

Isle of Anglesey County Council

Application to the Welsh Government
for the suspension of the Right to Buy
in Anglesey



The banner features a dark blue background with a white wavy line. On the left, the website www.ynysmon.gov.uk is displayed in yellow. In the center, the website www.anglesey.gov.uk is displayed in white. On the right, there is a logo for the Isle of Anglesey County Council, which includes a circular emblem with a map of the island and the text 'CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL'. Below the logo is a small photograph of a bridge over a lake.

March 2016

Application to the Welsh Government for the suspension of the Right to Buy in Anglesey

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Appendices

Appendix 1 – Tenant Consultation Report

Purpose

This report sets out the evidence to support the application to the Welsh Government to allow the Isle of Angelsey County Council to suspend the Right to Buy throughout the island for a period of 5 years.

The report also proposes that the suspension is applied to all Council housing stock.

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Background

The Welsh Government announced changes to the Right to Buy scheme in June 2015 to help protect Wales' current social housing stock. The maximum discount available to buyers was reduced from £16,000 to £8,000 and plans were announced to end the Right to Buy.

Local authorities in Wales are currently able to apply to the Welsh Government to suspend the Right to Buy if they perceive their existing levels of social housing stock is insufficient to meet the housing needs of local people.

The Isle of Anglesey County Council wishes to apply to the Welsh Government for a suspension of the Right to Buy scheme, which currently allows eligible council or social housing tenants in Wales to buy their home with a discount of £8,000. The Council believes that this suspension will assist in meeting some of the growing demand for affordable rented properties across the island.

Each local authority is able to choose how they wish to apply the suspension (e.g. by ward, property type, or an overall suspension for the designated region). Anglesey County Council favours a suspension across the whole island for all its housing stock. At present the Right to Buy is denied for residents of sheltered accommodation as stipulated under Schedule 5 of the Housing Act 1985.

If the Isle of Anglesey County Council is granted the right to suspend the Right to Buy it proposes to immediately introduce the measure for new applications.

Core evidence to support the application

Ratio of applications on the housing register compared to council allocations

Between 2013 and 2015 the ratio of the number of applicants on the housing register increased sharply in comparison to the number of new lets each year.

Table 1 - Housing Need and Allocations 2013-2016

Year	Number on Housing Register	Council Allocations	Ratio
2013-14	826	329	2.5:1
2014-15	1244	271	4.6:1
2015- (up to 31 Dec 2015)	1725	247	7:1
March 2016	900	247	3.6:1

Source: RTB - Core evidence to support application – Anglesey County Council

The housing register is reviewed on a monthly basis (since June 2015) with applicants contacted on the anniversary of their application. A 'one hit' review was carried out in June 2015 which has reduced the waiting list. The Council currently have 900 applications on the waiting list. In addition, an average of 23 applications are reviewed per month and an average of 14 applicants per month are cancelled. The review takes into account changes in circumstances of applicants and whether they wish to remain on our register. The data is therefore as up to date as possible.

Council allocations have fallen over the last few years and even with the recent purge of the waiting list it can be seen that the ratio is now 3.6:1. According to recent Welsh Government figures the average ratio within Wales is currently between 4:1 and 5:1. Nevertheless, affordable housing is still at a premium in our region and the Council wishes to suspend the Right to Buy across the whole island and for all eligible housing types.

Social housing stock

Anglesey County Council has a stock of approximately 3800 homes across its administrative area.

Table 2 – Council housing stock (2016)

Area	Stock
Holyhead	1088
Amlwch	251
Beaumaris	95
Llangefni	535
Menai Bridge	163
All Villages	1652
Total	3784

Source: RTB - Core evidence to support application – Anglesey County Council

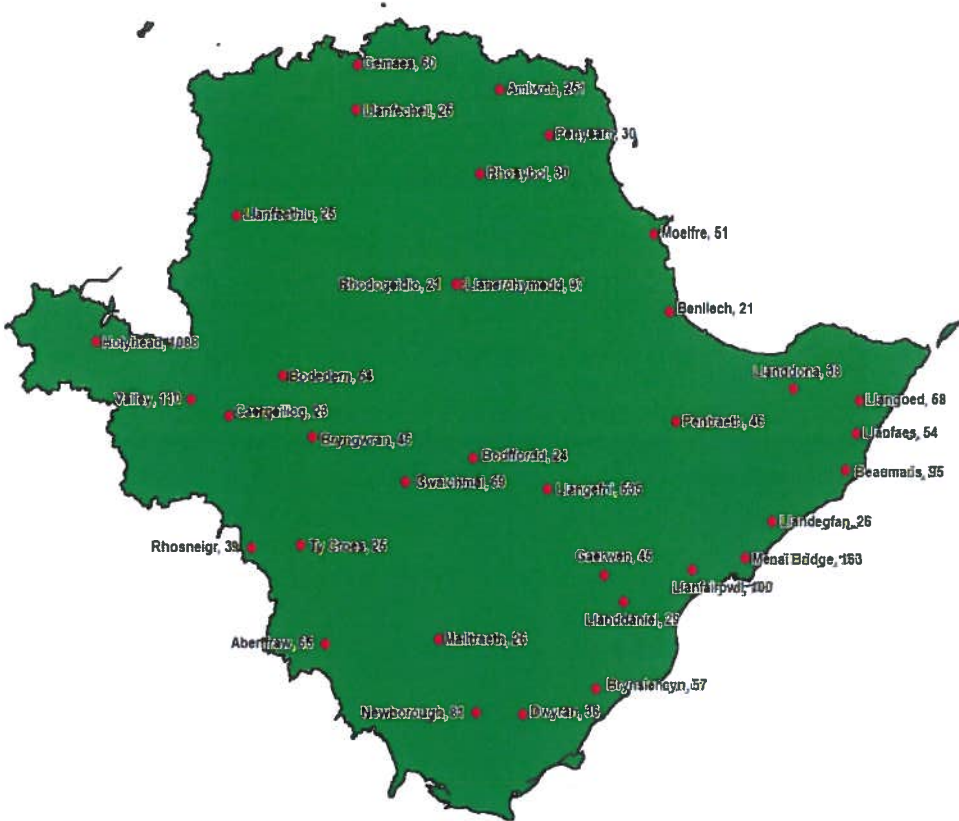
Of the above stock 1369 are classed as old age person homes or sheltered accommodation and are therefore exempt from the Right to Buy. Approximately 2,400 homes are therefore available to purchase under the Right to Buy legislation.

