

ISLE OF ANGLESEY COUNTY COUNCIL Scrutiny Report Template	
Committee:	Corporate Scrutiny Committee
Date:	14 th November, 2024
Subject:	Local Housing Market Assessment 2023-28
Purpose of Report:	To scrutinise the Local Housing Market Assessment and recommend its approval
Scrutiny Chair:	Councillor Douglas M Fowlie
Portfolio Holder(s):	Councillor Robin W. Williams
Head of Service:	Ned Michael
Report Author:	Lisa Dundee, Housing Strategy Officer
Tel:	01248 754245
Email:	LisaDundee@ynysmon.llyw.cymru
Local Members:	N/A

1 - Recommendation/s
<p>The Committee is asked to:</p> <p>R1- Recommend that the Executive approves the Local Housing Market Assessment 2023-28</p> <p>R2- Recommend that the Executive approves the consultation process</p> <p>R3 – Recommend that the Executive delegate authority for Head of Housing Services in consultation with the Housing Portfolio Holder to agree any minor editorial changes required to the draft Local Housing Market Assessment, prior to submission to Welsh Government.</p>

2 – Link to Council Plan / Other Corporate Priorities
<p>The Council's Corporate Plan 2023-28 recognises Housing as one of the strategic aims and ensuring that 'everyone has the right to call somewhere home'.</p> <p>The Local Housing Market Assessment ties in with the following themes within the Council's Housing Strategy 2022-27:</p> <ul style="list-style-type: none"> • 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 5 – Homes for longer lives • Theme 6 – Housing is a contributor to the local economy

3 – Guiding Principles for Scrutiny Members

To assist Members when scrutinising the topic:-

3.1 Impact the matter has on individuals and communities [**focus on customer/citizen**]

3.2 A look at the efficiency & effectiveness of any proposed change – both financially and in terms of quality [**focus on value**]

3.3 A look at any risks [**focus on risk**]

3.4 Scrutiny taking a performance monitoring or quality assurance role [**focus on performance & quality**]

3.5 Looking at plans and proposals from a perspective of:

- Long term
- Prevention
- Integration
- Collaboration
- Involvement

[**focus on wellbeing**]

3.6 Possible effects this decision could have on:

- The protected groups under the 2010 Equality Act
- Those that experience a socio-economic disadvantage in their lives (when making strategic decisions)
- Opportunities for people to use the Welsh language and not to treat the Welsh language less favourably than English

[**focus on equality and Welsh**]

4 - Key Scrutiny Questions

1. Why does the Local Authority undertake an assessment of the local housing market?
2. How will the proposed Local Housing Market Assessment enable the Local Authority to realise the Council Plan: 2023-2028?
3. How will the assessment and conclusions inform and influence future housing policies as part of the process of formulating the Local Development Plan?
4. What are the key risks and challenges facing the Council and its delivery partners?

5 – Background / Context

1. Background

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

methodology used for producing the LHMA. This is now done through a toolkit that allows us to calculate housing needs and demands and ensures a consistent approach across all Welsh local authorities.

The process has taken longer than expected and delays were experienced due to Welsh Government issuing different versions of the LHMA tool. The timeline given by Welsh Government from issuing the toolkit and for submission of the assessment by 31 March 2024 was also not feasible to allow for sufficient data collection which entailed gathering information from key partners as well as different services within the local authority. There were also data limitations to work around as all housing register data is stored by parish council, therefore this needed to be converted to LSOA data, otherwise it could not be utilised within the LHMA tool. The same occurred with planning services and RSL data, which needed to be revised and grouped into the various LSOA's and was a time-consuming process.

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

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

2. Purpose of the LHMA

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

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

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

3. LHMA Tool & Housing Market Areas

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

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

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

The LHMA tool calculates housing need figures for Anglesey based on three household forecast scenarios: Welsh Government Principal, Higher, and Lower projections. There is an option within the tool to run different scenarios. These scenarios could be based on employment and population growth projections or tied to Replacement LDP projections. As there is limited data at this time with regards to the potential Anglesey Freeport and Wylfa Newydd developments and the Anglesey Local Development Plan (LDP) is due for renewal, no alternative scenarios have been included at this stage.

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

4. Consultation

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

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

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

Appendix 1 provides a detailed communication plan of all activities that have taken place, along with delivery timescales for the final stages of the LHMA

consultation process and includes a detailed timeline outlining the main deliverables of the Assessment up to the sign-off by Welsh Government in January 2025.

The upcoming timeline is as follows:

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

5. Specific Housing Needs

The LHMA is based on a comprehensive range of statistical evidence, including data on incomes, house prices, rents, household projections, existing unmet housing needs, turnover of existing housing stock and planned supply. The guidance highlights the importance of considering the specific housing needs of the diverse range of households across Anglesey, utilising both qualitative and quantitative data sources.

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

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

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

6. LHMA Results

It is prudent to note that the LHMA assumes that unmet housing needs will be addressed within the first 5 years of the 15-year period. However, it does not factor in affordable housing supply after Year 5 due to delivery uncertainties.

For example, we are not able to confirm if private developments that have been granted planning permission, with units subject to a section 106 will complete within the 5-year period or even complete at all.

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

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

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

It is also important to note that the figures in the LHMA do not set an affordable housing target or define the number of new homes required. Affordable housing can also be delivered through methods like reusing empty homes or acquiring existing properties.

7. Variant Choice

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

While consultation feedback strongly favored a preference for the higher variant, it is important to be able to justify this selection. Evidence demonstrates that Anglesey's population has decreased since the last census and the population is also ageing. While potential developments such as Wylfa Newydd and the Anglesey Freeport would inevitably contribute to reversing this trend, it is too early to predict at this moment in time if such developments will result in an population and economic growth. As a result of this it is recommended that the current variant

choice is the principal variant which allows for population growth that is more in line with existing data. The housing need across the three variants presented in the consultation presents a marginal difference and selection of the higher variant would only result in a higher demand for 1 bedroom accommodation.

6 – Equality Impact Assessment [including impacts on the Welsh Language]

6.1 Potential impacts on protected groups under the Equality Act 2010

No negative effect was noted after completion on the EIA.

6.2 Potential impacts on those experiencing socio-economic disadvantage in their lives (strategic decisions)

The LHMA will inform strategic housing priorities and support the delivery of affordable housing.

6.3 Potential impacts on opportunities for people to use the Welsh language and treating the Welsh language no less favourably than the English language

No negative effect was noted after completion on the EIA.

7 – Financial Implications

The data within the LHMA presents information on housing need for the next five years. There are no direct cost implications of approving the draft LHMA for submission to Welsh Government.

8 – Appendices:

Appendix 1 – Communication Plan
 Appendix 2 – Variant data
 Local Housing Market Assessment 2023-28.
 Assessment of the Effect on Equalities.
 Assessment of the Effect on the Welsh language.

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

Communication Plan for the Local Housing Market Assessment LHMA 2023 – 2028

This communication plan aims to identify key stakeholders and gather feedback to shape the LHMA. The overall strategic objectives will be guided by meeting the aims of the following plans.

- Welsh Government LHMA Guidance
- Rapid Rehousing Transitional Plan
- Housing Support Grant Programme Strategy 2022- 2026
- Anglesey's Housing Strategy 2022- 2027

Stakeholders are outlined in the following plan, along with key messages to communicate, a communication structure, and timelines. Progress and outcomes of this communication plan are regularly updated.

