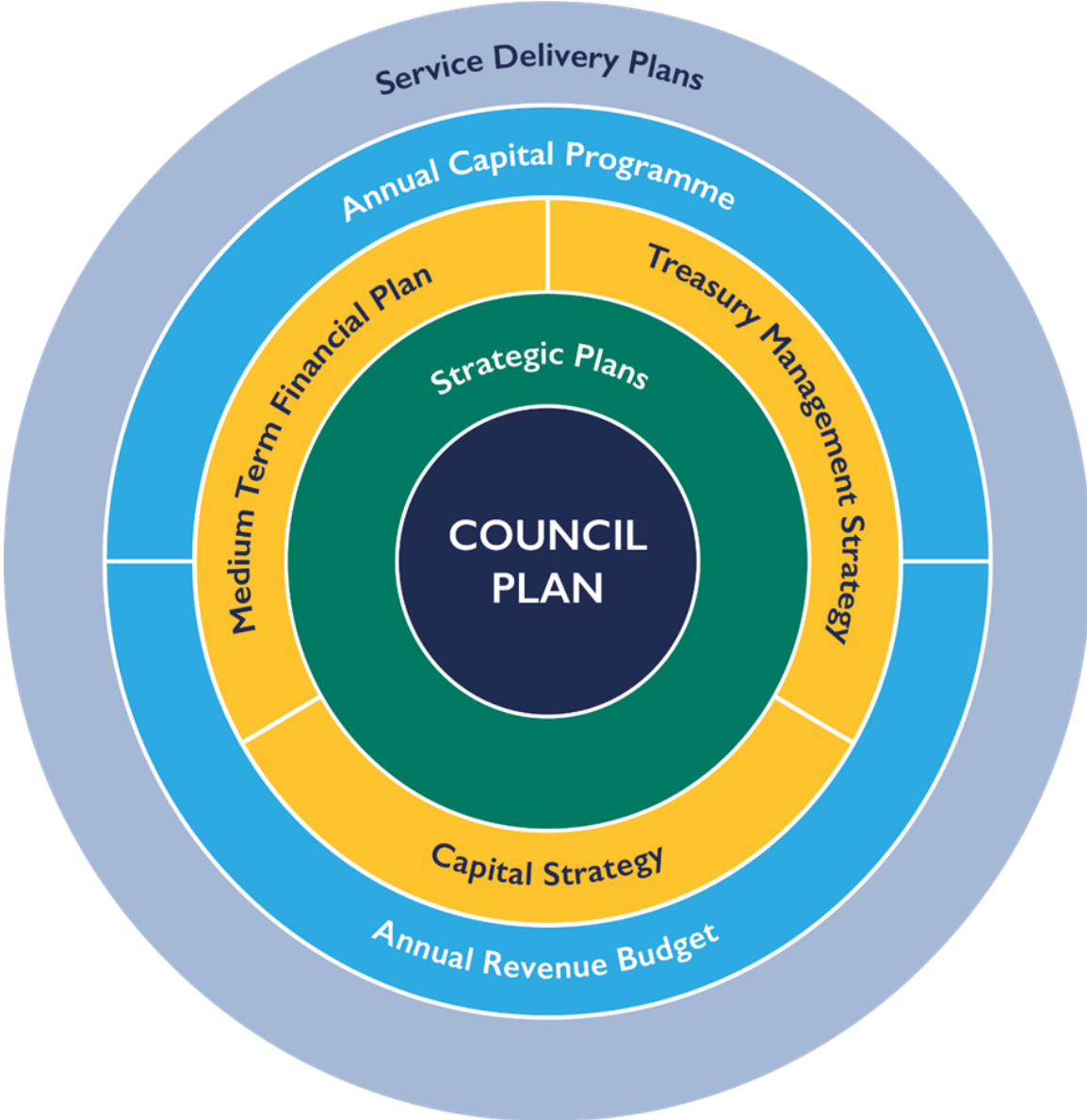
We create a sense of pride in working for the Council and present a positive image for the Council and the Island.



Strategic circle

The strategic circle identifies the plans in place to ensure we are able to achieve our priorities and objectives.

This plan is a key strategic plan that aligns with the Council's Plan and contributes to the achievement of the strategic objectives and vision.



Anglesey's Population

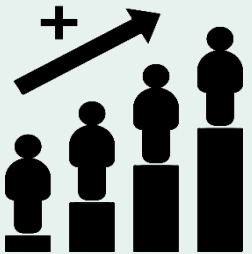


Anglesey's population has decreased.
(68,000 – 2021 census).

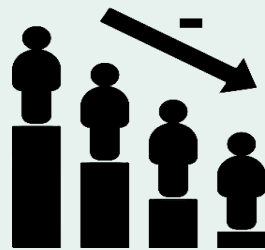
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The decrease is not spread equally across all ages due to immigration and emigration trends.



**Increase in the
older population,
over 65 years old**



**Decrease in the working
population between the
ages of 18-50**

Anglesey's Population



Between 2011 and 2021 every part of the island has seen **growth in the population over 65.**

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By 2043, 33% of the population of Anglesey will be over 65 compared to 26% in Wales.



By 2043, **58%** of the population of Wales will be between 16 and 65 Compared with **52%** in Anglesey.

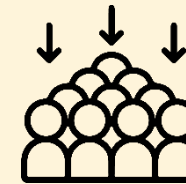
Implications for the Council



More older people with long-term conditions and dementia need support.



Spending on services forced to increase to care of an older population.



Local workforce shrinks, fewer people of working age available to care for the older population.

Movement Trends

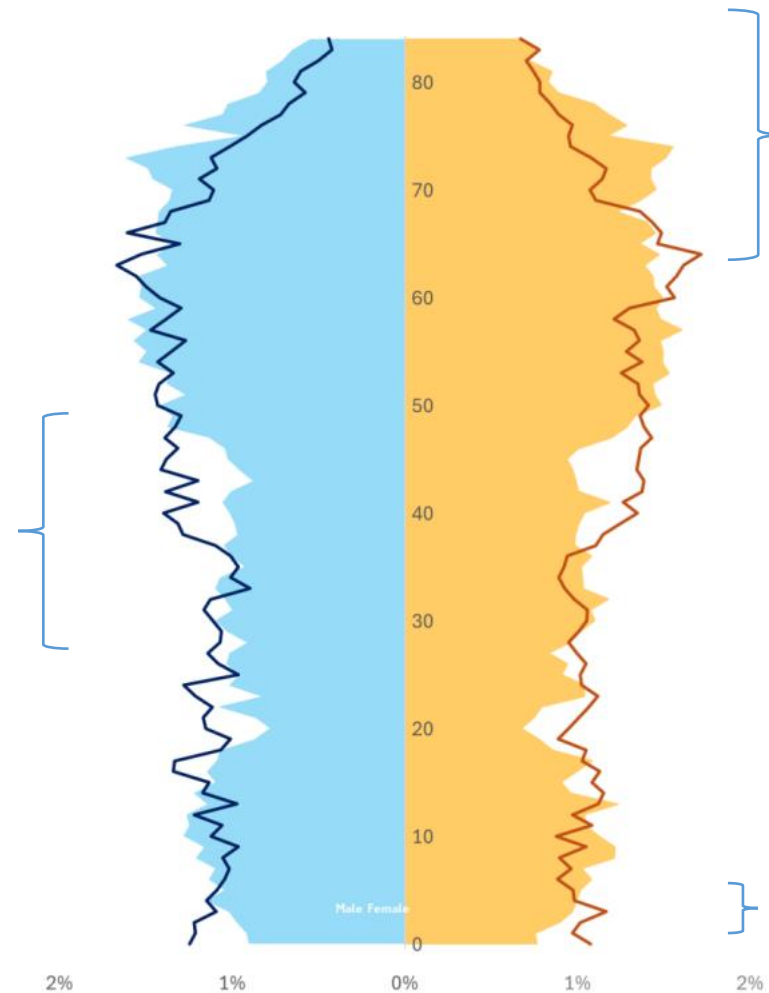
2011 and 2021 Census figures

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Declining working age population in

- Population between 18 and 50 decreasing
- Population between 16 and 65 now only 56% (62% in Wales)

2021- Male
2011- Male



Ageing population

- The median age in Anglesey increased from 45 to 48 years (compared to 42) in Wales
- 65+ population has increased by almost a fifth
- And now accounts for 27% of the total population (22% in Wales)
- The total estimated number of people living with dementia is 1,300

Fewer children under 5

2021- Female
2011- Female

Current Provision

Residential and Nursing Placements

- 382 residential and nursing placements
- 30% are provided directly by the Council
- 70% commissioned from the independent sector



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Council Residential Homes

- 5 residential homes
- 124 residential places
- 38 EMI residential places



Home Care

- 414 home care packages
- 80% through private providers and the remainder from the Council



Learning Disability

- Community support for approximately 240 people
- 25 supported housing properties that house 76 individuals
- A range of day activities by the independent sector and Council
- Support workers in the community
- 2 Day Centers
- Respite care services



Mental Health

- Community support and in residential locations for people who face challenges with their Mental Health

Key Priority Areas

Give the right support at the right time.

1. **Work together to be an age friendly island** – through preventative activities.
2. **Transforming day services** – continue with positive steps to maintain day activities in community locations.
3. **Supported housing services (learning disabilities)** – programme to maximise and modernise 'Supported Housing' to ensure effectiveness.
4. **Respite service (learning disabilities)** – identify and develop a suitable new provision.
5. **Extra care housing** – develop extra care housing to increase opportunities for people to live independently in their communities for longer.
6. **Council residential homes** – divert staff and financial resources to affordable and more cost-effective provisions that meet needs.
7. **Develop a financially sustainable service**

Work together to be an age friendly island

Why is this important?

Creating an age friendly island is essential for creating a supportive and inclusive community for everyone.

With the increase in the Islands older population, it's important to ensure that individuals can age well and stay as healthy and as independent as possible.

This could lead to better health results, more community engagement and better general wellbeing for the older population.

Additionally, it creates an environment that is age friendly and promotes connections that bridge generations and ensures that people of every age can take an active part in community life.

What are we going to do?

Expand and develop the Age Friendly Network on the Island.

Effective engagement that allows easy access to information. Ensure that the voice of older people is heard and influences local and national policies.

We will maximise the use of community resources and ensure that community buildings are accessible to support good ageing.

Work with key partners and community organisations to develop preventative opportunities to improve individuals' health and wellbeing.

Reduce loneliness and isolation by organizing events that bridge generations.

How are we going to achieve this?

- ✓ Work with social enterprises and local businesses to organise a campaign to raise awareness about age-friendly work.
- ✓ Conduct older people's forums, and 4 meetings of the older people's council across the island every year.
- ✓ Develop an Older People's Hub and an Anglesey Dementia Centre at the Glanhwfa Centre, Llangefni.
- ✓ Expand the 'Nifty 60s' service that concentrates on resistance training to other locations across the island.
- ✓ Activities that bridge generations in hubs and care homes.



Transforming day services

Why is this important?

The aim is to conduct as many activities as possible in community locations (such as halls, leisure centres and libraries) to promote opportunities for people with learning disabilities to take part in mainstream activities and to integrate in everyday life within their communities.

Provision has concentrated on taking people to specific buildings to take part in formal activities.

Activities follow a historic pattern and are centred around day services rather than day activities.

What are we going to do?

Review the current provision to meet the needs of as many users as possible in community locations by adjusting care arrangements.

We will promote the use of local community hubs.

Consider the purpose of internal resources to maximise standards and improve specialist provision.



How are we going to achieve this?

- ✓ Consult with local stakeholders and discuss alternative arrangements for users.
- ✓ Work with partners and organisations in the 3rd sector.
- ✓ Support the positive change in the Holyhead area, providing day activities in community locations.
- ✓ Learn from user experience and expand community activities to other locations during 2024/25.
- ✓ Work with 3rd sector partners and organisations to identify local opportunities and make the best use of community resources.

Supported housing services (learning disability)

Why is this important?

There's a need for an appropriate housing stock that meets the lifelong needs of the individuals.

The supported housing stock has evolved in an ad-hoc manner over the last 30 years, with little consideration given to long term requirements and the needs of individuals as they grow older.

Support is provided from 25 different properties, and few properties are purposely designed to respond to tenants' needs.

Need to improve energy efficiency and sustainability.



What are we going to do?

Complete two housing developments to give approximately 8 people a new home:

- Y Mart Site - Valley
- Penlan Site - Llangefni

Identify an additional program of 3 suitable properties to meet the lifetime requirements of service users.

Work with users and their carers to forward plan, identify suitable alternative opportunities and to engage with regards to other potential options.

Create more capacity and units of a high standard.

Explore possibilities for incorporating technology into the infrastructure of properties to facilitate remote supervision and promote independence.

How are we going to achieve this?

- ✓ By working together to identify bespoke schemes within new housing developments.
- ✓ Engage with users regarding the nature of the provision that's needed and identify appropriate housing models for the future.
- ✓ Conduct discussions with providers regarding the level of care that should be offered in different locations (low, moderate, high).
- ✓ By reviewing the care input per property to identify opportunities to adapt provision or support in a more cost effective way.
- ✓ Encourage provision that will meet a range of care needs on one site and provide a range of opportunities including independent living options.
- ✓ Ensure that living units have been better designed to maximise the use of technology, for example fire alarms, alarms for falls and wandering that monitor individuals to ensure their safety.

Respite service (learning disability)

Why is this important?

Ambition to offer high quality respite support with bespoke adaptations to respond flexibly to a wide range of care needs.

The learning disabilities respite service is provided from a registered property (Grade 2), that limits accessibility, and the ability to introduce effective energy measures.

The property isn't suitable to promote and nurture independence, and the resource is under used at times.

What are we going to do?

Identify an appropriate building to re-locate current provision and modernise the way of offering respite.

Identify a convenient location that offers opportunities to assess, promote and develop independent living skills.

Incorporate technology within the infrastructure of the development to maximise independence for people who use the building.

How are we going to achieve this?

By working together to identify a more suitable building to re-locate the services, ensuring that:

- ✓ Ground floor bedrooms are of suitable size including adaptations to respond to a range of care needs that will allow flexibility within the support package.
- ✓ Ensure a unit is available to promote independent living life skills and assess the individual's ability and better identify the level of support needed.
- ✓ Identify a location that will support integration with other services and provide an opportunity for individuals to move forward to live independently after a thorough assessment.
- ✓ Use technology to alleviate risks and intervention to support the aim of promoting independence.



Extra care housing

Why is this important?

The success of the extra care homes in Penucheldre, Holyhead and Hafan Cefni, Llangefni, has set a robust foundation.

The developments are popular and there's consistent demand for accommodation. The department wants to promote independence and provide quality support that:

- offers quality care and gives personal attention to users, promoting independence and dignity.
- provides a comfortable and safe living environment with adaptations to meet care requirements that can cope with changes in circumstances.
- offers quality and effective services compared to other options.

What are we going to do?

While the existing developments serve the North West and centre of the Island the need exists for extra care housing to serve the southern part of the Island.

Provide opportunities that will reduce reliance on services and avoid more intensive interventions.

Incorporate technology within the infrastructure of each development to allow people to live their life in the way they wish to live and maximize independence.

How are we going to achieve this?

- ✓ Establish extra care homes in Menai Bridge.
- ✓ Co-locate services and support on the same site.
- ✓ Create a space that will support people to be independent in a different environment.
- ✓ Ensure that living units have been better designed to maximise the use of technology, for example fire alarms, alarms for falls and wondering that monitor individuals to ensure their safety.



The Council's residential homes

Why is this important?

The Council's residential homes need to:

- Continue to offer quality care and give personal and individual attention to residents, promoting independence and dignity.
- Maintain a safe and comfortable living environment that can cope with changes in circumstances.
- Respond to a range of care needs and support people with specialist needs, especially dementia.
- Provide an effective service of a high standard, compared to other options.
- Ensure comfortable, sustainable and energy efficient accommodation.

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What are we going to do?

A sustainability review of council homes has identified long-term constraints and it is important to discuss and agree a way forward.

The Council must be able to meet residents' needs in a way that respects their dignity. Without investment to improve standards, there's a risk of not being able to meet future needs as expectations and registration requirements have changed.

Work toward redirecting resources (staff and finance) to more cost-effective provisions, that respond to service needs over the next 30 years.

Consider how we can respond to people's needs and train staff to use new technology to promote independence and respond to risks.

How are we going to achieve this?

- ✓ Create a new residential unit as part of the extra care homes development in Menai Bridge.
- ✓ Improve the standard of existing resources so that there is a suitable supply to meet various care requirements and to future-proof people's wellbeing.
- ✓ Ensure provision suitable for individuals with memory problems.
- ✓ Ensure that technology is designed and incorporated when building new developments to reduce risks, promote independence and allow an effective and efficient care provision.



Develop a financially sustainable service

Why is this important?

Due to demographic pressures and increased demand, pressure on resources will continue. We must also ensure that we invest in maintaining the quality of our services.

We will act to try and ensure that services are sustainable by maximising income and opportunities to attract external resources.

What are we going to do?

Ensure services are attractive and of the highest quality.

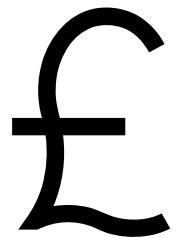
Act to attract grants and external support.

Reduce costs using resources more effectively and being as energy efficient as possible.

Maximize income by strengthening systems and maximizing individuals' income by promoting welfare benefits.

How are we going to achieve this?

- ✓ Maximise the standard of existing resources so that there is a suitable supply to meet various care requirements and to future-proof people's wellbeing. Maintain and maximize the standard of services.
- ✓ Ensure resources are focused where the need is highest.
- ✓ Identify capital investments that will help save costs.
- ✓ Improve systems to facilitate income collection.



Governance: Monitoring and Evaluating

Delivery groups will be established to lead individual plans and will meet every month.

Robust governance arrangements will be in place to review progress and ensure that the aims of the strategic plans are realised.

The arrangements will ensure clarity, accountability, compliance and there will be a structure to effectively monitor progress.

Progress will be reviewed quarterly and reports will provide a summary of activities, results/ impact and highlight successes and issues that need to be addressed.

There will be an annual report and an opportunity to review the priorities of the Strategic Plan.



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
1	01/03/2024	Initial draft
2	24/10/2024	Final

Step 1: Background	
1 - What are you assessing?	The impact on equality deriving from key priority areas of the Adult Service as described in the Adult Service Strategic Modernisation Plan 2024-2029.
2 - Is this a new or existing proposal?	The Adult Service Strategic Modernisation Plan 2024-2029 outlines the service's key priorities. The priorities build on the foundation of the work already underway and meet the challenges anticipated over the coming years.
3 - What are the aims and purpose of this proposal?	The Council's Plan 2023-2028 confirms a commitment to social care and well-being, and it is timely to identify how we can modernise to continue to deliver effectively and efficiently.

Step 1: Background		
	The Strategic Plan is intended to confirm a firm and clear direction and outline concrete steps for meeting the challenges and to transform and modernise elements of the service so that it is fit for the future.	
4 - Who is responsible for the proposal you are assessing?	Head of Adults Services	
5 - Who is the lead officer for this assessment?	Head of Adults Services	
6 - Who else is involved in undertaking this assessment?	Transformation and Development Manager – Adults Services	
7 - Is the proposal related to other areas of work? For example, are there other proposals or policies that should be taken into consideration as part of this assessment?	<ul style="list-style-type: none"> • Social Services and Well-being Act 2014 • Well-being of Future Generations Act (Wales) 2015 • Council Plan 2022-2028. 	
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

Step 1: Background	
9 - Is the proposal a strategic decision? If so, the Socio-Economic Duty is relevant - see appendix 1.	Yes
10 - Who would be affected by the proposal(s) (adversely or positively, directly or indirectly)? 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)	<ul style="list-style-type: none"> • All people over the age of 18 (Adult) who are living on Anglesey who receive support or services from the Adults Department now or in the future. • External Providers of day services. • Third sector organisations. • Isle of Anglesey Council Social Work staff.

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?	<p>The proposal should not have a negative impact on the Welsh language.</p> <p>The Council is committed to providing bilingual services in both Welsh and English across all its services. We promote a proactive approach to offering services in the Welsh language, in line with the Welsh Government's 'More than Words / Mwy na Geiriau' strategy framework. We ensure that we comply with the Council's Welsh Language Plan in organising and providing our social services.</p>
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?	Many service users are Welsh speakers. Consideration will be given to linguistic needs to ensure that service users are able to communicate with us in their language of choice.

Step 2.1: Information Gathering – Welsh Language Standards and the Welsh Language Measure (Wales) 2011	
	A requirement is already in place stipulating that every provider (both internal and external) provides services in Welsh and English, and that they must be culturally sensitive.
13 – Will this area of work proactively offer services in Welsh for users?	The service already offers services in Welsh and this scheme will continue to offer a provision in both Welsh and English. There is no intention to change the service provider, the service will be provided by the Council (internal Service Provider).
14 – Is this proposal likely to protect and promote the Welsh language within communities?	Consideration will be given to language needs to ensure that service users are allowed to communicate with us in a language of their choice.
<p>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:</p> <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	Changing the way a service is delivered can have an impact on individual rights. However, there is no decision required on any specific plan at this time. The document under consideration is a Strategic Plan outlining the Adult Service's

Step 2.2: Information Gathering – Human Rights Act 1998	
result in the failure to safeguard the right to privacy?	strategic direction for modernising and improving provisions. A further equality assessment will be carried out in relation to individual schemes where this applies.

Step 2.3: Information Gathering – Well-being of Future Generations Act (Wales) 2015		
16 – Does this proposal meet any of the seven national well-being goals outlined in the Well-being of Future Generations Act (Wales) 2015? (Descriptions of the well-being goals are listed in Appendix 3)	A prosperous Wales	
	A resilient Wales	Yes – supporting communities to be inclusive
	A healthier Wales	Yes – supporting people with learning disabilities to access various activities which are both physically and mentally beneficial.
	A more equal Wales	
	A Wales of cohesive communities	
	A Wales of vibrant culture and thriving Welsh language	
	A globally responsible Wales	

Step 2.4: Information Gathering – Engagement / Consultation / Evidence / Filling gaps in information	
Please see the pre-engagement and pre-consultation checklist, which is available on MonITor.	
17 - What has been done to date in terms of involvement and consultation with regard to this proposal?	Officers from the Adults Department have engaged with service users / parents and carers (learning disability day activities) in the Holyhead area to gather people's views on the activities being offered, the current locations offering the activities, and people's future wishes for activity development.
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	None
19 - Are there any gaps in the information collected to date? If so, how will these be addressed?	No

Step 3: Assessing the potential impact and identifying mitigation measures

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	No impact	The Service intends to improve the support available to adults on the Island by modernising services.	

Protected group	* Potential impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
Disability	Positive	The Service intends to improve the support available to people with a Learning Disability on the Island by modernising services.	
Sex	No impact		
Gender Reassignment	No impact		
Pregnancy and Maternity	No impact		
Race / Ethnicity / Nationality	No impact		
Religion or Belief	No impact		
Sexual Orientation	No impact		
Marriage or Civil Partnership	No impact		
The Welsh Language	None		
Human Rights	Positive	The change is a positive one in terms of increasing opportunities for people with learning disabilities to integrate within their communities.	
Any other relevant matter	None		

Protected group	* Potential impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
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 impacts
Is the proposal likely to cause any inequalities of outcome resulting from socio-economic disadvantage?	No impact		

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 (i.e. a summary of the table/s in step 3)	No negative effects identified.
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.	Further equality assessments will be undertaken where appropriate in relation to specific plans being developed on the basis of the Strategic Plan under consideration.
23 - Would any aspect of the proposal contravene the wellbeing goals of the Well-being of Future Generations (Wales) Act 2015?	No
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
25 - Is there a strategy for dealing with any unavoidable but not unlawful negative impacts that cannot be mitigated?	The needs of each person, and the best way of meeting those needs will be discussed and agreed with them.

Step 4 - Outcome of the assessment

26 - Will the proposal be adopted / forwarded for approval? Who will be the decision-maker?	The Adult Services Strategic Modernisation Plan will be approved by the Executive Committee.
27 - Are there monitoring arrangements in place? What are they?	The Adult Department Management Team will oversee all plans arising from the seven priority areas, as well as identifying matters requiring action.

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.

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive
Date:	26 November 2024
Subject:	Môn Actif Strategic Plan 2024-29
Portfolio Holder(s):	Councillor Neville Evans, Portfolio Holder for Leisure, Tourism and Maritime
Head of Service / Director:	Christian Branch Head of Regulation and Economic Development Service
Report Author: Tel: E-mail:	Owain Jones Leisure Manager owainjones@ynysmon.llyw.cymru
Local Members:	Relevant to all members
A –Recommendation/s and reason/s	
<p>The Executive is requested to:</p> <p>Approve the Môn Actif Strategic Plan 2024-29.</p> <p>The Môn Actif Strategic Plan has been recognised as a priority, driven by the Council Plan 2023-28.</p> <p>This report presents the draft Strategic Plan for Môn Actif for the period 2024-2029. The Plan sets out the key priority areas and vision for creating healthy communities over the next five years. The aim is to ensure the Council has an achievable, sustainable and fit for purpose plan, to provide services to improve the health and wellbeing of residents and visitors to the island.</p> <p>Five priority areas in the Môn Actif Strategic Plan 2024-29 are linked to the wider principles in the Council Plan 2023-28. The five priority areas are:</p> <ul style="list-style-type: none"> • Participation, Health and Wellbeing • Workforce Development • Facilities Management • Financial Sustainability • Collaboration <p>A variety of data sources have been used to prepare the Plan and they provide strong evidence regarding the island’s needs. Môn Actif will continue to look at data during the five years, to ensure the Council makes correct and informed decisions to play a key role in improving people’s health and promoting being active in our communities.</p> <p>Comments were submitted by internal officers, and a variety of stakeholders in preparing this Strategic Plan. We will rely on continued support and collaboration with partners to realise the Plan.</p>	
B – What other options did you consider and why did you reject them and/or opt for this option?	

No other options were considered. Officers believe that drawing up and adopting a Strategic Plan for Môn Actif is essential to contribute to the delivery of the Council Plan.

C – Why is this a decision for the Executive?

The Council has a vision to create an Anglesey that is healthy and prosperous where people can thrive. Approving this Plan will contribute towards this vision. The Môn Actif service is appreciated and proves popular within our communities. The uptake of services and facilities has remained consistent with over 500,000 visits to the Leisure Centres annually.

The Executive is requested to formally approve the Strategic Plan so that we can plan with certainty and clarity for the future.

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

Yes, the Môn Actif Strategic Plan is a key public document that aligns with the Council Plan 2023 – 2028. The draft priorities are extremely relevant and align with the objectives in the Council’s Strategic Plan:

- The Welsh Language: Increasing opportunities to learn and use the language.
- Social Care and Wellbeing: Providing the right support at the right time.
- Education: Ensuring and effective provision for today and future generations.
- Economy: Promote opportunities to develop the island’s economy.
- Climate Change: Responding to the crisis, tackling change and working towards becoming a net zero organisation by 2030.

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

There will be no financial implications as a direct result of approving the Strategic Plan. The Môn Actif Strategic Plan is linked to other financial Strategic Plans e.g. the Asset Management Strategic Plan 2024-2029.