Table 3 - Size profile of the housing stock (2016)

Council Housing Stock	2014/15	2015/16
1 bed flats	316	318
2 bed flats	402	397
3 bed flats	15	16
1 bed house / bungalow	395	397
2 bed house / bungalow	931	932
3 bed house / bungalow	1671	1649
4/5 bed house / bungalow	72	75
TOTAL	3,802	3784

In addition there are 800 housing association properties on the Island which are provided by Cynefin Group, Clwyd Alyn Housing Association and North Wales Housing Association. All are provided to households classified as being in housing need.

The map below illustrates the spread of Council housing stock across the island.



Source - Location of Anglesey Council housing stock - Anglesey County Council

Analysis of the Housing Choice Register by area and bedroom size

Housing Register by bedroom need

Anglesey County Council administers a Common Housing Register on behalf of the Ynys Mon Housing Partnership which includes the Council, Cynefin Group, Clwyd Alyn Housing Association and North Wales Housing Association.

The table below indicates the largest need is for 1 and 2 bedroomed accommodation across all regions in the county. There is a particularly strong demand for 2 bedroomed properties in the villages.

Table 4 – Analysis of the Housing Register by bedroom need (2016)

Area	Bedroom Need					Total
	1	2	3	4	5	
Holyhead	120	92	30	9	0	251
Amlwch	40	32	13	5	1	91
Beaumaris	16	11	3	0	0	30
Llangefni	55	39	9	2	0	105
Menai Bridge	43	33	12	2	0	90
All Villages	114	150	45	8	2	319

Source: RTB - Core evidence to support application – Anglesey County Council

However, lettings of council stock during 2013-15 have been well below the need required for 1 and 2 bedroom properties in particular, and in many areas lettings have been made at less than half of the numbers required. For example, in Holyhead 120 applicants are waiting for a 1 bedroom property, but only 54 lettings of this property type were made from 2013-15. Similarly, in Amlwch there were 32 applicants with a 2 bedroom need, but due to the shortage of this size of property in the area the Council had only managed to let 4 homes of this size from 2013-15. The above examples serve to illustrate the acute shortage of council stock in Anglesey.

Table 5 - Council Lettings by Area and bedroom size for 2013-15

Area	Bedrooms					Total
	1	2	3	4	5	
Holyhead	54	74	46	2	0	176
Amlwch	14	4	8	0	0	26
Beaumaris	11	2	3	0	0	16
Llangefni	26	36	26	1	0	89
Menai Bridge	17	18	7	0	0	42
All Villages	50	107	91	3	0	251

Source: RTB - Core evidence to support application – Anglesey County Council

Across the social housing rented sector as a whole the average number of lettings (excluding transfers but including nominations) over the two-year period was 344 per annum.

Table 6 - Analysis of past housing supply (social rented sector)

Source of supply	2012/2013	2013/2014	Average
LA & RSL lettings (excluding transfers and exchanges)	320	367	344

Source: Welsh Government's StatsWales service

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Right to Buy activity in Anglesey

Right to Buy legislation was introduced by the Housing Act 1980 in England and Wales. Since its implementation a total of 3,122 council homes have been sold in Anglesey to date. The table below shows the level of disposals of social housing dwellings in Anglesey since 2001 and highlights how the rate of sales has slowed over the last 7 years.

Table 7 - Disposal of social housing dwellings in Anglesey 2001-2015

01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
101	179	310	120	74	32	24	7	4	5	2	2	14	5

Source: Welsh Government's StatsWales service

Since the 1st of April 2015 the data is as follows:-

Actions	No	Value
Properties – sold since 1 st April, 2015	7	£ 641,000
Properties – offers issued following valuation	8	£ 597,000
Properties – applications being processed	4	

Pressure in the private sector

Private rented sector

The shortage of social housing on the island will mean many people seeking affordable accommodation will remain as part of the many 'hidden households', which frequently includes adult children in the family home, or will turn to the private rented sector. This sector is becoming increasingly important in Anglesey and the last Census indicated that it had increased by 60.5% between 2001 and 2011 compared to an increase of 5.9% across all other tenures combined.

The most recent data from our Local Housing Market Assessment Update indicates that 42.4% of lone parent households in our region would be unable to afford market housing if they were to move home now. Single person households are also relatively unlikely to be able to afford a suitable property. Households that contain two or more pensioners, are the most likely to be able to afford market housing on the Isle of Anglesey.

Some 16.5% of households headed by someone employed in the County would be unable to afford market housing in the Isle of Anglesey (if they were to move now) compared to only 5.0% of households headed by someone employed outside of the Isle of Anglesey.

It is estimated that nationally around a quarter of private tenants are in receipt of Local Housing Allowance. In the Isle of Anglesey the figure is 35.0% and the number of households in the private rented sector in receipt of Local Housing Allowance has remained very consistent over the last four years.

Table 8 – Private property rents in Anglesey by No. of Bedrooms

	No. of properties	Average price
One bedroom	14	£407 pcm
Two bedrooms	32	£521 pcm
Three bedrooms	30	£608 pcm
Four bedrooms	9	£760 pcm
Five bedrooms	1	£900 pcm

Source: Home.co.uk – January 2016

Owner Occupation

Gross annual incomes on the island were above average at around £25,000 in 2015, but still made home ownership in the region difficult, if not unattainable for many prospective purchasers. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market.