Stakeholder/ Targeted Audience	Who is responsible to communicate	Purpose and Action	Timeline and Progress date
<ul style="list-style-type: none"> • Welsh Government 	<ol style="list-style-type: none"> 1) Housing Services - Housing Strategy Officer 2) Gwynedd Data Unit 	<ul style="list-style-type: none"> • Determine Data Requirements <p>A series of meetings were held with the Gwynedd Data Unit to determine what data was required for the Welsh Government tool and where this could be sourced. It was advised that CACI Paycheck information would be a requirement and it was necessary to become part of the consortium to access the data. This was agreed by housing services.</p>	January 2023 – August 2023 Completed
<ul style="list-style-type: none"> • Welsh Government 	<ol style="list-style-type: none"> 1) Housing Services - Housing Strategy Officer 	<ul style="list-style-type: none"> • Internal Data Requirements <p>Regular meetings were held with the housing services business support officer From December 20223 to determine</p>	September 2023 - Ongoing

	<p>2) Housing Services - Business Support Officer</p>	<p>how the correct data could be extracted from the housing register. These meetings continued throughout the production of the assessment as data has been required throughout the process.</p>	
<ul style="list-style-type: none"> • Key stakeholders – Consultation list is included below. • Welsh Government 	<p>1) Housing Services - Housing Strategy Officer</p> <p>2) Planning Policy Unit</p> <p>3) Gwynedd Data Unit</p>	<ul style="list-style-type: none"> • HMA selection <p>An interactive consultation session was arranged to determine which areas would make up the Anglesey HMA's.</p> <p>The session was held in the town hall in Llangefni and all were given all three data options which included LSOA's, MSOA's and Electoral Wards. Maps of all areas were utilised and pros and cons of each data sources were discussed.</p> <p>All feedback was gathered and then taken back to discussions with the Gwynedd Data Unit so that questions regarding the potential HMA selection could be discussed.</p> <p>It was advised to reduce HMA's from 20 as there were many small HMA's.</p> <p>This was then reduced to 9 and reported back to all who attended the initial HMA selection exercise. It was proposed to move forward with the 9 areas if nobody objected to the reason for reducing them.</p>	<p>July 2023 Completed</p>

<ul style="list-style-type: none"> • Key Stakeholders Consultation list is included below 	<p>1) Housing Services - Housing Strategy Officer</p>	<ul style="list-style-type: none"> • Final HMA selection <p>Final HMA Selection – Following advice from the Gwynedd Data Unit the Housing Strategy Team finalised the proposed HMA Areas. Consultation took place by email to the original members from the face-to-face session and people were invited to comment if they did not agree with the final proposed HMA areas.</p>	<p>August 2023 - Completed</p>
<ul style="list-style-type: none"> • Welsh Government 	<p>1) Housing Services - Housing Strategy Officer</p>	<ul style="list-style-type: none"> • Welsh Government Relationship Manager Meetings and PDP meetings <p>Regular meetings are held with the Welsh Government Relationship Manager where progress on the LHMA is also given, along with specific areas are discussed.</p> <p>PDP meetings are also held with the Welsh Government Head of Housing Funding where the PDP schemes are discussed, along with the LHMA.</p>	<p>Ongoing</p>
<ul style="list-style-type: none"> • Anglesey Housing Partnership 	<p>1) Housing Services – Housing Strategy Officer</p>	<ul style="list-style-type: none"> • Update on HMA selection <p>A presentation was given to update members of the partnership on the HMA selection, data gathering progress and next steps.</p>	<p>19th March 2024 - Completed</p>
<ul style="list-style-type: none"> • Elected Members 	<p>1) Head of Housing Services</p>	<ul style="list-style-type: none"> • Elected Members Briefing Session <p>Progress Update was given to members detailing the steps taken to determine which HMA’s had been selected for the</p>	<p>April 2024 - Completed</p>

	2) Housing Strategy Officer	LHMA. This was also an opportunity for any questions to be asked and answered on the LHMA process.	
<ul style="list-style-type: none"> North Wales Local Authorities 	1) Housing Services - Housing Strategy Officer	<ul style="list-style-type: none"> North Wales Regional Meetings <p>The housing strategy officer attended a series of regional North Wales meeting where the LHMA progress is discussed, and best practice is shared.</p>	Ongoing
<ul style="list-style-type: none"> Welsh government 	1) Housing Services - Housing Strategy Officer 2) Housing Services Occupational Therapist	<ul style="list-style-type: none"> Housing Occupational Therapist Meeting <p>An internal meeting was held with the housing service occupational therapist to discuss additional housing needs in relation to accessible and adapted accommodation and locational needs. Feedback was then documented to utilise in section 3 of the report.</p>	11 th July 2024 - Completed
<ul style="list-style-type: none"> Welsh Government 	1) Planning Policy - Local Housing Challenge Officer 2) Housing Services - Housing Strategy Officer	<ul style="list-style-type: none"> LHMA Data and Progress Meetings <p>The Local Housing Challenge Officer supported the Housing Strategy officer to interpret the LHMA data. This was done through a series of meetings, some of which were held with Welsh Government Officers to ensure that all data produced by the LHMA tool was accurate and could be interpreted correctly prior to the consultation sessions.</p>	11 th July 2024, 16 th July 2024, 17 th July 2024, 18 th July 2024, 19 th July 2024, 23 rd July 2024,

			24 th July 2024 - Completed
<ul style="list-style-type: none"> Isle of Anglesey Council Senior Auditor 	<ol style="list-style-type: none"> Housing Services - Housing Strategy Officer 	<ul style="list-style-type: none"> Senior Auditor Briefing Session <p>A presentation was given to the Senior Auditor on the LHMA, it's process, the data collection and tool data.</p>	25 th July 2024
<ul style="list-style-type: none"> Welsh Government 	<ol style="list-style-type: none"> Housing Services - Service Manager for Housing, Strategy, Commissioning & Policy Housing Services - Housing Strategy Officer 	<ul style="list-style-type: none"> Progress meetings <p>Regular meetings were held with the Service Manager for Housing, Strategy, Commissioning & Policy to track progress of the LHMA, along wit it's timeline. Any issues encountered would be highlighted and potential delays discussed so that timeframe amendments could be agreed.</p> <p>The Welsh Government are also updated on progress and this process is ongoing.</p>	Ongoing
<ul style="list-style-type: none"> Anglesey Council Chief Executive 	<ol style="list-style-type: none"> Service Manager Housing, Strategy, Commissioning & Policy 	<ul style="list-style-type: none"> Presentation/Q&A Session <p>An online session was held with the Anglesey Council Chief Executive to discuss the LHMA data and progress to date. A detailed discussion was held and feedback was given on the planned pending consultation sessions.</p>	July 22 nd 2024 - Completed

	<ul style="list-style-type: none"> 2) Housing Strategy Officer 		
<ul style="list-style-type: none"> • Housing Services • Social Services • Planning Policy Committee • Planning Policy Unit • Regulation and Economic 	<ul style="list-style-type: none"> 1) Housing Strategy Officer 2) Planning Policy Unit 	<ul style="list-style-type: none"> • LHMA Tool – Data consultation <p>Once all LHMA tool data was finalised, consultation sessions were arranged with internal departments and partner organisations to present all of the variant data on housing need, explaining each of the tool projections. Additional housing needs were also discussed for the 5 additional areas that were not covered by the tool. The purpose of this was to capture key issues that each department/external partners encounter in these areas.</p>	July 2024 - Complete
<ul style="list-style-type: none"> • Anglesey Housing Partnership 	<ul style="list-style-type: none"> • Housing Services 	<ul style="list-style-type: none"> • Final Update on LHMA <p>A presentation will be given on the report and the data produced by the LHMA tool.</p>	October 2024
<ul style="list-style-type: none"> • Elected Members Briefing Session 	<ul style="list-style-type: none"> • Housing Services 	<ul style="list-style-type: none"> • Final Update on LHMA <p>A presentation will be given on the report and the data produced by the LHMA tool.</p>	November 2024
<ul style="list-style-type: none"> • Anglesey Residents • Key Stakeholders 	<ul style="list-style-type: none"> • Housing Services 	<ul style="list-style-type: none"> • Public and Key Stakeholder Consultation <p>Public and Key Stakeholder consultation on the draft Local Housing Market Assessment. Feedback on the assessment will be welcome. The process will take 5 weeks.</p>	December 2024 – January 2025