Dd – Assessing the potential impact (if relevant):

1	How does this decision impact on our long term needs as an Island?	The health and wellbeing benefits of taking part in leisure activities are invaluable. Being physically active is essential for people to live healthy and fulfilling lives, helping to reduce the risk of disease. This plan sets a strategic direction for steering decisions and processes relating to the Môn Actif Strategic Plan, along with decisions to realise the long term aims identified in the Council Plan.
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the	The Council is currently facing significant challenges; an increase in

	Authority? If so, how?	<p>demand, higher expectations from the public, and a decreasing budget, and so Anglesey County Council is having to make difficult decisions.</p> <p>The purpose of the Plan is to ensure the Council has a sustainable and resilient financial plan.</p>
3	Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom.	The Council has worked with a variety of internal stakeholders in preparing this strategic plan i.e. the Healthy Weight Group, Môn Actif Management Team. The aim of the Plan is to improve the collaboration between the Council and key external partners.
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	<p>We have engaged with:</p> <ul style="list-style-type: none"> • The Council's Healthy Weight Group chaired by the Director of Social Services • The Corporate Management Team <p>Môn Actif undertakes a user survey annually. The feedback received has been used to inform this Plan.</p>
5	Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.	<p>The Môn Actif Strategic Plan meets the Council's wellbeing objectives as well as those of the Wellbeing and Future Generations Act (Wales) 2015:</p> <ul style="list-style-type: none"> • A prosperous Wales • A healthier Wales • A more equal Wales • A Wales of cohesive communities • A Wales of vibrant culture and thriving Welsh language <p>We will undertake equality and Welsh Language Impact Assessments for individual projects arising from the Plan. The impact assessments will be live documents and will evolve side by side with the delivery work.</p>

6	If this is a strategic decision, note any potential impact that the decision would have on those experiencing socio-economic disadvantage.	<p>The Môn Actif Strategic Plan will help to improve inequalities arising from socio-economic disadvantage, including:</p> <ul style="list-style-type: none"> • Providing affordable activities at the heart of the community • Ensuring work plans improve people's health and quality of life. • Ensuring we listen to services users and give them an opportunity to have their say. <p>We will undertake equality and Welsh Language Impact Assessments for individual projects arising from the Plan. The impact assessments will be live documents and will evolve side by side with the delivery work</p>
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>No impact.</p> <p>The plan notes that there will be an opportunity to use the Welsh language and learn Welsh.</p>
E - Who did you consult?		What did they say?
1	Chief Executive / Leadership Team (LT) (mandatory)	Their comments have been incorporated into the report.
2	Finance / Section 151 (mandatory)	The Section 151 Officer is a member of the Senior Leadership Team, and his comments have been considered along with other the comments made by other members of the team.
3	Legal / Monitoring Officer (mandatory)	The Monitoring Officer is a member of the Senior Leadership Team and her comments have been considered along with other the comments made by other members of the team.
4	Human Resources (HR)	N/A
5	Property	N/A
6	Information Communication Technology (ICT)	N/A

7	Scrutiny	N/A
8	Local Members	The Môn Actif Strategic Plan was presented to the Scrutiny Committee on 19/11/24.
9	Any external bodies / other/s	Relevant to all elected members
F - Appendices:		
Appendix A - Môn Actif Strategic Plan 2024-29		
FF - Background papers (please contact the author of the Report for any further information):		



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Môn Actif Strategic Plan 2024-2029

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

www.anglesey.gov.wales



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Foreword



Councillor
Neville Evans
Leisure Portfolio
Lead



Fôn Roberts
Director of Social Services
and Head of Children &
Families Service



Christian Branch
Head of Regulation and
Economic Development
Service

The health and wellbeing benefits of participating in leisure activities cannot be underestimated. Being physically active is essential for people to live healthy and fulfilling lives, helping to reduce the risk of major illnesses, as well as boosting self-esteem and reducing the risk of stress.

The Council is currently facing significant challenges and as a result, the choices available to the Council and the decisions that need to be made will be very difficult. This Plan has been developed within the context of the whole Council and its partners being committed to working in collaboration on improving health and wellbeing of our residents and visitors.

This plan sets out the Council's priorities over the next 5 years, and despite the challenges, recognises that delivering this strategic plan will be integral to enhancing wellbeing and preventing ill-health. Môn Actif is committed to providing inclusive and accessible activities.

The plan is ambitious, forward thinking and key to moving Môn Actif forward in delivering some exciting improvements that will have wide-ranging, long term benefits for our residents and visitors.

Purpose of the Strategic Plan

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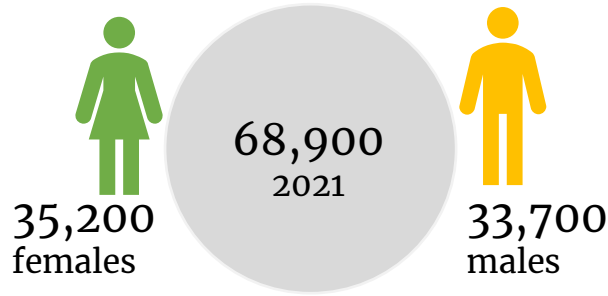


Anglesey is facing increasing levels of obesity and diabetes, mental health illnesses and other conditions linked to a culture of inactivity. The Môn Actif Strategic Plan aims to creating healthier communities via an integrated whole council approach where collaboration is key.

Despite the current financial challenges, the Council recognises the need for continued investment in our leisure facilities, to improve their efficiency, appeal and performance. Maximising opportunities for external funding will be key.

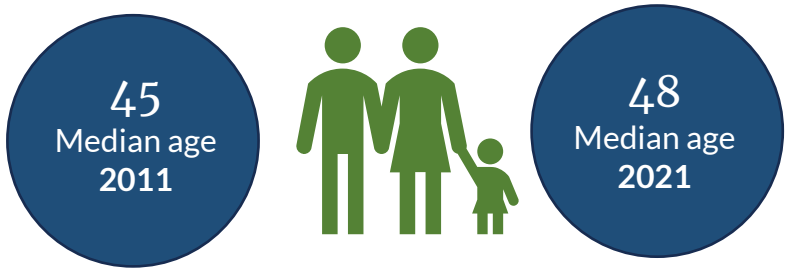
The Plan supports the Council's vision and strategic objectives to ensure that the future of our leisure provision continues to meet the changing needs of our residents, remains financially sustainable and contributes positively towards its net zero targets. The plan also aligns with the Council's Asset Management Strategic Plan (2024-2029) and supports other initiatives, for example Active Travel, Healthy Schools and Age Friendly Communities.

The island's demographics (2021 Census)

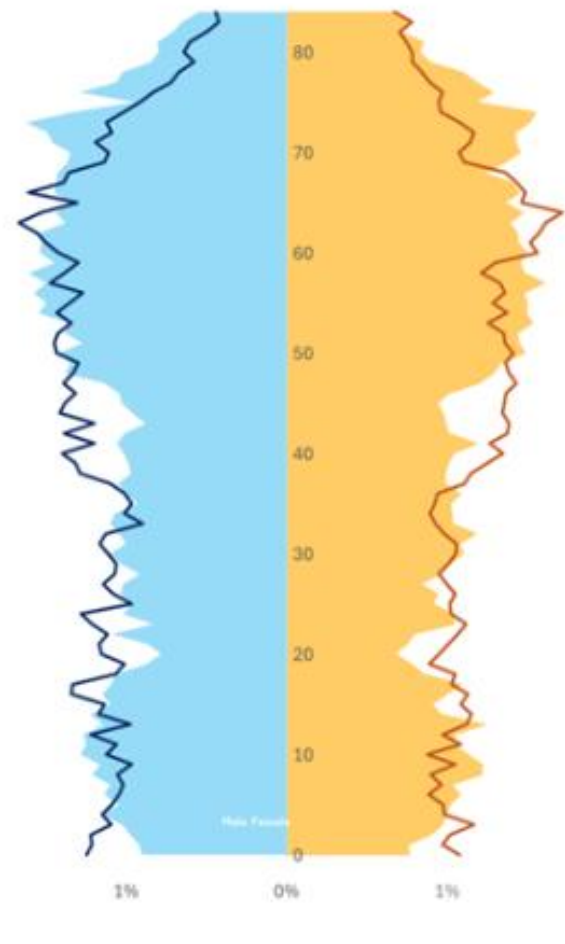


26.5%
aged 65 and over

20.1%
between the ages of 0-17



Population change 2011 compared to 2021 census



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Data source - ONS.gov.uk

Anglesey Data



Children

11.2% aged 4 & 5 obese.

14.5 % aged 4 & 5 overweight.

24.3 % are living in relative poverty.

40 % are hooked on sport (participate 3 or more times a week outside curriculum time).

17.4 % (aged 11-16) are physically active for at least 60 minutes per day.



Participation

Leisure centre participation **514,646** (2023/24)

34,538 children and young people participated in all Môn Actif activities.

12,020 children participated in school holiday activities in 2023

7,500 Môn Actif members.

1,847 children on the Nofio Môn swimming programme



Residents

50.7% describes their health as being very good / **1.1%** describes their health as being very bad.

Total estimated people living with Dementia is **1,300**.

18% have high blood pressure.

11.7% 16+ are obese / **34.5%** having a healthy weight

39.5% adults meet the national physical activity guidelines.

40.9% 65+ are at healthy weight.

Council Plan 2023-2028 Strategic Objectives

The Council Plan is the key document serving as a focal point for decision-making at all levels; providing a framework to plan and drive forward priorities; shape annual spending; monitor performance and progress.

At its core is our desire to work with Anglesey residents, communities and partners to ensure the best possible services, improve the quality of life for all and create opportunities for future generations.

Its six main objectives reflect the key areas the Council should be focusing its efforts on.

The Council Plan's vision is to:

Create an Anglesey that is healthy and prosperous where people can thrive.'



The Welsh Language

Increase the opportunities to learn and use the language.



Social Care and Wellbeing

Providing the right support at the right time.



Education

Ensuring an effective provision for today and for future generations.



Housing

Ensuring that everyone has the right to call somewhere home.



Economy

Promoting opportunities to develop the Island's economy.



Climate Change

Responding to the crisis, tackling change and working towards becoming net zero organization by 2030.



[Council Plan 2023 to 2028 \(gov.wales\)](https://gov.wales)

Council Plan 2023-2028 – Values

The Council Plan 2023-28 is underpinned by the organisation’s core values, which are used to develop and guide the vision, strategic plans and services.

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Respect

We are respectful and considerate towards others regardless of our differences .



Collaborate

We work as a team, with our communities and partners to deliver the best outcomes for the people of Anglesey.



Honesty

We are committed to high standards of conduct and integrity.



Champion the Council and the island

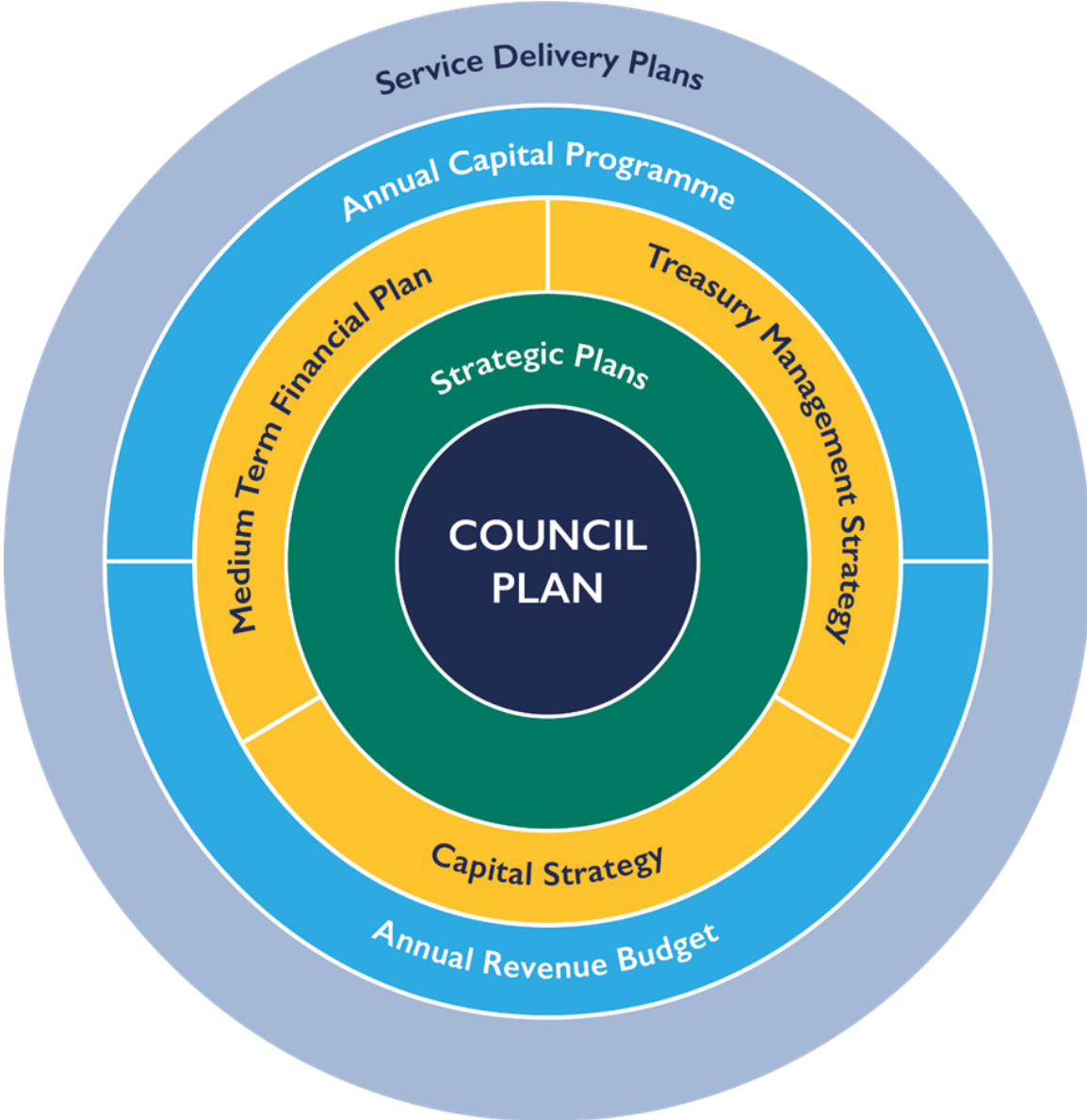
We create a sense of pride in working for the Council and present a positive image for the Council and the Island.



Strategic circle

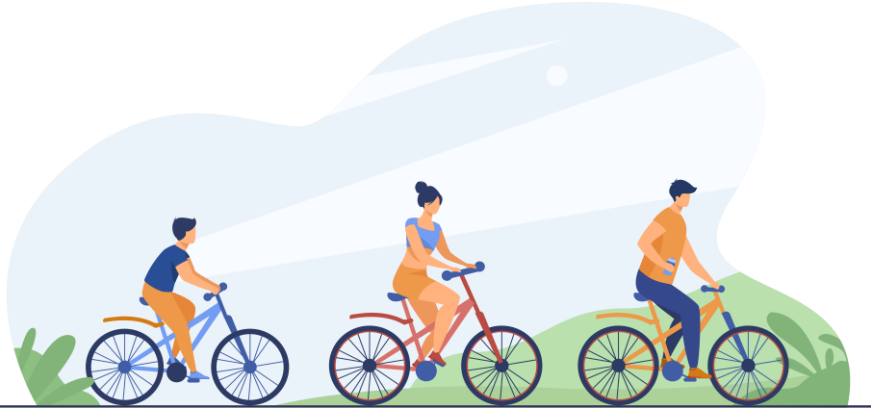
The strategic circle identifies the plans in place to ensure we are able to achieve our priorities and objectives.

This plan is a key strategic plan that aligns with the Council's Plan and contributes to the achievement of the strategic objectives and vision.



Key priority areas

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Budgetary constraints may impact on the County Council's ability to deliver the above.

Participation, Health & Wellbeing

Why is this important?

Activity is a key contributor to good physical and mental health.

Enabling and encouraging people to participate in physical activity will improve wellbeing and prevent ill health.

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What are we going to do?

- Create the conditions for individuals to improve their health and wellbeing.
- Utilise accessible facilities.
- Maintain the successful children's programme (0-11 years old).
- Deliver a programme of activities to support older people to age well.
- Identify communities in need of support.
- Tackle inequalities through sport and physical activity.
- Ensure that those who belong to protected groups have access to programmes that focus on their specific needs.
- Work with families to reduce obesity in children.
- Collaborate on various initiatives, such as the Food and Fun and family holiday programmes.

How are we going to do this?

- Utilise community venues to ensure activities are accessible for all.
- Provide community outreach opportunities.
- Target activities in areas where inequality rates are high.
- Continue to offer high quality, supervised exercise programmes focused on the needs.
- Deliver initiatives such as the Exercise Referral Scheme, Dementia Actif, Sport Development, Insport sessions and the Healthy Weight Healthy Wales programme, PIPYN (Pwysau Iach Plant yng Nghymru)
- Work collaboratively with partners from the Public Service Board.
- Encourage opportunities for intergenerational activities.

Workforce Development

Why is this important?

A sustainable and fully trained workforce will allow Môn Actif to provide a high level of customer care.

A whole Council approach will be integral to ensure effective delivery of this key priority area.

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What are we going to do?

- Create a new workforce plan with focus on staff development, training, retention, performance and customer service.
- Raise the profile, and encourage the use of the Welsh language within the workplace.
- Promote a positive working culture.
- Promote career development opportunities
- Maximise the use of modern technology.
- Improve communication.
- Ensure that the workforce have the right skills to deliver this plan.
- Identify talented staff to develop further.

How are we going to this?

- Increase opportunities to learn and use the Welsh Language.
- Develop the workforce and offer appropriate training and opportunities to acquire new skills.
- Offer a range of entry level positions and development programmes.
- Explore new and automated technologies to improve customer care.
- Maximise the use of social media, focus on positive and proactive communication and marketing.
- Annually review the Mon Actif Marketing Plan.
- Allow for customer feedback through regular stakeholder surveys and user group meetings.
- Work with local education providers to match Môn Actif's employment requirements.

Manage Facilities

Why is this important?

Participation in leisure activities should be an enjoyable experience and undertaken in a safe and inclusive environment. All leisure facilities will provide a welcoming space free of any worry and concerns.

Managing facilities effectively and in-line with the Asset Management Strategic Plan 2024-2029 will be crucial to ensure a positive contribution towards our net zero targets.



What are we going to do?

- Provide leisure facilities that are safe and accessible.
- Ensure leisure facilities reflect the changing needs and participation trends of users.
- Improve efficiency, sustainability and performance of all leisure facilities.
- Target investment where it is needed most.
- Comply with Leisure Industry health & safety regulations.
- Monitor and action changes within the NOP (Normal Operating Procedures) and EAP (Emergency Action Plan) for each leisure facility.

How are we going to this?

- Lead on innovative and flexible approaches to modernise facilities.
- Explore all suitable funding opportunities .
- Improve the environmental performance and reduce carbon footprint of leisure facilities, contributing to the Councils net zero targets.
- Manage our leisure facilities in a proactive and efficient way.
- Annually review our health and safety processes and risk assessments.

Financially Sustainable

Why is this important?

Given the current financial challenges, providing affordable services to our users is increasingly important. In addition, the need for continued investment in our leisure facilities is recognized.

We will ensure financial sustainability of our services by improving income, managing costs and maximizing opportunities for external funding.



What are we going to do?

- Enhance the appeal and functionality of our spaces.
- Maintain current usage of our facilities by ensuring customer satisfaction.
- Reduce operational costs by using buildings more efficiently thereby reducing carbon emissions.
- Establish a carbon baseline for our leisure buildings and identify opportunities to decarbonise and consider climate risk.
- Maximise financial gains whilst recognising social and wellbeing benefits.

How are we going to do this?

- Offer a competitive and affordable price structure for our users.
- Maintain and enhance where possible the standard of facilities and opportunities to participate.
- Adopt a flexible and innovative approach to adapting to changing participation trends.
- Identify, secure and maximise capital investment to develop fit for purpose leisure facilities and invest in energy efficiency measures.
- Develop a Mon Actif Capital Funding Plan to drive direction and the decision making process.

Collaboration

Why is this important?

Effective collaboration will enable the sharing of skills and knowledge that will lead to new ideas, mutual gain and the opportunity of access to further resources and improve efficiency.

Our partners include:

- Public Health Wales
- BCUHB
- Gogledd Cymru Actif
- Disability Sport Wales
- Grŵp Llandrillo Menai
- Community Sports Clubs
- Community Groups
- Voluntary Sector Groups
- Football Association of Wales (FAW)
- Urdd

What are we going to do?

- Work together with internal and external partners.
- Improve stakeholder collaboration.
- Explore additional resource opportunities to provide long term sustainability.
- Collaborate regionally and nationally and attend stakeholder events.
- Share skills and knowledge.



How are we going to this?

- Adopt a whole Council response to the plan, to ensure collective knowledge, effort and resources.
- Pro-actively work with stakeholders to sustain and improve health and wellbeing, with a strong emphasis on preventative services.
- Attend stakeholder events (locally and nationally).
- Work with external funding partners to provide long term support.
- Work with experienced leisure industry operators to identify innovative approaches and modernisation of services.
- Celebrate positive collaboration and success.

Risks in delivering the plan

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1. Rising costs
2. Age and condition of facilities
3. Staff retention
4. Challenges in in achieving net zero
5. Budget constraints
6. Delivering a better service with fewer resources
7. Need to react to unforeseen circumstances



Governance: Monitoring and Evaluation

To ensure the strategic plan is realised we will establish robust arrangements. The arrangements will ensure clarity, accountability, coordination and the structure to monitor progress effectively.

The Môt Actif Management Team and the Môt Actif subgroup will be responsible for reporting on different elements. We will report to the Leadership Team regularly on progress, Executive and Governance and Audit Committee annually or when requested.

Users will be given the opportunity to provide feedback via the Môt Actif User Survey on an annual basis.

Progress will include information on actions, outcomes and the impact highlighting successes and issues.

An annual progress report and review of the strategic plan will be completed.

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Isle of Anglesey County Council	
Report to:	The Executive
Date:	26.11.2024
Subject:	Local Housing Market Assessment
Portfolio Holder(s):	Cllr Robin W. Williams
Head of Service / Director:	Ned Michael
Report Author: Tel: E-mail:	Lisa Dundee, Housing Strategy Officer Elliw Llŷr, Housing Policy, Commissioning and Strategy Manager 01248752137 LisaDundee@ynysmon.llyw.cymru ElliwLlŷr@ynysmon.llyw.cymru
Local Members:	n/a

A –Recommendation/s and reason/s
<p>The Executive is asked to:</p> <p>R1- Approve the Local Housing Market Assessment 2023-28</p> <p>R2- Approve the consultation process.</p> <p>R3 – Approve delegated authority for Head of Housing Services in consultation the with Housing Portfolio Holder to agree any minor editorial changes required to the draft Local Housing Market Assessment, prior to submission to Welsh Government.</p> <p>1. Background</p> <p>It is a statutory requirement for local authorities to undertake a Local Housing Market Assessment (LHMA). Every five years, local authorities are required to rewrite their LHMA and refresh their LHMA once during that five-year period (between years two and three). Welsh Government have modified the methodology used for producing the LHMA. This is now done through a toolkit that allows us to calculate housing needs and demands and ensures a consistent approach across all Welsh local authorities.</p> <p>The process has taken longer than expected and delays were experienced due to Welsh Government issuing different versions of the LHMA tool. The timeline given by Welsh Government from issuing the toolkit and for submission of the assessment by 31 March 2024 was also not feasible to allow for sufficient data collection which entailed gathering information from key partners as well as different services within the local authority. There were also data limitations to work around as all housing register data is stored by parish council, therefore this needed to be converted to LSOA data, otherwise it could not be utilised within the LHMA tool. The same occurred with planning services and RSL data, which needed to be revised and grouped into the various LSOA's and was a time-consuming process.</p>

A –Recommendation/s and reason/s

The Cyngor Gwynedd's Data Unit were consulted with prior to undertaking the HMA selection consultation. A series of meetings were then required to answer data specific questions that arose prior to and from the consultation exercise. They were able to advise on areas such as the pros and cons of too many or too little HMA's and how data could be skewed in areas of house price data.

Due to the complexity of the LHMA tool it was decided that Data Cymru would be commissioned to support with the data inputting required within the LHMA tool. This also involved regular meetings with Data Cymru who were able to advise on any outstanding or additional data that was required. There was still a requirement for housing services to collect the data and present it to Data Cymru, who were able to ensure that the correct data was entered into the spreadsheet.

2. Purpose of the LHMA

The purpose of a LHMA is to provide a broad analysis of the Isle of Anglesey Housing Market, considering the long-term requirements for housing on Anglesey.

The evidence base within the assessment will also be used to inform the Anglesey Housing Strategy, as well as part of the Local Development Plan (LDP). It also informs strategic housing priorities and local service planning, such as education and transport. The LHMA can also be used as a tool for negotiating affordable housing provision when determining planning applications and allocating Social Housing Grant (SHG) to support the delivery of affordable housing.

As the data collection for the LHMA began in 2023, the five-year period for the LHMA is 2023 -2028.

3. LHMA Tool & Housing Market Areas

The LHMA tool analyses housing needs in specific Housing Market Areas (HMAs) in Anglesey. These HMAs are regions where people typically live and move without changing jobs. Anglesey has nine such areas.

Anglesey's nine HMAs were selected through a consultation exercise with stakeholders in line with Welsh Government guidance. Housing register data presented some limitations to the HMA selection. For example, some areas such as Holyhead could not be split up due to how the housing register data was collected. There was also a requirement to choose from Lower Super Output Areas, Middle Super Output Areas or Electoral Wards. It was decided that LSOA's would be utilised as there was sufficient data available at LSOA level. The final HMA's were grouped together factoring in housing register data and house price data for each LSOA.

The tool provides detailed information about housing needs for each HMA. It uses data from Lower Super Output Areas (LSOAs), which are small areas that give a clear picture of local housing trends and needs.

The LHMA tool calculates housing need figures for Anglesey based on three household forecast scenarios: Welsh Government Principal, Higher, and Lower projections. There is an option within the tool to run different scenarios. These scenarios could be based on employment and population growth projections or

A –Recommendation/s and reason/s

tied to Replacement LDP projections. As there is limited data at this time with regards to the potential Anglesey Freeport and Wylfa Newydd developments and the Anglesey Local Development Plan (LDP) is due for renewal, no alternative scenarios have been included at this stage.

The current LHMA uses the Welsh Government Principal projection to inform its housing need figures. Once the Replacement LDP is completed and adopted, its figures will guide future reviews of the LHMA, which will be updated accordingly.

4. Consultation

Engagement and consultation has been a key driver during this assessment and has taken place through the following methods:

1. **Initial engagement** – to select Housing Market Areas and gather the data that was required for input into the LHMA tool. The housing service along with partner organisations provided data such as; existing stock, stock turnover, planned supply, and all other specific housing need provision data. The initial engagement and data gathering process took place between July 2023 and March 2024.
2. **Consultation** – Face to face and online sessions were held with key stakeholders on the LHMA tool housing need results. This took place through July, August and September 2024.

A draft report is now ready to be approved with a view to go out to public and key stakeholder consultation. The purpose of this is to provide an opportunity for feedback or provide comments on the LHMA. No direct questions will be asked of respondents, and the purpose is to simply to feedback and comment on the Assessment itself. This will be done online, and the consultation period will be open for a period of four weeks.

Appendix 1 provides a detailed communication plan of all activities that have taken place, along with delivery timescales for the final stages of the LHMA consultation process and includes a detailed timeline outlining the main deliverables of the Assessment up to the sign-off by Welsh Government in January 2025.

The upcoming timeline is as follows:

Timescales	Activity
14 th November 2024	Corporate Scrutiny Committee
26 th November 2024	Executive Committee
2 nd December 2024 – 13 th January 2025	Online Public Consultation on the draft LHMA.
January 2025	Submit Final LHMA to Welsh Government

5. Specific Housing Needs

The LHMA is based on a comprehensive range of statistical evidence, including data on incomes, house prices, rents, household projections, existing unmet housing needs, turnover of existing housing stock and planned supply. The

A –Recommendation/s and reason/s

guidance highlights the importance of considering the specific housing needs of the diverse range of households across Anglesey, utilising both qualitative and quantitative data sources.

The LHMA examines the following types of housing or housing-related provisions:

- Accessible and adapted housing provision
- Multi-generational and/or larger family households requiring larger properties
- Non-permanent housing e.g. temporary accommodation
- Housing, care and support needs e.g supported accommodation such as; extra care, sheltered housing, supported living for people with a learning disabilities and refugees
- Locational needs – student accommodation or properties with close proximity to shops, places of worship to meet those with physical or cultural needs

Data for a ‘specific range of housing need requirements’ was gathered from a variety of sources through face to face, online, telephone and email consultation. All stakeholders and staff were given the opportunity to provide feedback that has been considered and included where appropriate within the LHMA.

