

Isle of Anglesey County Council	
Report to:	The Executive
Date:	14 February, 2022
Subject:	Responding to the local housing challenge- Housing Strategy 2022-27
Portfolio Holder(s):	Cyng A Mummery
Head of Service / Director:	Ned Michael
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Local Members:	

A –Recommendation/s and reason/s

R1 Recommend that the Executive approve the Housing Strategy 2022-2027

1. Background

a) Role of the Strategy

The Council has a statutory responsibility to assess housing need and lead on partnership working to secure housing of quality which meets the needs of its citizens now and in the future.

The Housing Strategy is the Council's vision for how housing for the people of Anglesey could be improved over a five year period and includes the priorities for achieving that. The Strategy will ensure a shared understanding of the housing issues on the Island, the issues that need to be addressed and the main outcomes the Council wants to achieve.

b) Current Position

The Interim Housing Strategy 2021 recognises the changes we have faced during the year by prioritising what needed to happen and provided information on how Housing Services and its partners are responding to and continuing to respond to the coronavirus pandemic.

It also provided a bridge to the development of a Housing Strategy which will include the requirements of the Housing Support Grant Programme Strategy 2022-26, which is currently out to consultation and will be presented at the March Corporate Scrutiny meeting.

A –Recommendation/s and reason/s

2. Key Objectives

The priorities of the Strategy are:

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

3. Consultation

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

The consultation asked:

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

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

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

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

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

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

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

A –Recommendation/s and reason/s

4. 2022-27 Housing Strategy Communication Plan

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

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

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

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

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

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

The consultation was included in Anglesey Council's weekly staff newsletter (Medra Môn). A link to the online questionnaire was sent to:

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

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

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

C – Why is this a decision for the Executive?

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

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

yes

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

yes

Dd – Assessing the potential impact (if relevant):

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

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

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

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

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

Anglesey's Housing Strategy 2022-27

1. Aim of the Strategy

The purpose of this document is to:

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

The overall strategic aim of the Strategy is

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

2. Who is the Strategy for?

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

3. How are we going to achieve this?

By concentrating on 6 key themes:-

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

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

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

4. National and local context

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

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

Joint Local Development Plan Gwynedd and Mon 2011-26

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

Ynys Mon's Welsh Language Promotion Strategy

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

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

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

National Policies:

Welfare Reform

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

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

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

Well Being of Future Generation Act

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

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

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

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

Housing Support Grant

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

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

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

Decarbonisation

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

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

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

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

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

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

Strategy for Preventing and Ending Homelessness October, 2019

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

Regional Homelessness Strategy

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

Renting Homes (Wales) Act 2016

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

Welsh Government Race Equality Action Plan

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

Housing Revenue Account Business Plan

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

North Wales Population Assessment

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

Affordability

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

A report by Policy into Practice, 2017, into the Private Rented Sector shows us that landlords charge between 10% and 20% above LHA levels knowing that households will find the additional rent.

Affordability appears to be an issue especially for households on lower incomes or on benefits. Some landlords will specify 'no DSS' whilst others shy away from tenants on Universal Credit fearing the implications of *rent-direct*. Landlords accepting tenants on benefits will take a month's deposit and / or a guarantor who can cover the full rent.

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

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

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

Welsh Government's Welsh Language Communities Housing Plan

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

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

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

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

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

Why is this important?

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

What are we going to do?

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

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

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

How are we going to do this?

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

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

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

This is a short term action which will be reviewed.

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

This will be a medium to long term action.

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

Why is this important?

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

What are we going to do?

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

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

Facilitate community networking and promote Place Shaping.

Produce a Decarbonisation Strategy.

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

How are we going to do this?

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

This is a short term action.

These are on going actions which are monitored regularly:

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

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

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

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

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

This is a short term action.

Theme 3 – Preventing housing crisis and increasing housing options

Why is this important?

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

What are we going to do?

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

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

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

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

Implement the Housing Support Grant Programme Strategy 2022-26.

How are we going to do this?

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

This is a long term action.

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

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

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

This is medium term action.

Promote local initiatives such as Bwyd Da Môn.

This is short to medium term action.

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

This is a long term action.

Theme 4 – Support to promote housing independence

Why is this an important issue for Anglesey?

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

What are we going to do?

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

Provide a wrap around service for victims of domestic violence.

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

How are we going to do this?

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

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

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

This is a long term action.

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

This is a short term action.

Theme 5 – Homes for longer lives

Why is this an important issue for Anglesey?