Table 9 - Average property asking prices in Anglesey by No. of Bedrooms

	No. of properties	Average price
One bedroom	10	£ 77,455
Two bedrooms	181	£137,222
Three bedrooms	441	£190,555
Four bedrooms	266	£311,103
Five bedrooms	66	£350,474

Source: Home.co.uk – January 2016

The table below indicates that the mean price of dwellings in the Isle of Anglesey in quarter 3 2015, was £186,229, which was notably higher than the national average. The table shows that between 2011 and 2015 average prices have increased at a faster rate in the Isle of Anglesey than they have nationally.

Table 10 - Change in mean property prices 2010-2015

Location	Average price Jul-Sep 2011	Average price Jul-Sep 2015	Percentage change recorded 2011-2015
The Isle of Anglesey	£153,030	£186,229	21.7%
Wales	£156,621	£162,904	9.2%

Source: Land Registry

Table 10 indicates the size of the gaps for each dwelling size in each price market in the Isle of Anglesey. For example, three bedroom market entry rents are 39.6% higher (in terms of income required) than the cost of social rented accommodation in the Holyhead price market.

Table 11 - Scale of key housing market gaps in the Isle of Anglesey

Holyhead price market		
Property size	Affordable rent/market rent	Rent/buy gap
One bedroom	21.4%	-
Two bedrooms	41.3%	8.2%
Three bedrooms	39.6%	50.7%
Four bedrooms	54.1%	68.2%
Menai Straits price market		
Property size	Affordable rent/market rent	Rent/buy gap
One bedroom	38.7%	-
Two bedrooms	52.6%	83.6%
Three bedrooms	52.7%	91.0%
Four bedrooms	73.4%	175.6%
Rest of Anglesey price market		
Property size	Affordable rent/market rent	Rent/buy gap
One bedroom	12.7%	-
Two bedrooms	34.9%	60.9%
Three bedrooms	33.8%	97.3%
Four bedrooms	47.7%	151.0%

Source: Isle of Anglesey Council 2015 Local Housing Market Assessment Update

Second Homes

Statistics from the 2011 Census revealed there were more than 5,000 second homes on Anglesey, putting the island in sixth place for holiday home ownership throughout the UK. Two towns on the island topped the list for communities in Wales with empty homes for most of the year. According to figures released by the Office for National Statistics (ONS) 43% of homes in Rhosneigr were listed as being empty for most of the year. Second on the list was Trearddur Bay at 34%.

The proliferation of second homes on the island have significantly reduced the supply of residential property available to meet local housing needs.

New demand for housing

The latest Census indicates that the resident population in the Isle of Anglesey in 2011 was 69,751 and that since 2001 the population had increased by 4.4%, or just under 3,000 people. Despite the relatively slow increase the size of the household population grew at a faster rate between 2001 and 2011 by 7.7%.

Official figures indicate that the population in Anglesey is expected to increase over the next 10 years but is then expected to decline after the mid-2020s.

Table 12 - Derivation of newly arising need from new household formation

	<i>Number</i>	<i>Sub-total</i>
Number of households moving in past two years	5,426	
Minus existing households	-4,304	1,122
Total applicable moves (2013-15)	1,122	
Annual total applicable moves	561	
Minus households able to afford market housing (71.3%)	-400	161
Annual estimate of newly arising need	161	

Source: Isle of Anglesey Local Housing Market Assessment Update, 2015

The table above shows that an estimated 1,122 households were newly formed within the Isle of Anglesey between 2013 and 2015, which equates to 561 households per annum. The Local Housing Market Assessment Update estimated that 28.7% of these households were unable to afford market housing without some form of subsidy in Anglesey.

A household will fall into need if it has to move home and is unable to afford to do this within the private sector (an example of such a move would be because of the end of a tenancy agreement). A household unable to afford market rent prices but moving to private rented accommodation may have to either claim Local Housing Allowance or spend more than a quarter of their gross income on housing, which is considered unaffordable (or indeed a combination of both).

Overall therefore there is a newly arising need for social housing from 161 newly forming households per year. In addition, the Local Housing Market Assessment Update estimates that the annual newly arising need figure for existing households amounts to 513 making a total of 674 households per annum in need of social housing.

Major infrastructure projects

The proposed New Nuclear Build at Wylfa and other major developments proposed on the Island, will lead to a peak construction workforce of up to 10,000 workers expected over the next 5-10 years, and meeting this huge increase in demand whilst also meeting the housing needs of the existing population poses a considerable challenge to the County Council.

This poses considerable challenges to the County Council in terms of ensuring that the construction worker accommodation requirement of Horizon are met without displacing existing residents from the private rented sector or the housing market i.e. by reducing supply of available housing and increasing rents and house prices. We also need to minimise the impact on existing social and community infrastructure.

In addition to the proposed new nuclear development at Wylfa, there are a number of other major developments which will have a cumulative impact on housing needs.

Against this backdrop, it is therefore essential that the County Council maximises the opportunities from these economic developments whilst also bearing in mind the existing population's needs for housing and mitigating the possible displacement effects on the local housing market.

It is therefore imperative that the Welsh Government supports our application to suspend the Right to Buy of Council housing on the Island.

The affordable housing requirement in Anglesey

Our 2015 Local Housing Market Assessment Update estimates that a total of 2,305 households are living in unsuitable housing. This represents 7.4% of all households in the Isle of Anglesey. 1,678 (or 72.8%) do not have an in-situ solution and therefore require a move to alternative accommodation.