6. LHMA Results

It is prudent to note that the LHMA assumes that unmet housing needs will be addressed within the first 5 years of the 15-year period. However, it does not factor in affordable housing supply after Year 5 due to delivery uncertainties. For example, we are not able to confirm if private developments that have been granted planning permission, with units subject to a section 106 will complete within the 5-year period or even complete at all.

	Annual Gross Need	Annual Gross Need	Annual Net Need	Annual Net Need	5 Year Net Need
	Social Rent	Low Cost Home Ownership	Social Rent	Low Cost Home Ownership	
Principal Variant	152	96	73	94	835
Higher Variant	163	100	80	99	895
Lower Variant	144	92	68	91	795

The table above outlines the total annual gross and net need for the first 5 years of the LHMA for each variant. Turnover of existing stock and planned supply is deducted from the gross need to give a net need figure. It is also assumed that the existing housing register waiting list will be cleared within the 5-year period.

Detailed headline findings that give a net need breakdown by bedroom for Anglesey from the LHMA tool are outlined in Appendix 2.

It is also important to note that the figures in the LHMA do not set an affordable housing target or define the number of new homes required. Affordable housing

A –Recommendation/s and reason/s

can also be delivered through methods like reusing empty homes or acquiring existing properties.

7. Variant Choice

It is necessary to choose a preference to the 3 variants provided with the LHMA as the evidence base within the assessment will also be used to inform the Anglesey Housing Strategy, as well as part of the Replacement Local Development Plan (RLDP). It will also inform strategic housing priorities. The LHMA can also be used as a tool for negotiating affordable housing provision when determining planning applications and allocating Social Housing Grant (SHG) to support the delivery of affordable housing however the choice must be justified.

While consultation feedback strongly favoured a preference for the higher variant, it is important to be able to justify this selection. Evidence demonstrates that Anglesey’s population has decreased since the last census and the population is also ageing. While potential developments such as Wylfa Newydd and the Anglesey Freeport would inevitably contribute to reversing this trend, it is too early to predict at this moment in time if such developments will result in an population and economic growth. As a result of this it is recommended that the current variant choice is the principal variant which allows for population growth that is more in line with existing data. The housing need across the three variants presented in the consultation presents a marginal difference and selection of the higher variant would only result in a higher demand for 1 bedroom accommodation.

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

It is a statutory requirement to produce an LHMA. It will be utilised in conjunction with other documents such as the Housing Strategy and Prospectus, therefore will not be used in isolation.

C – Why is this a decision for the Executive?

The LHMA should be utilised to inform strategic housing priorities and support the delivery of affordable housing.

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 LHMA considers the long-term requirements for housing by providing a broad analysis of the Anglesey Housing Market.
2	Is this a decision which it is envisaged will prevent future costs / dependencies on the Authority? If so, how?	<p>There are no direct cost implications of approving the draft LHMA for submission to the Welsh Government.</p> <p>It informs strategic housing priorities and supports the delivery of affordable housing by ensuring housing need is scrutinised and aligned with priorities.</p> <p>The LHMA can also be used as a tool for negotiating affordable housing provision when determining planning applications and allocating Social Housing Grant (SHG).</p>
3	Have we been working collaboratively with other organisations to come to this decision? If so, please advise whom.	Internal services and external partners have had an opportunity to contribute to the LHMA and its data through consultation and update sessions.
4	Have Anglesey citizens played a part in drafting this way forward, including those directly affected by the decision? Please explain how.	The full LHMA report will go online for a period of 5 weeks to allow Anglesey citizens an opportunity to comment on the report.
5	Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.	See equality impact assessment that demonstrates this is 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 equality impact assessment which considers 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 equality the impact assessment and the Welsh language 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

E – Who did you consult?		What did they say?
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 Corporate Scrutiny Committee held on 19.11.24 it was recommended that approval should be given by the Executive.
9	Local Members	

F - Appendices:
<p>Local Housing Market Assessment 2023 -2028</p> <p>Appendix 1-Communication Plan</p> <p>Appendix 2-Variant data</p> <p>Appendix 3-Assessment of the Effect on Equalities.</p> <p>Appendix 4-Assessment of the Effect on the Welsh language.</p>

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Anglesey Local Housing Market Assessment 2023 - 2028





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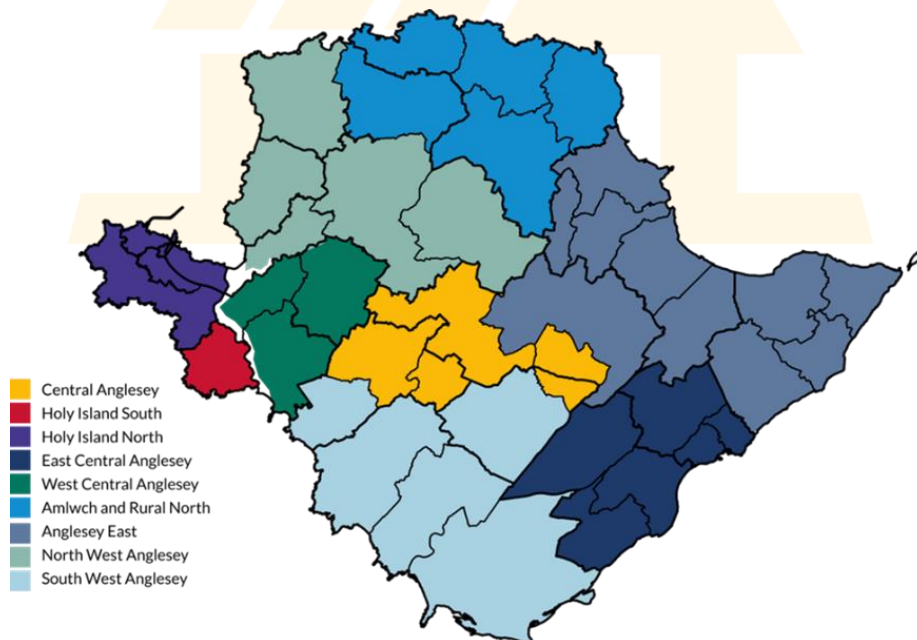


Executive Summary

This Local Housing Market Assessment (LHMA) explores housing need on the Isle of Anglesey and supports the Housing Strategy, Local Development Plan (LDP), and service planning. It helps negotiate affordable housing provision and allocate Social Housing Grant (SHG).

The Welsh Government's LHMA tool assesses housing needs, splitting them between affordable and market housing. It uses data on rents, house prices, income, and housing supply to estimate future demand, guiding local housing strategies.

As part of the assessment, Anglesey is divided into 9 Housing Market Areas (HMAs), which are defined based on where people currently live and are likely to move. The HMA's are Central Anglesey, Holy Island South, Holy Island North, East Central Anglesey, West Central Anglesey, Amlwch and Rural North, Anglesey East, North West Anglesey and South West Anglesey. These areas are not limited by administrative boundaries but reflect functional regions influenced by commuting patterns and local preferences. The HMAs are statistically defined using clusters of Lower Super Output Areas (LSOAs), and this division helps provide a more accurate understanding of local housing demand. Each HMA has its own distinct characteristics, such as housing affordability, transport access, and demand trends, which inform housing strategies for the island.





The housing needs of various groups are essential to the Local Housing Market Assessment (LHMA), as households often have overlapping requirements. While certain areas may not be considered urgent for the island, others—particularly the need for temporary accommodation—are already pressing concerns and are projected to increase.

Section 3.3 of the report provides a qualitative overview of housing-related needs on Anglesey. The aim here is not to specify the exact number of properties needed but to highlight current pressures and guide local strategic planning focusing in areas such as:

- a) **Accessible and adapted housing provision**
- b) **Larger properties for multi-generational and/or bigger families**
- c) **Non-permanent accommodation**
- d) **Housing care and support needs**
- e) **Locational needs for individuals with physical and cultural requirements**

These tables also emphasise policies, strategies, and insights from housing services and other departments, rather than relying solely on numerical data.

The affordability of housing is a key consideration in the LHMA, with income-to-house price ratios serving as a key metric. House prices on Anglesey have risen due to its popularity, but higher mortgage rates are now slowing down the market, which may also slow price growth. At the same time, average incomes remain lower than in urban areas of Wales or the UK, exacerbating affordability challenges.

The **income-to-house price ratio** compares **median household income** to **median house prices**, and typically, a ratio above **4** is considered unaffordable. In Anglesey, the average ratio is **7.2**, significantly higher than **North Wales (5.8)** and **Wales as a whole (6.1)**. This indicates that housing is less affordable on Anglesey than in many other parts of Wales. Within the island, there is considerable variation across regions:

- **Holy Island North** is the most affordable, with a ratio of **4.7**.
- **South West Anglesey** shows the highest affordability stress, with a ratio of **8.1**, indicating that housing is considerably out of reach for many local residents.
- Even at the lower end of the market, affordability remains a concern in many areas. For example, the **lower quartile house price-to-income ratio** on Anglesey is as high as **10.7** in South West Anglesey.

These affordability challenges are particularly severe for lower-income households and first-time buyers. The lack of affordable housing in certain areas suggests that many residents are being priced out of the market, leading to increased demand for rental properties and potential outward migration.

The Local Housing Market Assessment (LHMA) provides detailed projections of housing needs for Anglesey, based on Welsh Government's principal household projections over a 15-year period. For the first five years, the LHMA estimates an average annual **gross need of 248 affordable housing units**, which includes 236 units



addressing existing unmet demand and 12 units for newly arising needs. After accounting for planned supply and turnover of existing housing stock, the **net need is calculated at 167 units per year**. This breaks down into 73 social rent units, 31 intermediate rent units, and 63 low-cost homeownership properties, with the highest demand for **one-bedroom social rent units, requiring 65 per year**.

The LHMA further explores the housing needs beyond the initial five-year period. **For the remaining 10 years**, additional housing demand continues to be assessed, projecting that any unmet need from the first period will be resolved. However, there is uncertainty surrounding supply predictions beyond year five, given the potential for shifts in economic and demographic conditions. The total net affordable housing need over the entire 15-year LHMA period combines data from the first five years and the subsequent 10 years, providing a comprehensive outlook for housing demand on the island.

While the projections reflect an effort to meet current and future housing demand, **it is unlikely that all unmet needs will be fully addressed within the first five years**. The LHMA refresh will incorporate alternative growth options, considering population increases due to potential major developments like the Freeport and Wylfa Newydd projects,

Despite Anglesey experiencing a population decline between 2011 and 2021, the **principal projection remains the most appropriate model** due to its steady growth assumptions. A higher growth variant was considered during consultation, but the principal projection aligns better with recent population trends. Future updates to the LHMA will reassess population and economic growth scenarios as conditions evolve.

The demand for affordable housing, particularly one-bedroom social rent units, remains exceptionally high. This trend could be influenced by factors such as post-COVID homelessness, cost-of-living pressures, and disproportionate Local Housing Allowance (LHA) rates. Despite this demand, there is limited development of one-bedroom properties, prompting considerations for more flexible housing solutions.

The LHMA serves as a strategic tool for planning and development, ensuring that housing supply addresses immediate and long-term needs. It will guide future decisions on housing types—such as a balanced mix of houses, flats, and bungalows—and tenures, helping the Council foster resilient and sustainable communities.

While new builds are one strategy to meet housing demand, other approaches like repurposing empty homes, purchasing existing properties, and partnering with private landlords are also crucial. **The LHMA is not a strict target for affordable housing construction but a framework for delivering diverse housing solutions**.

Looking ahead, the Replacement Local Development (LDP) will play a pivotal role in managing growth effectively. With significant infrastructure projects like the Freeport and Wylfa Newydd poised to attract new residents, the LDP will focus on ensuring that residential developments, particularly affordable and high-density housing near employment hubs like Holyhead, align with both local and national planning goals. The



LHMA will continue to be a key reference in balancing housing supply with economic and population growth, supporting sustainable development across Anglesey.





Preface

It is a statutory requirement for local authorities to undertake a Local Housing Market Assessment (LHMA). Every five years, local authorities are required to rewrite their LHMA and refresh their LHMA once during that five-year period (between years two and three).

Local authorities can refresh their LHMA more frequently if required but these would not be reviewed nor signed off by Welsh Government.

Version 3.2 of the Welsh Government LHMA tool has been used to complete this LHMA.

Whilst the estimate in this LHMA will inform the development plan, it is unlikely to directly equate to a housing requirement or the affordable housing target in a development plan. It will, rather, provide a snapshot of the scale of affordable housing likely to be required in Anglesey. As such, the tenure mix of affordable housing required within a particular scheme should reflect the findings of the latest LHMA unless a planning applicant can satisfy the Local Authority that their proposed mix better satisfies an identified need.





1 Introduction

This Local Housing Market Assessment (LHMA) provides a broad analysis of the Isle of Anglesey Housing Market, considering the long-term requirements for housing on Anglesey. The evidence base within the assessment will also be used to inform the Anglesey Housing Strategy, as well as part of the Local Development Plan (LDP). It also informs strategic housing priorities and local service planning, such as education and transport. The LHMA can also be used as a tool for negotiating affordable housing provision when determining planning applications and allocating Social Housing Grant (SHG) to support the delivery of affordable housing.

1.1 National Policy Background

- **Section 8 of the Housing Act 1985¹** - Section 8 of the Housing Act 1985 places a statutory duty on local authorities to periodically assess the level of housing need in their area. It is vital that authorities have a comprehensive understanding of their local housing market(s) and provide a robust evidence base for effective strategic housing and planning services. Production of an LHMA falls under this duty, building upon the requirement to review housing needs through a more holistic review of the whole housing market. Local authorities are expected to rewrite LHMA every five years and refresh that LHMA once during that five-year period (between years two and three) utilising section 87 of the Local Government Act 2003².
- **Independent Review of Affordable Housing Supply³** - The importance of LHMA and using the best possible data on housing need and demand to inform housing policy and decisions regarding affordable housing supply, was underlined in the 2019 Independent Review of Affordable Housing Supply. The Review placed significant emphasis on understanding exactly how many homes are needed, in which geographical areas and in what tenures. A robust LHMA is the key means of identifying this evidence at the local level.
- **Planning Policy Wales** - Planning Policy Wales (12th edition)⁴ also stresses that LHMA form a fundamental part of the evidence base for development plans. Considered together with other key evidence in relation to issues such as what the plan is seeking to achieve, links between homes and jobs, affordable housing need and Welsh language considerations LHMA are a useful tool to help in identifying an appropriate strategy for the delivery of housing in the plan area. LHMA allow local planning authorities to understand the nature and level of demand and need for market and affordable housing within the Plan area. Development plans must include a target for affordable housing which should be based on the LHMA.

¹ [Housing Act 1985 \(legislation.gov.uk\)](https://legislation.gov.uk)

² [Local Government Act 2003 \(legislation.gov.uk\)](https://legislation.gov.uk)

³ [independent-review-of-affordable-housing-supply-report_0.pdf \(gov.wales\)](https://gov.wales)

⁴ [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales)



- **Housing (Wales) Act 2014⁵** - The LHMA plays a fundamental role in informing this strategy which must include a review of the resources available to the local authority and other bodies associated with supporting people who are or may become homeless.
- **Equality Act 2010⁶** - It is essential also for local authorities to consider their equality duties under the Equality Act 2010 and the Welsh Public Sector Equality Duties.
- **Future Wales: National Plan 2040** - is the national development plan that outlines the framework for addressing key national priorities. **Policy 7** focuses on delivering affordable housing and requires Local Authorities to establish robust policy evidence frameworks to support the development of affordable housing.
- **Renting Homes (Wales) Act (2016)⁷** - Implemented from 1 December 2022, this changed the way all landlords in Wales rent their properties, affecting all social and private tenants. It has made it simpler to rent a home and protect tenants' rights by replacing various complex pieces of existing legislation with one legal framework and new 'occupation contracts'.
- **Wellbeing of Future Generations (Wales) Act 2015⁸** - 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. Public Service Boards must also conduct an assessment of local wellbeing.

1.2 Local Policy Background

The LHMA can help us to understand the estimated future housing need on Anglesey and can be used as an evidence base to inform both current and future plans and strategies that are relevant to the LHMA. These include:

⁵ [Housing \(Wales\) Act 2014 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/2014/12)

⁶ [Equality Act 2010 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/2010/15)

⁷ [Renting Homes \(Wales\) Act 2016 \(legislation.gov.uk\)](https://legislation.gov.uk/ukpga/2016/12)

⁸ [Well-being of Future Generations \(Wales\) Act 2015 – The Future Generations Commissioner for Wales](https://legislation.gov.uk/ukpga/2015/12)



- **Isle of Anglesey Council Plan 2023 - 28⁹**

Housing – ensuring that everyone has the right to call somewhere home.

Strategic objective number 4 within the plan emphasises the Council's commitment to working in partnership to provide quality, affordable and accessible homes. The plan outlines the Council's commitment to ensuring an increase in the choice and number of homes available for the island's residents, together with assisting households to purchase their first homes and utilising the LHMA to help achieve this by 2028.

- **Isle of Anglesey County Council Social Housing Grant Prospectus 2023/24**

The prospectus provides a summary of housing needs and aids in informing strategic housing priorities. It details the type of housing the Council aims to deliver using the Welsh Government Social Housing Grant to meet these priorities, ensuring that the right kind of affordable housing is developed in the right locations.

- **Anglesey and Gwynedd Joint Local Development Plan (JLDP)¹⁰**

The introductory paragraph to the chapter on the Supply and Quality of Housing states:

“ The Plan is expected to deliver one of the Government's key housing goals that aims to ensure that more housing of the right type be provided and that more choice should be provided. The creation of a healthy and balanced housing market is also a key objective of both Councils, and together with other strategies and programmes being undertaken by the Councils and other organisations, the Plan should ensure the use of land supports the delivery of sustainable communities which in turn helps to sustain or strengthen the well-being of the Welsh language. Failing to do this will undermine the Councils' economic strategies and restrict our ability through the planning system to secure affordable housing to meet the very acute needs of many communities.”

This is embodied in Strategic Policy PS16 (Housing Provision) which states:

- **STRATEGIC POLICY PS 16: HOUSING PROVISION¹¹**

Based on the level of anticipated housing need, balanced against deliverability, environmental and landscape constraints, economic and demographic prospects, and potential demographic profile, the Councils will make provision for a requirement for 7,184 housing units between 2011 and 2026. This requirement will be met by identifying opportunities for around 7,902 housing units to enable a 10% slippage allowance.

⁹ [Council Plan 2023 to 2028 \(gov.wales\)](https://gov.wales/council-plan-2023-to-2028)

¹⁰ [Anglesey-and-Gwynedd-Joint-Local-Development-Plan-Written-Statement.pdf \(llyw.cymru\)](https://llyw.cymru/Anglesey-and-Gwynedd-Joint-Local-Development-Plan-Written-Statement.pdf)

¹¹ [Microsoft Word - 11 Chapter 6.4 Strategic and Detailed Policies - Housing Newidiadau \(anglesey.gov.uk\)](https://anglesey.gov.uk/Microsoft-Word-11-Chapter-6.4-Strategic-and-Detailed-Policies-Housing-Newidiadau)



A constant minimum 5-year supply of housing land will be maintained by allocating land and facilitating development on windfall sites and by using existing buildings.

This level of growth is distributed in accordance with Strategic Policy PS 17 and Policies TAI 1 to TAI 6 and will be monitored on an annual basis via the Joint Housing Land Availability Studies and the Annual Monitoring Reports.

The JLDP will expire in 2026 and work in relation to preparing a Replacement Local Development Plan (Replacement LDP) for Anglesey is currently at an embryonic stage.

- **Anglesey Housing Strategy 2022 - 27¹²**

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

The following 6 key themes will help achieve this aim:-

- 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

- **Rapid Rehousing Transition Plan 2022-2027¹³**

The Welsh Government's vision for homelessness is to ensure that it becomes 'rare, brief, and unrepeatable'. Anglesey Council aims to align with this vision and has adopted a Rapid Rehousing approach to homelessness. This approach emphasises the prevention of homelessness and, when prevention is not possible, the provision of appropriate, stable housing and support through various models. The goal is to minimise reliance on emergency housing solutions.

Key components of Anglesey Council's Rapid Rehousing Plan include:

1. **Prevention Efforts:** Identifying and addressing the root causes of homelessness before individuals and families lose their housing.
2. **Rapid Rehousing:** Quickly moving individuals and families experiencing homelessness into permanent housing, bypassing extended stays in temporary accommodation.
3. **Support Services:** Offering comprehensive support services tailored to the needs of individuals and families to help them maintain their housing and avoid future homelessness. Providing trauma-informed support for those with complex needs.
4. **Diverse Housing Models:** Utilising a range of housing models to meet the varied needs of the homeless population, ensuring stability and appropriateness of housing.

¹² [Anglesey Housing Strategy 2022 to 2027 \(gov.wales\)](#)

¹³ [Rapid Rehousing Plan \(gov.wales\)](#)



5. **Collaboration:** Working closely with local organizations, housing providers, and support services to create a cohesive and effective system for addressing homelessness. Delivering coordinated services through a multi-agency hub.

This approach seeks to create a sustainable, supportive environment that prevents homelessness wherever possible and ensures that when it does occur, it is a brief and non-recurring experience.

The Rapid Rehousing Plan aligns with the broader goals of the Housing Strategy 2022-27 and the Housing Support Grant Programme Strategy 2022-26. By focusing on these strategic areas, IoACC aims to reduce the impact of homelessness.

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

- **Housing Support Grant Programme Strategy 2022-2026¹⁴**

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 Strategy sets out the strategic direction for homelessness prevention and housing support on Anglesey.

Some of the key findings from the light touch mid-point review of the Needs Assessment identified include:

- The 2021 Census Data confirms that the population of residents over 65 has increased by 4.1% since 2011 which remains in line with the expectation that services for older people will continue to be on the rise. The difference between the census carried out in 2011 and 2021 shows that the average age on Anglesey has increased from 45 to 48.
- Temporary accommodation placements are likely to remain relatively stable in Wales.
- Local data implies that domestic abuse services are increasing. Between April 2019 – March 23, across 4200 referrals Domestic Abuse accounted for 7.45%
- Highlighted in the [Draft Mental Health and Wellbeing Strategy 2024-2034](#) is the need for good quality, affordable and safe housing to support mental health. Linked to this is the SPOA data that during April 2022- March 2023, 535 of 1002 people stated they had a mental health need, and predictions also suggest that Mental Health problems will increase by 2040. Strengthening links with Mental Health services is also recognised by the Regional Housing Support Collaborative Group (RHSCG)
- Complexities of individuals are increasing.
- Prison population in Wales is expected to increase between 2025 and 2027 which will contribute to an increase in caseloads for Housing Options and housing related services.
- SPOA referral data continues to highlight issues with both drug misuse and alcohol abuse. Data shows a minor reduction in both categories in comparison to 21-22.

¹⁴ [Housing-Support-Programme-Strategy-2022-to-2026.pdf \(gov.wales\)](#)



- January 2022 to September 2023 – significant increase for single person with no children / single person with children/ couples with children who were accessing the Housing Support Service
- Affordability and supply remain an issue.
- Applicants registered with Tai Teg has more than doubled from 311 to 685 in comparison to the data collected for the 2022 Needs Assessment, the majority requiring 2 and 3 bedroomed intermediate rent and affordable properties to purchase.
- Property prices on average on Anglesey continue to increase - if prices on the Isle of Anglesey continue to rise by 5.0% a year, the average property price will be £295,548 in 2025.
- 161 households were booked into temporary accommodation.
- **Gwynedd and Anglesey Well-being Plan 2023-28¹⁵**

Housing prices and affordability were identified as major concerns amongst local communities and was considered to likely to have a negative impact on the social, cultural, linguistic and economic well-being of areas on Anglesey. Ensure housing for local people is a key priority concluded within the plan.



¹⁵[Gwynedd & Anglesey Well-Being | Well-Being Assessment \(llesiantgwynedd.com\)](https://www.llesiantgwynedd.com/)



1.3 Governance and Consultation

- The Local Housing Market Assessment (LHMA) Guidance (2022) states that the production of a LHMA should be undertaken through a collaborative approach with stakeholders. Anglesey Council adopted a collaborative approach, working with a wide range of stakeholders. The production of the LHMA was led by the Anglesey Council's Housing Service and was prepared by the Housing Strategy Team, with contributions from the Planning Policy team.
- Gwynedd Council's Planning Service and Research Team and Anglesey Council's Planning Policy Team provided advice before and after the HMA selection exercise and Data Cymru were then commissioned to provide assistance with the LHMA tool, key assumptions and Census Data production.

Table 1: Consultation

Consultation	Method	Stakeholders	Date
HMA Area Selection – An engagement event was held to select Housing Market Areas. This was an interactive session where maps for LSOA's, MSOA's and Electoral Wards were used. Discussions were held on the data available and a wish list of HMA's was produced for further assessment and advice to be sought before final selection.	Face to Face	Local Estate Agents, Registered Social Landlord's, Developers, Private Landlord Forum Chairperson and other stakeholders.	July 2023
Final HMA Selection – Following advice from the Gwynedd Data Unit the Housing Strategy Team finalised the proposed HMA Areas. Consultation took place by email to the original members from the face-to-face session and people were invited to comment if they did not	Email	Local Estate Agents, Registered Social Landlord's, Developers, Private Landlord Forum Chairperson	August 2023



agree with the final proposed HMA areas.			
Presentation on progress to date.	Online - Zoom	Elected Members	April 2024
Progress Update	Online	Chief Executive	July 22 nd 2024
Scenario Consultation Sessions. Data produced by Data Cymru from the LHMA Tool was presented in consultation sessions and discussion were held to determine people's views on the various assumptions. Background to the various options was also presented so that informed choices could be made.	Face to Face	Planning Board and Planning Policy Committees.	26 th July 2024 a.m.
	Face to face	Economic and Regulation Department	26 th July 2024 p.m.
	Face to face	Housing Department	29 th July 2024
	Face to face	Social Services	29 th July 2024
	Online	Education	20 th August 2024
	Face to face	Registered Social Landlords and Rural Housing Enablers	31 st July a.m
		HSG Providers, medrwn mon, estate agents,	31 st July p.m
	Online	Senior Leadership Team	15 th October 2024
LHMA Presentation	Online	Anglesey Housing Partnership	24 th October 2024



LHMA Presentation	Online	Members Briefing Session	7 th November 2024
Draft LHMA		Executive Committee Business Meeting	12 th November 2024
Draft LHMA		Corporate Scrutiny Committee	14 th November 2024
Draft LHMA		Executive Committee	26 th November 2024
Draft LHMA	Online	Public Consultation	6 Week Period
Final LHMA		Final Approval	January 2025
Final LHMA		Submit to Welsh Government	January 2025

Following the public consultation period all feedback will be considered, and any required changes will be made to the final document.

The final Internal sign-off for the Local Housing Market Assessment (LHMA) will take place following Cabinet approval. The LHMA will then be submitted to the Welsh Government for final approval.



2. Overview of Assessment and Methodology

2.1 Methodology, inputs and assumptions

Additional housing need is determined using the Welsh Government's LHMA tool. This tool uses a formula-based approach to distribute additional housing needs, formed by existing unmet needs and new emerging needs (the change in household projections during the LHMA period), in different mandates.

All existing unmet needs are allocated to affordable housing and are assumed to be met for the first five years of the LHMA period. The new needs are split between market housing and affordable housing.

The LHMA Tool uses default data inputs for private rents, house prices, and Welsh Government household projections to generate newly arising needs by HMA. These inputs are enhanced with CACI Paycheck data (household income distributions), existing unmet need (Common Housing Register), planned committed supply (planning consents and expected grant-funded schemes), and turnover of existing stock (average social lettings over three years). The latter two inputs are considered only for the first five years of the LHMA period and fully allocated to affordable housing due to less accurate supply predictions beyond this period.