- People are living longer and as such, we expect to see an increase of approximately 70% in the number of people over 85 living on the Island over the next 10 years.
- The World Health Organisation has developed an Age Friendly Communities framework of which housing is one of the 8 domains.
- Promoting independence is a key aspect of the Council's Corporate Plan.
- People and families are facing crises such as war and violence in other countries and we are ready to assist with the re-settlement schemes of families here on Anglesey.

What are we going to do?

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

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

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

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

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

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

How are we going to do this?

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

This is a short to medium term action.

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

This is a short action.

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

This is a long term action.

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

This is a short term action.

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

This is a medium term action.

Agree on a Refugee Resettlement Scheme.

This is a long term action.

Theme 6 – Housing is a contributor to the local economy

Why is this an important issue for Anglesey?

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

What are we going to do?

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

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

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

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

How are we going to do this?

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

This is medium term action.

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

This is an going action.

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

This is an going action.

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

This is a medium term action.

Summary of Responses to the Housing Strategy 2022-27 Consultation

December 2021

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

1. Background:

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

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

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



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

2. Methodology:

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

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

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

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

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

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

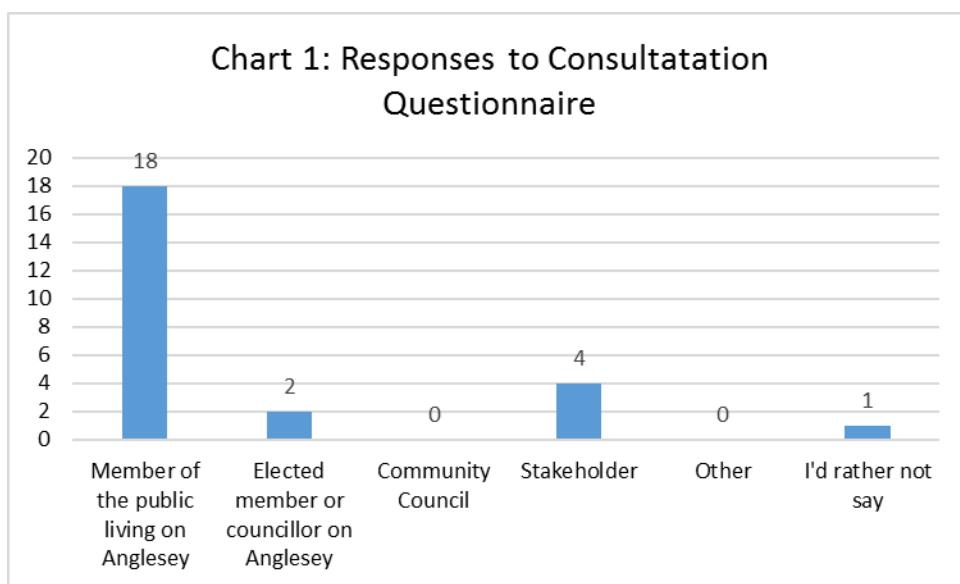
The consultation was included in Anglesey Council’s weekly staff newsletter (Medra Môn).

A link to the online questionnaire was sent to:

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

3. Consultation Responses:

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



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

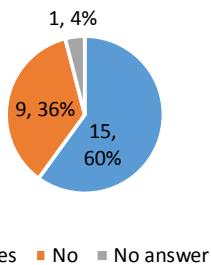
- Community councillor
- Welsh Government funded Digital Inclusion project
- Third sector organisation
- Housing Associations

A summary of the questionnaire responses can be found below.

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

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

Chart 2: Has the Housing Strategy 2022 to 2027 identified the most important issues and priorities that need to be addressed by Isle of Anglesey County Council during the period of the strategy?



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

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

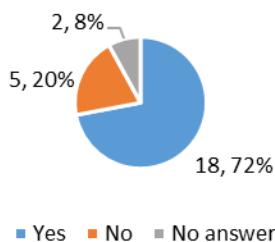
Testun / Gwasanaeth Topic / Services	Gwasnaeth Cynllunio / Planning Service	Gwasanethau Cymdeithasol / Social Services	Gwarchod bywyd gwylt /Wildlife conservation
Nifero sylwadau / No. of responses received	4	1	1