			No progress to date.
--	--	--	----------------------

Key stakeholders & Partner Organisations

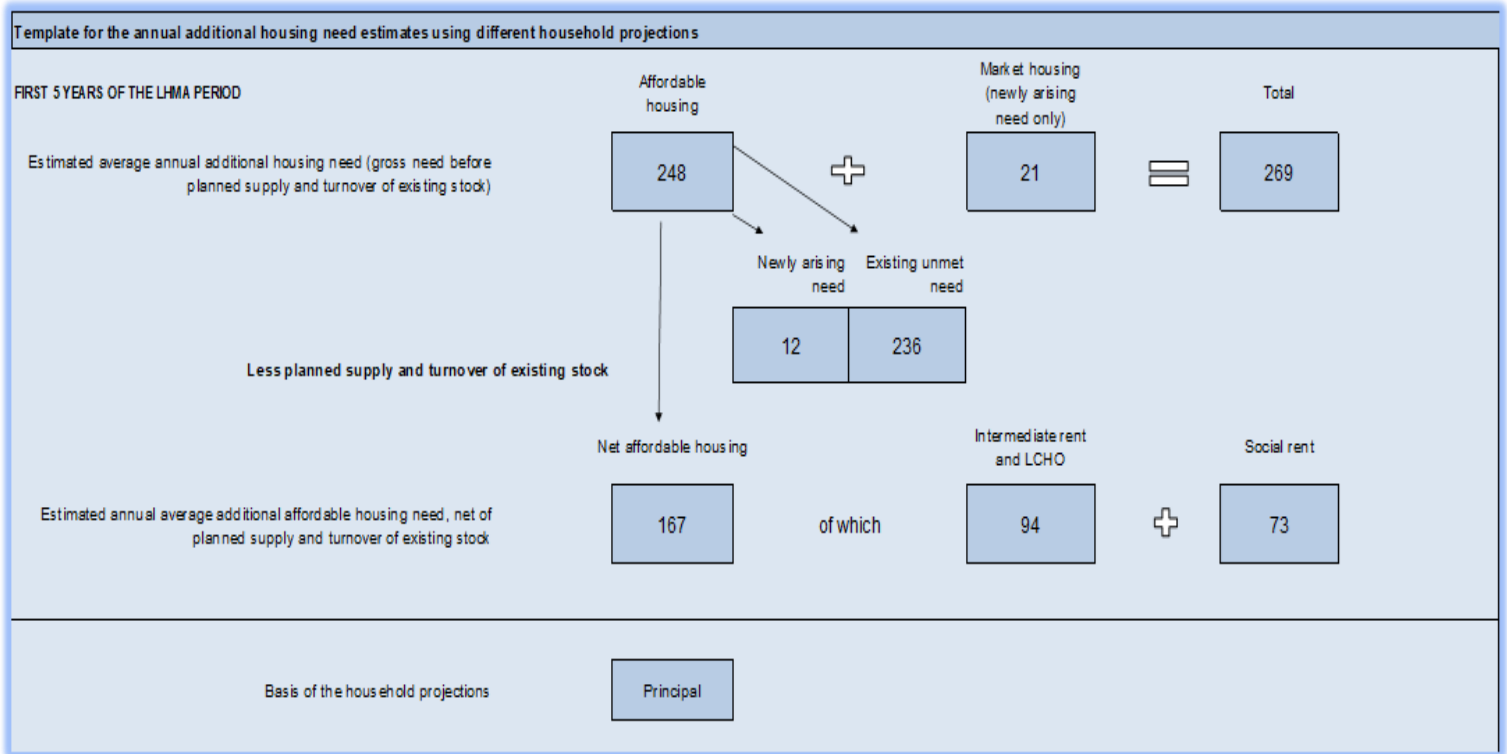
Grwp Cynefin	Medrwn Mon	Children's Services
Anglesey Housing Partnership	AMP Construction	Economic and Regulation
Betsi Cadwaladr University Health Board	Anglesey Council Housing Support	Children's Services
Housing Services	Local Members	Planning Committee Members
Hafan Cefni	Private Landlord Association	Elected Members
Digartref Ynys Mon	Public Protection	Chief Executive
Gwynedd Data Unit	Planning Policy	The Wallich
Data Cymru	Adult Services	Stori Cymru
North Wales Housing	Shelter Cymru	Substance Misuse
Clwyd Alyn	Penucheldre	Catrefi Cymru
Adult Services	Williams & Goodwin	Beresford Adams
Peter Richardsons	Eiddo Cyf	Burnells
Lucas Estate Agents	Purple Bricks	Egerton Estates
Owain Williams Homes	DU construction	Tyddyn Mon
GMC	Morgan Evans	

Atodiad 2 / Appendix 2

Opsiynau Rhagamcan Aelwydydd

Household Projection Options

Principal Variant

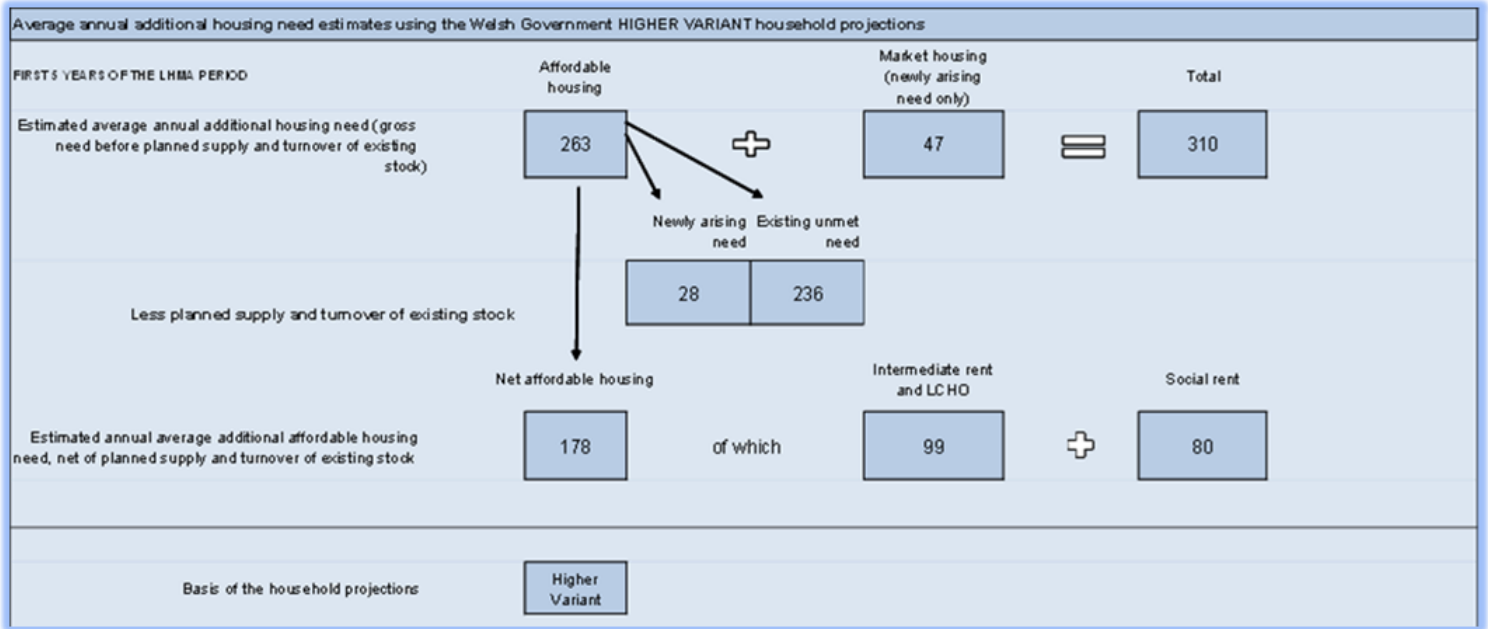


	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent (a)+(b)+(c)+(d)=(e)	Intermediate rent	LCHO	Affordable Housing (h)=(e)+(f)+(g)
Additional housing need estimates by tenure	65	3	-	5	73	31	63	167
Holy Island North	15	-	-	2	18	9	21	47
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	19	-	-	1	20	9	12	41
West Central Anglesey	5	-	-	0	5	3	6	14
South West Anglesey	2	-	-	0	2	1	3	6
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	10	3	-	1	13	3	8	25
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Amcangyfrifir mai'r angen blynyddol net am yr holl dai fforddiadwy yw 167 uned, sy'n cynnwys 73 ar gyfer rhent cymdeithasol, 31 ar gyfer rhent canolradd, a 63 ar gyfer perchentyaeth cost isel. Mae'r galw mwyaf o fewn y categori rhent cymdeithasol am gartrefi ag 1 ystafell wely, sef 65 uned y flwyddyn.

The net annual need for all affordable housing is estimated to be 167 units, consisting of 73 for social rent, 31 for intermediate rent, and 63 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 65 units per year.