Table 13 Detailed affordable housing requirement table for the Isle of Anglesey

	Output
CURRENT NEED (Gross)	
1. Existing households in need of accommodation	1,678
2. <i>Plus</i> current non-households in need of affordable housing	3
3. <i>Minus</i> cases where they can afford to meet their need in the market	1,060
4. <i>Equals</i> total current housing need (gross)	621
AVAILABLE STOCK TO OFFSET NEED	
5. Current occupiers of affordable housing in need	82
6. <i>Plus</i> surplus stock	0
7. <i>Plus</i> committed supply of new affordable units	134
8. <i>Minus</i> planned units to be taken out of management	0
9. <i>Equals</i> total stock available to meet current need	216
10. <i>Equals</i> total Current need	405
11. <i>Times</i> annual quota for the reduction of current need	20%
12. <i>Equals</i> annual requirement of units to reduce current need	81
NEWLY ARISING NEED	
13. New household formation (gross per year)	561
14. <i>Times</i> proportion of new households unable to buy or rent in the market	28.7%
15. <i>Plus</i> existing households falling into need and unable to afford market housing	513
16. <i>Minus</i> potential out-migrants unable to afford market housing	7
17. <i>Plus</i> in-migrants unable to afford market housing	-
18. <i>Equals</i> total newly arising housing need (gross per year)	667
SUPPLY OF AFFORDABLE UNITS per year	
19. Annual supply of social re-lets (net)	344
20. <i>Plus</i> annual supply of intermediate housing available for re-let or resale at sub-market levels	2
21. <i>Equals</i> annual supply of affordable housing	346
NET SHORTFALL OF AFFORDABLE UNITS	
22. Overall shortfall (per annum)	402

Source: Isle of Anglesey Local Housing Market Assessment Update, 2015

Table 13 indicates the detailed affordable housing requirement for Anglesey, based on the current and newly arising need, and the availability of social housing stock. There is a net need for all sizes of affordable housing, although the largest net need is one bedroom accommodation, followed by four and two bedroom homes.

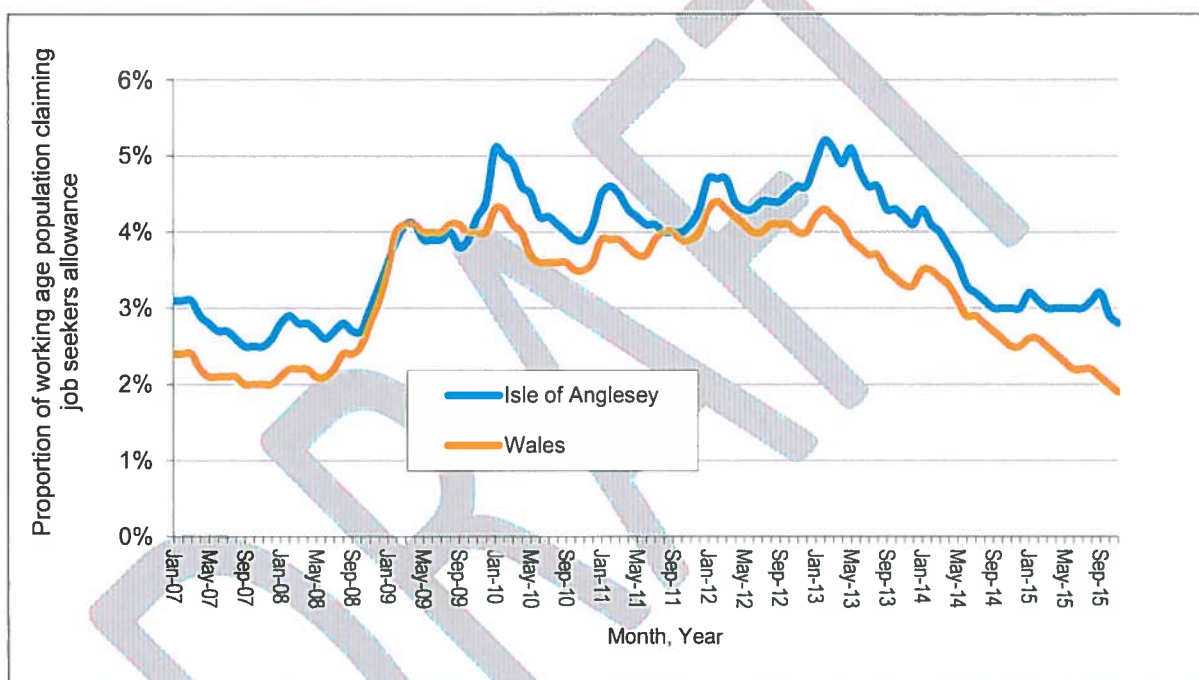
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Evidence of unemployment in Anglesey

A Joseph Rowntree Foundation study into poverty published September 2013 advised that there was more poverty in working households in Wales than non-working ones.

Of the people living in poverty, the report found there were more adults who had a job than not (*BBC news Wales Politics 18/09/13*). Poverty amongst people working was most prevalent in rural communities, whereas urban areas have a higher number of people living in out of work poverty.

Table 14 Level of unemployment in the Isle of Anglesey (2007-2015)



Source: ONS Claimant count

The ONS publishes the number of people claiming Job Seekers Allowance on a monthly basis. This provides a very up-to-date measure of the level of unemployment of residents in an area. The figures indicated that the Anglesey unemployment level, whilst fluctuating notably, had been consistently higher than the level for Wales. Unemployment in the Isle of Anglesey in November 2015 was 4.8% higher than the level recorded before the economic downturn in November 2007. This compares with a decrease in unemployment of 0.5% across Wales over the same eight year period.

During 2015 unemployment had fallen notably in the Isle of Anglesey (by 8.0%) and dramatically across Wales (by 22.0%).

The relatively higher levels of unemployment in Anglesey restricts the choices of where people can afford to live and increases demand for affordable housing.

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Vacancy rates in Council housing stock

The high pressure of demand for social rented accommodation across the island has meant that there is little in the way of anything other than operational voids in the council's housing stock. This may amount to 2 or 3 hard to let homes at any one time.