Several key assumptions are applied to the input data in line with Welsh Government Guidance. This process establishes an income threshold above which households are considered capable of meeting their needs in the market and a lower threshold below which households are deemed to require social rented accommodation. Additionally, provisions are made for households needing intermediate tenures, often referred to as 'the squeezed middle,' who do not qualify for market housing or social rented accommodation. The LHMA Tool also predicts how these data inputs may evolve over the first five years of the LHMA period.

The output tables from the LHMA Tool play a crucial role in several aspects of local housing planning and strategy for Anglesey. They provide estimates of additional housing needs that are essential for informing the local housing requirements. These estimates are a fundamental part of the evidence base used in developing Development Plans and implementing RLDP (Regional Local Development Plan) policies. They also contribute significantly to shaping local housing strategies and supporting the SHG (Strategic Housing Growth) Prospectus of the local authority.

The following key points must also be emphasised:

1. **Not a Delivery Target:** The identified housing need should not be misconstrued as a delivery target. It represents the scale of housing need within Anglesey, indicating the extent of demand that the Council aims to address through various interventions.
2. **Addressing Affordability Issues:** The housing need identified does not directly solve affordability issues within the locality. While it highlights the demand for housing, addressing affordability requires additional strategies beyond simply meeting the numerical housing need.



3. **Variations Across HMAs:** The headline level of housing need provided by the LHMA Tool can sometimes obscure differences between various Housing Market Areas (HMAs) across Anglesey. Each area may have distinct challenges and requirements that need to be considered separately.
4. **Mismatch in Existing Affordable Units:** There is often a mismatch between the locations and types of existing affordable housing units and the specific housing needs of local households requiring housing assistance. This mismatch underscores the need for targeted interventions that align more closely with local demand.

In summary, while the LHMA Tool outputs are valuable for understanding and quantifying housing needs, they are part of a broader framework of evidence and planning. The ultimate goal is not just to meet numerical targets but to address housing challenges comprehensively, including affordability and local variations in demand.

2.2 Housing Market Areas

Housing Market Areas (HMAs) are defined geographically based on where people presently live and would be willing to relocate without changing jobs. This acknowledges that housing markets transcend administrative boundaries. Key considerations in defining these areas include housing affordability (to assess market accessibility) and major transport links by road or rail (to account for commuting patterns). When planning new housing, factors such as land availability, economic feasibility, vacancy rates, and housing demand must also be taken into account.

The Isle of Anglesey, a significant Travel to Work Area (TTWA), greatly influences its local housing market. The Anglesey Local Housing Market Assessment (LHMA) must address the diverse needs of the workforce and support economic growth. With employment sectors including agriculture, tourism, manufacturing, and energy, the island has varied housing demands. Many residents commute to and from the mainland, impacting housing demand near transport hubs like the Menai and Britannia Bridges. Improving transport infrastructure is vital for easier commuting and increased housing demand in well-connected areas. The LHMA must also attract and retain skilled workers from emerging high-tech and renewable energy sectors while maintaining affordability for traditional sector workers. Balancing economic growth with environmental preservation is crucial, necessitating sustainable housing solutions. Addressing supply shortages through new developments and ensuring housing remains affordable for local workers is essential. Enhancing transportation links and investing in public services like schools, healthcare, and recreational facilities will support growing communities. Anglesey's TTWA status significantly influences its housing market, and the LHMA should ensure diverse, sustainable, and affordable housing to support both economic growth and community well-being.

For this assessment, the Isle of Anglesey has been divided into 9 Housing Market Areas (HMAs). These areas have been grouped geographically based on the functional regions where people currently live and are willing to move, recognising that housing markets are not constrained by administrative



boundaries. They are statistically defined by clusters of Lower Super Output Areas (LSOAs) and are summarised in the table and map below for reference.

Table 2: HMA Areas & LSOA Codes

Areas Included	LSOA(s)	Areas Included	LSOA(s)
Holy Island North Parc a'r Mynydd, Porthyfelin 2, Porthyfelin 1, Holyhead Town, London Road, Morawelon, Kingsland and Maeshyfryd	W01000034, W01000037, W01000036, W01000016, W01000029, W01000033 W01000017, W01000030	Amlwch & Rural North Amlwch Port, Amlwch Rural, Llanbadrig and Llaneilian	W01000003, W01000004, W01000018, W01000021
North West Anglesey Llanerchymedd, Llanfaethlu and Mechell	W01000028, W01000022, W01000031	East Central Anglesey Llanidan, Llanfihangel Ysceifiog, Cadnant, Braint, Gwyngyll, Tysilio	W01000027, W01000025, W01000011, W01000008, W01000015, W01000042
Central Anglesey Cyngar, Tudur, Cefni, Bryngwran and Bodffordd	W01000014, W01000041, W01000012, W01000009, W01000006	Holy Island South Valley 1 & Trearddur 1 and Trearddur 2	W01002007, W01000040
West Central Anglesey Llanfair yn neubwll 2, Valley 2, Llanfair yn neubwll 1	W01000024, W01000044, W01000023	Anglesey East Pentraeth, Brynteg, Llanbedrgoch, Llandyfnan & Moelfre, Llangoed, Cwm Cadnant and Beaumaris	W01000035, W01000010, W01000019, W01002005, W01000026, W01000013, W01000005
South West Anglesey Aberffraw & Rhosneigr 1 & 2, Bodorgan, Rhosyr	W01002008, W01000007, W01000038		

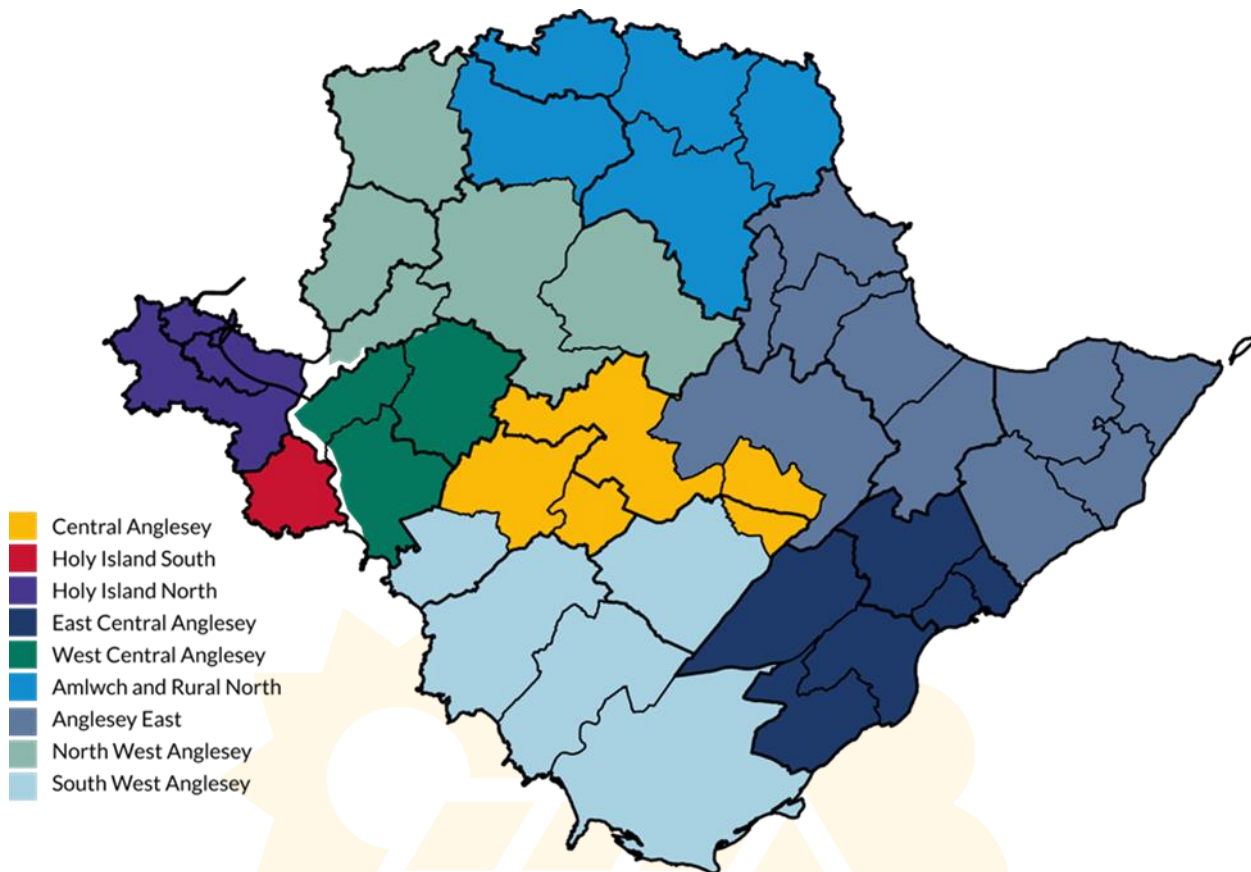


Figure 1: Map of Isle of Anglesey divided into 9 HMAs



3. Overview of Housing Market and Socio-economic and Demographic Trends

3.1 Housing Market Analysis

The following section provides a comprehensive overview of the local housing market within the local authority, highlighting factors influencing the housing sector.

Anglesey is the largest island in Wales and the seventh largest in the British Isles. It covers an area of approximately 276 square miles (715 square kilometres). Located off the northwest coast of Wales, it is separated from the mainland by the Menai Strait, which is spanned by two bridges: the Menai Suspension Bridge and the Britannia Bridge. The island's mostly rural landscape is characterised by rolling hills, agricultural land, and a rugged coastline, with numerous beaches and small coves. Despite its relatively small size, Anglesey holds significant historical and cultural importance in Wales.

As of the 2021 Census, the population of Anglesey was recorded at approximately 68,900. This reflects a slight decrease compared to the 2011 Census, where the population stood at around 69,800. The island is characterized by a predominantly rural setting, with its largest town, Holyhead, having a population of around 11,000. Anglesey is also known for its significant Welsh-speaking population, with about 57.2% of residents able to speak Welsh, underscoring its cultural importance. The population distribution shows an ageing trend, with a higher proportion of elderly residents compared to national averages.

Households

The 2021 census identified 30,800 households across the Isle of Anglesey, with a population of 68,900. These figures demonstrate a population size that has decreased by 1.2%, from around 69,800 in 2011. The total population of Wales grew by 1.4%, increasing by 44,000 to 3,107,500.

The average household size on Anglesey was 2.23 residents per household in 2021, which is slightly smaller than in 2011, when it was 2.29. This reflects a slight decline over the decade. In 2021, Anglesey's average household size was one of the smaller figures among local authorities in Wales.

The housing tenure landscape for the island presents as a varied distribution of housing arrangements which are as followed:



- **Occupancy Ratings**

Occupancy Ratings, Anglesey, North Wales and Wales 2021

	+2 or more	1	0	-1 or less
Holy Island North	1,098 35%	2,043 37%	1,399 26%	123 2%
North West Anglesey	1,078 50%	715 33%	318 15%	50 2%
Central Anglesey	1615 42%	1,342 35%	779 20%	86 2%
West Central Anglesey	759 46%	582 35%	281 17%	31 2%
South West Anglesey	1277 47%	966 35%	460 17%	35 1%
Amlwch & Rural North	1,579 48%	1,157 35%	547 16%	38 1%
East Central Anglesey	2,136 48%	1,546 35%	730 16%	59 1%
Holy Island South	821 55%	449 30%	191 13%	23 2%
Anglesey East	2,987 52%	1,852 32%	805 14%	59 1%
Isle of Anglesey	14,161 46%	10,652 35%	5,507 18%	502 2%
North Wales	108,363 40%	99,406 37%	57,176 21%	5,607 2%
Wales	561,237 42%	467,208 35%	288,937 21%	29,732 2%

Table 3: Occupancy Ratings, Anglesey, North Wales and Wales 2021

Source-2021 Census, Office for National Statistics

Occupancy rating is a measure used to evaluate whether a household's living space is appropriately sized for its occupants. It indicates if a household is overcrowded, under-occupied, or meets the



accommodation requirements based on the household composition. The formula considers the ages and relationships of household members to determine the number of rooms or bedrooms needed.

The calculation involves comparing the number of required rooms/bedrooms to those actually available:

- Negative occupancy rating (-1 or lower): The household has fewer rooms/bedrooms than required, indicating overcrowding.
- Zero occupancy rating (0): The household has exactly the number of rooms/bedrooms needed, meeting the standard requirement.
- Positive occupancy rating (+1 or higher): The household has more rooms/bedrooms than required, indicating under-occupation.

This measure can be used by housing authorities to assess housing adequacy and prioritize households that might need re-housing or modifications to better suit their needs.

The Census 2021 occupancy ratings table above demonstrates that much of Anglesey's population are not living in overcrowded accommodation for their household size. 18% of Anglesey households are living in a property that is the correct size for their household, with 81% of households deemed to be living in households that are too large for their household size and 2% of households living in overcrowded households which is 502 households living in overcrowded properties.

- **Household composition**

	One-person household	Single family household: All aged 66 years and over	Single family household: Couple family household	Single family household: Lone parent household	Other household types
Holy Island North	37% 2,020	7% 408	34% 1,868	18% 970	4% 210
North West	28% 607	13% 288	43% 930	9% 202	6% 135
Central Anglesey	33% 1,244	10% 385	41% 1,559	12% 465	4% 166
West Central	28% 466	12% 193	44% 728	11% 189	4% 74
South West	32% 873	14% 393	40% 1,085	9% 249	5% 139



Amlwch & Rural	33%	14%	39%	11%	4%
	1,088	456	1,281	351	144
East Central	34%	12%	40%	10%	4%
	1,525	518	1,810	437	180
Holy Island South	32%	18%	38%	9%	4%
	475	261	560	134	61
Anglesey East	33%	18%	37%	8%	4%
	1,893	1,004	2,119	468	216
Isle of Anglesey	33%	13%	39%	11%	4%
	10,189	3,901	11,938	3,466	1,328
North Wales	32%	11%	40%	12%	5%
	86,813	30,092	108,830	31,293	13,521
Wales	32%	10%	40%	12%	6%
	429,559	138,010	542,346	161,836	75,363

Table 4: Household Composition 2021

Source-2021 Census, Office for National Statistics

The table above demonstrates that the island has a very large older population with the number of single-family households all aged 66 years and over being per capita higher than the national percentage. Furthermore, there is also a high number (10,189) of one person households accounting for a third of all households jointly alongside couple family households (11,938).

• Households by Tenure

Tenure indicates whether a household owns or rents the accommodation it lives in. The 2021 Census data has been used in the table below:

	Owned: Owns outright	Owned: Owns with a mortgage or loan or shared ownership	Social rented: Rents from council or Local Authority	Social rented: Other social rented	Private rented: Private landlord or letting agency	Private rented: Other private rented or lives rent free
Holy Island North	30%	24%	20%	7%	16%	3%
	1655	1307	1090	391	861	162



North West Anglesey	49%	24%	12%	2%	10%	4%
	1053	509	252	44	213	90
Central Anglesey	38%	25%	18%	6%	10%	4%
	1439	961	681	228	377	138
West Central Anglesey	41%	28%	7%	3%	12%	9%
	680	464	113	54	201	142
South West Anglesey	48%	22%	11%	2%	13%	4%
	1315	611	294	51	344	123
Amlwch & Rural North	47%	22%	12%	3%	13%	3%
	1548	744	391	93	436	108
East Central Anglesey	47%	27%	9%	2%	12%	3%
	2086	1210	412	80	533	145
Holy Island South	53%	23%	9%	1%	10%	3%
	794	339	131	19	153	52
Anglesey East	56%	21%	7%	1%	11%	3%
	3187	1205	417	77	619	197
Isle of Anglesey	45%	24%	12%	3%	12%	4%
	13,756	7,349	3,783	1,037	3,735	1,162
North Wales	40%	28%	10%	6%	14%	3%
	107,693	74,802	25,816	16,521	38,315	7,405
Wales	38%	28%	9%	8%	14%	3%
	512,089	382,110	116,637	105,456	194,845	35,977

Table 5: Household Tenure 2021

Source-2021 Census, Office for National Statistics

Overall, 45% (13,756) of Anglesey's households own their home outright which is 7% higher than the national average, however owned with a mortgage or loan is 4% lower at 24% (7349) compared to national and North Wales figure at 28% (74,802). Furthermore, the island also has a large percentage of households who rent from the local authority at 12% (3783), which is higher than the North and the whole of Wales.

HMA Anglesey East has the highest proportion of people that own their home outright at 56% (3187), with West Central Anglesey having the highest proportion of people who own their home with a mortgage or through shared ownership household tenure at 28%, accounting for 464 households. Total social rented is highest in Holy Island North at 27% (1481), followed closely by Central Anglesey 24% (909). Social rented tenure is the lowest in West Central Anglesey 10% (167) and Anglesey East 8%



(494). The HMA accounting for the highest proportion of Private rented is Holy Island North at 19% (1023) and the lowest are seen in the Central Anglesey, Holy Island South and North West Anglesey. Holy Island North is 4% higher than that of Anglesey as a whole and 2% higher than North Wales and Wales as a whole for renting in the private sector.

• Overview of Owner Occupier Sector

The owner occupier sector accounts for the most popular tenure on Anglesey. 69% of households either own their own home outright or with a mortgage/shared ownership. Ownership figures for Wales stand at 66% and 67% for North Wales, therefore Anglesey's home ownership is higher than that of the national average.

Low-cost home ownership options cater to households unable to afford market-rate housing. These options include, Shared equity, Homebuy, Discounted S106 and Rent to Own, all provided at reduced costs and allocated through the Affordable Housing Register, managed by Tai Teg.

Tai Teg is administered by Grŵp Cynefin who facilitate access to these schemes for eligible applicants. Applicants must meet specific income criteria and demonstrate a local connection through residence, employment, or family ties. As of January 2024, there were 271 applications for assisted home ownership.

Area	Detached	Flats	Semi-Detached	Terraced	Total
Central Anglesey	44	2	27	19	92
Holy Island South	32	6	7	6	51
Holy Island North	12	5	33	97	147
East Central Anglesey	53	10	36	31	130
West Central Anglesey	30	0	17	10	57
Amlwch and Rural North	49	2	26	30	107
Anglesey East	123	14	20	39	196
North West Anglesey	28	0	10	10	48
South West Anglesey	43	4	19	19	85
Total	414	43	195	261	913

Table 6: Number of registered sales by accommodation type (2022)

Source: Land Registry Price Paid data



The above table gives an overview of registered sales broken down by HMA during 2022. It is important to note that not every house sale is immediately registered with the Land Registry, and some transactions may experience delays in being recorded. Despite this, it is still the most complete source of house price data in the UK. Anglesey East saw the highest number of registered sales, followed closely by Holy Island North and East Central Anglesey, accounting for more than half of the Islands registered sales.

Median house prices by accommodation type (2022)

	All house types	Detached	Flats	Semi-detached	Terraced
Holy Island North	130000	220000	170000	169000	115000
North West Anglesey	262500	352500	-	220000	131250
Central Anglesey	222500	285000	83000	185000	145000
West Central Anglesey	200000	264000	-	152000	112500
South West Anglesey	280000	330000	303000	207000	205000
Amlwch & Rural North	207000	295000	85500	168750	134975
East Central Anglesey	230500	345000	236500	193250	155000
Holy Island South	375000	440000	207500	320000	347500
Anglesey East	313875	360000	201250	204000	195000
Isle of Anglesey	231000	317500	200000	180000	135000

Table 7: Land Registry Median House Price Data 2022

Source: Land Registry Median Price Paid Data

The table above displays the median average cost of properties in each region based upon previous and recent sales. Popular second home ownership areas such as Southwest Anglesey have very high prices with flats being as high as £300,000 whereas in contrast Amlwch and rural north have a much lower median price for flats at £85,000.

The total average median price for a home on Anglesey is £231,000 which is £18000 higher than the national average which is £213,00¹⁶.

¹⁶ [https://www.gov.uk/government/news/uk-house-price-index-for-january-2024#:~:text=Average%20house%20prices%20in%20the,in%20Northern%20Ireland%20\(1.4%25\)](https://www.gov.uk/government/news/uk-house-price-index-for-january-2024#:~:text=Average%20house%20prices%20in%20the,in%20Northern%20Ireland%20(1.4%25))



- **Income to House Price Ratio**

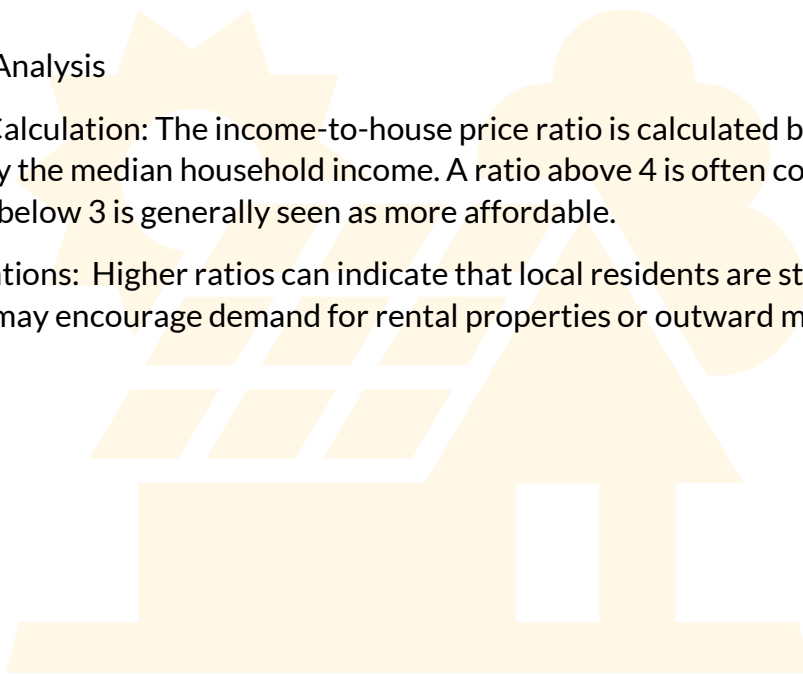
The income-to-house price ratio is an important metric for assessing housing affordability in a specific area, such as Anglesey. This ratio compares the median household income to median house prices in the region, providing an insight into whether homes are affordable for local residents.

Current Trends in Anglesey

1. **House Prices:** Anglesey has seen varying house prices, coupled with substantial rising mortgage rates, impacting peoples affordability of housing. In addition, factors such as scenic location, tourism, and overall demand has had an effect on the market.
2. **Income Levels:** The average income in Anglesey may be lower than in some urban areas of Wales or the UK. This can exacerbate the affordability issue, especially if house prices continue to climb.

Affordability Analysis

- **Ratio Calculation:** The income-to-house price ratio is calculated by dividing the median house price by the median household income. A ratio above 4 is often considered less affordable, while a ratio below 3 is generally seen as more affordable.
- **Implications:** Higher ratios can indicate that local residents are struggling to afford homes, which may encourage demand for rental properties or outward migration.





House price to median household ratio (2022)						
Area	Median House Price	Lower Quartile House Price	Median Household Income	Median House Price Ratio	Lower Quartile Household Income Band	Lower Quartile House Price Ratio
Holy Island North	£129,290	£98,883	£27,500	4.7	£12,500	7.9
North West Anglesey	£206,171	£145,346	£32,500	6.3	£17,500	8.3
Central Anglesey	£185,109	£143,628	£27,500	6.7	£17,500	8.2
West Central Anglesey	£158,213	£114,210	£32,500	4.9	£17,500	6.5
South West Anglesey	£263,029	£187,878	£32,500	8.1	£17,500	10.7
Amlwch & Rural North	£185,406	£133,443	£32,500	5.7	£17,500	7.6
East Central Anglesey	£222,487	£158,213	£37,500	5.9	£22,500	7.0
Holy Island South	£264,572	£182,934	£37,500	7.1	£22,500	8.1
Anglesey East	£271,929	£197,766	£37,500	7.3	£22,500	8.8
Isle of Anglesey	£232,000	£150,000	£32,158	7.2	£18,545	8.1
North Wales	£190,000	£143,000	£32,500	5.8	£17,500	8.2
Wales	£190,000	£136,000	£31,348	6.1	£17,922	7.6
Source:	Table 8: CACI paycheck data (2022), land registry data (2020-2022), House price index (2020-2022)					
Notes:	<p>House price data for the housing areas have been taken from the LHMA tool due to a low number of houses sold. The LHMA tool data uses land registry data from the previous 3 years and adjusts historical prices based on the ONS housing price index for the Isle of Anglesey. Data for Isle of Anglesey, North Wales and Wales use the house prices for 2022 only.</p> <p>For the HMAs and North Wales combined data from CACI is used meaning an exact median cannot be calculated. A middle of the income band is used instead to calculate ratios.</p>					

The data shows significant variation in housing affordability across the Isle of Anglesey. Holy Island North is the most affordable region, with a relatively low median house price-to-income ratio of 4.7, indicating that homes are more accessible to local residents. In contrast, South West Anglesey has the highest ratio (8.1), making housing considerably less affordable for its residents.



Even at the lower end of the housing market, there are affordability challenges. Holy Island North still faces issues for lower-income households, with a lower quartile house price-to-income ratio of 7.9. However, South West Anglesey stands out with a particularly high ratio of 10.7, suggesting that even cheaper properties in this region are well out of reach for lower-income buyers.

When comparing Anglesey to North Wales and Wales as a whole, the housing market on Anglesey appears less affordable. The Isle of Anglesey has a median price-to-income ratio of 7.2, which is higher than the 5.8 ratio for North Wales and 6.1 for Wales, highlighting that housing is more expensive relative to local incomes on the island.

The data points to significant housing stress, especially for lower-income households and first-time buyers. In regions like South West Anglesey, where house prices are high relative to incomes, there is a clear affordability gap, making it harder for local residents to access the housing market.

This suggests a need for targeted interventions, such as increasing the supply of affordable housing and offering support to first-time buyers, particularly in areas like South West Anglesey, where affordability issues are most severe.

In the table below Gwynedd County Council's Research Unit analysed house sales on Anglesey for 2023. The table above shows the affordability ratio based on both median and lower quartile House prices and Household income for Anglesey. (The data is only based on income and does not factor in other measures such as savings available to put towards the purchase of a home). This table shows that 61.6 of households on Anglesey would be priced out of the market due to their income not meeting the required level of affordability.

A recent report published online¹⁷ shows that Anglesey has 8 out of the top 20 most expensive places to live in Wales from data covering January 2023 - 2024. The LL64 postcode, which is the Crigyll ward was the most expensive with an average price of £625,435 for that area.

Area Name	No. of House Sales	Median House Price	Median Household Income	Median Ratio	Lower Quartile House Price	Lower Quartile Household Income	Lower Quartile Ratio	Income Required to afford entry level price (1/3.5x LQ)	Households priced out of market (No.)	Households priced out of market (%)
Anglesey	636	£220,000	£34,180	6.4	£150,750	£19,692	7.7	£43,071	19,097	61.6

Table 9 - Anglesey - Percentage and Number of Households Priced Out of Market

Source - Gwynedd Council Research Unit: 2023

¹⁷ [The 20 cheapest and most expensive places to live in Wales - North Wales Live \(dailypost.co.uk\)](https://www.dailypost.co.uk/news/wales/2024/01/20/20-cheapest-most-expensive-places-to-live-in-wales-north-wales-live/)



• Overview of the Private Rented Sector

Since November 2015, all landlords with privately rented properties in Wales were legally required to register with Rent Smart Wales¹⁸ in order to let properties on a domestic tenancy. Registrations last for five years, after which landlords must renew for another five-year term. While landlords can choose to end their registration early, many simply allow it to expire if they cease letting out their properties.

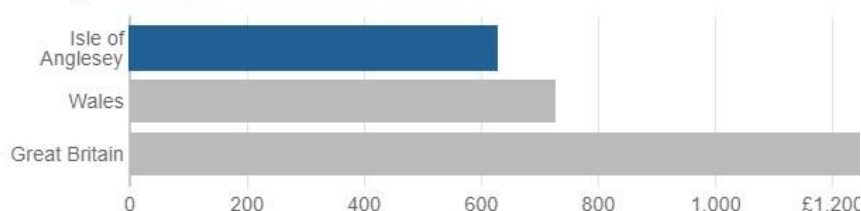
As of April 2024, there were 1,990 landlords registered with Rent Smart Wales in Ynys Môn (Anglesey), potentially managing 3,753 rental properties. However, it is unclear whether all these properties are currently being rented out or occupied, as some landlords may have decided to use their properties for other purposes during the five-year registration period. This makes it difficult to confirm the exact number of active rental properties at any given time.