Higher Variant

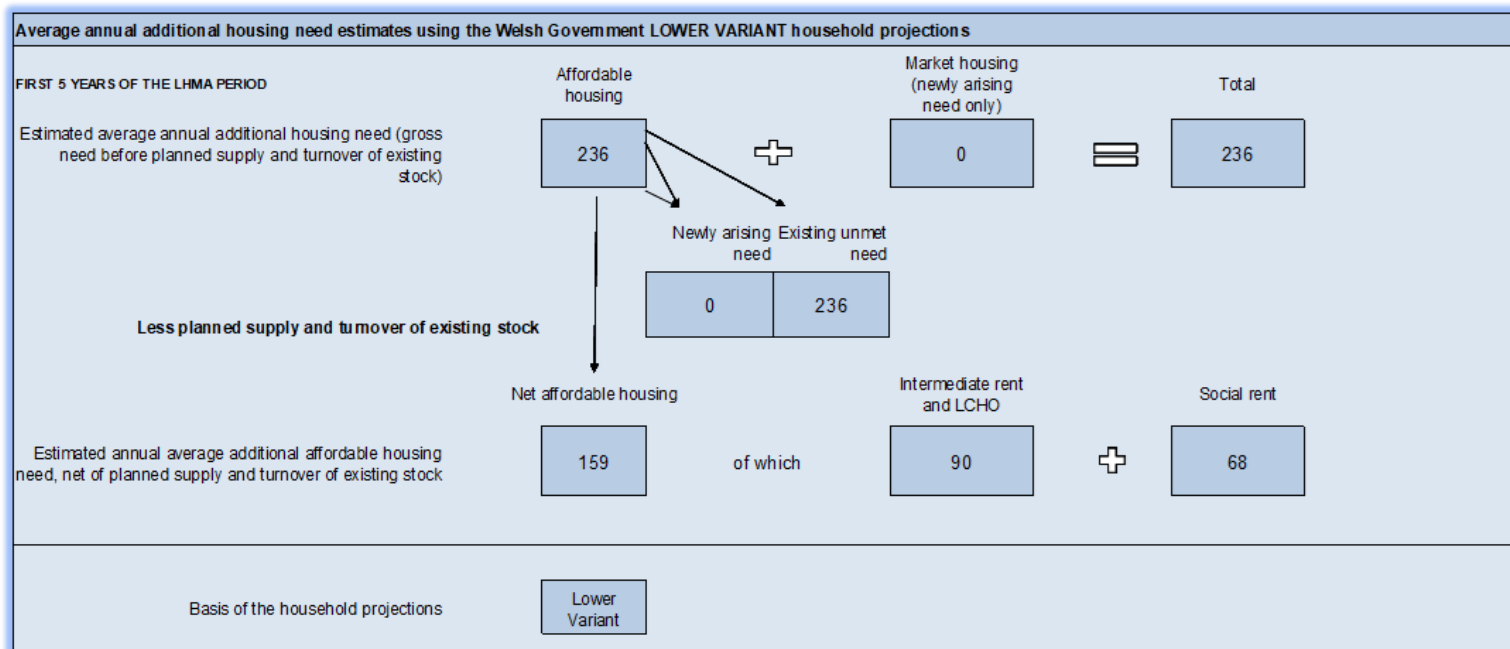


	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent	Intermediate rent	LCHO	Affordable Housing
					(a)+(b)+(c)+(d)=(e)			(h)=(e)+(f)+(g)
Additional housing need estimates by tenure	71	3	-	6	80	33	66	178
Holy Island North	18	-	-	3	20	9	22	52
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	21	-	-	1	22	9	13	44
West Central Anglesey	5	-	-	0	6	3	6	15
South West Anglesey	2	-	-	0	2	1	3	6
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	10	3	-	1	14	3	8	26
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Amcangyfrifir mai'r angen blynyddol net am yr holl dai fforddiadwy yw 178 uned, sy'n cynnwys 80 ar gyfer rhent cymdeithasol, 33 ar gyfer rhent canolradd, a 66 ar gyfer perchentyaeth cost isel. Mae'r galw mwyaf o fewn y categori rhent cymdeithasol am gartrefi ag 1 ystafell wely, sef 71 uned y flwyddyn.

The net annual need for all affordable housing is estimated at 178 units, consisting of 80 for social rent, 33 for intermediate rent, and 66 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 71 units per year.

Lower Variant



	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent (a)+(b)+(c)+(d)=(e)	Intermediate rent	LCHO	Affordable Housing (h)=(e)+(f)+(g)
Additional housing need estimates by tenure	61	3	-	5	68	30	61	159
Holy Island North	14	-	-	2	16	8	20	44
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	17	-	-	1	18	8	12	38
West Central Anglesey	5	-	-	0	5	3	6	14
South West Anglesey	1	-	-	0	2	1	3	5
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	9	3	-	1	13	3	8	24
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Amcangyfrifir mai'r angen blynyddol net am yr holl dai fforddiadwy yw 159 uned, sy'n cynnwys 68 ar gyfer rhent cymdeithasol, 30 ar gyfer rhent canolradd, a 61 ar gyfer perchentyaeth cost isel. Mae'r galw mwyaf o fewn y categori rhent cymdeithasol am gartrefi ag 1 ystafell wely, sef 61 uned y flwyddyn.

The net annual need for all affordable housing is estimated at 159 units, consisting of 68 for social rent, 30 for intermediate rent, and 61 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 61 units per year.



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Anglesey Local Housing Market Assessment

2023 - 2028





Contents

Executive Summary	2, 3, 4
1. Introduction	
1.1 National Policy Background	6,7
1.2 Local Policy Background	8, 9, 10, 11
1.3 Governance and Consultation	12, 13, 14
2. Overview of Assessment and Methodology	
2.1 Methodology, inputs and assumptions	15
2.2 Housing Market Areas	16,17,18
3. Overview of Housing Market and Socio-economic and Demographic Trends	
3.1 Housing Market Analysis	19
3.2 Socio Economic & Demographic Trends	28
4. Range of Additional Housing Needs Requirements	50
4.1 Principal Variant Projection	50, 51, 52, 53, 54
4.2 Higher Variant Projection	55, 56, 57, 58
4.3 Lower Variant	59, 60, 61, 62
5. LHMA Additional Housing Need Estimates	
5.1 Household projection	63
5.2 Future Growth	64
6. Quality Assurance Statement	65,66
Appendices	
Appendix A: Key Issues Tables	67, 68, 69, 70, 71
References	73, 74
Tables	75
Glossary of Terms & Abbreviations	76

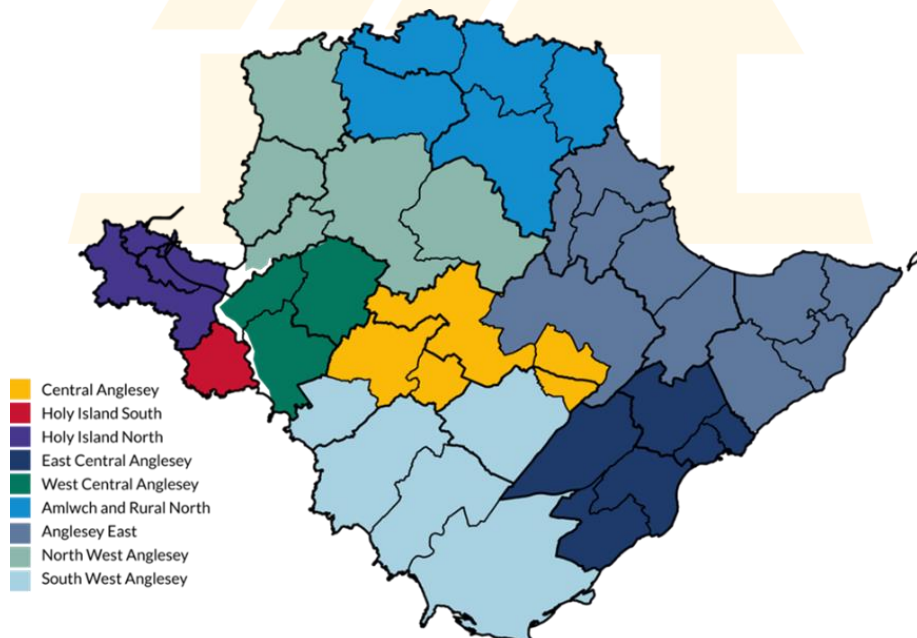


Executive Summary

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

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

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





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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



Housing

Everyone has a right to
call somewhere 'home'

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





Preface

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

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

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

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





1 Introduction

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

1.1 National Policy Background

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

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

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

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

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



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

1.2 Local Policy Background

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

¹¹ [Microsoft Word - 11 Chapter 6.4 Strategic and Detailed Polcies - Housing Newidiadau \(anglesey.gov.uk\)](#)



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

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

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

- **Anglesey Housing Strategy 2022 - 27¹²**

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

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

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

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

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

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

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

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

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



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

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

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

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

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

HSG is an early intervention grant programme to support activity, which prevents people from becoming homeless, stabilises their housing situation, or helps potentially homeless people to find and keep accommodation. The Strategy sets out the strategic direction for homelessness prevention and housing support on Anglesey.