The council currently lets approximately 260 homes per annum from its stock of 3800, which equates to a 7% turnover.

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Measures being taken to increase the supply of affordable homes

Recent data from the Welsh Government's StatsWales service (March 2015) indicates that 134 new affordable dwellings are planned to be built in Anglesey between 2015 and 2017

Council affordable housing development

The Council has developed a 30-year plan to create more social housing on the island, including plans to end tenants' Right to Buy.

The Housing Revenue Account Business Plan 2015–2045 aims to add at least a further 500 local authority properties in Anglesey over this period. The Council has laid out the following development plans for the next 5 years.

Table 15 – Proposed council housing development 2015-2020

Financial Year	Proposed Housing Development
2015/16	Purchase 10 ex-Right to Buy homes
2016/17	Purchase 15 ex-Right to Buy homes and develop 15 new build homes
2017/18	Develop 25 homes
2018/19	Develop 15 homes
2019/20	Develop 15 homes

Source: Isle of Anglesey Council – February 2016

Over the longer term the Council will aim to develop a further 15 homes each year up until 2045.

Housing association development

The Council currently receives approximately £935,000 annually in social housing grant which it uses to support housing associations developing homes on the island.

There are 3 housing associations active in Anglesey who manage approximately 800 affordable homes between them. Recent and current affordable housing development schemes are shown below.

Clwyd Alyn Housing Association

Bwlch Alltran, Holyhead, Anglesey

8 x 1 and 2 bedroom flats, houses and a bungalow for affordable rent

Maes Elias Llangejni, Anglesey

22 x 2 bedroom flats for affordable rent

Rhosdir Gaerwen, Anglesey

12 x 3 and 4 bedroom houses and bungalow for affordable rent.

Tai Copr, Lon Goch, Amlwch, Anglesey - 8 units

8 x 2, 3 and 4 bedroom houses for affordable rent

North Wales Housing Association

Llain Cytir (Phase 3) Holyhead, Anglesey

19 x 2 and 3 bedroom flats and houses, including 2 disabled homes for affordable rent

44 Market Street, Holyhead, Anglesey

6 flats for affordable rent



Empty Homes Initiatives

In common with many parts of the country, Anglesey suffers from a number of empty homes and is working with the Welsh Government and private landlords to bring as much of this stock as possible back into use. Empty homes reduce the supply of housing available on the island which helps to keep rents at a higher level than they might otherwise be.

The Welsh Government's £10 million fund (Houses into Homes) allows councils to offer short term, interest free loans to help with the renovation costs of bringing empty properties back into use. In addition, Anglesey County Council has set up a local Empty Homes Loan Scheme to assist landlords in renovating or converting empty properties and make them suitable for reoccupation.

The Council also offers owners of empty homes a buyers and sellers 'matching service' where a free display service for properties that have been empty for 6 months or more is provided.

Local Development Plan

Anglesey County Council uses planning policy to ensure that a supply of affordable housing is provided on new residential developments.

The Council recognises that more hidden households are anticipated and in the foreseeable future home ownership in the region is likely to be restricted to those on higher than average incomes and those with equity from other sources. It is therefore vital to maximise the supply of new affordable housing.

The local development plan requires that a minimum proportion of between 15% and 25% affordable housing is provided on new developments. In addition, the provision for 100% new affordable housing is normally supported on sites where it can be shown to meet an identified need and the site is located on the edge of a centre or a village.

Both new build and converted housing developments are expected to contribute to make an affordable housing contribution as indicated in the table below.

Table 16 – Percentage of Affordable Housing Requirement

At least 25%	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West,
At least 15%	Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.

Source: Joint Local Development Plan (Anglesey and Gwynedd)

Home Ownership Initiatives

Anglesey County Council has developed a number of initiatives to help local people who currently cannot afford to buy on the open market but may not be eligible for social rented properties.

Tai Teg is an initiative between the Isle of Anglesey County Council, Gwynedd Council and other partners in the local housing sector including housing associations, estate agents and developers. Under the scheme people interested in home ownership, but who cannot currently afford to buy outright on the open market, can be considered for assisted home ownership schemes, including shared equity, shared ownership, and self-build plots.

Consultation

Anglesey County Council consultation

The County Council carried out a consultation exercise with their tenants during January 2016 and February 2016 to ascertain their views on the proposal to suspend the Right to Buy.

In early December a presentation was made to the tenants forum outlining the Authorities intention and reason for submitting an application for the suspension of Right to Buy and an article was included in the December 2015 tenants newsletter informing tenants of the Authorities intention to submit an application for the suspension to Welsh Government.

Following the article in the tenants newsletter two tenant events were arranged on two Saturdays in January giving tenants the opportunity question and discuss the reason why the Authority would be wanting to submit such application and more importantly to seek their views on the proposal.

All 3800 council housing tenants were invited to take part in a survey either by post, community events or online. The consultation exercise was also covered in the local media, including the *Business News Wales* and the *North Wales Chronicle* during January 2016.

In total 540 responses were received, (appendix 1) is a report on the tenant consultation.

Participants views on selling Council houses:

- 75% of participants were not happy that the Council sells Council houses which results in less rented housing being available on Anglesey.

Of the 25% of participants who were happy that the Council sells Council houses:

- 46% felt that there were enough affordable rented properties on Anglesey.

- 50% were eligible to purchase their home under the 'Right to Buy' scheme and had plans to buy their home within the next 5 years.

Participant views on suspending tenant's 'Right to Buy'

- 76% of participants agreed with the Council's proposal to suspend tenant's Right to Buy and to support the application to the Welsh Government to suspend this policy in the county for the next 5 years.

Participants views on the number of affordable rented properties on Anglesey

- 81% of participants felt that there were not enough affordable rented properties on Anglesey.