Data from Office of National Statistics show the average monthly private rent on the Isle of Anglesey was £625 in March 2024¹⁹. This was an increase from £591 in March 2023, a 5.9% rise.

Across Wales, the average monthly rent was £727, up from £667 a year earlier, and across Great Britain, the average rent price in March 2024 was £1,246, which was up from £1,142 in March 2023.

Average rent on the Isle of Anglesey compared with Wales

Average rental price, March 2024



Source: Price Index of Private Rents from the Office for National Statistics

Figure 2: Average rent on Isle of Anglesey

The figure of £625 seems relatively low for the cost of private sector rents, however the data does not specify the size or type of property the average rent applies to.

• Overview of the Social Rented Sector

Social rented housing in Wales is provided by local councils and registered social landlords at affordable rates for those unable to rent or buy on the open market. Regulated by the Welsh Government, it ensures affordability, quality, and fair management. Housing is allocated based on need, prioritising urgency and local connection.

Existing Anglesey Social Housing Stock Information:

¹⁸ [Welcome to Rent Smart Wales - Rent Smart Wales \(gov.wales\)](https://gov.wales)

¹⁹ [Housing prices on the Isle of Anglesey \(ons.gov.uk\)](https://ons.gov.uk)



The table below shows the current social housing stock information for the Island, includes general needs, extra care, older person's accommodation and supported accommodation.

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	TOTAL
Isle of Anglesey County Council	759	1439	1686	84	12	3	3983
Grwp Cynefin	127	217	264	17	2	1	628
Clwyd Alyn	52	205	143	15	0	0	415
North Wales Housing	48	96	66	11	0	0	221
TOTAL	986	1957	2159	127	14	4	5247
%	19%	37%	41%	2%	0.50%	0.50%	100%

Table 10: Current Social Housing Stock by Registered Social Landlord

In 2021, the Isle of Anglesey was ranked 12th-highest out of the 22 Welsh local authority areas for the percentage of social renting. In 2011, it was ranked 14th-lowest. The Isle of Anglesey saw Wales' largest percentage-point rise in the proportion of households in the social rented sector from 14.7% in 2011 to 15.6% in 2021.

Table below shows the current rent charged for council owned social housing and the increase in rents over the last five years.

Houses and Bungalows (£)	Flats (£)	Bedsits (£)
--------------------------	-----------	-------------

Target Rent (51 Weeks) Collection	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	1 Bed	2 Bed	3 Bed	4+ Bed	Bedsit
2020-2021	£88.18	£97.98	£107.78	£117.56	£127.36	£79.78	£88.65	£97.51	£106.37	£70.92
2024-2025	£101.47	£112.74	£124.04	£135.28	£146.55	£91.80	£102.01	£112.21	£122.40	£81.60
Rent increase	£13.29	£14.76	£16.26	£17.72	£19.19	£12.02	£13.36	£14.70	£16.03	£10.68
Increase as %	15.07%	15.06%	15.09%	15.07%	15.07%	15.07%	15.07%	15.08%	15.07%	15.06%

Table 11: Social Housing rent levels charged by Ynys Mon Council



Intermediate Rent

Intermediate rent is a mid-market rental housing solution and is also available and administered through the Tai Teg Affordable Housing Register. As with the low co midmarket rental housing solution st home ownership applicants must meet specific income criteria and demonstrate a local connection through residence, employment, or family ties. As of January 2024, there were 214 applications for Intermediate Rent.

- **Overview of Second Homes**

The issue of second homes and holiday homes in Wales and their impact on the Welsh-speaking community has been a topic of debate in recent years. According to the 2021 Census data, second home use across Wales stands at 5.2%. What needs to be taken into consideration is that the Census does not capture all properties as “holiday homes” or short term lets - it is based on properties being used as a second address for 30 days a year or more.

The definition of a second home or holiday let is as follows: -

- Short term holiday accommodation: A dwelling house not permanently occupied and is let for holiday use on a commercial basis.
- Second homes: A dwelling house used by the owner occasionally (but is not their main place of residence), together with other visitors for holiday purposes.

In November 2023 a total of 3715 dwellings on the island were classed as either second homes or holiday lets. This equates to 10.41% of the total homes on Ynys Mon.

Coastal areas have a higher proportion of second homes, mainly located in popular tourist destinations.



Canran o ail dai a llety gwyliau fesul Cyngor Tref a Cymuned (Tachwedd 2023)

Percentage of second homes and holiday lets per Town and Community Council (November 2023)

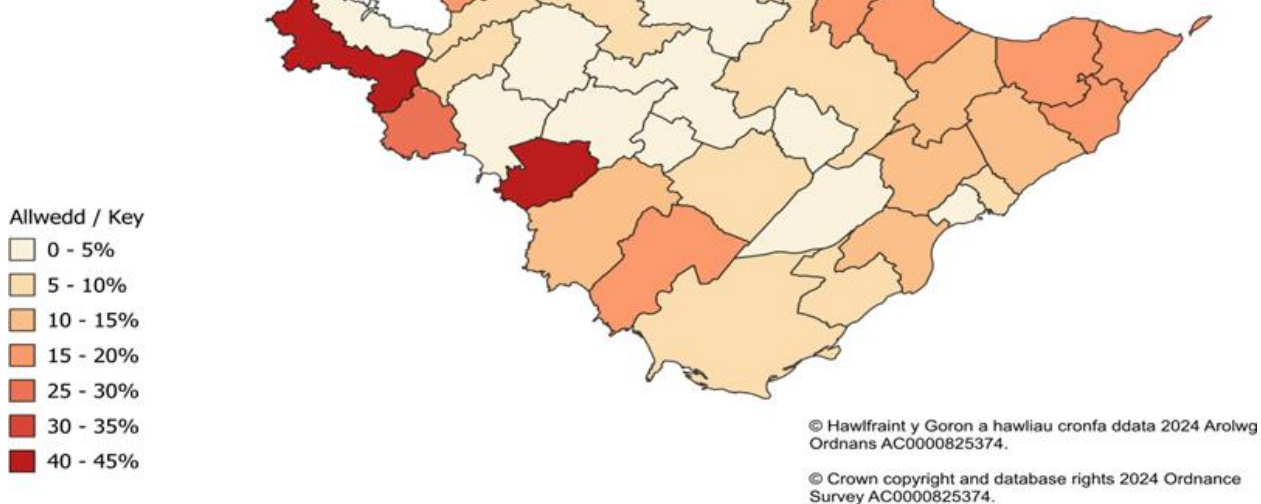


Figure 3: Map of Isle of Anglesey, with the percentage of second homes and holiday lets

The Welsh Government aims to have a million Welsh speakers by 2050, and Ynys Môn Council is focused on increasing opportunities to learn and use the language to help meet this goal. Protecting local communities is seen as key to contributing to this effort. However, the Local Government and Housing Committee has raised concerns that the high number of second homes, particularly in Welsh-speaking areas, threatens the viability of the language in these communities. Dr. Simon Brookes²⁰, in his work on second homes, notes that while second homes themselves have a relatively neutral linguistic impact due to being largely unoccupied, the conversion of more homes into second residences could harm the Welsh language and raise social justice concerns. An increase in holiday accommodation and second homes risks not only the Welsh language but also the ability of local people to live and work in their home areas.

- **Overview of Empty Homes**

This section provides a brief overview of empty houses on the Isle of Anglesey, focusing on the key statistics, causes, and impacts of long-term vacant properties. As of April 2024, there are approximately 681 empty homes across the Isle of Anglesey, classified as 'long-term vacant'. Qualifying vacant properties can also be exempt from Council Tax including properties in probate, where the owner is

²⁰ [WG42058 \(gov.wales\)](http://WG42058.gov.wales)



receiving care elsewhere, absent owners in residential care and in hospital receiving treatment, and occupations prohibited by law. These properties are not included in the stated figures. The highest concentrations of long-term empty properties are found in urban areas including Holyhead, Amlwch, and Llangefni.

Causes for properties remaining empty involve property market performance fluctuations, legal disputes over inheritance, vacant periods between tenants in the private rented sector, and properties undergoing minor and substantial renovation.

The impact of empty homes is significant, contributing to neighbourhood decline, and economic losses, and causing further pressures on housing needs. Properties that are left neglected and unaddressed can cause blight to the surrounding neighbourhood, pose health and safety risks, and attract antisocial behaviour. These factors can have serious implications for the local community and may ultimately result in enforcement action from the council.

Local authorities and the Welsh Government have implemented initiatives such as financial support through means of grants and interest-free loans and have the discretion to impose higher council tax rates on long-term vacant properties to address these challenges and discourage properties from remaining empty.

To offer transparency in the procedures and possible actions utilised by the Isle of Anglesey County Council, an Empty Homes Strategy 2023-2028 has been prepared to provide information to the public members, and internal and external stakeholders. The empty homes strategy is accessible on the Isle of Anglesey County Council's website: [Empty Homes Strategic Plan 2023 to 2028 \(gov.wales\)](#).

To summarise, 45% of Anglesey's population owns their home outright which is 7% higher than the national average, however owned with a mortgage or loan is 4% lower at 24% compared to national and North Wales at 28%. Furthermore, the island also has a large percentage of people who rent from the local authority with 12% being higher than North and the whole of Wales but this can be explained through the high number of authorities using external social landlords to manage their stock.



3.3 Socio-Economic and Demographic Trends

- Age

	15 years and under	16 to 24 years	25 to 34 years	35 to 49 years	50 to 64 years	65 years and over
Holy Island North	22%	10%	12%	18%	19%	19%
North West Anglesey	17%	9%	9%	15%	25%	25%
Central Anglesey	20%	9%	11%	17%	20%	22%
West Central Anglesey	20%	9%	13%	18%	20%	21%
South West Anglesey	15%	8%	9%	15%	24%	30%
Amlwch & Rural North	15%	8%	10%	14%	25%	28%
East Central Anglesey	16%	8%	11%	16%	22%	26%
Holy Island South	13%	8%	7%	14%	24%	33%
Anglesey East	13%	7%	8%	14%	23%	35%
Isle of Anglesey	17%	8%	10%	16%	22%	26%
North Wales	17%	9%	11%	17%	21%	23%
Wales	18%	11%	12%	18%	21%	21%

Table 12: Percentage of usual residents by age group and area, 2021

Source-2021 Census, Office for National Statistics

The age demographics for the Isle of Anglesey, according to 2021 Census data, reflect notable changes. The median age on the Isle of Anglesey rose from 45 to 48 years between the last two censuses, showing an overall aging trend. Anglesey’s median age is slightly lower than Conwy's (49 years) but higher than the Welsh average (42 years).

The number of people aged 65 to 74 increased by about 1,200 (14.2%²¹), while the 35 to 49 age group dropped by around 2,300 (17.2%). This means the share of residents aged 65 to 74 grew by 1.9 percentage points. This shift suggests an aging population with fewer middle-aged residents, which may affect future need on services.

²¹ [How life has changed on Isle of Anglesey: Census 2021 \(ons.gov.uk\)](https://ons.gov.uk)



- Ethnicity

	Asian	Black	Mixed	White	Other ethnic group
Holy Island North	1%	0%	1%	98%	0%
North West Anglesey	0%	0%	1%	99%	0%
Central Anglesey	1%	0%	1%	98%	0%
West Central Anglesey	0%	0%	1%	98%	0%
South West Anglesey	0%	0%	1%	99%	0%
Amlwch & Rural North	0%	0%	1%	98%	0%
East Central Anglesey	1%	0%	1%	97%	0%
Holy Island South	0%	0%	1%	99%	0%
Anglesey East	0%	0%	1%	98%	0%
Isle of Anglesey	1%	0%	1%	98%	0%
North Wales	1%	0%	1%	97%	0%
Wales	3%	1%	2%	94%	1%

Table 13: Ethnicity Groups in Anglesey, North Wales and Wales 2021

Source-2021 Census, Office for National Statistics

The table above shows that the Isle of Anglesey has a large white population totalling at 98% which is 4% higher than the national figure and 1% higher than North Wales. Small Asian populations can be found at Holy Island North and East Central Anglesey both representing 1% each of the respective region's populations. Ethnic diversity in Anglesey primarily includes Asian, Black, and Mixed ethnic groups, though each of these communities represents a very small proportion of the total population. Additionally, the area has a strong Welsh identity, with a significant number of residents reporting Welsh as their ethnicity and primary language, reflecting its deep-rooted cultural heritage.



- Welsh Language

	Cannot speak Welsh		Can speak Welsh	
Holy Island North	6718	58%	4951	42%
North West Anglesey	1905	38%	3103	62%
Central Anglesey	2282	26%	6343	74%
West Central Anglesey	1893	49%	1995	51%
South West Anglesey	2471	41%	3492	59%
Amlwch & Rural North	3249	46%	3764	54%
East Central Anglesey	3387	35%	6351	65%
Holy Island South	1771	55%	1433	45%
Anglesey East	5998	50%	5979	50%
Isle of Anglesey	29673	44%	37413	56%
North Wales	443934	74%	156887	26%
Wales	2479876	82%	538296	18%

Table 14: Population and Percentage of usual residents aged 3 years or over by ability to speak Welsh

Source-2021 Census, Office for National Statistics

According to the 2021 Census data, the Welsh language remains a significant part of daily life on the island of Anglesey (Ynys Môn). Here are the key points:

- **Overall Proportion:** Approximately 56% of Anglesey’s population aged three and over reported being able to speak Welsh. This is a notable figure compared to other parts of Wales and is indicative of the island's strong linguistic heritage.
- **Decline in Proficiency:** Despite the high proportion, there has been a slight decline compared to the 2011 Census, where about 57% reported being able to speak Welsh.
- **Usage and Proficiency:** Beyond just speaking, a substantial number of residents have skills in understanding, reading, and writing Welsh.

These figures highlight Anglesey as one of the key areas in Wales where Welsh remains actively spoken and culturally significant.



- **Commuting patterns**

	Less than 5km	5km to less than 10km	10km to less than 30km	30km to less than 60km	60km and over	Works mainly from home	Works mainly at an offshore installation, in no fixed place, or outside the UK
Holy Island North	37%	7%	12%	12%	4%	13%	16%
North West Anglesey	6%	13%	28%	5%	4%	25%	19%
Central Anglesey	24%	9%	29%	3%	3%	18%	14%
West Central Anglesey	22%	11%	21%	4%	4%	20%	17%
South West Anglesey	9%	10%	27%	3%	4%	31%	17%
Amlwch & Rural North	14%	5%	32%	4%	5%	21%	19%
East Central Anglesey	23%	19%	14%	4%	3%	23%	14%
Holy Island South	25%	7%	14%	8%	5%	25%	15%
Anglesey East	13%	12%	22%	3%	4%	30%	16%
Isle of Anglesey	20%	11%	21%	5%	4%	23%	16%
North Wales	24%	14%	19%	5%	2%	22%	14%
Wales	24%	13%	18%	4%	2%	26%	14%

Table 15: Commuting Patterns on Anglesey, North Wales and Wales 2021

Source-2021 Census, Office for National Statistics

Commuting patterns on Anglesey are characterised by a predominant use of cars, largely influenced by the island's geographical layout and infrastructure. Residents typically commute to nearby towns such as Holyhead, Llangefni, or Bangor for work, with some traveling further to mainland English cities like Chester or Liverpool. The seasonal nature of tourism also impacts commuting behaviours, particularly in the hospitality sector. While public transport options such as buses and trains are available, they play a secondary role compared to private vehicles, affecting commute times and accessibility for residents across the island.



- Disability

	Disabled	Not disabled
Holy Island North	23%	77%
North West Anglesey	20%	80%
Central Anglesey	19%	81%
West Central Anglesey	19%	81%
South West Anglesey	21%	79%
Amlwch & Rural North	23%	77%
East Central Anglesey	19%	81%
Holy Island South	21%	79%
Anglesey East	21%	79%
Isle of Anglesey	21%	79%
North Wales	21%	79%
Wales	22%	78%

Table 16: Disability statistics for Anglesey, North Wales and Wales 2021

Source-2021 Census, Office for National Statistics

The 2021 Census for Anglesey shows that around 21% of the population, approximately 69,700 residents, report living with a disability. Of these, 12% experience significant limitations in daily activities, while 9% report lesser limitations. This is higher than the averages for both Wales (19%) and England (17%).

Disability rates rise notably with age; half of those aged 65 and over report a disability, reflecting the strong link between ageing and health conditions. The data highlights the need for tailored health services and accessible infrastructure for Anglesey's aging and disabled population.



3.3 Specific Range of Housing Needs Requirements

The specific housing needs of various groups are a crucial element of the LHMA, as households often fall into multiple categories of housing requirements. While some areas may not be considered urgent for the island, others, particularly temporary accommodation, are already significant concerns and are expected to continue increasing. The purpose here is not to quantify the specific number of properties required, but to highlight current pressures and guide local strategic planning.

There are no higher education facilities within Anglesey and therefore no halls of residence. It is therefore considered highly unlikely that there will be a need in future for student accommodation, and so this has not been covered in this LHMA. This will be reviewed during the next LHMA process.

Please note that a Gypsy and Traveller Accommodation Assessment was approved by the Welsh Government in 2024, therefore any housing needs are being addressed through the GTAA workplan and not through the LHMA. This assessment can be found on the council's website.

The following tables provide a qualitative overview of housing-related needs on Anglesey, emphasizing policies, strategies, and insights from housing services rather than numerical data.

a) Accessible and adapted housing provision	
Local policies/ strategies	<ul style="list-style-type: none"> • Anglesey Council Housing Allocation Policy²² • Anglesey Council Housing Prospectus • Disabled Facilities Grant • Housing Support Grant Programme Strategy 2022- 2026 • Anglesey's Housing Strategy 2022- 2027
Property needs (key section)	<p>Anglesey Council's goal is to create homes that can meet changing occupant needs.</p> <p>The Welsh Development Quality Requirements (2021) set minimum standards for new and rehabilitated affordable homes, focusing on flexibility and adaptability.</p> <p>Social housing register information demonstrates that there is a need for bespoke adapted accommodation that is DDA compliant, in addition to wheelchair accessible bungalows or ground floor flats.</p> <p>The requirement for bespoke adapted accommodation designed for individuals or families with specific needs stands at 19% of the housing register. The adaptations required can range from minimal to more specific and include adaptations such as, wet rooms, ground floor toilets or bedrooms, ramped or level access. These requirements are met by utilising existing stock, specific property renovation or through new build and are carefully tailored to the needs of each household.</p> <p>The lack of adapted properties as a priority has been highlighted during consultation, with stock also appearing to be more limited in rural areas.</p>

²² [Common Housing Allocation Policy \(gov.wales\)](https://gov.wales/common-housing-allocation-policy)



	<p>The need for a second bedroom for carer's has also been flagged as a property need, however this is becoming increasingly difficult to justify due to benefit entitlement issues and bedroom entitlement.</p>																		
<p>Suitable for</p>	<p>Properties need to be suitable for people with limited mobility and/or dexterity or those with a need for high level care and wheelchair users. This includes Individuals and/or families that require accessible and adapted housing and are unable to meet their own housing needs living in general needs accommodation.</p> <p>Properties should be suitable for individuals with a learning disability or any complex medical, functional or behavioural need. These needs will be discussed at complex adaptations meetings are held regularly with the head of housing, lead occupational therapist and head occupational therapist, Principal Development Officer, Housing Option Team Manager, Portfolio Holder and Head of Social Services.</p> <p>Meetings for group home and learning disability provision are held separately with heads of service.</p>																		
<p>Evidence including data sources (key section)</p>	<p>In the 2021 Census, 21% of Anglesey's population reported a disability affecting their daily activities.</p> <p>Anglesey Council Housing Waiting List data shows that there is demand for the following:</p> <p>As of January 2024, there was a total of 166 applicants on the waiting list requesting adapted accommodation. This is 19% of the waiting list (166 of 873).</p> <table border="1" data-bbox="426 1211 1235 1554"> <thead> <tr> <th>Bedroom By Entitlement</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>98</td> </tr> <tr> <td>2 beds</td> <td>40</td> </tr> <tr> <td>3 beds</td> <td>16</td> </tr> <tr> <td>4+ beds</td> <td>12</td> </tr> <tr> <td>Total</td> <td>166</td> </tr> </tbody> </table> <p>The requests for adapted accommodation ranges from houses, ground floor flats and bungalows.</p> <p>The table below outlines all adaptation works carried out in private and council properties by Housing Services in the years 2022/23 and 2023/4:</p> <table border="1" data-bbox="426 1839 1334 1989"> <thead> <tr> <th>Adaptation Figures</th> <th>2022/23</th> <th>2023/24</th> </tr> </thead> <tbody> <tr> <td>Private Sector Disabled Facilities Grant Completions</td> <td>46</td> <td>91</td> </tr> </tbody> </table>	Bedroom By Entitlement	Total	1 bed	98	2 beds	40	3 beds	16	4+ beds	12	Total	166	Adaptation Figures	2022/23	2023/24	Private Sector Disabled Facilities Grant Completions	46	91
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Private Sector Disabled Facilities Grant Completions	46	91																	



	Housing Adaptation Care Plan Referrals	90	141
	Medium Adaptations Completed (Up to 10k)	34	83
	Large Adaptations Completed (Over 10k)	12	8
	Number of Stair lifts fitted into council stock	11	9
	Major Adaptation Work to Council stock	53	55
	Minor Adaptation Works to Council Stock	269	233
	Total	515	620
	External stakeholder consultation and engagement	<p>Consultation has been carried out with:</p> <ul style="list-style-type: none"> • Digartref • The Wallich • Housing Support • Housing Services • Betsi Cadwaladr University Health Board • Private Rented Sector • Estate Agents • Private Developers • Grwp Cynefin • North Wales Housing • Clwyd Alyn • Public Protection • Planning Policy • Children's Services • Adult Services • Hafan Cefni Extra Care Housing • Shelter Cymru • Pen Ucheldre Extra Care Housing • Medrwn Mon <p>Further Tenant Panel Consultation is scheduled to take place in due course.</p>	
Key Issues identified	<ul style="list-style-type: none"> • The data provides a snapshot of the functional needs of applicants on a specific date. It is reliant on applicants providing accurate information and updating their applications if their circumstances change. • We are unable to predict occurrences such as life changing changes in circumstances that result in the immediate need for accessible and adapted housing provision. • There is a need for closer partnership working so that possible child-adult transition cases can be identified sooner, and crisis challenges are reduced due to unmet need. • Residential care solution is costly. • Adaptations can be costly. • Lack of group home properties. 		



	<ul style="list-style-type: none"> • Stock limitations, especially larger properties and bungalows. • Limited number of existing adapted properties especially in rural areas. • Applicants choose the dwelling types available in their areas of choice. For example, someone might have 2 areas of choice and have a flat down as a choice in one area and a bungalow in the other as this is the only type of accommodation with the required number of bedrooms available within those areas. This is later identified following an OT assessment. • Lack of accessible/adapted temporary/emergency accommodation that can meet the needs of someone who becomes homeless. • It can be difficult finding housing that is suitable for changing needs and health deteriorations (homes for life). • Transition – there needs to be suitable models/accommodation identified in time to meet needs of individuals or families.
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b) Multi-generational and/or larger families requiring larger properties	
Local policies/ strategies	<ul style="list-style-type: none"> • Anglesey Council Housing Register • Tai Teg (Affordable Housing Register) • Anglesey Council Housing Allocation Policy • Downsizing Incentive Scheme • Right Sizing
Property needs (key section)	<ul style="list-style-type: none"> • General needs accommodation with four or more bedrooms is in demand. • There is a proportion of homeless households in temporary accommodation that need larger properties and private sector properties can be costly. • Properties in the private rented sector have been identified as unsuitable and overcrowded, however lack of stock in the private and social sectors this has resulted in families not reporting the issue, therefore there is a hidden need. • There is a need for larger properties for those with cultural needs associated with multi-generational living.
Suitable for	<p>Larger or multi-generational families,</p> <p>Black, Asian, and Minority Ethnic (BAME) communities and homeless families with multiple members. For many families in these groups, a higher number of household members is common due to cultural, generational, or socioeconomic factors, making space and capacity key considerations in housing suitability.</p>



<p>Evidence including data sources (key section)</p>	<ul style="list-style-type: none"> • The proportion of larger properties (4 or more bedroom) as part of the social rent stock is limited with only 3% of stock consisting of properties that are 4 bedrooms or more. • Adequate larger homes can provide essential benefits such as reducing overcrowding, supporting privacy and family well-being, and accommodating multigenerational living arrangements • Private sector Housing Officers (Public Protection) have in the last 12 months come across 8 large families in the Holyhead, Newborough and Caergaiiog areas that live in in unsuitable or crowded dwellings. • Lets of larger properties have remained similar over the last 3 years, with 6 lets in 2021/22, 7 lets in 2022/23 and 6 so far in 2023/24. All lets were for 4- and 5-bedroom properties. There are currently 64 active housing applications from people wanting a 4 bedroom or more property. This demonstrates that existing turnover is not sufficient to accommodate those on the waiting list.
<p>External stakeholder consultation and engagement</p>	<ul style="list-style-type: none"> • Digartref • The Wallich • Housing Support • Refugee Resettlement Programmes Co-ordinator • Housing Services • Betsi Cadwaladr University Health Board • Private Rented Sector • Estate Agents • Private Developers • Grwp Cynefin • North Wales Housing • Clwyd Alyn • Public Protection • Planning Policy • Children's Services • Adult Services • Hafan Cefni Extra Care Housing • Shelter Cymru • Pen Ucheldre Extra Care Housing • Medrwn Mon
<p>Key Issues identified</p>	<ul style="list-style-type: none"> • There has been a dramatic increase in the need for temporary accommodation compounded by a shortfall in supply. • Any data captured only provides a snapshot of the need for larger properties on a specific date. Its accuracy is fully reliant on applicants providing accurate information and updating their applications if their circumstances change. • Consideration should be given to increasing the downsizing incentive offer to free up larger properties.