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

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

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

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



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

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

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

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

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

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

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

4. Conclusion:

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

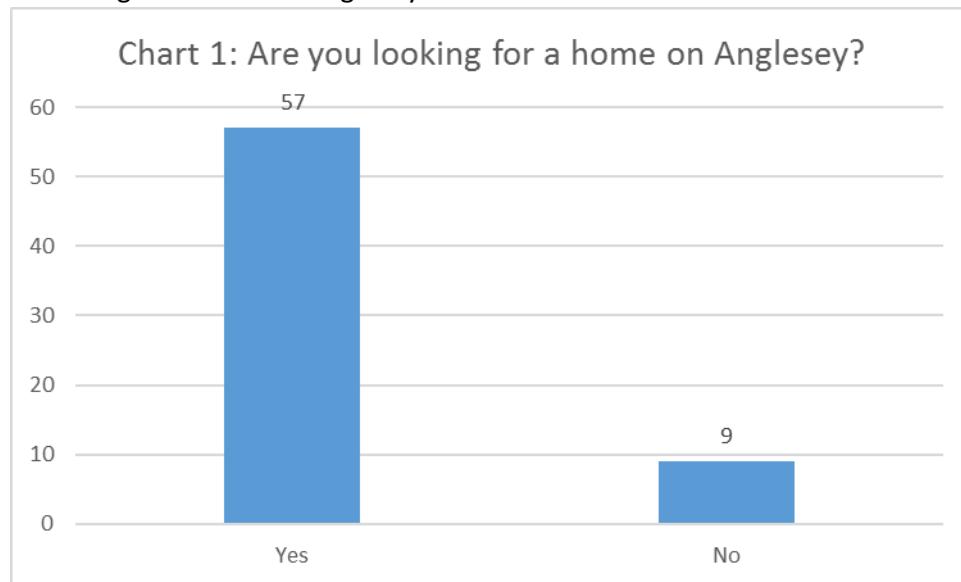
With 60% agreeing that the Strategy has identified the most important issues and priorities with comments taken from the 9 who did not agree the revised version of the Strategy incorporates further detail / clarification on comments which were relevant to this Strategy.