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

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

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



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

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



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



1.3 Governance and Consultation

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

Table 1: Consultation

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



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



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

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

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



2. Overview of Assessment and Methodology

2.1 Methodology, inputs and assumptions

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

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

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

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

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

The following key points must also be emphasised:

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



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

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

2.2 Housing Market Areas

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

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

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



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

Table 2: HMA Areas & LSOA Codes

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

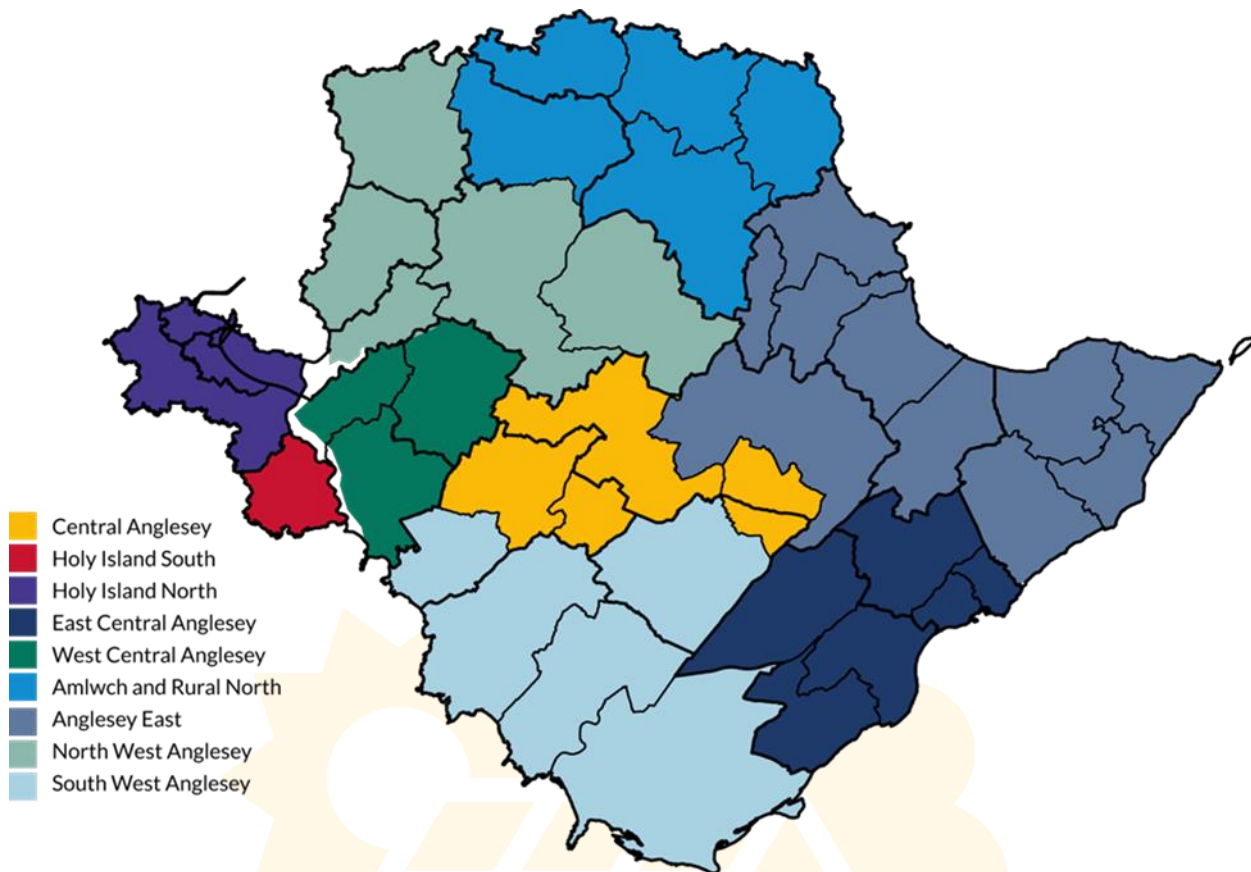


Figure 1: Map of Isle of Anglesey divided into 9 HMAs



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

3.1 Housing Market Analysis

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

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

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

Households

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

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

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



- **Occupancy Ratings**

Occupancy Ratings, Anglesey, North Wales and Wales 2021

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

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

Source-2021 Census, Office for National Statistics

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



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

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

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

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

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

- **Household composition**

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



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

Table 4: Household Composition 2021

Source-2021 Census, Office for National Statistics

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

• Households by Tenure

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

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



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

Table 5: Household Tenure 2021

Source-2021 Census, Office for National Statistics

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

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



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

• Overview of Owner Occupier Sector

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

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

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

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

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

Source: Land Registry Price Paid data



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

Median house prices by accommodation type (2022)

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

Table 7: Land Registry Median House Price Data 2022

Source: Land Registry Median Price Paid Data

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

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

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



- **Income to House Price Ratio**

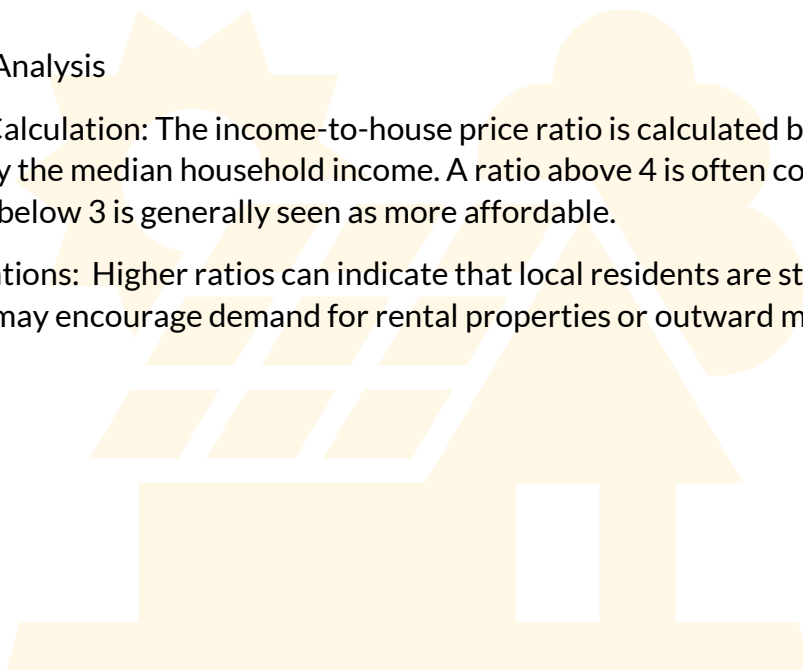
The income-to-house price ratio is an important metric for assessing housing affordability in a specific area, such as Anglesey. This ratio compares the median household income to median house prices in the region, providing an insight into whether homes are affordable for local residents.