Student views on suspending tenant's 'Right to Buy'

The Council carried out an external consultation with a group of 6th form pupils at Ysgol Uwchradd Bodedern on January 27th 2016. The pupils were engaged in a discussion to consider what affordable homes meant, how important is providing housing options for young Anglesey residents, and how the current economic climate may be influencing housing options for young people living in Anglesey.

During the discussion, the students were asked to consider the benefits and disadvantages of the proposed application by Isle of Anglesey County Council to suspend the Right to Buy within the County, and how the outcome of the decision may affect the future availability of affordable rented accommodation on Anglesey.

To conclude the discussion, a show of hands was requested to demonstrate whether they were in favour of, or against the proposed application. There were 19 participants in the discussion, and all 19 replied in favour of the Council's application to suspend the Right to Buy, stating that by doing so, the Council would continue to provide a choice, and sustain levels of available affordable rented accommodation for future generations living on Anglesey.

Local Housing Association consultation

We contacted the three registered social landlords with housing stock on Anglesey seeking their views on the Council's proposal to apply for the suspension of Right to Buy, currently we have received responses from two, namely North Wales Housing and Pennaf Housing Group for which we have the following responses:-

I understand that the Isle of Anglesey County Council is applying under the appropriate legislation to suspend Right to Buy activity within its boundaries.

Housing is in increasingly short supply and it is important that local authorities can take whatever action is available to them to both retain existing homes and to increase supply where possible. I can appreciate that, with certain key developments likely to take place over the next few years – in particular the Wylfa Newydd project and the Land and Lakes development – it is vital that the Council acts now.

Housing is key to the economy and infrastructure of Anglesey. A strong housing sector on the island creates jobs, reduces health inequalities and makes savings to the health budget, regenerates communities and tackles poverty. Against a backdrop of austerity and the desperate need to offer people an affordable renting option, the Right to Buy is an economically irrational policy.

I am therefore pleased to give North Wales Housing's strong support to the Council's application to suspend Right to Buy activity on the island. Alongside the Council, we remain committed to delivering more and better homes for those in Anglesey who need them.

Paul Diggory, Chief Executive, North Wales Housing

Several years ago the Clwyd Alyn Board did debate whether they should operate a voluntary Right To Buy/Right to Acquire initiative. At this time there was agreement on the Board that we should not support the Right To Buy and Right To Acquire initiatives beyond our statutory obligations.

As this decision has not been revoked or changed our policy currently is not, if given the choice, to support these initiatives.

Consequently if the County Council adopts a similar approach we would support this.

Graham Worthington, Group Chief Executive, Pennaf Housing Group

Grwp Cynefin will submit their response following their Board meeting which is scheduled for the 23rd of March.

Local estate agents views on suspending tenant's 'Right to Buy'

The Council contacted several local housing associations in early March 2015 to ascertain their views on suspending the Right to Buy.

Burnells Holyhead

This agent believes the suspension could have a positive effect for their business as local authority tenants who wish to purchase a property would have to buy in the private sector.

The Council should build more houses to modern, high energy efficiency standards and retain them in perpetuity for rental, and unless the local authority is planning to hugely increase its housing stock, by building new homes, then suspending the right to buy is the correct action to take.

Mon Properties

This agent was very much against the Right to Buy policy and would support the suspension. The policy has resulted in diminishing much needed social housing stock.

The agent argued that tenants in the private rented sector have no right to a discount, so why should tenants in public sector rented properties benefit from this policy?

Suspending the Right to Buy would be a good thing for the Island's inhabitants as the Council could retain their stock and use it to meet the need for social housing. Local authority tenants wishing to buy would be forced to acquire properties on the open market alongside everyone else. Again, the agent believes that the suspension is likely to lead to an increased demand to purchase private sector properties.



Conclusion

The evidence in this report gives a clear picture of the extent of housing need on the Isle of Angelsey. This report demonstrates that the current supply of affordable homes on the island is insufficient to meet that need and that this situation is unlikely to change in the foreseeable future.

Measures continue to be taken by the Council and other social housing providers to increase the supply of affordable homes through other means, but this is undermined by the continued existence of the Right to Buy and the administrative costs that this imposes on the Council.

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Consultation: Proposed 5 year suspension to tenant's 'Right to Buy'

- February 2016

Summary	This report details the results of the proposed suspension to tenant's 'Right to Buy' consultation. Consultation was open between 19 th January and 19 th February 2016.
Date	22 February 2016
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1 Background

The demand for affordable rented properties on Anglesey is increasing annually.

Housing Services are working towards increasing their housing stock, however are losing properties each year as a result of tenants exercising their right to buy.

In a bid to increase the number of affordable rented properties on Anglesey, the Council is proposing to suspend tenants' 'Right to Buy' for 5 years.

To do this Housing Services must submit an application to the Welsh Government to request the suspension.

To support the application Housing Services carried out a consultation with their tenants between 19th January and the 19th February to find out what their views were on the proposal.