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

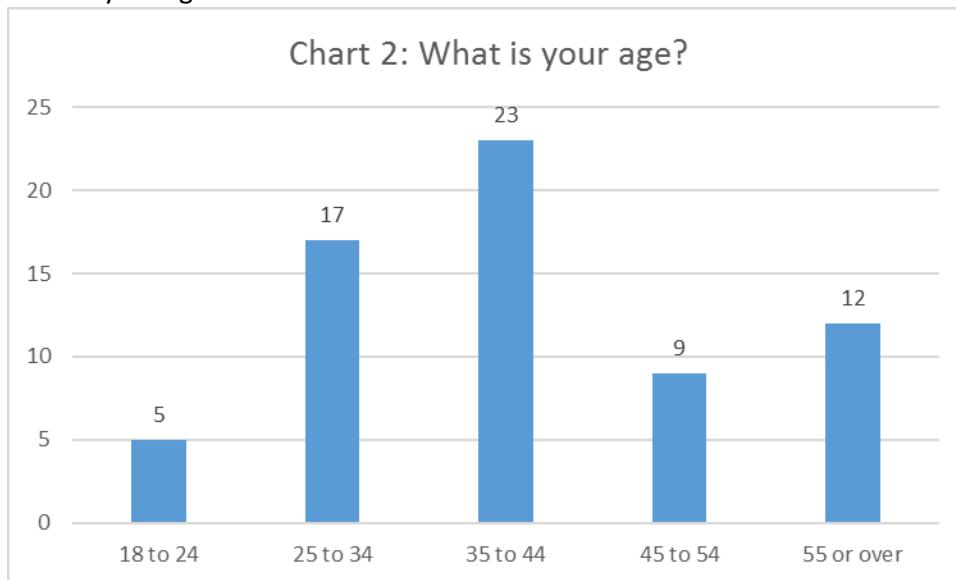
Housing Needs Survey Results

December 2021

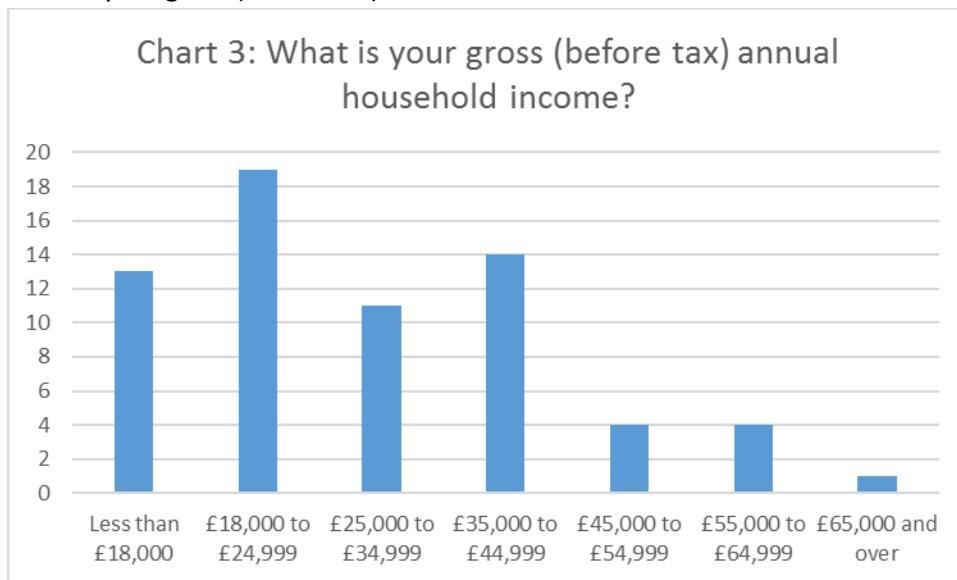
1. Are you looking for a home on Anglesey?



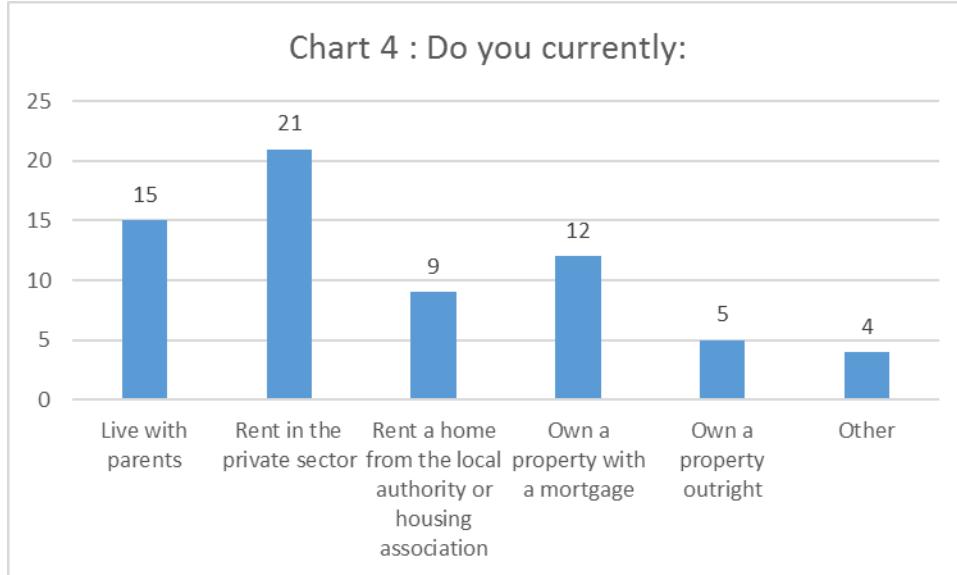
2. What is your age?



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



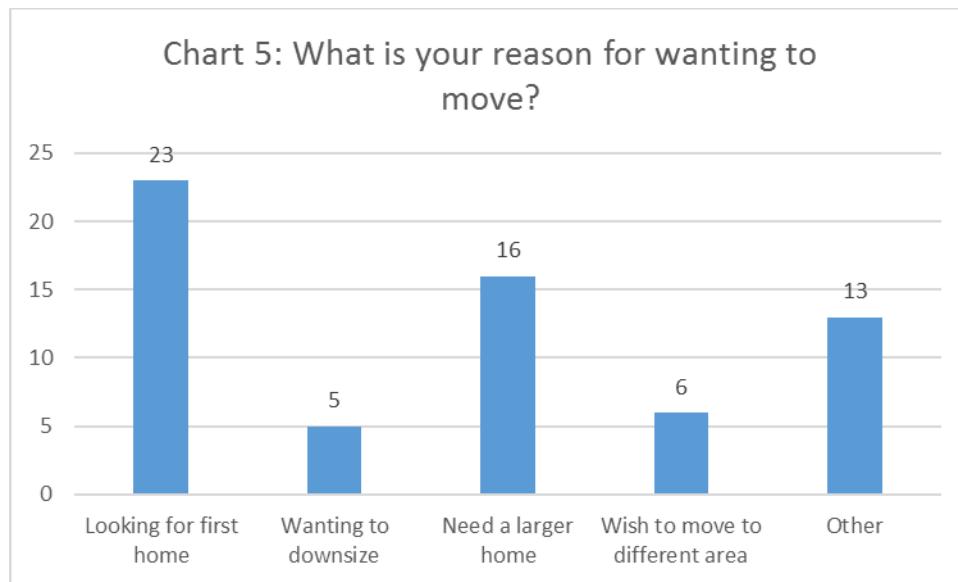
4. Do you currently



Other:

