

Isle of Anglesey County Council	
Report to:	County Council
Date:	10 March, 2022
Subject:	Responding to the local housing challenge Housing Strategy 2022-27
Portfolio Holder(s):	Cyng A Mummery
Head of Service / Director:	Ned Michael
Report Author: Tel: E-mail:	Elliw Llyr, Housing Policy, Commissioning and Strategy Manager 01248752137 ElliwLlyr@ynysmon.gov.uk
Local Members:	

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

A –Recommendation/s and reason/s

2. Key Objectives

The priorities of the Strategy are:

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

3. Consultation

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

The consultation asked:

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

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

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

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.

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
4	Have Anglesey citizens played a part in drafting this way forward,	See above for summary of the consultation process

Dd – Assessing the potential impact (if relevant):		
	including those directly affected by the decision? Please explain how.	
5	Note any potential impact that this decision would have on the groups protected under the Equality Act 2010.	The Impact Assessment shows 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.	The Impact Assessment 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 at its meeting 14.2.22
9	Local Members	

F - Appendices:
Housing Strategy 2022-27

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



Canada Gardens, Holyhead (North Wales Housing)



Stad Marcwis, Rhosybol (Isle of Anglesey County Council)



Ynys Môn

THE ISLE OF

Anglesey

ANGLESEY'S HOUSING STRATEGY 2022-27



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

www.anglesey.gov.uk

Anglesey's Housing Strategy 2022-27



Canada Gardens, Holyhead (North Wales Housing)

I. Aim of the Strategy

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

The overall strategic aim of the Strategy is:

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

2. Who is the Strategy for?

This Strategy will be relevant to many people on Anglesey as it will provide access to affordable housing, which will include many different tenures, accommodation and assistance to vulnerable and specific 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.



A HOME IS MORE THAN JUST A ROOF OVER YOUR HEAD



“The support is very important and helped me through a period of homelessness and continues to support me in maintaining an independent life in my new home”

WHAT MATTERS?



A number of private tenants are struggling to afford food or heat the house



Lack of affordable homes for local people to buy



Increase in second homes owners and holiday let market



62% of local people are priced out of the housing market



Possible increase of 70% of people living over 85 on the island in the next 10 years

WHAT ARE WE GOING TO DO?



Develop the right kind of housing type in the right area with the right provisions for example



Extra Care



Empty Homes back into use



Energy Efficient New Homes



Rapid Rehousing Homes



Work in partnership with support providers and key stakeholders to deliver on the Strategy Commission and deliver Housing Support Services as an early intervention and help prevent homelessness



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 Môn 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 Môn'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 System was introduced in 1946. Welfare Reform came into effect on Ynys Môn 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 implications 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 affects 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 cornerstone of the wellbeing of individuals, families and communities.

The Well-being of Future Generations Act gives us the ambition, permission and legal obligation to improve our social, cultural, environmental and economic well-being and requires public bodies in Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems such as poverty, health inequalities and climate change.

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

Housing Support Grant

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

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

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

Decarbonisation

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

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

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

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

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

A Strategy which set 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.

Hen Ysgol Llaingoch, Holyhead (Isle of Anglesey County Council)



Strategy for Preventing and Ending Homelessness October, 2019

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

Regional Homelessness Strategy

A Regional Strategy was adopted by North Wales Local Authorities with the aim of Reducing Homelessness across North Wales under the headings of People, Homes and Services which identified common themes to each Local Authority within their individual reviews.

A regional and a local action would then incorporate the key issues and actions required. The Action Plan for 2020-21 was our response to the Coronavirus pandemic.

Renting Homes (Wales) Act 2016

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

Welsh Government Race Equality Action Plan

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

Housing Revenue Account Business Plan

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

North Wales Population Assessment

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

Affordability

The Private Rented Sector on Ynys Môn 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 Môn 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 Môn 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 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'.

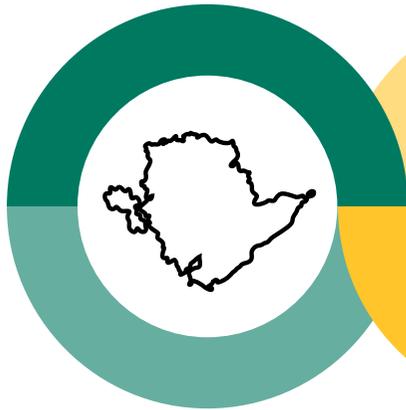
A recent report by the Joint Planning Service for Gwynedd and Anglesey, July 2021, stated 'The average median house price in Anglesey (2019) was £170,000. With an average income of £27,445 the income to house price affordability ratio in the county is 6.2:1. This means on average that 62.2% of local 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.



Ty'n Coed, Moelfre (Isle of Anglesey County Council)

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



THEME I – 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 will build social rented properties, intermediate rent, self build and assistance to first time buyers as well as introduce a Shared Equity Policy.

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

How are we going to do this?

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

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

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

This is a short term action which will be reviewed.

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

This will be a medium to long term action.



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

Why is this important?

Empty long term homes have an effect on the community causing complaints which the Council and other organisations have to deal with.

Renting in the Private Sector is the only choice for some households.

Assisting communities to be able to offer a network of volunteering, inclusive and digital opportunities to take part or ask for assistance as an when people need it.

Decarbonisation agenda aims to make houses more energy efficiency and reduces our carbon footprint.

The Rent Homes Act requirement for standard contracts will be implemented in Spring 2022 which will effect all private and social tenancies.

What are we going to do?

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

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

Facilitate community networking and promote Place Shaping.

Produce a Decarbonisation Strategy.

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

How are we going to do this?

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

This is a short term action.

These are on going actions which are monitored regularly:

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

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

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

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

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

This is a short term action.



THEME 3 – Preventing housing crisis and increasing housing options

Why is this important?

Initial indication is that the priority need status within homelessness will not be reinstated with the additional pressures continuing into the long term for Housing Assessment Teams, Housing Solutions and Housing Support Providers.

Single person households remains the highest category in terms of presentation to our Homeless Service, with many presenting with complex needs.

The true effects of Covid remain uncertain as restrictions on interaction being limited at short notice causing families and households to deal with tensions, domestic violence and mental health issues during longer periods of isolation and reduced social interactions.

What are we going to do?

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

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

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

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

Implement the Housing Support Grant Programme Strategy 2022-26.

How are we going to do this?

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

This is a long term action.

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

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

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

This is medium term action.

Promote local initiatives such as Bwyd Da Môn.

This is short to medium term action.

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

This is a long term action.



THEME 4 – Support to promote housing independence

Why is this important?

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 important?

People are living longer and as such, we expect to see an increase of approximately 70% in the number of people over 85 living on the Island over the next 10 years.

The World Health Organisation has developed an Age Friendly Communities framework of which housing is one of the 8 domains.

Promoting independence is a key aspect of the Councils Corporate Plan.

People and families are facing crises such as war and violence in other countries and we are ready to assist with the re-settlement schemes of families here on Anglesey.

What are we going to do?

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

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

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

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

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

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

How are we going to do this?

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

This is a short to medium term action.

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

This is a short action.

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

This is a long term action.

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

This is a short term action.

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

This is a medium term action.

Agree on a Refugee Resettlement Scheme.

This is a long term action.



THEME 6 – Housing is a contributor to the local economy

Why is this important?

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.