Current Trends in Anglesey

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

Affordability Analysis

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





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

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



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

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

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

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

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

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

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

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

Source - Gwynedd Council Research Unit: 2023

¹⁷ [The 20 cheapest and most expensive places to live in Wales - North Wales Live \(dailypost.co.uk\)](https://www.dailypost.co.uk/news/wales/20-cheapest-and-most-expensive-places-to-live-in-wales-2023-01-10)



• Overview of the Private Rented Sector

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

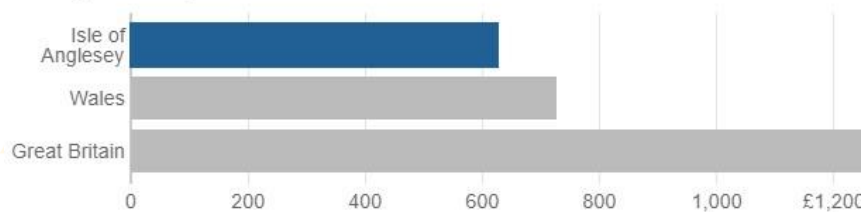
As of April 2024, there were 1,990 landlords registered with Rent Smart Wales in Ynys Môn (Anglesey), potentially managing 3,753 rental properties. However, it is unclear whether all these properties are currently being rented out or occupied, as some landlords may have decided to use their properties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

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

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

Average rent on the Isle of Anglesey compared with Wales

Average rental price, March 2024



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

Figure 2: Average rent on Isle of Anglesey

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

• Overview of the Social Rented Sector

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

Existing Anglesey Social Housing Stock Information:

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

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



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

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

Table 10: Current Social Housing Stock by Registered Social Landlord

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

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

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

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

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



Intermediate Rent

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

- **Overview of Second Homes**

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

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

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

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

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



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

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

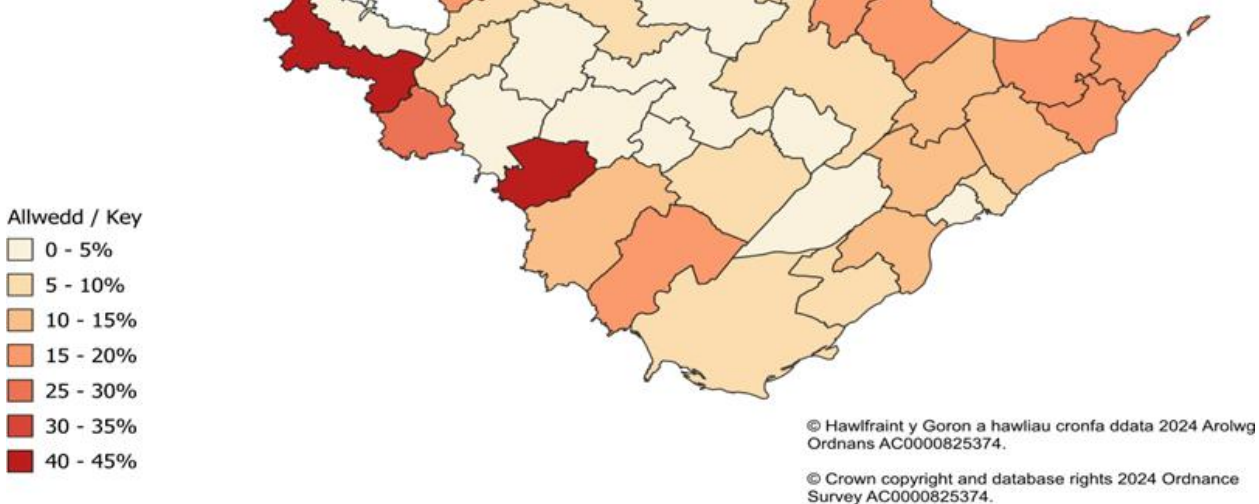


Figure 3: Map of Isle of Anglesey, with the percentage of second homes and holiday lets

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

- **Overview of Empty Homes**

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

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



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

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

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

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

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

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



3.3 Socio-Economic and Demographic Trends

- Age

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

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

Source-2021 Census, Office for National Statistics

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

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

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



- Ethnicity

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

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

Source-2021 Census, Office for National Statistics

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



- Welsh Language

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

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

Source-2021 Census, Office for National Statistics

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

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

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



- **Commuting patterns**

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

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

Source-2021 Census, Office for National Statistics

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



- Disability

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

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

Source-2021 Census, Office for National Statistics

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

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



3.3 Specific Range of Housing Needs Requirements

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

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

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

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

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

²² [Common Housing Allocation Policy \(gov.wales\)](https://gov.wales)



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



	<table border="1"> <tr> <td>Housing Adaptation Care Plan Referrals</td> <td>90</td> <td>141</td> </tr> <tr> <td>Medium Adaptations Completed (Up to 10k)</td> <td>34</td> <td>83</td> </tr> <tr> <td>Large Adaptations Completed (Over 10k)</td> <td>12</td> <td>8</td> </tr> <tr> <td>Number of Stair lifts fitted into council stock</td> <td>11</td> <td>9</td> </tr> <tr> <td>Major Adaptation Work to Council stock</td> <td>53</td> <td>55</td> </tr> <tr> <td>Minor Adaptation Works to Council Stock</td> <td>269</td> <td>233</td> </tr> <tr> <td>Total</td> <td>515</td> <td>620</td> </tr> </table>	Housing Adaptation Care Plan Referrals	90	141	Medium Adaptations Completed (Up to 10k)	34	83	Large Adaptations Completed (Over 10k)	12	8	Number of Stair lifts fitted into council stock	11	9	Major Adaptation Work to Council stock	53	55	Minor Adaptation Works to Council Stock	269	233	Total	515	620
Housing Adaptation Care Plan Referrals	90	141																				
Medium Adaptations Completed (Up to 10k)	34	83																				
Large Adaptations Completed (Over 10k)	12	8																				
Number of Stair lifts fitted into council stock	11	9																				
Major Adaptation Work to Council stock	53	55																				
Minor Adaptation Works to Council Stock	269	233																				
Total	515	620																				
External stakeholder consultation and engagement	<p>Consultation has been carried out with:</p> <ul style="list-style-type: none"> • Digartref • The Wallich • Housing Support • Housing Services • Betsi Cadwaladr University Health Board • Private Rented Sector • Estate Agents • Private Developers • Grwp Cynefin • North Wales Housing • Clwyd Alyn • Public Protection • Planning Policy • Children's Services • Adult Services • Hafan Cefni Extra Care Housing • Shelter Cymru • Pen Ucheldre Extra Care Housing • Medrwn Mon <p>Further Tenant Panel Consultation is scheduled to take place in due course.</p>																					
Key Issues identified	<ul style="list-style-type: none"> • The data provides a snapshot of the functional needs of applicants on a specific date. It is reliant on applicants providing accurate information and updating their applications if their circumstances change. • We are unable to predict occurrences such as life changing changes in circumstances that result in the immediate need for accessible and adapted housing provision. • There is a need for closer partnership working so that possible child-adult transition cases can be identified sooner, and crisis challenges are reduced due to unmet need. • Residential care solution is costly. • Adaptations can be costly. • Lack of group home properties. 																					



	<ul style="list-style-type: none"> • Stock limitations, especially larger properties and bungalows. • Limited number of existing adapted properties especially in rural areas. • Applicants choose the dwelling types available in their areas of choice. For example, someone might have 2 areas of choice and have a flat down as a choice in one area and a bungalow in the other as this is the only type of accommodation with the required number of bedrooms available within those areas. This is later identified following an OT assessment. • Lack of accessible/adapted temporary/emergency accommodation that can meet the needs of someone who becomes homeless. • It can be difficult finding housing that is suitable for changing needs and health deteriorations (homes for life). • Transition – there needs to be suitable models/accommodation identified in time to meet needs of individuals or families.
--	--

b) Multi-generational and/or larger families requiring larger properties	
Local policies/ strategies	<ul style="list-style-type: none"> • Anglesey Council Housing Register • Tai Teg (Affordable Housing Register) • Anglesey Council Housing Allocation Policy • Downsizing Incentive Scheme • Right Sizing
Property needs (key section)	<ul style="list-style-type: none"> • General needs accommodation with four or more bedrooms is in demand. • There is a proportion of homeless households in temporary accommodation that need larger properties and private sector properties can be costly. • Properties in the private rented sector have been identified as unsuitable and overcrowded, however lack of stock in the private and social sectors this has resulted in families not reporting the issue, therefore there is a hidden need. • There is a need for larger properties for those with cultural needs associated with multi-generational living.
Suitable for	<p>Larger or multi-generational families,</p> <p>Black, Asian, and Minority Ethnic (BAME) communities and homeless families with multiple members. For many families in these groups, a higher number of household members is common due to cultural, generational, or socioeconomic factors, making space and capacity key considerations in housing suitability.</p>