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

5. What is your reason for wanting to move?



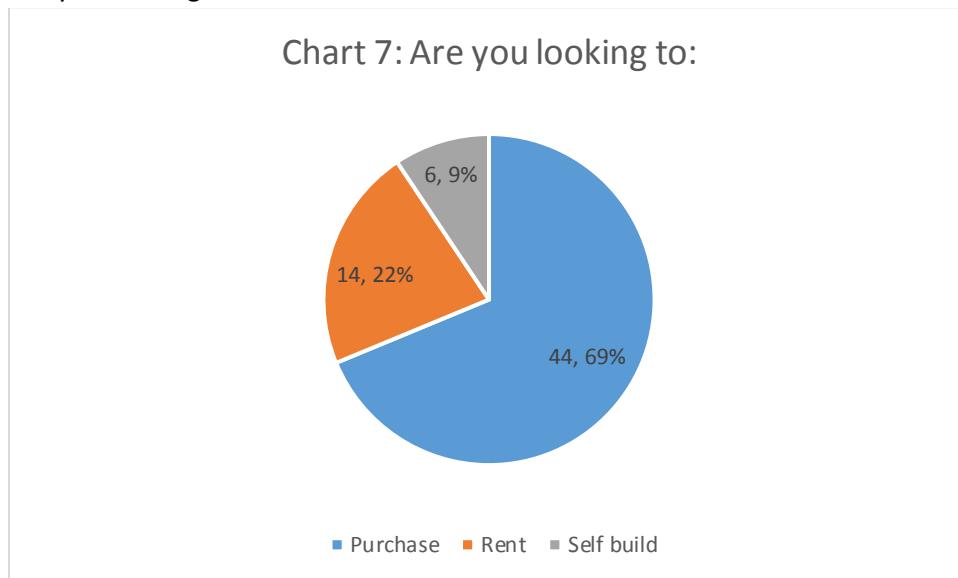
Other:

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

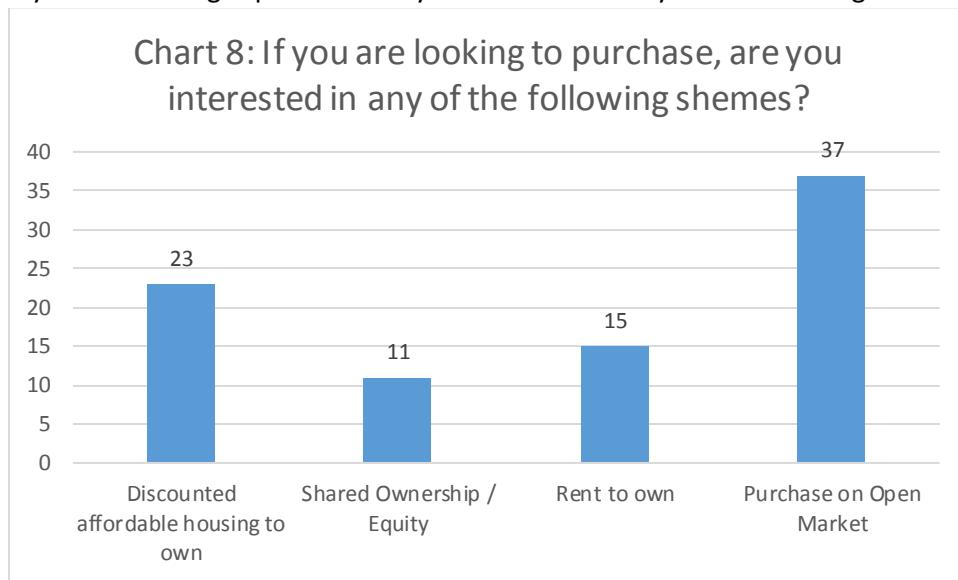
6. In which community council area do you currently live?