2 Methodology

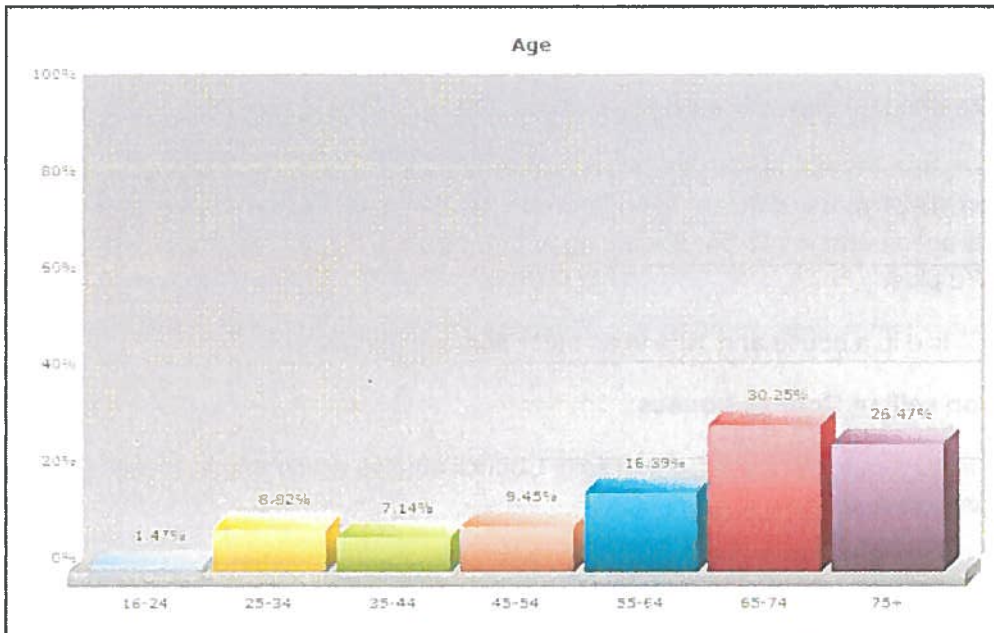
A variety of different methods was used to encourage tenants to take part in the consultation.

The table below gives a breakdown of the different methods used including how many surveys were received:

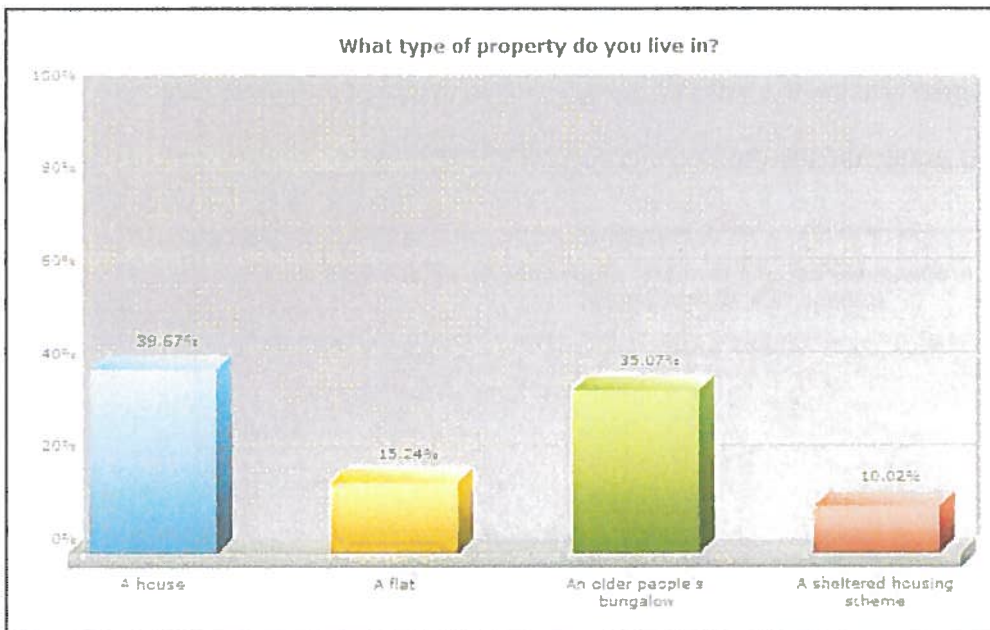
<u>Method</u>	<u>Description</u>	<u>Surveys received</u>
Postal	All 3800 of Housing Services' tenants were informed about the consultation by letter in the first week that the consultation was open. Enclosed with the letter was a paper copy of the survey and a free post envelop to return the survey.	437
Community events	To promote the consultation two family fun days were held during January. The consultation was also promoted during other community events organised by the Tenant Participation team during the consultation period.	27
Online	Tenants were given the option to complete the survey online via survey monkey which was available on the Council's corporate website.	76
	The online survey was advertised on the front page of the Council's corporate website throughout the consultation period and promoted regularly on Anglesey Council's social media sites.	
<u>Total</u>		<u>540</u>

3 Demographics

The chart below gives a break-down of the age range of participants:



The chart below gives a break-down of the type of accommodation participants live in:



4 Results

4.1 Participants eligibility and plans to buy their Council home within the next 5 years

- 51% of participants think they are eligible to buy their Council home under the 'Right to Buy' scheme and 26% of these tenants feel they would be in a position and would like to buy their home within the next 5 years.

Of the 26% of participants who feel they would be in a position and would like to buy their home within the next 5 years:

- 5% are aged between 16-24 years, 29% are aged between 25- 34 years, 22% are aged between 35-44 years, 17% are aged between 45-54, 9% are aged between 55-64, 12% are aged between 65-74 and 6% aged 75 plus.
- 10% live in a flat, 80% live in a house and 10% in an older persons bungalow.

4.2 Participants views on selling Council houses:

- 75% of participants *are not happy* that the Council sells Council houses which results in less rented housing being available on Anglesey.