Housing

Everyone has a right to call somewhere 'home'

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



	<ul style="list-style-type: none"> • Tenants refusing to move into smaller properties due to the property having been their long-term homes or upheaval and cost implications. • Private Sector Housing Officers (Public Protection) have in the last 12 months come across 8 larger families that live in in unsuitable or crowded dwellings. Whilst the overcrowding elements could lead to the prohibition notices being served this cannot be considered as there are no family homes large enough to accommodate such families due to age restrictions on room sharing etc. This is detrimental to their health and well-being. • There will be many households that we will not be aware of who tolerate poor housing conditions due to fear of landlord reprisal and lack of other suitable housing options available. • homeless families with multiple members often face significant challenges in finding suitable accommodation that can meet their needs, making larger homes critical in alleviating housing insecurity for these groups. • It can be difficult to source larger properties as they represent a very small proportion of all homes on Anglesey. • Issues of viability in terms of the cost of development/renovation especially if the household has any specific requirements.
--	---

c) Non-permanent housing	
Local policies/ strategies	<ul style="list-style-type: none"> • Rapid Rehousing Transitional Plan • Housing Support Grant Programme Strategy 2022- 2026 • Anglesey's Housing Strategy 2022- 2027 • Renting Homes Wales Act • Social Services and Well-being? • Strategic Equality Plan • Anti Racism Plan • Community Cohesion Plan
Property needs (key section)	<p>There is a need for good quality temporary accommodation to reduce the need of costly and unsuitable hotels and B&B's. Move-on (self-contained) and permanent accommodation if feasible.</p> <p>There is a demand for single person and larger family accommodation.</p>



<p>Suitable for</p>	<p>All homeless households including refugees and asylum seekers who do not have 'refugee' status and are awaiting the outcome of their asylum claim.</p> <p>Permanent housing is the preferred choice but good quality emergency and temporary housing is considered where there is insufficient permanent housing to meet needs.</p>																							
<p>Evidence including data sources (key section)</p>	<p>There has been a large increase in homeless household numbers. This could be due to factors such as an increasing number of private landlords selling properties, private rental rates are considerably higher, on average, than LHA rates and Prisoner early release scheme allowing for less forward planning on cases.</p> <p>Emergency & temporary accommodation:</p> <ol style="list-style-type: none"> As of 31st January 2024, Anglesey County Council were accommodating 90 households in emergency and temporary accommodation. 71 of the 90 households in emergency and temporary accommodation were single person households (79%) - Homelessness – substantial need for more affordable housing especially smaller 1 bedroom accommodation. Implementing the Rapid Rehousing Transition Plan. The following provides the data for homeless applications received in the last four financial years: <table border="1" data-bbox="628 965 1031 1124"> <tr> <td>2020 – 2021</td> <td>700</td> </tr> <tr> <td>2021 – 2022</td> <td>672</td> </tr> <tr> <td>2022 – 2023</td> <td>876</td> </tr> <tr> <td>2023 – 2024</td> <td>795</td> </tr> </table> <p>There has been a 13.57% increase in the number of actual homeless applications received between 2020-21 and 2023-24 financial years.</p> The below data demonstrates the increased demand on emergency/temporary accommodation over the past four years: <table border="1" data-bbox="309 1339 1348 1697"> <thead> <tr> <th></th> <th>S.73 - Homless at Home</th> <th>S.73 + S.68 - Homeless & Accommodated</th> </tr> </thead> <tbody> <tr> <td>2020 - 2021</td> <td>149</td> <td>196</td> </tr> <tr> <td>2021 - 2022</td> <td>121</td> <td>128</td> </tr> <tr> <td>2022 - 2023</td> <td>136</td> <td>169</td> </tr> <tr> <td>2023 - 2024</td> <td>116</td> <td>182</td> </tr> </tbody> </table> <p>There has been a 4.13% decrease in S73 awards between 2021-22 and 2023-24 (financial years). 42.19% increase in S73 + S68 awards between 2021-22 and 2023-24 (financial years), demonstrating an increased demand on emergency/temporary accommodation.</p> 	2020 – 2021	700	2021 – 2022	672	2022 – 2023	876	2023 – 2024	795		S.73 - Homless at Home	S.73 + S.68 - Homeless & Accommodated	2020 - 2021	149	196	2021 - 2022	121	128	2022 - 2023	136	169	2023 - 2024	116	182
2020 – 2021	700																							
2021 – 2022	672																							
2022 – 2023	876																							
2023 – 2024	795																							
	S.73 - Homless at Home	S.73 + S.68 - Homeless & Accommodated																						
2020 - 2021	149	196																						
2021 - 2022	121	128																						
2022 - 2023	136	169																						
2023 - 2024	116	182																						



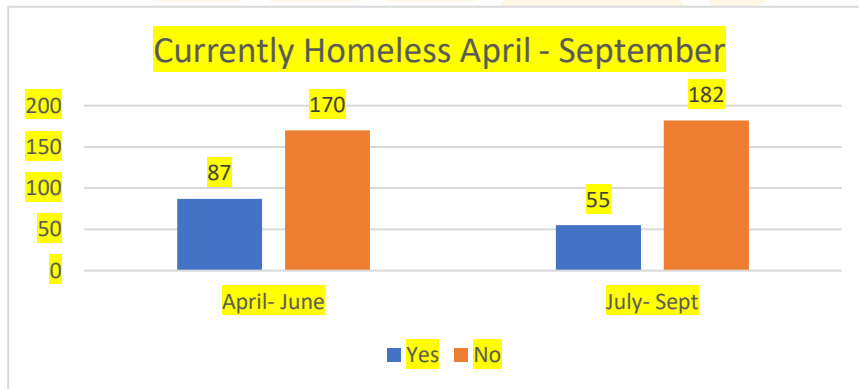
The increase can be attributed to multiple factors such as Covid, Renting Homes Wales and Rough Sleeping as one of the priority need categories etc.

5. The graphs below show the number of people who presented as homeless on the SPOA referral between April 2023 - March 2024. Of the 1,021 SPOA referrals received 285 people stated they were homeless and of the 285:

- 94 people stated that they had been referred before.
- 69 people stated that they needed urgent accommodation
- 26 of 285 residing in a B&B
- 13 of 285 were in prison
- 16 of 285 stated they were rough sleeping
- 25 of 285 stated that they were residing with friends
- Of the 285 - 133 stated they were still at risk of homeless within 56 days

- Of the 838 that stated they were not homeless at the time of the referral. 388 of those stated they were at risk of homelessness within 56 days.

- Of the 284- 93 stated "other" with the explanations being:-
 - Hospital admissions
 - Staying with Ex partners
 - Rough sleeping
 - Sofa surfing between family members
 - Sleeping in a car





	<p style="text-align: center;">Currently Homeless October - March</p> <table border="1"> <caption>Currently Homeless October - March Data</caption> <thead> <tr> <th>Response</th> <th>October-December</th> <th>January-March</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>70</td> <td>75</td> </tr> <tr> <td>No</td> <td>190</td> <td>155</td> </tr> </tbody> </table> <p>Asylum Seekers & Refugees While claims are being processed asylum seekers will be accommodated by the Home Office. If a positive outcome is received on their asylum claim, they will then receive 'refugee status' and would be able to access housing in the private rented sector. They will be given 28 days to vacate their Home Office accommodation, often resulting in a homelessness presentation.</p>	Response	October-December	January-March	Yes	70	75	No	190	155	
Response	October-December	January-March									
Yes	70	75									
No	190	155									
<p>External stakeholder consultation and engagement</p>	<ul style="list-style-type: none"> • Refugee Resettlement Programmes Co-ordinator • Digartref • The Wallich • Housing Support • Housing Services • Betsi Cadwaladr University Health Board • Private Rented Sector • Estate Agents • Grwp Cynefin • North Wales Housing • Clwyd Alyn • Public Protection • Planning Policy • Children's Services • Adult Services • Hafan Cefni Extra Care Housing • Shelter Cymru • Pen Ucheldre Extra Care Housing • Medrwn Mon 										
<p>Key Issues identified</p>	<ul style="list-style-type: none"> • There has been a dramatic increase in the need for temporary accommodation, compounded by a shortfall in supply of permanent accommodation. • Historic and current data was accessed to provide an overview of the current need for non-permanent accommodation and has allowed for an estimation to be made of the future need. Although this is an evidence- 										