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

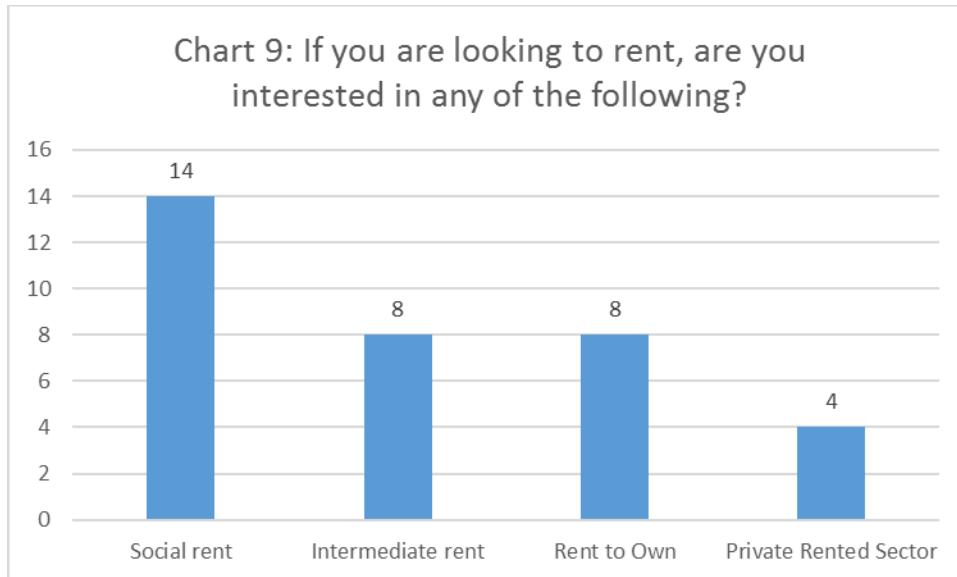
7. Are you looking to:



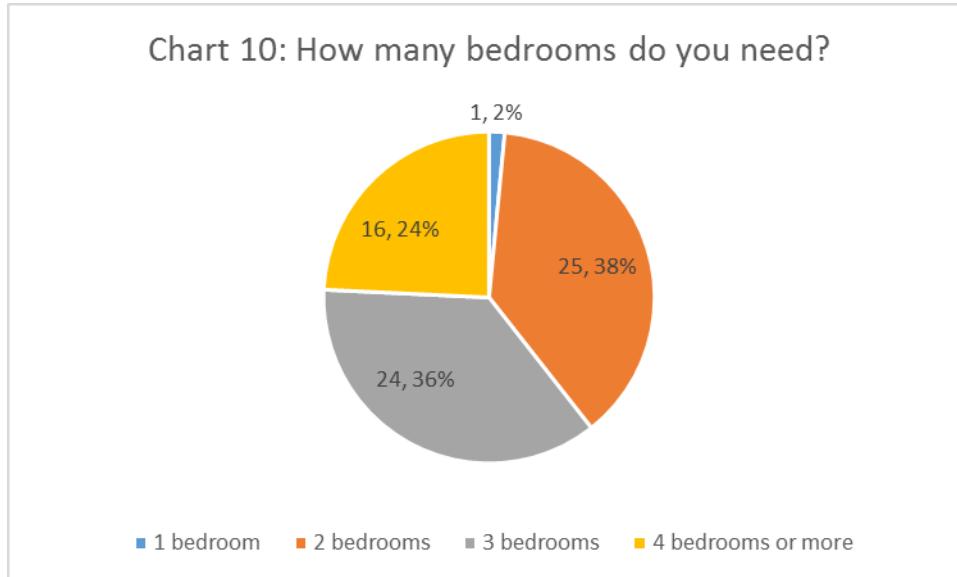
8. If you are looking to purchase are you interested in any of the following?



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



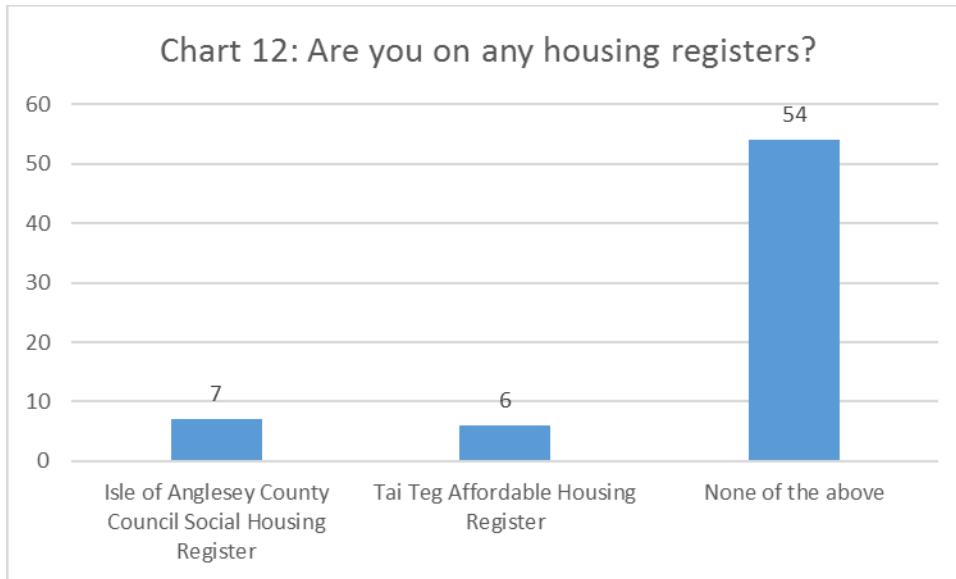
10. How many bedrooms do you need?