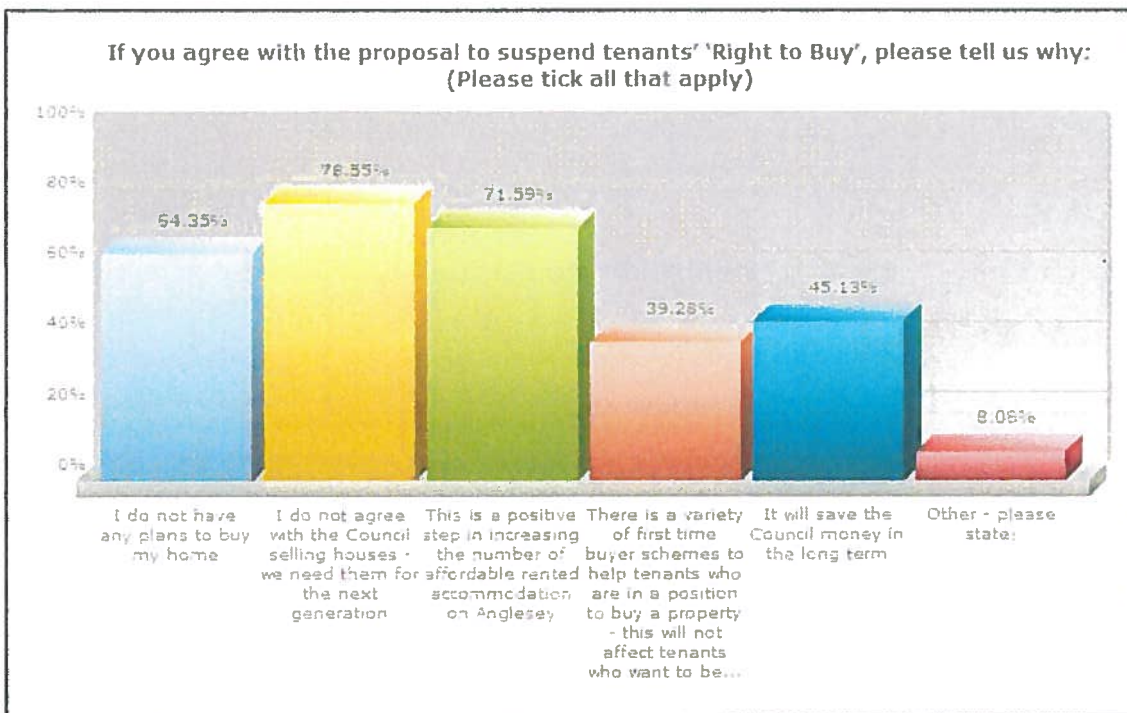
Of the 25% of participants who *are happy* that the Council sells Council houses:

- 46% feel that there are enough affordable rented properties on Anglesey.
- 50% are eligible to purchase their home under the 'Right to Buy' scheme and have plans to buy their home within the next 5 years.

4.3 Participant views on suspending tenant's 'Right to Buy'

- 76% of participants agree with the Council's proposal to suspend tenant's 'Right to Buy'

The reasons why participants agree with the proposal include the following:

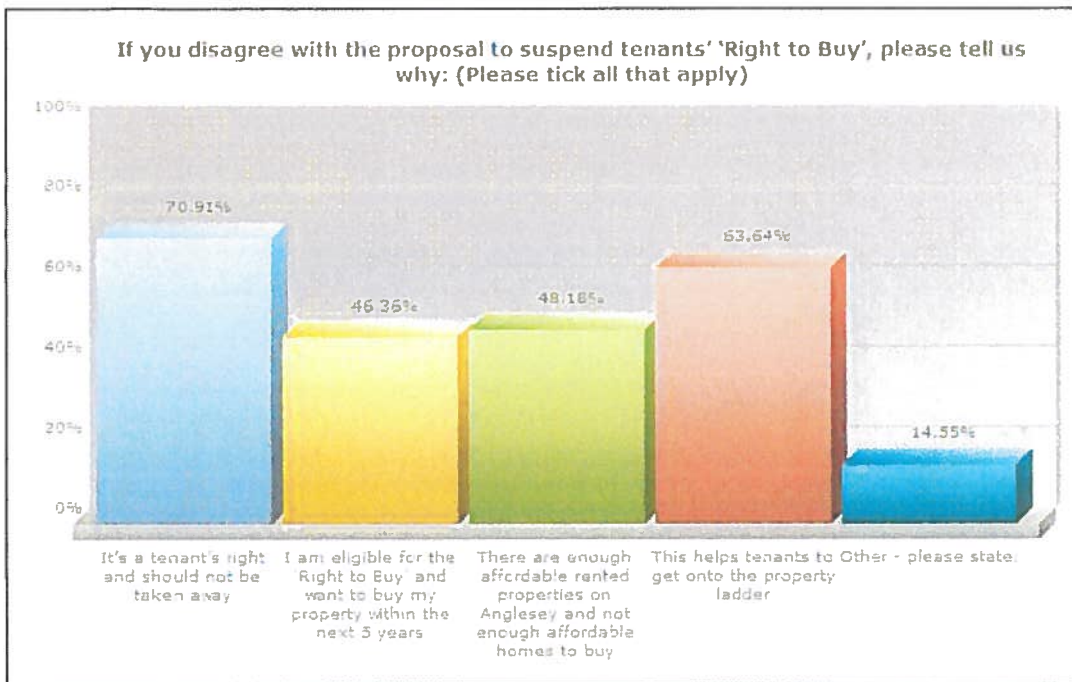


Reasons listed as 'other' include the following:

- ✚ People are 'safer' with a Council house.
- ✚ People cannot afford private rented and need a Council house.
- ✚ If more affordable homes were available then the younger people will not have to move away.
- ✚ Council homes were built for low income families and not for people who can afford to buy.

- 24% of participants did not agree with the Council's proposal to suspend tenant's 'Right to Buy'

The reasons why participants do not agree with the proposal include the following:



Reasons listed as 'other' include the following:

- ✚ The house would be better looked after (Housing do not do maintenance on their properties).
- ✚ It is the only way young families can afford to buy.
- ✚ Money made can be used to build more Council properties.
- ✚ It would not be fair to change the policy after so many years.
- ✚ Tenants do not want to move from their homes.
- ✚ There are plenty of private rented properties available.

- **76% of participants are happy to support Housing Services with the application to the Welsh Government to suspend tenant's 'right to buy' for the next 5 years.**

4.4 Participants views on the number of affordable rented properties on Anglesey

- 81% of participants feel that there are not enough affordable rented properties on Anglesey.

5 Conclusion

The results of the consultation will now be used to support Housing Services' application to the Welsh Government to suspend tenant's 'right to buy' for the next 5 years.