	<ul style="list-style-type: none"> • Tenants refusing to move into smaller properties due to the property having been their long-term homes or upheaval and cost implications. • Private Sector Housing Officers (Public Protection) have in the last 12 months come across 8 larger families that live in in unsuitable or crowded dwellings. Whilst the overcrowding elements could lead to the prohibition notices being served this cannot be considered as there are no family homes large enough to accommodate such families due to age restrictions on room sharing etc. This is detrimental to their health and well-being. • There will be many households that we will not be aware of who tolerate poor housing conditions due to fear of landlord reprisal and lack of other suitable housing options available. • homeless families with multiple members often face significant challenges in finding suitable accommodation that can meet their needs, making larger homes critical in alleviating housing insecurity for these groups. • It can be difficult to source larger properties as they represent a very small proportion of all homes on Anglesey. • Issues of viability in terms of the cost of development/renovation especially if the household has any specific requirements.
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c) Non-permanent housing	
Local policies/ strategies	<ul style="list-style-type: none"> • Rapid Rehousing Transitional Plan • Housing Support Grant Programme Strategy 2022- 2026 • Anglesey's Housing Strategy 2022- 2027 • Renting Homes Wales Act • Social Services and Well-being? • Strategic Equality Plan • Anti Racism Plan • Community Cohesion Plan
Property needs (key section)	<p>There is a need for good quality temporary accommodation to reduce the need of costly and unsuitable hotels and B&B's. Move-on (self-contained) and permanent accommodation if feasible.</p> <p>There is a demand for single person and larger family accommodation.</p>



<p>Suitable for</p>	<p>All homeless households including refugees and asylum seekers who do not have 'refugee' status and are awaiting the outcome of their asylum claim.</p> <p>Permanent housing is the preferred choice but good quality emergency and temporary housing is considered where there is insufficient permanent housing to meet needs.</p>																							
<p>Evidence including data sources (key section)</p>	<p>There has been a large increase in homeless household numbers. This could be due to factors such as an increasing number of private landlords selling properties, private rental rates are considerably higher, on average, than LHA rates and Prisoner early release scheme allowing for less forward planning on cases.</p> <p>Emergency & temporary accommodation:</p> <ol style="list-style-type: none"> As of 31st January 2024, Anglesey County Council were accommodating 90 households in emergency and temporary accommodation. 71 of the 90 households in emergency and temporary accommodation were single person households (79%) - Homelessness – substantial need for more affordable housing especially smaller 1 bedroom accommodation. Implementing the Rapid Rehousing Transition Plan. The following provides the data for homeless applications received in the last four financial years: <table border="1" data-bbox="628 965 1031 1124"> <tr> <td>2020 – 2021</td> <td>700</td> </tr> <tr> <td>2021 – 2022</td> <td>672</td> </tr> <tr> <td>2022 – 2023</td> <td>876</td> </tr> <tr> <td>2023 – 2024</td> <td>795</td> </tr> </table> <p>There has been a 13.57% increase in the number of actual homeless applications received between 2020-21 and 2023-24 financial years.</p> The below data demonstrates the increased demand on emergency/temporary accommodation over the past four years: <table border="1" data-bbox="309 1339 1348 1697"> <thead> <tr> <th></th> <th>S.73 - Homless at Home</th> <th>S.73 + S.68 - Homeless & Accommodated</th> </tr> </thead> <tbody> <tr> <td>2020 - 2021</td> <td>149</td> <td>196</td> </tr> <tr> <td>2021 - 2022</td> <td>121</td> <td>128</td> </tr> <tr> <td>2022 - 2023</td> <td>136</td> <td>169</td> </tr> <tr> <td>2023 - 2024</td> <td>116</td> <td>182</td> </tr> </tbody> </table> <p>There has been a 4.13% decrease in S73 awards between 2021-22 and 2023-24 (financial years). 42.19% increase in S73 + S68 awards between 2021-22 and 2023-24 (financial years), demonstrating an increased demand on emergency/temporary accommodation.</p> 	2020 – 2021	700	2021 – 2022	672	2022 – 2023	876	2023 – 2024	795		S.73 - Homless at Home	S.73 + S.68 - Homeless & Accommodated	2020 - 2021	149	196	2021 - 2022	121	128	2022 - 2023	136	169	2023 - 2024	116	182
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2022 - 2023	136	169																						
2023 - 2024	116	182																						



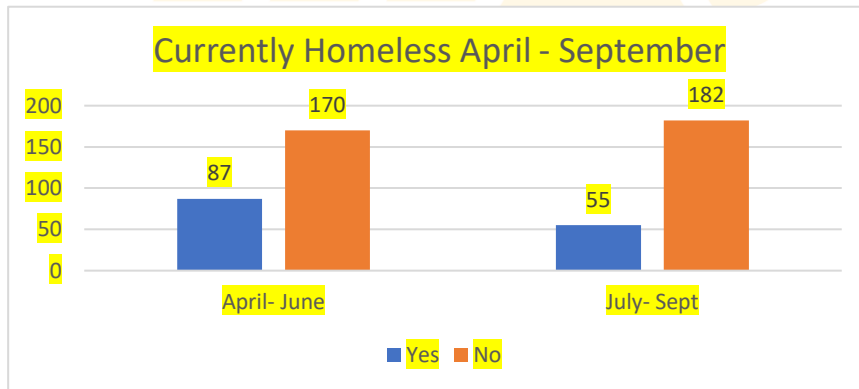
The increase can be attributed to multiple factors such as Covid, Renting Homes Wales and Rough Sleeping as one of the priority need categories etc.

5. The graphs below show the number of people who presented as homeless on the SPOA referral between April 2023 – March 2024. Of the 1,021 SPOA referrals received 285 people stated they were homeless and of the 285:

- 94 people stated that they had been referred before.
- 69 people stated that they needed urgent accommodation
- 26 of 285 residing in a B&B
- 13 of 285 were in prison
- 16 of 285 stated they were rough sleeping
- 25 of 285 stated that they were residing with friends
- Of the 285 - 133 stated they were still at risk of homeless within 56 days

- Of the 838 that stated they were not homeless at the time of the referral. 388 of those stated they were at risk of homelessness within 56 days.

- Of the 284- 93 stated “other” with the explanations being:-
 - Hospital admissions
 - Staying with Ex partners
 - Rough sleeping
 - Sofa surfing between family members
 - Sleeping in a car





	<p style="text-align: center;">Currently Homeless October - March</p> <table border="1"> <caption>Currently Homeless October - March Data</caption> <thead> <tr> <th>Response</th> <th>October-December</th> <th>January-March</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>70</td> <td>75</td> </tr> <tr> <td>No</td> <td>190</td> <td>155</td> </tr> </tbody> </table> <p>Asylum Seekers & Refugees While claims are being processed asylum seekers will be accommodated by the Home Office. If a positive outcome is received on their asylum claim, they will then receive 'refugee status' and would be able to access housing in the private rented sector. They will be given 28 days to vacate their Home Office accommodation, often resulting in a homelessness presentation.</p>	Response	October-December	January-March	Yes	70	75	No	190	155	
Response	October-December	January-March									
Yes	70	75									
No	190	155									
<p>External stakeholder consultation and engagement</p>	<ul style="list-style-type: none"> • Refugee Resettlement Programmes Co-ordinator • Digartref • The Wallich • Housing Support • Housing Services • Betsi Cadwaladr University Health Board • Private Rented Sector • Estate Agents • Grwp Cynefin • North Wales Housing • Clwyd Alyn • Public Protection • Planning Policy • Children's Services • Adult Services • Hafan Cefni Extra Care Housing • Shelter Cymru • Pen Ucheldre Extra Care Housing • Medrwn Mon 										
<p>Key Issues identified</p>	<ul style="list-style-type: none"> • There has been a dramatic increase in the need for temporary accommodation, compounded by a shortfall in supply of permanent accommodation. • Historic and current data was accessed to provide an overview of the current need for non-permanent accommodation and has allowed for an estimation to be made of the future need. Although this is an evidence- 										



	<p>based approach individuals' needs and circumstances can change which may impact on future need.</p> <ul style="list-style-type: none"> • Upcoming legislative changes may impact on the future requirements for this type of accommodation. • There is a lack of suitable one-bedroom properties across the island for move on. • There is a lack of HMO's and high rise properties on the island. • An increase in population due to potential Wylfa development and Freeport need to be considered as this will have an impact on property availability for local residents, workers and their families. • An increase in crisis management for cases released from prison under the Early Release Scheme. • Newly granted refugees will not have a reference and credit history, requirements of most landlords when applying for a tenancy • Newly granted refugees struggle to find their own accommodation in the private rented sector due to cost, lack of availability and lack of knowledge of the UK housing market. • As well as lack of appropriate time to find accommodation due to 28-day notice period, there will also be a period of at least 6 weeks where refugees will have no income due to waiting for UC to be set up. • The homes for Ukraine scheme went live in 2022, with a large number of single people and families being hosted by local families. These hosting relationships could breakdown at any point, leaving Ukrainian refugees homeless at very short notice. While the Resettlement team will work to find an alternative host or private rented sector accommodation in some cases this is not possible, resulting in a homeless presentation. This could be down to a number of reasons including, safeguarding concerns, lack of available hosts or affordable property, medical needs.
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d) Housing, care and support needs	
Local policies/ strategies	<ul style="list-style-type: none"> • Isle of Anglesey Corporate Plan • Housing Strategy • Housing Allocations policy • Tai Teg allocations policy • Learning Disabilities policy • Housing Support Programme Strategy 2022-2026 • Housing Support Grant Needs Assessment



Property needs (key section)	<ul style="list-style-type: none"> • Extra care contemporary sheltered housing • Supported living for people with a learning disability and/or complex needs • Temporary supported housing • Cluster Housing • Extra Care for younger people not just 60+
Suitable for	<ul style="list-style-type: none"> • Young people leaving care • Individuals with a learning disability learning to live independently. • Older people who require extra care • People develop the skills necessary to live independently • People who have various care and support needs including young people, older people, individuals with substance misuse/alcohol issues, people fleeing domestic abuse, mental health and others who need support to live independently • Those who require intensive housing related support. • Those with complex medical, functional or behavioural need
Evidence including data sources (key section)	<p>Regular quarterly meeting with Learning Disabilities (complex disabilities team) to discuss housing supply. Priorities are provided to Strategic Planning and Housing each financial year.</p> <p><u>Extra Care</u> There are currently 2 extra care facilities on the island and they provide the following:</p> <p>Hafan Cefni – 62 Flats and 1 intermediate care facility for hospital to home transition. There are currently 52 people on the Hafan Cefni waiting list.</p> <p>Penucheldre – 54 Units</p> <p><i>An extra care scheme is currently being developed in Menai Bridge and will provide 45 social rent properties. This is due to complete in 2026.</i></p> <p><u>HSG</u> In terms of current provision, there are many HSG supported accommodation commissioned projects available on Anglesey. These include:</p> <p><u>Mental Health</u> Community Support Service – Supported Accommodation Services, 9 units of supported accommodation</p> <p><u>Substance Misuse</u> The Wallich – Supported Accommodation, 7 units of Supported Accommodation</p> <p><u>Offending</u> The Wallich – Supported Accommodation, 6 units of Supported Accommodation</p> <p><u>Learning Disability</u> Catrefi Cymru - Supported Accommodation, 14 units of long term shared and single supported living within 7 different properties</p> <p>Tyddyn Mon – Supported Accommodation 22 units of shared and single supported living within 7 different properties</p>



Mon Care – Supported Accommodation

5 Units of shared and single supported Living across 3 different properties

Young People

Digartref – Supported Accommodation – Llys Y Gwynt, 12 units of Supported Accommodation, 7 dispersed units.

Digartref – Support Accommodation Coedlys, 11 units of Supported Accommodation

Refuge

Refuge and Dispersed Housing, 4 units of refuge provision, 1 unit of dispersed housing

Vulnerable Families

Stori Cymru – Supported Accommodation, 4 units of Supported Accommodation

Temporary Supported Accommodation Projects include:

Digartref 25+ - Homeless, 4 units

The Wallich - Stepping Stones – Mental Health Step down Accommodation – no age restriction units – 3 accommodations based, 3 move on

Digartref - Younger Persons Step down Accommodation
Homelessness 16-25, 4 units

- The 2021 Census Data confirms that the population of residents over 65 has increased by 4.1% since 2011 which remains in line with the expectation that services for older people will continue to be on the rise. The difference between the census carried out in 2011 and 2021 shows that the average age on Anglesey has increased from 45 to 48.
- Highlighted in the [Draft Mental Health and Wellbeing Strategy 2024-2034](#) is the need for good quality, affordable and safe housing to support mental health. Linked to this is the SPOA data that during April 2022- March 2023, 535 of 1002 people stated they had a mental health need, and predictions also suggest that Mental Health problems will increase by 2040. Strengthening links with Mental Health services is also recognised by the Regional Housing Support Collaborative Group (RHSCG)
- January 2022 to September 2023 – significant increase for single person with no children / single person with children/ couples with children who were accessing the Housing Support Service. 161 households were booked into temporary accommodation.
- Local data implies that domestic abuse services are increasing. Between April 2019 – March 23, across 4200 referrals Domestic Abuse accounted for 7.45%
- SPOA referral data continues to highlight issues with both drug misuse and alcohol abuse. Data shows a minor reduction in both categories in comparison to 21-22.
- The total number of identified support needs for April 2023- March 2024 was **2079**. These are broken down in the table below:



	April-June	July-Sept	Oct-Dec	Jan-March	Total for four quarters	Percentage
Alcohol	18	17	23	19	77	3.7%
Chronic Illness	30	15	25	15	85	4.08%
Domestic Abuse	46	65	39	31	181	8.7%
Drugs	30	13	21	21	85	4.08%
Physical or Sensory Disability	26	18	23	28	95	4.56%
Offending	24	21	13	11	69	3.31%
Homelessness	132	89	62	51	334	16.06%
Learning Difficulties	15	17	12	14	58	2.78%
Mental Health	146	122	105	98	471	22.6%
Vulnerable Young Person	41	23	19	23	106	5.09%
Refugee/ Immigration	1	2	0	0	3	0.14%
Vulnerable Older Person	36	32	24	22	114	5.48%
Generic	164	124	66	47	401	19.2%
Please note these are multiple choice questions therefore more than one option can be chosen						
External stakeholder consultation and engagement	<ul style="list-style-type: none"> • Refugee Resettlement Programmes Co-ordinator • Digartref • The Wallich • Housing Support • Housing Services • Betsi Cadwaladr University Health Board • Private Rented Sector • Estate Agents • Grwp Cynefin • North Wales Housing • Clwyd Alyn • Public Protection • Planning Policy • Children's Services • Adult Services • Hafan Cefni Extra Care Housing • Shelter Cymru • Pen Ucheldre Extra Care Housing • Medrwn Mon • Consultation for the Housing Support Grant Strategy Review • Consultation for the HSG Needs Assessment midpoint review including interviews and questionnaires were undertaken with stakeholders/ partners internal and external and service users. 					



Key Issues identified	<p>Some of the key findings from the HSG light touch mid-point review of the Strategy and the needs assessment identified:</p> <ul style="list-style-type: none"> • Complexities of individuals are increasing. • Prison population in Wales is expected to increase between 2025 and 2027 which will contribute to an increase in caseloads for Housing Options and housing related services. • Affordability and supply remain an issue. • Applicants registered with Tai Teg has more than doubled from 311 to 685 in comparison to the data collected for the 2022 Needs Assessment, the majority requiring 2 and 3 bedroomed intermediate rent and affordable properties to purchase. • Property prices on average on Anglesey continue to increase - if prices on the Isle of Anglesey continue to rise by 5.0% a year, the average property price will be £295,548 in 2025. • An identified area is supported accommodation for households that are in employment. If households are in employment, the HSG supported accommodation become unaffordable for them. This does not provide an incentive for individuals to start working or enable them to retain their employment. • Finding suitable housing for Supported Living where enough space for 3-4 tenants and staff – parking is also a big issue. • Cluster housing needs to be explored, similarly to that of an Extra Care model for adults with LD / MH so satellite support can be provided.
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e) Locational needs for people with physical or cultural needs	
Local policies/ strategies	<ul style="list-style-type: none"> • Anglesey Housing Register • Anglesey Council Housing Prospectus • Anglesey's Housing Strategy • Gypsy and Traveller Accommodation Assessment 2022 • Strategic Equality Plan
Property needs (key section)	<p>Anglesey Council values offering applicants a wide choice in rehousing, recognising their needs and preferences while supporting the creation of sustainable, thriving communities.</p> <p>Locations should meet the needs of households by providing access to religious, social, and spiritual practices, healthcare, relationships, community connections, and emotional support.</p> <p>A requirement to meet the wider physical housing needs, such as adapted and accessible properties in specific/required locations.</p>
Suitable for	<p>Refugees and Asylum Seekers:</p> <ul style="list-style-type: none"> • Refugees who are not suitably housed under a resettlement scheme will need to source suitable social or private rented sector accommodation. This accommodation may need to be nearby or allow access to good public transport links to enable travel to local and relevant places of worship, access



	<p>to culturally appropriate food items and access to local ESOL providers.</p> <ul style="list-style-type: none"> • Culturally, properties with access to facilities to prepare, store and cook their own meals would be more suitable. <p>Locations should meet the needs of households by providing access to religious, social, and spiritual practices, healthcare, relationships, community connections, and emotional support.</p> <p>Gypsies & Travellers:</p> <ul style="list-style-type: none"> • This need is addressed through the GTAA ²³ <p>All Other Households:</p> <ul style="list-style-type: none"> • Households that present with locational needs such as needing to be close to family, educational establishments and other amenities. Need can also arise from those having locational needs because of a disability.
<p>Evidence including data sources (key section)</p>	<p>With regards to refugees and asylum seekers, the needs of individuals and households can differ greatly, making it challenging to predict future requirements. The type and level of provision will depend on the specific locational needs of households granted indefinite leave to remain. While each person's needs are unique, access to good transport links is generally essential to reach education, employment, places of worship, and support services.</p>
<p>External stakeholder consultation and engagement</p>	<ul style="list-style-type: none"> • Refugee Resettlement Programmes Co-ordinator • Digartref • The Wallich • Housing Support • Housing Services Staff • Betsi Cadwaladr University Health Board • Private Rented Sector • Estate Agents • Grwp Cynefin, Clwyd Alyn, North Wales Housing • Public Protection • Planning Policy • Children's Services • Adult Services • Hafan Cefni • Shelter Cymru • Medrwn Mon
<p>Key Issues identified</p>	<ul style="list-style-type: none"> • The needs of families/individuals are specific and can vary significantly. • It is not possible to determine where those who are granted the right to remain will require accommodation. • Limited availability of specific data/information. • Poor mental and emotional wellbeing can be a barrier to successful resettlement.

²³ [Anglesey-and-Gwynedd-Gypsy-and-Travellers-Accommodation-Needs-Assessment.pdf \(gov.wales\)](#)



- | | |
|--|--|
| | <ul style="list-style-type: none">• There may be limited or no available stock in desired locations. |
|--|--|

4. Range of Additional Housing Needs Requirements

This section of the LHMA presents the finalised summary tables from the LHMA tool, showcasing the calculated housing need estimates for Anglesey. We have included three sets of estimates based on different Welsh Government household projections: principal, higher, and lower projections. The five summary tables included for each variant is based on the following:

- Tables 1, 2, 3: These tables provide a snapshot of the estimated average gross and net annual housing need for Anglesey as a whole.
- Tables 1a,1b,1c: Estimated annual additional affordable housing need by HMA and tenure, accounting for planned supply and turnover of existing stock, over the first five years of the LHMA period.
- Tables 2a, 2b,2c: Estimated annual additional total housing need by HMA and tenure, gross need before considering planned supply and turnover of existing stock, over the first five years of the LHMA period.
- Tables 3a,3b,3c: Estimated annual additional total housing need by HMA and tenure over the remaining 10 years of the LHMA period. No allowance has been made for planned supply and turnover of existing stock beyond year five due to decreasing accuracy.
- Tables 4a,4b,4c: Estimated annual and total additional affordable housing need by HMA and tenure over the 15-year LHMA period. These estimates combine data from the first and third tables.

4.1 Principal Variant Projection

This scenario includes the Welsh Government principal projection and incorporates all households on the housing register that were included in toolkit table 8 – existing unmet need.

Please note rounding has taken place in all tables



LHMA Principal Household Projection Table 1

Average annual additional housing need estimates using the Welsh Government PRINCIPAL household projections for first 5 years of the LHMA

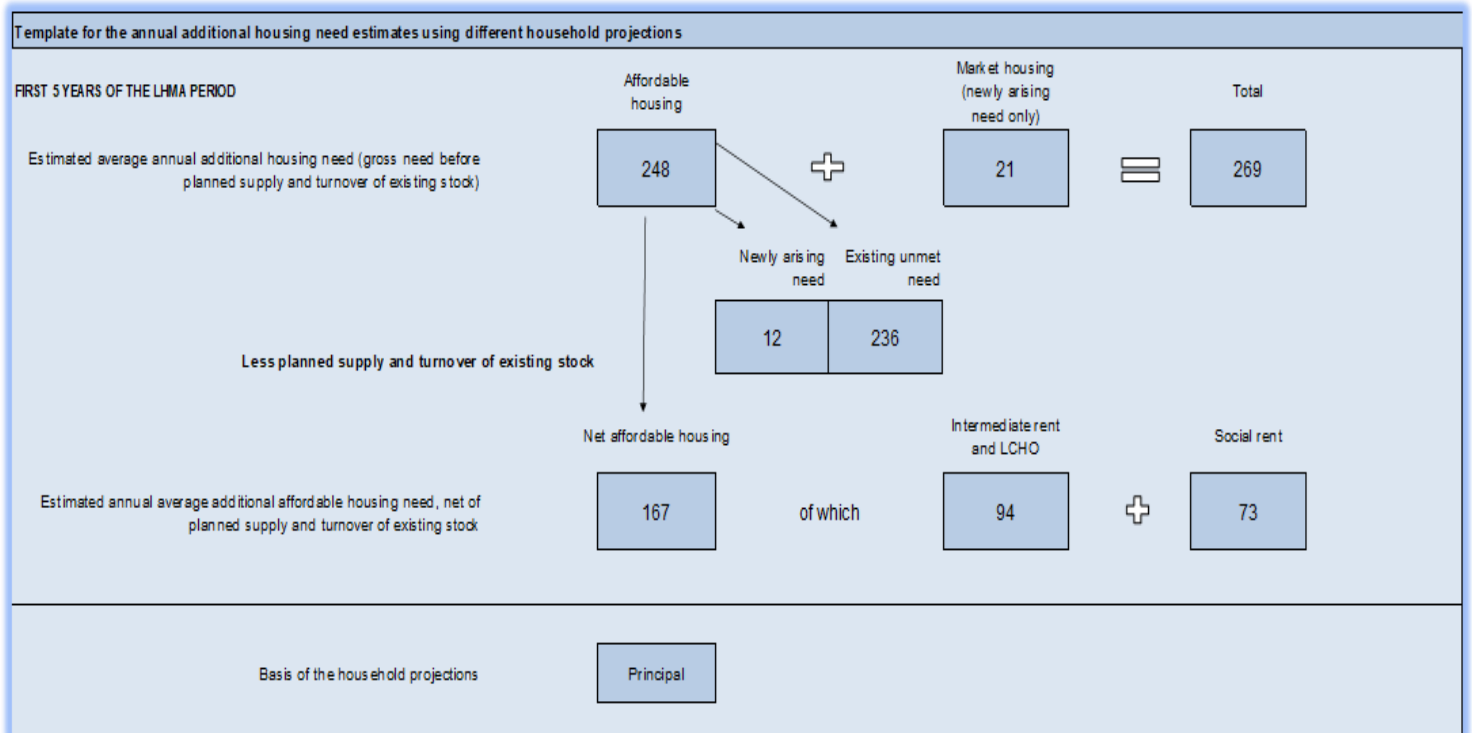


Table 1 above demonstrates that the estimated average annual additional household need (gross affordable housing need before planned supply and turnover of existing stock) is 248, with 236 being existing unmet need and 12 being newly arising need. The estimated average annual net affordable housing need is 167. This is made up of 94 intermediate rent and low-cost home ownership, and 73 social rent properties.



LHMA Principal Projection Table 1a

Estimated annual additional total housing need estimates by HMA and tenure (net need, net turnover of existing stock and planned supply)

HMA	(a) one bedroom	(b) two bedrooms	(c) three bedrooms	(d) four+ bedrooms	(e) Social rent (a)+(b)+(c)+ (d)=(e)	(f) Intermediate rent	(g) LCHO	(h) Affordabl e Housing (h)=(e)+(f)+ (g)
Additional housing need estimates by tenure	65	3	-	5	73	31	63	167
Holy Island North	15	-	-	2	18	9	21	47
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	19	-	-	1	20	9	12	41
West Central Anglesey	5	-	-	0	5	3	6	14
South West Anglesey	2	-	-	0	2	1	3	6
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	10	3	-	1	13	3	8	25
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Table 1a outlines the estimated additional housing needs over the first 5 years of the LHMA period, which are higher than the overall annual average due to the substantial existing unmet demand that the model assumes will be addressed early on. The table provides a breakdown by property size and tenure, taking into account assumptions for turnover of current affordable housing stock and expected supply.

The net annual need for all affordable housing is estimated to be 167 units, consisting of 73 for social rent, 31 for intermediate rent, and 63 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 65 units per year.



LHMA Principal Projection Table 2a

Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing (c)=(a)+(b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing (f)=(d) + (e)	(g) Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	152	96	248	8	13	21	269
Holy Island North	44	30	74	4	5	8	82
North West Anglesey	4	3	8	0	0	0	8
Central Anglesey	35	21	56	2	4	6	62
West Central Anglesey	13	10	23	1	1	2	24
South West Anglesey	6	4	10	0	1	1	11
Amlwch & Rural North	10	7	17	0	0	1	18
East Central Anglesey	21	11	32	1	1	2	34
Holy Island South	1	1	2	0	0	0	2
Anglesey East	18	9	27	0	0	0	27

Table 2a above shows total annual housing need estimates by tenure for affordable and market housing over the first 5 years of the LHMA. These gross figures exclude turnover and planned supply, assuming all unmet need is addressed within this period. The subsequent table projects newly arising needs over the following 10 years, but in reality, it is unlikely all existing needs will be met within 5 years. Supply predictions are omitted beyond year 5 due to increased uncertainty.

LHMA Principal Projection Table 3a

Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing (c)=(a)+(b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing (f)=(d) + (e)	(g) Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	9	4	12	8	13	21	33
Holy Island North	3	2	5	4	5	8	14
North West Anglesey	0	0	0	0	0	0	1
Central Anglesey	3	1	4	2	4	6	10
West Central Anglesey	1	0	1	1	1	2	3



South West Anglesey	0	0	1	0	1	1	2
Amlwch & Rural North	0	0	0	0	0	1	1
East Central Anglesey	1	0	1	1	1	2	3
Holy Island South	0	0	0	0	0	0	0
Anglesey East	0	0	0	0	0	0	0

LHMA Principal Report Table 3a above gives a detailed breakdown of the additional housing need estimates over the remaining 10 years of the LHMA. These figures assume that any unmet need in the first five years of the LHMA will be met.

LHMA Principal Projection Table 4a

Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)
Additional housing need estimates by tenure	30	34	64	454	508	962
Holy Island North	8	11	19	124	166	290
North West Anglesey	1	1	2	14	14	28
Central Anglesey	9	8	16	129	114	243
West Central Anglesey	2	3	5	34	47	81
South West Anglesey	1	2	2	13	23	36
Amlwch & Rural North	2	2	5	33	35	68
East Central Anglesey	5	4	9	73	60	133
Holy Island South	0	0	0	1	4	5
Anglesey East	2	3	5	33	45	77

The table above presents estimates for additional affordable housing needs by tenure, including both annual figures and the total need projected over the 15-year LHMA period. These estimates are derived by combining the net additional needs from Table 1a and Table 3a.



4.2 Higher Variant Projection

This scenario includes the Welsh Government Higher projection and incorporates all households on the housing register that were included in toolkit table 8 – existing unmet need.

Please note rounding has taken place in all tables

LHMA Higher Household Projection Table 2

Average annual additional housing need estimates using the Welsh Government HIGHER household projections for first 5 years of the LHMA

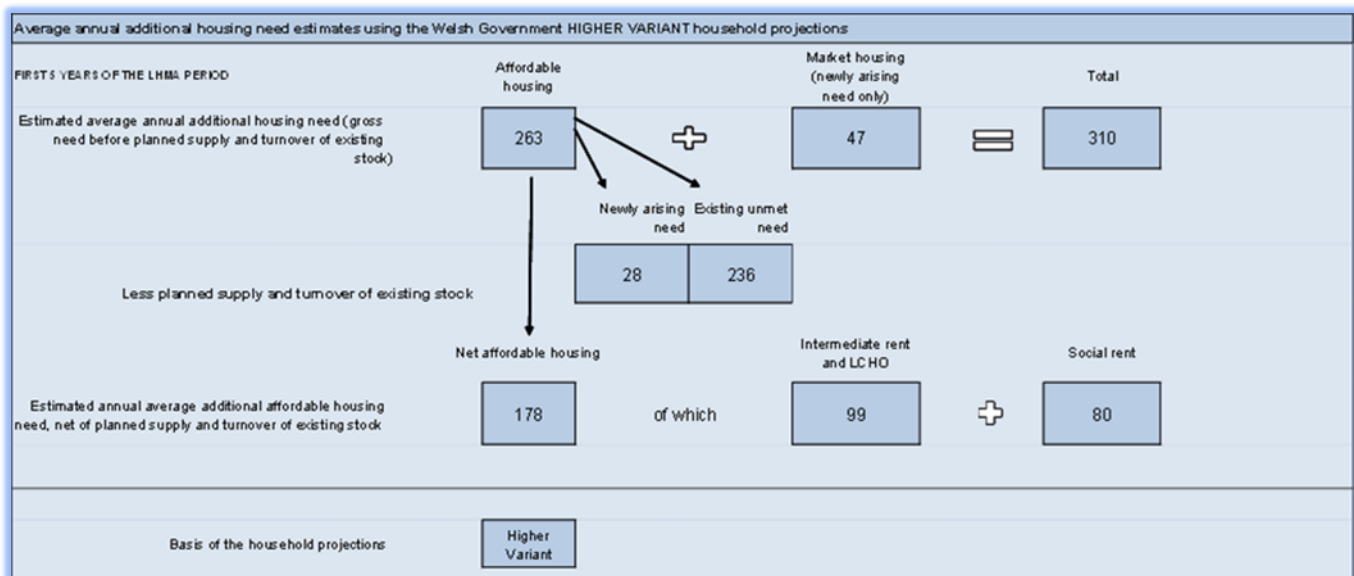


Table 2 above demonstrates that the estimated average annual additional household need (gross affordable housing need before planned supply and turnover of existing stock) is 263, with 236 being existing unmet need and 28 being newly arising need. The estimated average annual net affordable housing need is 178. This is made up of 99 intermediate rent and low-cost home ownership, and 80 social rent properties.