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

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

12. Are you on any housing registers?



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

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



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

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

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

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

Step 1: Background

1 - What are you assessing?	Isle of Anglesey CC Housing Strategy 2022-27
2 - Is this a new or existing proposal?	Replaces previous Housing Strategy for Anglesey
3 - What are the aims and purpose of this proposal?	The Housing Strategy for Anglesey fulfils the Council's statutory duty to provide leadership for the improvement of housing and housing related services for the island. It explains the evidence base for the housing needs of the county and the priority outcomes for the Council in meeting these.

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

Step 1: Background	
<p>10 - Who would be affected by the proposal(s) (adversely or positively, directly or indirectly)?</p> <p>If this is a strategic proposal, ensure that you give specific consideration to whether the proposal would affect more on people living in less favourable social and economic circumstances than others in the same society (see appendix 1)</p>	<p>Potentially all Anglesey citizens but particularly those who are vulnerable and / or who struggle to meet their housing needs in the open market. Groups that need especial consideration include older people, people with disabilities, those affected by social deprivation.</p> <p>Key Partners in delivering improved housing include housing providers (housing associations, private landlords), organisations providing housing support services and assisting the homeless, Police, Probation Service and the local Health Board.</p>

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

Step 2.1: Information Gathering – Welsh Language Standards and the Welsh Language Measure (Wales) 2011

- 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. 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.

Step 2.2: Information Gathering – Human Rights Act 1998

15 - Are there any Human Rights issues? If so, what are they? For example, could this proposal result in the failure to safeguard the right to privacy?	(The 16 basic rights are listed at Appendix 2). The strategy would not negatively impact on Human rights. It should support Article 8 right to respect for private and family life through ensuring sufficient and appropriate accommodation for all households.
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Step 2.3: Information Gathering – Well-Being of Future Generations (Wales) Act 2015

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

Step 2.4: Information Gathering – Engagement / Consultation / Evidence / Filling gaps in information

Please see the pre-consultation and pre-engagement checklist, which is available on MonITor

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

Step 3: Considering the potential impact and identifying mitigating action

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

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

Protected group	*Potential Impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
		Stats Wales – especially population change projections	
Disability	Positive	Census data 2011 Strategy sets out ways of accessing support such as grants for people and families with a disability	
Sex	Positive	Census 2011 StatsWales There is no indication of negative impact on this group. The focus on identifying and responding to need should ensure equality of opportunity	
Gender Reassignment	Positive	Information specific to this group for the Anglesey area is not currently available. There is no indication of negative impact on this group. The focus on identifying and responding to need should ensure equality of opportunity.	
Pregnancy & Maternity	Positive	Although no specific information is available for this group the Common Allocations Policy reflects household needs of pregnant women	
Race / Ethnicity / Nationality	Positive	Data used : Census 2011 StatsWales Only 1.8% of the population at the time of the 2011 from a non-white ethnic background. This number had grown since the 2001 census. The Strategy support the agenda of community cohesion which includes recognising the importance of being pro-active to encourage tolerance and respect especially in the face of potentially increased migration.	
Religion or Belief	Positive	Data used : Census 2011 StatsWales	

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

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

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

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

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

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

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

Step 5: Action Plan

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

Ref	Proposed actions	Lead officer	Timescale

Appendix 1 – A More Equal Wales – The Socio-Economic Duty (Commencement date of the Duty: 31 March 2021)

What is the Duty?

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

Who is likely to experience socio-economic disadvantage?

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

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

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

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

When will the Duty be relevant?

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

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

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

Appendix 2 – Human Rights

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

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

- Article 2: The right to life
- Article 3: Prohibition of torture
- Article 4: Prohibition of slavery and forced labour
- Article 5: Right to liberty and security
- Article 6: Right to a fair trial
- Article 7: No punishment without law
- Article 8: Right to respect for private and family life
- Article 9: Freedom of thought, conscience and religion
- Article 10: Freedom of expression
- Article 11: Freedom of assembly and association
- Article 12: Right to marry
- Article 14: Prohibition of discrimination
- Article 1 of Protocol 1: Protection of property
- Article 2 of Protocol 1: Right to education
- Article 3 of Protocol 1: Right to free elections
- Article 1 of Protocol 13: Abolition of the death penalty

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

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

A prosperous Wales:

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

A resilient Wales:

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

A healthier Wales:

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

A more equal Wales:

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

A Wales of cohesive communities:

Attractive, viable, safe and well-connected communities.

A Wales of vibrant culture and thriving Welsh language:

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

A globally responsible Wales:

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

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

Issues to consider with regard to the Welsh Language

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

However:

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

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

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

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

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

1 - Compliance with the Welsh Language Policy	
1.1 Is the proposal influential in terms of dealing with the Welsh-speaking public? • 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?	No Housing Services offer a bilingual services, work with partners who offer a bilingual services and commission services to the public bilingually
1.2 Is the proposal likely to impact upon the public image of the organisation? • 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? •	Yes, any material relating to this Strategy will be published bilingually
1.3 Is the proposal likely to have an impact upon the implementation of the language policy? • Will the proposal create new jobs? • Will the staffing arrangements facilitate the implementation of the language policy? • Will the proposal offer training through the medium of Welsh? • Will any arrangements with third parties comply with the	Yes, new build, existing and new contracts and commissioning of services offer and create new roles and training

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

1 - Compliance with the Welsh Language Policy	
language policy? <ul style="list-style-type: none">• Will the proposal include any targets or indicators relating to the language?• How will performance be monitored and measured?	
2 - Effect on Welsh speaking users	
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?	No new service is created as it is a strategy
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 as it is a strategy
2.3 Is the proposal likely to make Welsh more visible? <ul style="list-style-type: none">• Is it likely to increase use of the language by producing Welsh language materials and signs?	No new service is created as it is a strategy

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

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

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3 - Effect on Welsh speaking communities	
<ul style="list-style-type: none">• Does the proposal contribute towards Welsh medium community activities?• Does it offer opportunities for young people to use Welsh outside school hours?• Does it offer a new service that will also be available in Welsh – for example leisure or sporting activities and provision?• Does it contribute or add value to other activities relating to language, such as the work of the local Welsh language initiative (Menter Iaith), the Urdd etc.	
4 - Contribution towards Welsh language standards, language policies, strategies and other relevant guidance relating to the Welsh language	
4.1 The language policies of partner organisations or nearby public bodies: <ul style="list-style-type: none">• Is the authority working in partnership on the proposal?• Which other organisations are likely to be affected by the development?• Do those organisations have Welsh language standards or language policies?• Does the proposal contribute towards these schemes?	No new service is created as it is a strategy
4.2 Relevant Welsh language strategies: <ul style="list-style-type: none">• Will the proposal contribute towards the Anglesey Welsh	Yes, it will offer opportunities for people to have access to housing within their communities and the Island. See 3.1 above.

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

5 – The impacts identified and assessed	
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:	
Positive impact	Opportunities for people to have access to housing and support through a range of initiatives
Adverse impact	
Opportunities to promote the Welsh language e.g. status, use of Welsh language services, use of Welsh in everyday life, Welsh at work increased?	
Evidence / data used to support your assessment:	

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6 - Consultation	
6.1 During consultation, what questions do you wish to ask about the Welsh Language Impacts? Guidance has been included in the pre-consultation and pre-engagement checklist, which is available on MonITor	We have completed an Impact Assessment on the positive and negative impact on Equality and the Welsh Language. In your opinion, have we missed anything?
6.2 With whom are you consulting? How are Welsh language interest groups likely to respond?	Consultation on line and raising awareness of the consultation
6.3 Following consultation, what changes have you made to address language issues raised?	Referencing of the Welsh Language Promotion Strategy and strengthen the link with this Strategy
7 – Post consultation, final proposals and ongoing monitoring	
7.1 Summarise your final decisions, list the likely effects on the Welsh language and how you will promote/ mitigate these. Record your compliance with the Welsh language standards. You will need to refer to this summary in the equality impact assessment template (Step 4 – result of the assessment)	No negative impact identified
7.2 How will you monitor the ongoing effects during the implementation of the policy?	The action plan at the end of the equality impact assessment template should be used to note any actions planned following completion of the assessment.

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