LHMA Higher Projection Table 1b

Estimated annual additional total housing need estimates by HMA and tenure (net need, net turnover of existing stock and planned supply)

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent (a)+(b)+(c)+(d)=(e)	Intermediate rent	LCHO	Affordable Housing (h)=(e)+(f)+(g)
Additional housing need estimates by tenure	71	3	-	6	80	33	66	178
Holy Island North	18	-	-	3	20	9	22	52
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	21	-	-	1	22	9	13	44
West Central Anglesey	5	-	-	0	6	3	6	15
South West Anglesey	2	-	-	0	2	1	3	6
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	10	3	-	1	14	3	8	26
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Table 1b outlines the estimated additional housing needs over the first 5 years of the LHMA period, which are higher than the overall annual average due to the substantial existing unmet demand that the model assumes will be addressed early on. The table provides a breakdown by property size and tenure, taking into account assumptions for turnover of current affordable housing stock and expected supply. The net annual need for all affordable housing is estimated at 178 units, consisting of 80 for social rent, 33 for intermediate rent, and 66 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 71 units per year.



LHMA Higher Projection Report Table 2b

Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Owner occupier	Private rented sector	Market Housing (f)=(d) + (e)	Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	163	100	263	17	30	47	310
Holy Island North	48	32	80	8	11	19	99
North West Anglesey	4	4	8	0	1	1	9
Central Anglesey	38	22	60	4	9	13	74
West Central Anglesey	14	10	24	2	2	4	28
South West Anglesey	7	4	11	1	2	3	14
Amlwch & Rural North	11	7	18	0	1	2	19
East Central Anglesey	21	12	33	1	3	4	37
Holy Island South	1	1	2	0	0	1	3
Anglesey East	18	9	27	0	0	0	28

Table 2b above shows total annual housing need estimates by tenure for affordable and market housing over the first 5 years of the LHMA. These gross figures exclude turnover and planned supply, assuming all unmet need is addressed within this period. The subsequent table projects newly arising needs over the following 10 years, but in reality, it is unlikely all existing needs will be met within 5 years. Supply predictions are omitted beyond year 5 due to increased uncertainty.

LHMA Higher Projection Report Table 3b

LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Owner occupier	Private rented sector	Market Housing (f)=(d) + (e)	Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	19	8	28	17	30	47	74
Holy Island North	8	4	12	8	11	19	30
North West Anglesey	0	0	0	0	1	1	1
Central Anglesey	7	2	9	4	9	13	22
West Central Anglesey	2	0	2	2	2	4	6
South West Anglesey	1	1	1	1	2	3	4
Amlwch & Rural North	0	0	1	0	1	2	2
East Central Anglesey	2	1	2	1	3	4	6
Holy Island South	0	0	0	0	0	1	1
Anglesey East	0	0	0	0	0	0	1



LHMA Higher Projection Report Table 4b

Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

HMA	(a)		(b)		(c)	
	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)
Additional housing need estimates by tenure	39	38	78	592	577	1,169
Holy Island North	12	13	25	177	200	377
North West Anglesey	1	1	2	16	15	31
Central Anglesey	12	9	21	176	132	308
West Central Anglesey	3	3	6	45	51	97
South West Anglesey	1	2	3	19	28	47
Amlwch & Rural North	2	2	5	37	37	73
East Central Anglesey	6	4	10	86	64	150
Holy Island South	0	0	0	1	5	6
Anglesey East	2	3	5	34	45	79

The table above presents estimates for additional affordable housing needs by tenure, including both annual figures and the total need projected over the 15-year LHMA period. These estimates are derived by combining the net additional needs from Table 1b and Table 3b.



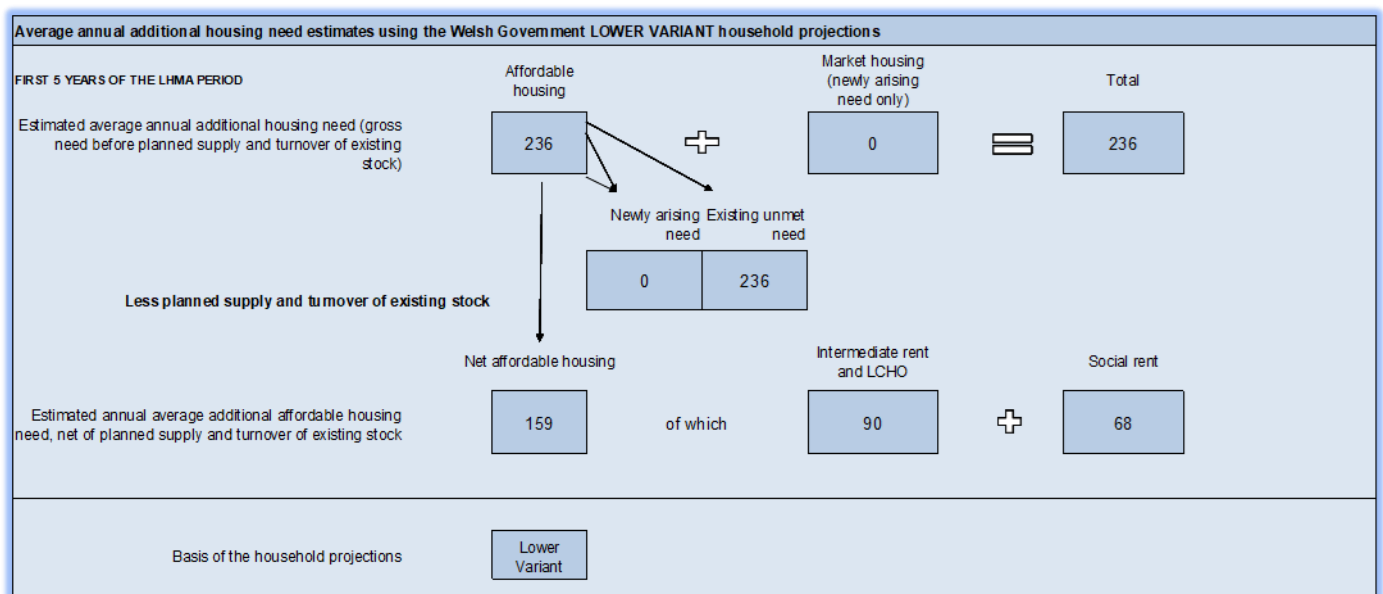
4.3 Lower Variant

This scenario includes the Welsh Government lower variant projection and incorporates all households on the housing register that were included in toolkit table 8 – existing unmet need.

Please note rounding has taken place in all tables

LHMA Lower Household Projection Table 2

Average annual additional housing need estimates using the Welsh Government LOWER household projections for first 5 years of the LHMA



LHMA Lower Projection Report Table 3 above demonstrates that the estimated average annual additional household need (gross affordable housing need before planned supply and turnover of existing stock) is 236 with 236 being existing unmet need and 0 being newly arising need. The estimated average annual net affordable housing need is 159. This is made up of 90 intermediate rent and low-cost home ownership, and 68 social rent properties.



LHMA Lower Projection Table 1c

Estimated annual additional total housing need estimates by HMA and tenure (net need, net turnover of existing stock and planned supply)

HMA	(a) one bedroom	(b) two bedrooms	(c) three bedrooms	(d) four+ bedrooms	(e) Social rent (a)+(b)+(c)+ (d)=(e)	(f) Intermediate rent	(g) LCHO	(h) Affordabl e Housing (h)=(e)+(f)+ (g)
Additional housing need estimates by tenure	61	3	-	5	68	30	61	159
Holy Island North	14	-	-	2	16	8	20	44
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	17	-	-	1	18	8	12	38
West Central Anglesey	5	-	-	0	5	3	6	14
South West Anglesey	1	-	-	0	2	1	3	5
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	9	3	-	1	13	3	8	24
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Table 1b outlines the estimated additional housing needs over the first 5 years of the LHMA period, which are higher than the overall annual average due to the substantial existing unmet demand that the model assumes will be addressed early on. The table provides a breakdown by property size and tenure, taking into account assumptions for turnover of current affordable housing stock and expected supply. The net annual need for all affordable housing is estimated at 159 units, consisting of 68 for social rent, 30 for intermediate rent, and 61 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 61 units per year.

LHMA Lower Projection Table 2c

Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)



	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Owner occupier	Private rented sector	Market Housing (f)=(d) + (e)	Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	144	92	236	-	-	-	236
Holy Island North	41	28	69	-	-	-	69
North West Anglesey	4	3	8	-	-	-	8
Central Anglesey	32	20	52	-	-	-	52
West Central Anglesey	12	10	22	-	-	-	22
South West Anglesey	6	4	9	-	-	-	9
Amlwch & Rural North	10	7	17	-	-	-	17
East Central Anglesey	20	11	31	-	-	-	31
Holy Island South	1	1	2	-	-	-	2
Anglesey East	18	9	27	-	-	-	27

Table 2c above shows total annual housing need estimates by tenure for affordable and market housing over the first 5 years of the LHMA. These gross figures exclude turnover and planned supply, assuming all unmet need is addressed within this period. The subsequent table projects newly arising needs over the following 10 years, but in reality, it is unlikely all existing needs will be met within 5 years. Supply predictions are omitted beyond year 5 due to increased uncertainty.

LHMA Lower Projection Table 3c

LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Owner occupier	Private rented sector	Market Housing	Additional housing need (g)= (c) + (f)



						(f)=(d) + (e)	
Additional housing need estimates by tenure	-	-	-	-	-	-	-
Holy Island North	-	-	-	-	-	-	-
North West Anglesey	-	-	-	-	-	-	-
Central Anglesey	-	-	-	-	-	-	-
West Central Anglesey	-	-	-	-	-	-	-
South West Anglesey	-	-	-	-	-	-	-
Amlwch & Rural North	-	-	-	-	-	-	-
East Central Anglesey	-	-	-	-	-	-	-
Holy Island South	-	-	-	-	-	-	-
Anglesey East	-	-	-	-	-	-	-

LHMA Lower Projection Table 4c

Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)
Additional housing need estimates by tenure	23	30	53	341	452	793
Holy Island North	5	9	15	80	139	219
North West Anglesey	1	1	2	13	13	26
Central Anglesey	6	7	13	90	100	190
West Central Anglesey	2	3	5	25	44	69
South West Anglesey	1	1	2	8	19	27
Amlwch & Rural North	2	2	4	31	33	64
East Central Anglesey	4	4	8	63	56	119
Holy Island South	-	0	0	-	4	4
Anglesey East	2	3	5	32	44	76

The table above presents estimates for additional affordable housing needs by tenure, including both annual figures and the total need projected over the 15-year LHMA period. These estimates are derived by combining the net additional needs from Table 1c and Table 3c.

5. LHMA Additional Housing Need Estimates

This LHMA has conducted a comprehensive analysis of housing needs using a range of Welsh Government variant household projections. Each variant has been evaluated through the LHMA tool and supplemented by extensive socio-economic, demographic, and property market data. This analytical process aims to provide detailed insights into local housing market dynamics, translating



housing needs into specific sizes, types, and tenures of housing. The findings support the development of long-term strategies, inform local planning strategies, and guide decisions on housing mixes for new sites. Operationally, the LHMA serves as a critical tool to justify the provision of affordable housing in planning applications, inform the allocation of SHG, and highlight strategic housing priorities at the local level.

The methodology used for the 2024 LHMA differs from the 2019 version due to changes in how data was collected, analysed, and reported. Key differences include:

1. **Housing Market Areas (HMAs):** Updated boundaries and definitions of HMAs affect the comparability between the two reports.
2. **Data and Timeframes:** Each LHMA used different datasets and time periods, making direct comparisons challenging.
3. **Analytical Approach:** Changes in calculation methods, criteria, and analytical models may produce different outcomes, even for similar conditions.

Due to the differences in methodology, it is not possible to make comparisons between the 2019 and 2024 LHMA.

5.1 Household projection

Household projections are a crucial input for the LHMA tool, as they help determine the newly arising housing need over the LHMA period. The current Anglesey JLDP is set to expire in 2026 and work in relation to preparing a new Local Development Plan (LDP) for Anglesey is currently at development stage, meaning robust projections at this stage were limited. As a result of this a LDP Scenario has not been produced for this LHMA, as it is currently too early to deviate beyond the Welsh Government growth projections at this stage. The LHMA refresh will contemplate a range of different growth scenarios, considering projected economic and population growth.

As such, the preferred projection to inform this LHMA is the principal variant. During consultation there was significant favour towards the higher variant, however after taking into account the population decrease, where the population of Anglesey fell by 1.3%, from just under 69,800 in 2011 to around 68,900 in 2021 the principal variant is the more feasible selection. This variant factors in steady household growth for the island and as the difference between each of the variants is not significantly greater selecting this variant seems the most appropriate. Alternative population and economic growth estimates will be revisited during the LHMA refresh.

The demand for one-bedroom social rent housing is exceptionally high across all 3 variants. This could be influenced by multiple factors such as increased homelessness following the COVID pandemic, the prioritization of 'street homeless' cases, and a 'no one left out' approach. Additional pressures include the cost-of-living crisis and disproportionate LHA rates, with lack of confirmed inflation rises. While developers are encouraged to include a mix of housing sizes to reflect the evidenced need, there is a limited drive to build one-bedroom properties. One potential solution is to consider a flexible approach, such as combining one- and two-bedroom units, which could meet both space aspirations and housing needs.



Ensuring an appropriate mix of housing options remains a priority, requiring a balanced provision of houses, flats and bungalows. The LHMA will be used to guide planning decisions to ensure that the housing supply meets both immediate and long-term demand, to meet the Council's aim of fostering sustainable and resilient communities, by maintaining a diverse range of housing types and tenures in future developments. This will ensure that housing supply is responsive to the specific requirements identified in the assessment, making it a key reference for both developers and planning.

The figures produced should not be viewed as a target for delivering affordable homes, as new builds are just one way to address housing needs on the Island. Other approaches, such as reusing empty properties, purchasing existing homes, and partnering with private landlords, can also play a key role in boosting affordable housing supply.

5.2 Future Growth

Holyhead is considered by Welsh Government to be a Regional Growth Area in Future Wales: The National Plan 2040²⁴ and will be a focus for managed growth, complimenting the National Growth Areas of Wrexham and Deeside. The Anglesey Freeport plan aligns closely with the objectives outlined in the plan which seeks to promote sustainable economic growth and strengthen regional communities across Wales. The freeport's²⁵ emphasis on renewable energy, advanced manufacturing, and job creation directly supports the Welsh Government's vision of boosting economic activity and tackling demographic challenges in strategic areas like Anglesey.²⁶

An essential element of the *National Plan 2040* is the synergy between the freeport and the potential redevelopment of the Wylfa Newydd nuclear site. The Welsh Government supports in principle the proposed development and the plan designates Wylfa as a priority area for low-carbon energy generation, with potential for new nuclear projects alongside other renewable sources. The Anglesey Freeport's focus on marine energy and green technologies will complement Wylfa's strategic role, establishing a comprehensive energy hub.

By potentially creating between 3,500 and 13,000 jobs by 2030, the Anglesey Freeport could significantly boost local employment opportunities and stimulate population growth, helping to reverse out-migration trends and support the sustainable development of the region. This anticipated growth will likely increase demand for housing, making it crucial to align housing strategies with expected demographic changes. *Future Wales* emphasises the need for coordinated housing and infrastructure development to support expanding communities, positioning the freeport as a cornerstone of the broader strategy to transform the region's economic landscape.

This prospective economic and population growth has significant implications for local housing, which will be addressed in the LHMA refresh. With the possible influx of workers and families expected due to the Freeport and Wylfa Newydd projects, the LHMA will be central in planning for new residential

²⁴ gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf

²⁵ [Wales' new freeports unveiled | GOV.WALES](#)

²⁶ [Anglesey Freeport on Ynys Mon approved by both Welsh and UK Governments - Herald.Wales](#)



developments and ensuring there is sufficient, high-quality, and affordable housing for both existing residents and newcomers.

To manage this growth effectively, Anglesey's new LDP will play a crucial role and will focus on delivering a balanced mix of housing types—such as affordable homes and high-density developments near employment hubs like Holyhead and the freeport zones. This will ensure that new housing supports local communities while aligning with the goals set out in the *National Plan 2040*.

6 Quality Assurance Statement

This LHMA was developed in collaboration with Housing and Planning Services following engagement with key stakeholders, adhering strictly to the latest (2022) Welsh Government Guidance. All data sources, geographical boundaries, and assumptions were clearly defined and justified. All consultation carried out is noted in table 1, section 1.3 of the report.

Data was collated and shared with Data Cymru who were commissioned to assist with the data inputting and generating process. Throughout the course Data Cymru conducted their own quality assurance process to check the toolkit and data for accuracy. Meetings were held with the Welsh Government once the data from the tool was run to confirm that the summary tables produced within the toolkit were accurate.

Key steps included:

- Defining Housing Market Areas (HMAs) using statistical geographies as per Welsh Government Guidance and input from a Viability Stakeholder Group.
- Analysing 2021 Census data at Lower Super Output Area level to ensure consistency with HMAs.
- Using Welsh Government household projections to assess housing need.
- Explaining any deviations from default assumptions in the LHMA Tool.
- Using median average prices to mitigate the impact of outliers.
- Scrutinising Common Housing Register data to prevent counting discrepancies.
- Ensuring robustness through sufficient sample sizes and cross-referencing with secondary data.
- Verifying arithmetic accuracy of outputs.
- Consistently rounding figures to the nearest whole number, with appropriate caveats where rounding affects table totals.
- Labelling all figures and tables comprehensively and consistently.

These measures were taken to produce a reliable LHMA that supports informed decision-making in housing planning and development.





Appendix A – Key Issues Tables

Key Issues Table 1 – Key data inputs

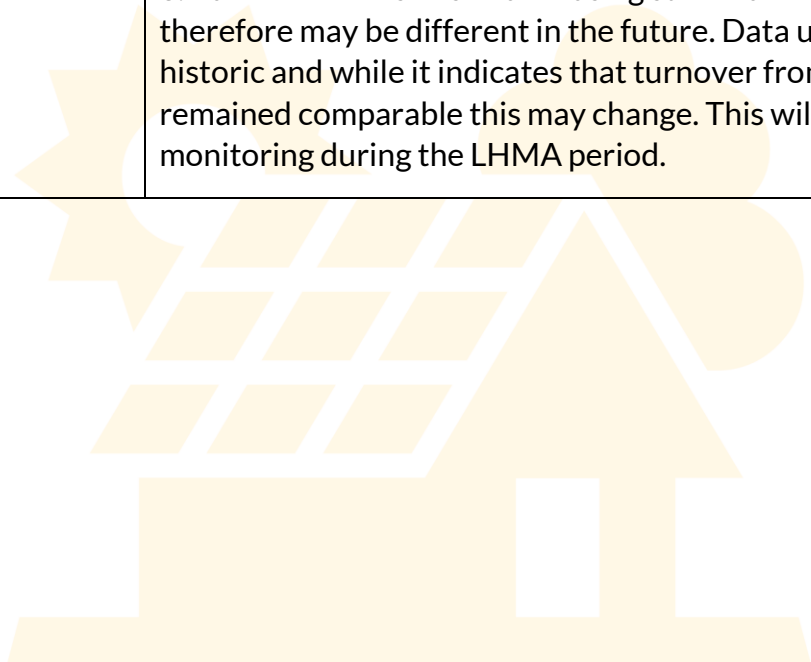
Key data inputs	Key issues identified with the data inputs
1. Housing Market Areas (HMAs)	1. Anglesey Council's housing register areas are parish councils. One of the key issues identified during HMA selection consultation was that many wished for larger areas such as Holyhead to be split due to the large variations in house prices across the area. As a result of the internal data only being available by parish council this split was not possible.
2. Household data	1. Welsh Government Data Used. No issues identified with Welsh Government Data. 2. Household Projections – Guidance stated that the Local authority social allocation policy should be used to determine different household units within the household projections by number of bedrooms. We were unable to match table 3 in the LHMA tool to the allocation policy, therefore percentages used were estimates.
3. Rent data	1. Data provided by Rent Officers Wales. No issues identified.
4. Income data	1. CACI Paycheck data used. No issues identified.
5. House price paid data	1. Land Registry Data used. No issues identified.
6. Existing unmet need	1. A live social housing register list was provided in January 2024. Applicants are entitled to select multiple areas of choice on the social housing register and some also choose Anglesey as a whole, as they have no preference of areas. By allocating people to a preferred area of choice the data in this LHMA may not be accurate. <ul style="list-style-type: none"> • Applicants change their areas of choice regularly and will call customer service often to change their area choices based on factors such as new developments, vacant properties, suitability of properties and changes in circumstances. • To help reduce the demand on the housing register, homeless applicants are opened up to the whole of Anglesey after 6 months of being on the waiting list. Assigning them to a specific HMA has proven difficult, and the process goes against the



Key data inputs	Key issues identified with the data inputs
	<p>purpose of opening their housing need areas to the whole of Anglesey to help reduce the number of homeless applicants.</p> <ul style="list-style-type: none"> • Applicants may have selected areas where there is no available accommodation. • Applicants may have selected areas where there is no accommodation suitable to meet their needs. <p>2. Households in temporary accommodation were cross referenced for live applications to ensure that no duplication occurred. While all are advised to submit a housing application, this does not always occur. For the purposes of the LHMA all have been included in Toolkit table 8 as it has been assumed that all will be in need of permanent housing.</p> <p>3. Tai Teg provided a live-applicants by area list on 31/01/2024. This list was then cross referenced with the social housing register and duplications were removed to avoid double counting for the purposes of the LHMA. Any applicants that had a live social housing application on the system were removed from the Tai Teg list provided to avoid double counting. This data has therefore been based on assumptions.</p> <p>4. Tai Teg applicants are able to select preferences for intermediate rent, purchase and purchase/rent which is the option for low-cost home ownership. As there was no option within the toolkit for those who had selected purchase/rent we have opted to split the data by 50/50. Therefore 50% have been allocated to rent and the remaining 50% have been allocated to purchase.</p> <p>5. There is a risk of double counting at a regional level without Local Authorities being aware. For instance, a household with a local connection to Anglesey and in housing need would qualify for the social housing register there. However, if the same household also has a local connection to Gwynedd, they could be listed on Gwynedd's social housing register as well, potentially leading to duplication in need assessments.</p> <p>6. Accurate data on concealed households cannot be obtained from the social housing and intermediate housing registers. While some households listed may be concealed, they might prefer to continue living as a single household. This will be taken into account in future LHMA's, and alternative methods for data collection will be explored.</p>
7. Existing stock and planned supply	1. Extra care housing and Extra Care developments in the main PDP programme. Existing extra care accommodation, along with the



Key data inputs	Key issues identified with the data inputs
	<p>planned PDP main programme scheme have not been counted in existing stock and planned supply as applicants do not go through the social housing register or Tai Teg to apply for these properties.</p> <p>Similarly, the young person's homelessness supported accommodation scheme was not counted in existing or planned supply for the same reasons. There are no areas within the tool account for such existing stock and planned supply.</p> <p>2. Section 106 properties that had received full planning permission and had commenced development. There is no way of confirming that these schemes will complete within this LHMA cycle.</p> <p>3. Turnover levels of social housing stock cannot be guaranteed, therefore may be different in the future. Data utilised in the tool is historic and while it indicates that turnover from the past 3 years has remained comparable this may change. This will need further monitoring during the LHMA period.</p>





Key Issues Table 2 – Input assumptions

Key input assumptions	Key issues identified with the input assumptions
1. Affordability criteria	1. Affordability criteria for market housing sets the minimum income for a household to be considered for market housing tenure. The default affordability assumption for market housing is where a median rent equates to no more than 30% of household income. This has been used for the LHMA.
2. First time buyer (FTB) assumptions	1. For each HMA, an appropriate percentile value has been selected at which FTBs would enter the market. Welsh Government's technical working group suggested a value between the 25th percentile and 40th percentile was considered appropriate. For the purpose of this LHMA the 40th percentile was considered the most appropriate.
3. Percentage of households eligible for owner occupier tenure that decide to go on and buy	1. It is acknowledged that not all households designated for owner-occupied tenure intend to purchase a home. The Welsh Government's technical working group identified a reasonable estimate within the range of 40% to 60%. Consequently, this Local Housing Market Assessment (LHMA) has opted for a conservative assumption of 50%, suggesting that only half of these households are anticipated to pursue homeownership.
4. Five-year financial forecast for key variables – income, rent and house prices	1. Welsh Government default assumption settings have been utilised.
5. Calculation of intermediate housing (IR and LCHO)	1. Welsh Government default assumption settings have been utilised.



Key Issues Table 3: Calculations and outputs

Calculations / outputs	Key issues identified with the calculations / outputs
1. Market housing need covering owner occupier and private rented sector	1. Default settings utilised.
2. Affordable housing need covering social rent and immediate housing	<p>1. The statement highlights that while meeting the backlog and immediate social housing needs in the first five years might suffice, relying on existing turnover may not be sustainable. Housing register figures have risen significantly in recent years, and it's uncertain if this trend will continue, making it difficult to guarantee that future needs won't arise.</p> <p>2. It's unclear if households in need of affordable housing require new builds, as their needs could potentially be met through other housing options instead.</p> <p>3. It is unclear how this aligns with the dwelling requirements based on population and household projections.</p>
3. Scenario testing tables	1. No issues identified.
4. Five year outputs / 10 year outputs	1. These outputs will need to be re-evaluated in line with the Replacement Local Development Plan once complete.



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[CACI Paycheck \(2022\)](#)





Tables:

Table 1: Consultation

Table 2: HMA Areas & LSOA Codes

Table 3: Occupancy Ratings, Anglesey, North Wales and Wales 2021 - Source-2021 Census, Office for National Statistics

Table 4: Household Composition 2021 - Source-2021 Census, Office for National Statistics

Table 5: Household Tenure 2021 - Source-2021 Census, Office for National Statistics

Table 6: Number of registered sales by accommodation type (2022) - Source: Land Registry Price Paid data

Table 7: Land Registry Price Paid Data 2022

Table 8: CACI paycheck data (2022), Land Registry Data (2020 – 2022), House Price Index (2020 – 2022)

Table 9: Anglesey – Percentage and Number of Households Priced out of Market. Gwynedd Council Research Unit: 2023

Table 10: Current Social Housing Stock by Registered Social Landlord

Table 11: Social Housing rent levels charged by Ynys Mon Council

Table 12: Percentage of usual residents by age group and area, 2021 Source-2021 Census, Office for National Statistics

Table 13: Ethnicity Groups in Anglesey, North Wales and Wales 2021 Source-2021 Census, Office for National Statistics

Table 14: Welsh Language Speakers, Anglesey, North Wales and Wales 2021 Source-2021 Census, Office for National Statistics

Table 15: Commuting Patterns Anglesey, North Wales and Wales 2021 Source-2021 Census, Office for National Statistics

Table 16: Disability statistics for Anglesey, North Wales and Wales 2021 Source-2021 Census, Office for National Statistics



Glossary of Abbreviations & Terms

- LHMA – Local Housing Market Assessment
 - LSOA – Lower Super Output Area
 - MSOA – Middle Super Output Areas
 - LDP – Local Development Plan
 - SHG – Social Housing Grant
 - HMA – Housing Market Areas
 - LHA – Local Housing Allowance
 - HSG – Housing Support Grant
 - RHSCG – Regional Housing Support Collaborative Group
 - SPOA – Single Point of Access
 - TTWA – Travel to Work Areas
 - GTAA – Gypsy Traveller Accommodation Assessment
 - DDA – Disability Discrimination Act
 - BAME – Black, Asian and Minority Ethnic
 - UC – Universal Credit
 - LD – Learning Disability
 - MH – Mental Health
 - ESOL – English for Speakers of Other Languages
 - PDP – Planned Development Programme
-
- CACI Paycheck Information – Consistent and reliable gross household income estimates for all UK postcodes
 - S73 – Section 73 - Duty to help to secure accommodation for homeless applicants.
 - S68 – Section 68 - Duty to secure interim accommodation for homeless applicants in priority need
 - S106 – Section 106 Agreement - A legally binding agreement or “planning obligation” between a local planning authority and a property owner.

Communication Plan for the Local Housing Market Assessment LHMA 2023 – 2028

This communication plan aims to identify key stakeholders and gather feedback to shape the LHMA. The overall strategic objectives will be guided by meeting the aims of the following plans.

- Welsh Government LHMA Guidance
- Rapid Rehousing Transitional Plan
- Housing Support Grant Programme Strategy 2022- 2026
- Anglesey’s Housing Strategy 2022- 2027

Stakeholders are outlined in the following plan, along with key messages to communicate, a communication structure, and timelines. Progress and outcomes of this communication plan are regularly updated.

Stakeholder/ Targeted Audience	Who is responsible to communicate	Purpose and Action	Timeline and Progress date
<ul style="list-style-type: none"> • Welsh Government 	<ol style="list-style-type: none"> 1) Housing Services - Housing Strategy Officer 2) Gwynedd Data Unit 	<ul style="list-style-type: none"> • Determine Data Requirements <p>A series of meetings were held with the Gwynedd Data Unit to determine what data was required for the Welsh Government tool and where this could be sourced. It was advised that CACI Paycheck information would be a requirement and it was necessary to become part of the consortium to access the data. This was agreed by housing services.</p>	January 2023 – August 2023 Completed
<ul style="list-style-type: none"> • Welsh Government 	<ol style="list-style-type: none"> 1) Housing Services - Housing Strategy Officer 	<ul style="list-style-type: none"> • Internal Data Requirements <p>Regular meetings were held with the housing services business support officer From December 20223 to determine</p>	September 2023 - Ongoing

	<p>2) Housing Services - Business Support Officer</p>	<p>how the correct data could be extracted from the housing register. These meetings continued throughout the production of the assessment as data has been required throughout the process.</p>	
<ul style="list-style-type: none"> • Key stakeholders – Consultation list is included below. • Welsh Government 	<p>1) Housing Services - Housing Strategy Officer</p> <p>2) Planning Policy Unit</p> <p>3) Gwynedd Data Unit</p>	<ul style="list-style-type: none"> • HMA selection <p>An interactive consultation session was arranged to determine which areas would make up the Anglesey HMA's.</p> <p>The session was held in the town hall in Llangefni and all were given all three data options which included LSOA's, MSOA's and Electoral Wards. Maps of all areas were utilised and pros and cons of each data sources were discussed.</p> <p>All feedback was gathered and then taken back to discussions with the Gwynedd Data Unit so that questions regarding the potential HMA selection could be discussed.</p> <p>It was advised to reduce HMA's from 20 as there were many small HMA's.</p> <p>This was then reduced to 9 and reported back to all who attended the initial HMA selection exercise. It was proposed to move forward with the 9 areas if nobody objected to the reason for reducing them.</p>	<p>July 2023 Completed</p>

<ul style="list-style-type: none"> • Key Stakeholders Consultation list is included below 	<p>1) Housing Services - Housing Strategy Officer</p>	<ul style="list-style-type: none"> • Final HMA selection <p>Final HMA Selection – Following advice from the Gwynedd Data Unit the Housing Strategy Team finalised the proposed HMA Areas. Consultation took place by email to the original members from the face-to-face session and people were invited to comment if they did not agree with the final proposed HMA areas.</p>	<p>August 2023 - Completed</p>
<ul style="list-style-type: none"> • Welsh Government 	<p>1) Housing Services - Housing Strategy Officer</p>	<ul style="list-style-type: none"> • Welsh Government Relationship Manager Meetings and PDP meetings <p>Regular meetings are held with the Welsh Government Relationship Manager where progress on the LHMA is also given, along with specific areas are discussed.</p> <p>PDP meetings are also held with the Welsh Government Head of Housing Funding where the PDP schemes are discussed, along with the LHMA.</p>	<p>Ongoing</p>
<ul style="list-style-type: none"> • Anglesey Housing Partnership 	<p>1) Housing Services – Housing Strategy Officer</p>	<ul style="list-style-type: none"> • Update on HMA selection <p>A presentation was given to update members of the partnership on the HMA selection, data gathering progress and next steps.</p>	<p>19th March 2024 - Completed</p>
<ul style="list-style-type: none"> • Elected Members 	<p>1) Head of Housing Services</p>	<ul style="list-style-type: none"> • Elected Members Briefing Session <p>Progress Update was given to members detailing the steps taken to determine which HMA's had been selected for the</p>	<p>April 2024 - Completed</p>

	2) Housing Strategy Officer	LHMA. This was also an opportunity for any questions to be asked and answered on the LHMA process.	
<ul style="list-style-type: none"> North Wales Local Authorities 	1) Housing Services - Housing Strategy Officer	<ul style="list-style-type: none"> North Wales Regional Meetings <p>The housing strategy officer attended a series of regional North Wales meeting where the LHMA progress is discussed, and best practice is shared.</p>	Ongoing
<ul style="list-style-type: none"> Welsh government 	1) Housing Services - Housing Strategy Officer 2) Housing Services Occupational Therapist	<ul style="list-style-type: none"> Housing Occupational Therapist Meeting <p>An internal meeting was held with the housing service occupational therapist to discuss additional housing needs in relation to accessible and adapted accommodation and locational needs. Feedback was then documented to utilise in section 3 of the report.</p>	11 th July 2024 - Completed
<ul style="list-style-type: none"> Welsh Government 	1) Planning Policy - Local Housing Challenge Officer 2) Housing Services - Housing Strategy Officer	<ul style="list-style-type: none"> LHMA Data and Progress Meetings <p>The Local Housing Challenge Officer supported the Housing Strategy officer to interpret the LHMA data. This was done through a series of meetings, some of which were held with Welsh Government Officers to ensure that all data produced by the LHMA tool was accurate and could be interpreted correctly prior to the consultation sessions.</p>	11 th July 2024, 16 th July 2024, 17 th July 2024, 18 th July 2024, 19 th July 2024, 23 rd July 2024,

			24 th July 2024 - Completed
<ul style="list-style-type: none"> Isle of Anglesey Council Senior Auditor 	<ol style="list-style-type: none"> Housing Services - Housing Strategy Officer 	<ul style="list-style-type: none"> Senior Auditor Briefing Session <p>A presentation was given to the Senior Auditor on the LHMA, it's process, the data collection and tool data.</p>	25 th July 2024
<ul style="list-style-type: none"> Welsh Government 	<ol style="list-style-type: none"> Housing Services - Service Manager for Housing, Strategy, Commissioning & Policy Housing Services - Housing Strategy Officer 	<ul style="list-style-type: none"> Progress meetings <p>Regular meetings were held with the Service Manager for Housing, Strategy, Commissioning & Policy to track progress of the LHMA, along with it's timeline. Any issues encountered would be highlighted and potential delays discussed so that timeframe amendments could be agreed.</p> <p>The Welsh Government are also updated on progress and this process is ongoing.</p>	Ongoing
<ul style="list-style-type: none"> Anglesey Council Chief Executive 	<ol style="list-style-type: none"> Service Manager Housing, Strategy, Commissioning & Policy 	<ul style="list-style-type: none"> Presentation/Q&A Session <p>An online session was held with the Anglesey Council Chief Executive to discuss the LHMA data and progress to date. A detailed discussion was held and feedback was given on the planned pending consultation sessions.</p>	July 22 nd 2024 - Completed

	<p>2) Housing Strategy Officer</p>		
<ul style="list-style-type: none"> • Housing Services • Social Services • Planning Policy Committee • Planning Policy Unit • Regulation and Economic 	<p>1) Housing Strategy Officer</p> <p>2) Planning Policy Unit</p>	<ul style="list-style-type: none"> • LHMA Tool – Data consultation <p>Once all LHMA tool data was finalised, consultation sessions were arranged with internal departments and partner organisations to present all of the variant data on housing need, explaining each of the tool projections. Additional housing needs were also discussed for the 5 additional areas that were not covered by the tool. The purpose of this was to capture key issues that each department/external partners encounter in these areas.</p>	<p>July 2024 - Complete</p>
<ul style="list-style-type: none"> • Anglesey Housing Partnership 	<ul style="list-style-type: none"> • Housing Services 	<ul style="list-style-type: none"> • Final Update on LHMA <p>A presentation will be given on the report and the data produced by the LHMA tool.</p>	<p>October 2024</p>
<ul style="list-style-type: none"> • Elected Members Briefing Session 	<ul style="list-style-type: none"> • Housing Services 	<ul style="list-style-type: none"> • Final Update on LHMA <p>A presentation will be given on the report and the data produced by the LHMA tool.</p>	<p>November 2024</p>
<ul style="list-style-type: none"> • Anglesey Residents • Key Stakeholders 	<ul style="list-style-type: none"> • Housing Services 	<ul style="list-style-type: none"> • Public and Key Stakeholder Consultation <p>Public and Key Stakeholder consultation on the draft Local Housing Market Assessment. Feedback on the assessment will be welcome. The process will take 5 weeks.</p>	<p>December 2024 – January 2025</p>

			No progress to date.
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Key stakeholders & Partner Organisations

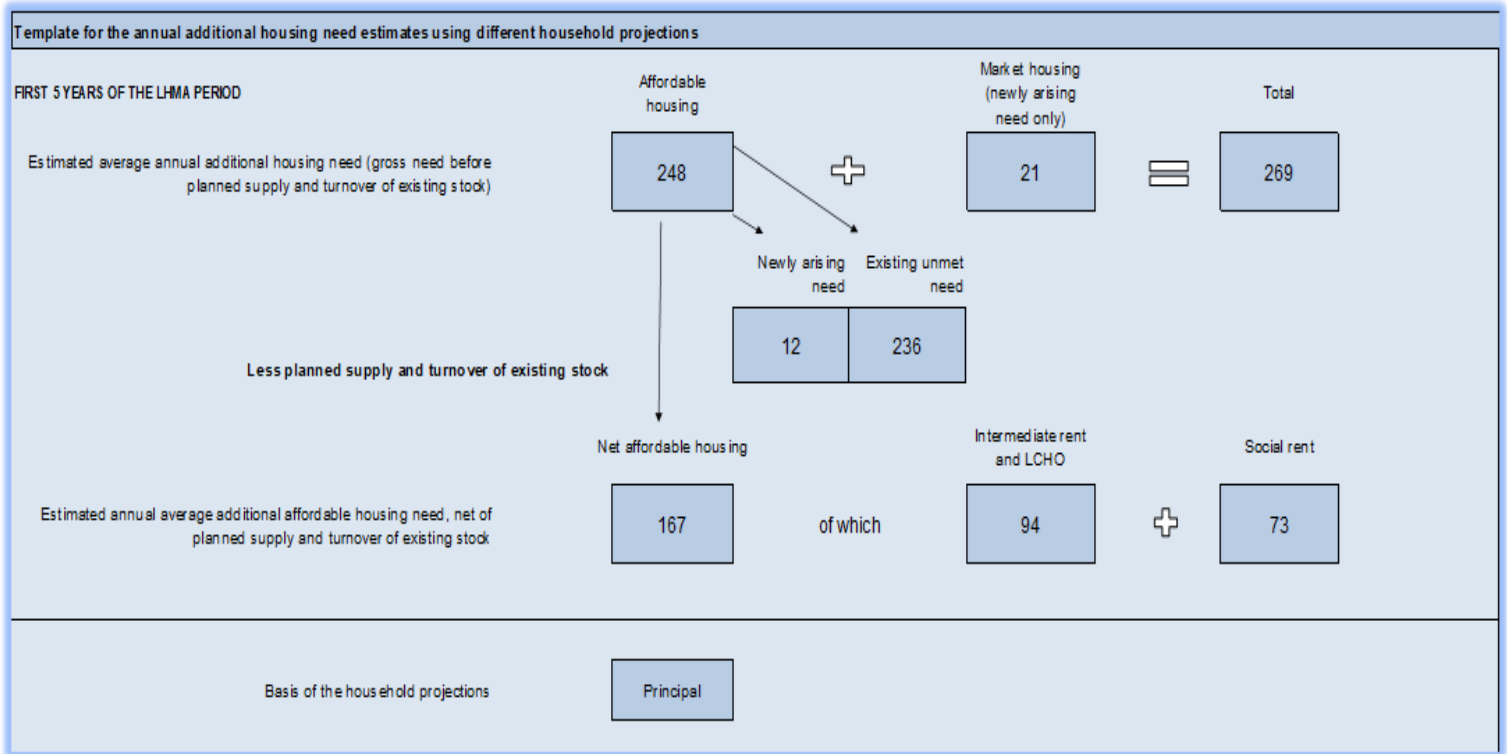
Grwp Cynefin	Medrwn Mon	Children's Services
Anglesey Housing Partnership	AMP Construction	Economic and Regulation
Betsi Cadwaladr University Health Board	Anglesey Council Housing Support	Children's Services
Housing Services	Local Members	Planning Committee Members
Hafan Cefni	Private Landlord Association	Elected Members
Digartref Ynys Mon	Public Protection	Chief Executive
Gwynedd Data Unit	Planning Policy	The Wallich
Data Cymru	Adult Services	Stori Cymru
North Wales Housing	Shelter Cymru	Substance Misuse
Clwyd Alyn	Penucheldre	Catrefi Cymru
Adult Services	Williams & Goodwin	Beresford Adams
Peter Richardsons	Eiddo Cyf	Burnells
Lucas Estate Agents	Purple Bricks	Egerton Estates
Owain Williams Homes	DU construction	Tyddyn Mon
GMC	Morgan Evans	

Atodiad 2 / Appendix 2

Opsiynau Rhagamcan Aelwydydd

Household Projection Options

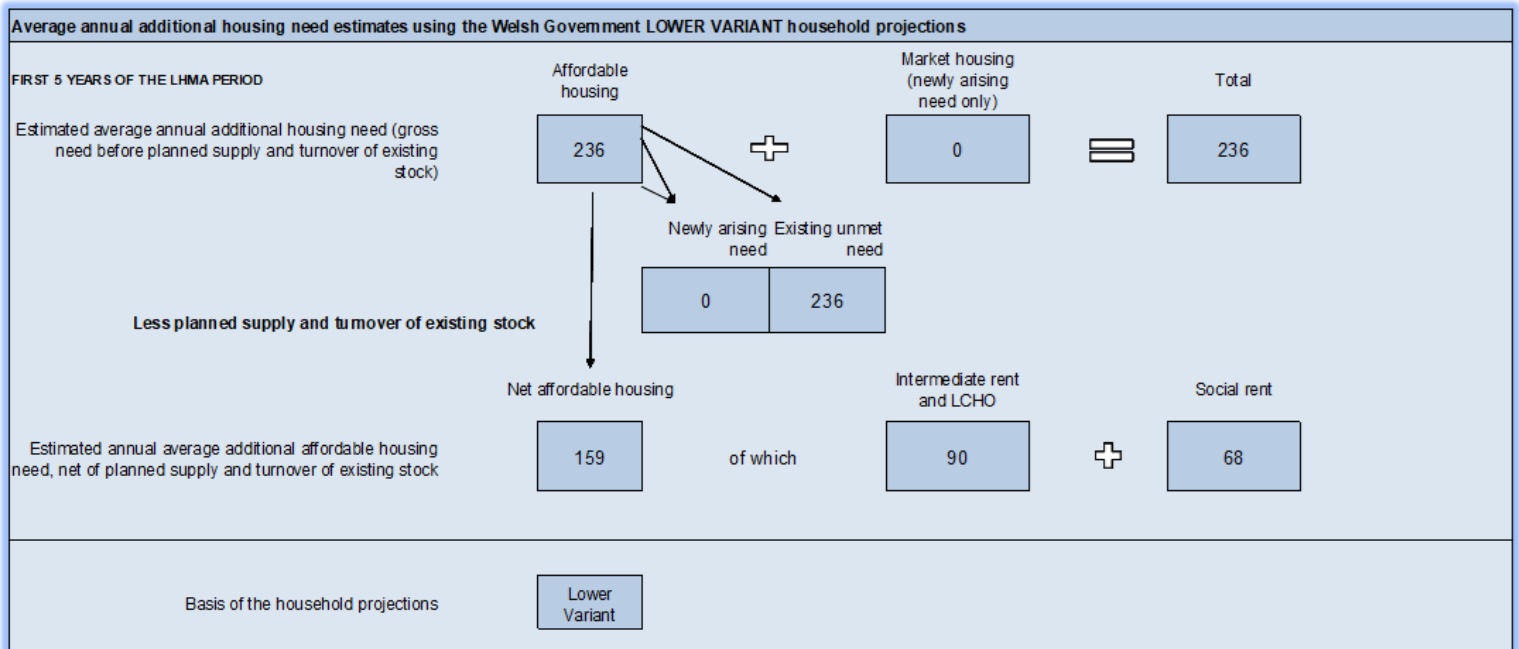
Rhagamcan Prif / Principal Variant



	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent (a)+(b)+(c)+(d)=(e)	Intermediate rent	LCHO	Affordable Housing (h)=(e)+(f)+(g)
Additional housing need estimates by tenure	65	3	-	5	73	31	63	167
Holy Island North	15	-	-	2	18	9	21	47
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	19	-	-	1	20	9	12	41
West Central Anglesey	5	-	-	0	5	3	6	14
South West Anglesey	2	-	-	0	2	1	3	6
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	10	3	-	1	13	3	8	25
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Amcangyfrifir mai'r angen blynyddol net am yr holl dai fforddiadwy yw 167 uned, sy'n cynnwys 73 ar gyfer rhent cymdeithasol, 31 ar gyfer rhent canolradd, a 63 ar gyfer perchentyaeth cost isel. Mae'r galw mwyaf o fewn y categori rhent cymdeithasol am gartrefi ag 1 ystafell wely, sef 65 uned y flwyddyn.

Rhagamcan Is/Lower Variant



	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent	Intermediate rent	LCHO	Affordable Housing
					(a)+(b)+(c)+(d)=(e)			(h)=(e)+(f)+(g)
Additional housing need estimates by tenure	61	3	-	5	68	30	61	159
Holy Island North	14	-	-	2	16	8	20	44
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	17	-	-	1	18	8	12	38
West Central Anglesey	5	-	-	0	5	3	6	14
South West Anglesey	1	-	-	0	2	1	3	5
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	9	3	-	1	13	3	8	24
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Amcangyfrifir mai'r angen blynyddol net am yr holl dai fforddiadwy yw 159 uned, sy'n cynnwys 68 ar gyfer rhent cymdeithasol, 30 ar gyfer rhent canolradd, a 61 ar gyfer perchentyaeth cost isel. Mae'r galw mwyaf o fewn y categori rhent cymdeithasol am gartrefi ag 1 ystafell wely, sef 61 uned y flwyddyn.

The net annual need for all affordable housing is estimated at 159 units, consisting of 68 for social rent, 30 for intermediate rent, and 61 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 61 units per year.



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
V.1	July 2024	First draft

Step 1: Background	
1 - What are you assessing?	The Local Housing Market Assessment 2023-2028
2 - Is this a new or existing proposal?	The 2023-28 Local Housing Market Assessment succeeds the previous Local Housing Market Assessment.
3 - What are the aims and purpose of this proposal?	This Local Housing Market Assessment (LHMA) provides a broad analysis of the Isle of Anglesey Housing Market, considering the long-term requirements for housing on Anglesey.

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 Officer	
6 - Who else is involved in undertaking this assessment?	<ul style="list-style-type: none"> • Housing Strategy, Policy and Commissioning Unit • Planning Policy 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?	<p>The LHMA aligns with the following strategies and plans:</p> <ul style="list-style-type: none"> • Housing Strategy 2022-27 • Housing Support Grant Programme Strategy 2022- 2026 • Strategic Equality Plan • Rapid Rehousing Transitional Plan <p>The LHMA helps to deliver the aims of the Corporate Plan.</p>	
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

Step 1: Background	
9 – Is the proposal a strategic decision? If so, the Socio-Economic Duty is relevant - see appendix 1.	
10 - Who would be affected by the proposal(s) (adversely or positively, directly or indirectly)? 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)	Potentially all Anglesey citizens but particularly those who are vulnerable and / or who struggle to meet their housing needs. Groups that need special consideration include older people, people with disabilities, those affected by social deprivation.

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?	The Welsh language is not treated less favourably. It ensures housing need is met for people to stay in homes within their communities and on the Island.
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 ensure local housing needs are met so people can live in and contribute to their local communities on the Island.
13 – Will this area of work proactively offer services in Welsh for users?	
14 – Is this proposal likely to protect and promote the Welsh language within communities?	We believe it will.

Step 2.1: Information Gathering – Welsh Language Standards and the Welsh Language Measure (Wales) 2011	
<p>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:</p> <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	
<p>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>	<p>(The 16 basic rights are listed at Appendix 2).</p> <p>The assessment will 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		
<p>16 – Does this proposal meet any of the seven national well-being goals outlined in the Well-being of Future Generations (Wales) Act 2015?</p> <p>(Descriptions of the wellbeing goals are listed at Appendix 3)</p>	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	yes

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?	
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	Census Data, housing register data, land registry data, CACI paycheck data.
19 - Are there any gaps in the information collected to date? If so, how will these be addressed?	No current gaps.

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	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed
Disability	Positive	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed Our services, venues and interventions will always include accessibility for residents / tenants living with disabilities. We work closely with Adult Services to address the housing need of people with disabilities and this form will continue throughout this strategic plan.
Sex	Positive	Housing Register Data. 2021 ONS Census Data. There is no indication of negative impact on this group.	No negative impacts assessed
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.	No negative impacts assessed Our staff are encouraged to attend and participate in training regarding this important matter to ensure our services are delivered in a legal, supportive and cohesive manner.
Pregnancy & Maternity	Positive	Although there is no specific information available for this group	No negative impacts assessed Staff are trained on the Equality Act / Protected Characteristics. This plan does not exclude or negatively effect expectant mothers and / or those on maternity leave.

Protected group	*Potential Impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
Race / Ethnicity / Nationality	Positive	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed In the event reasonable adjustments are required to support BAME tenants wishing to participate, those aspects will be covered – this may include interpretation services, written information within their languages of choice Our department hosts the Regional Cohesion Team to which can provide useful information / documents and access to training as required.
Religion or Belief	Positive	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed In the event reasonable adjustments are required to support tenants of a certain religion or belief wishing to participate, those aspects will be covered.
Sexual Orientation	Positive	Housing Register Data. 2021 ONS Census Data Stonewall ONS data findings report - Stonewall statement on the 2021 Census Stonewall	No negative impacts assessed This plan aims to provide clarity on how best to support trans and gender-diverse service users and citizens, as well as making sure other characteristics including sex-based protections are correctly and lawfully accounted for in any approach we take. Our department hosts the Regional Cohesion Team meaning we have access to community based hate crime, that includes crime against sexual orientation to which can positively result in more awareness raising and training for staff

Protected group	*Potential Impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
			to ensure full legal governance is achieved through our service delivery ensuring equal access to all, regardless of sexual orientation.
Marriage or Civil Partnership	Positive	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed Our services can be accessed to all regardless of marital status.
Welsh language	Positive	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed
Human Rights	Positive	See q15	No negative impacts assessed
Any other relevant issue.	None assessed	None assessed	None assessed
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 outcome resulting from socio-economic disadvantage?	Low impact		

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.
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.
23 - Would any aspect of the proposal contravene the wellbeing goals of the Well-being of Future Generations (Wales) Act 2015?	No major change.
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	No major change.

Step 4: Outcome of the assessment	
should consider at this stage whether it is possible to proceed with the proposal).	
25 - Is there a strategy for dealing with any unavoidable but not unlawful negative impacts that cannot be mitigated?	No.
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?	There will an LHMA refresh during years 2 and 3 of the 5 year LHMA cycle.

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?	Local Housing Market Assessment 2023-28
Who is carrying out this assessment?	Housing Services – Strategic Plan, Commissioning and Policy
Assessment completion date	October 2024

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 service and works with partners who offer bilingual services.</p> <p>All correspondence will be bilingual complying with the Welsh Language Policy.</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.</p> <p>Any material relating to this LHMA 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 	<p>Yes, the development of homes leads to work opprtunites for local contractors on the island.</p>

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Welsh? <ul style="list-style-type: none"> • Will any arrangements with third parties comply with the language policy? • 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	
2.1 Will the proposal offer a language choice for users? <ul style="list-style-type: none"> • Will it be possible for users to receive any part of the service in Welsh? 	Yes, in accordance with the Council's Policy
2.2 If there a risk for the proposal to discriminate against Welsh speaking service users? <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 through this assessment.
2.3 Is the proposal likely to make Welsh more visible?	No new service is created through this assessment.

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2 - Effect on Welsh speaking users	
<ul style="list-style-type: none"> • Is it likely to increase use of the language by producing Welsh language materials and signs? • 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>The LHMA complements our Housing Strategy and the Welsh Language Promotion Strategy which promotes the opportunity for people to stay within their communities and on the Island by ensuring that there are sufficient homes to suit the differing needs of households.</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.</p> <p>This means that it is extremely important to hold on to young</p>

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3 - Effect on Welsh speaking communities	
	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 sufficient 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>3.2 Does the proposal take steps to promote and facilitate the Welsh language?</p> <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. 	No new service is created as it is an assessment of housing need.

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? 	No new service is created as it is an assessment of housing need.

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4 - Contribution towards Welsh language standards, language policies, strategies and other relevant guidance relating to the Welsh language	
<ul style="list-style-type: none"> • 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? 	
<p>4.2 Relevant Welsh language strategies:</p> <ul style="list-style-type: none"> • Will the proposal contribute towards the Anglesey Welsh Language Strategic Forum’s Welsh Language Strategic Plan 2016 – 2021 which was adopted by this Council in September 2016? • How does the proposal contribute towards the vision of the Assembly Government for one million Welsh speakers by 2050? 	<p>Yes, it will increase opportunities for people to have access to housing within their communities and the Island. See 3.1 above.</p>

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>	
<p>Positive impact</p>	<p>The LHMA provides an opportunity to plan for sufficient housing</p>

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5 – The impacts identified and assessed	
	stock to suit the needs of different households. The assessment also ensures alignment with other strategies and plans.
Adverse impact	No adverse impact identified.
Opportunities to promote the Welsh language e.g. status, use of Welsh language services, use of Welsh in everyday life, Welsh at work increased?	Any service that is provided in relation to the LHMA will be provided in Welsh in accordance with Welsh language standards and the Council's Welsh language policy
Evidence / data used to support your assessment:	2011 Census data about the number of Welsh speakers by age

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 with key stakeholders and the public.
6.3 Following consultation, what changes have you made to address language issues raised?	No changes

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7 – Post consultation, final proposals and ongoing monitoring	
<p>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.</p> <p>You will need to refer to this summary in the equality impact assessment template (Step 4 – result of the assessment)</p>	<p>No negative impact identified</p>
<p>7.2 How will you monitor the ongoing effects during the implementation of the policy?</p>	<p>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.</p>

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