	<p>based approach individuals' needs and circumstances can change which may impact on future need.</p> <ul style="list-style-type: none"> • Upcoming legislative changes may impact on the future requirements for this type of accommodation. • There is a lack of suitable one-bedroom properties across the island for move on. • There is a lack of HMO's and high rise properties on the island. • An increase in population due to potential Wylfa development and Freeport need to be considered as this will have an impact on property availability for local residents, workers and their families. • An increase in crisis management for cases released from prison under the Early Release Scheme. • Newly granted refugees will not have a reference and credit history, requirements of most landlords when applying for a tenancy • Newly granted refugees struggle to find their own accommodation in the private rented sector due to cost, lack of availability and lack of knowledge of the UK housing market. • As well as lack of appropriate time to find accommodation due to 28-day notice period, there will also be a period of at least 6 weeks where refugees will have no income due to waiting for UC to be set up. • The homes for Ukraine scheme went live in 2022, with a large number of single people and families being hosted by local families. These hosting relationships could breakdown at any point, leaving Ukrainian refugees homeless at very short notice. While the Resettlement team will work to find an alternative host or private rented sector accommodation in some cases this is not possible, resulting in a homeless presentation. This could be down to a number of reasons including, safeguarding concerns, lack of available hosts or affordable property, medical needs.
--	---

d) Housing, care and support needs	
Local policies/ strategies	<ul style="list-style-type: none"> • Isle of Anglesey Corporate Plan • Housing Strategy • Housing Allocations policy • Tai Teg allocations policy • Learning Disabilities policy • Housing Support Programme Strategy 2022-2026 • Housing Support Grant Needs Assessment



Property needs (key section)	<ul style="list-style-type: none"> • Extra care contemporary sheltered housing • Supported living for people with a learning disability and/or complex needs • Temporary supported housing • Cluster Housing • Extra Care for younger people not just 60+
Suitable for	<ul style="list-style-type: none"> • Young people leaving care • Individuals with a learning disability learning to live independently. • Older people who require extra care • People develop the skills necessary to live independently • People who have various care and support needs including young people, older people, individuals with substance misuse/alcohol issues, people fleeing domestic abuse, mental health and others who need support to live independently • Those who require intensive housing related support. • Those with complex medical, functional or behavioural need
Evidence including data sources (key section)	<p>Regular quarterly meeting with Learning Disabilities (complex disabilities team) to discuss housing supply. Priorities are provided to Strategic Planning and Housing each financial year.</p> <p><u>Extra Care</u> There are currently 2 extra care facilities on the island and they provide the following:</p> <p>Hafan Cefni – 62 Flats and 1 intermediate care facility for hospital to home transition. There are currently 52 people on the Hafan Cefni waiting list.</p> <p>Penucheldre – 54 Units</p> <p><i>An extra care scheme is currently being developed in Menai Bridge and will provide 45 social rent properties. This is due to complete in 2026.</i></p> <p><u>HSG</u> In terms of current provision, there are many HSG supported accommodation commissioned projects available on Anglesey. These include:</p> <p><u>Mental Health</u> Community Support Service – Supported Accommodation Services, 9 units of supported accommodation</p> <p><u>Substance Misuse</u> The Wallich – Supported Accommodation, 7 units of Supported Accommodation</p> <p><u>Offending</u> The Wallich – Supported Accommodation, 6 units of Supported Accommodation</p> <p><u>Learning Disability</u> Catrefi Cymru - Supported Accommodation, 14 units of long term shared and single supported living within 7 different properties</p> <p>Tyddyn Mon – Supported Accommodation 22 units of shared and single supported living within 7 different properties</p>



Mon Care – Supported Accommodation

5 Units of shared and single supported Living across 3 different properties

Young People

Digartref – Supported Accommodation – Llys Y Gwynt, 12 units of Supported Accommodation, 7 dispersed units.

Digartref – Support Accommodation Coedlys, 11 units of Supported Accommodation

Refuge

Refuge and Dispersed Housing, 4 units of refuge provision, 1 unit of dispersed housing

Vulnerable Families

Stori Cymru – Supported Accommodation, 4 units of Supported Accommodation

Temporary Supported Accommodation Projects include:

Digartref 25+ - Homeless, 4 units

The Wallich - Stepping Stones – Mental Health Step down Accommodation – no age restriction units – 3 accommodations based, 3 move on

Digartref - Younger Persons Step down Accommodation
Homelessness 16-25, 4 units

- The 2021 Census Data confirms that the population of residents over 65 has increased by 4.1% since 2011 which remains in line with the expectation that services for older people will continue to be on the rise. The difference between the census carried out in 2011 and 2021 shows that the average age on Anglesey has increased from 45 to 48.
- Highlighted in the [Draft Mental Health and Wellbeing Strategy 2024-2034](#) is the need for good quality, affordable and safe housing to support mental health. Linked to this is the SPOA data that during April 2022- March 2023, 535 of 1002 people stated they had a mental health need, and predictions also suggest that Mental Health problems will increase by 2040. Strengthening links with Mental Health services is also recognised by the Regional Housing Support Collaborative Group (RHSCG)
- January 2022 to September 2023 – significant increase for single person with no children / single person with children/ couples with children who were accessing the Housing Support Service. 161 households were booked into temporary accommodation.
- Local data implies that domestic abuse services are increasing. Between April 2019 – March 23, across 4200 referrals Domestic Abuse accounted for 7.45%
- SPOA referral data continues to highlight issues with both drug misuse and alcohol abuse. Data shows a minor reduction in both categories in comparison to 21-22.
- The total number of identified support needs for April 2023- March 2024 was **2079**. These are broken down in the table below:



	April-June	July-Sept	Oct-Dec	Jan-March	Total for four quarters	Percentage
Alcohol	18	17	23	19	77	3.7%
Chronic Illness	30	15	25	15	85	4.08%
Domestic Abuse	46	65	39	31	181	8.7%
Drugs	30	13	21	21	85	4.08%
Physical or Sensory Disability	26	18	23	28	95	4.56%
Offending	24	21	13	11	69	3.31%
Homelessness	132	89	62	51	334	16.06%
Learning Difficulties	15	17	12	14	58	2.78%
Mental Health	146	122	105	98	471	22.6%
Vulnerable Young Person	41	23	19	23	106	5.09%
Refugee/ Immigration	1	2	0	0	3	0.14%
Vulnerable Older Person	36	32	24	22	114	5.48%
Generic	164	124	66	47	401	19.2%
<p>**Please note these are multiple choice questions therefore more than one option can be chosen**</p>						
External stakeholder consultation and engagement	<ul style="list-style-type: none"> • Refugee Resettlement Programmes Co-ordinator • Digartref • The Wallich • Housing Support • Housing Services • Betsi Cadwaladr University Health Board • Private Rented Sector • Estate Agents • Grwp Cynefin • North Wales Housing • Clwyd Alyn • Public Protection • Planning Policy • Children's Services • Adult Services • Hafan Cefni Extra Care Housing • Shelter Cymru • Pen Ucheldre Extra Care Housing • Medrwn Mon • Consultation for the Housing Support Grant Strategy Review • Consultation for the HSG Needs Assessment midpoint review including interviews and questionnaires were undertaken with stakeholders/ partners internal and external and service users. 					



Key Issues identified	<p>Some of the key findings from the HSG light touch mid-point review of the Strategy and the needs assessment identified:</p> <ul style="list-style-type: none"> • Complexities of individuals are increasing. • Prison population in Wales is expected to increase between 2025 and 2027 which will contribute to an increase in caseloads for Housing Options and housing related services. • Affordability and supply remain an issue. • Applicants registered with Tai Teg has more than doubled from 311 to 685 in comparison to the data collected for the 2022 Needs Assessment, the majority requiring 2 and 3 bedroomed intermediate rent and affordable properties to purchase. • Property prices on average on Anglesey continue to increase - if prices on the Isle of Anglesey continue to rise by 5.0% a year, the average property price will be £295,548 in 2025. • An identified area is supported accommodation for households that are in employment. If households are in employment, the HSG supported accommodation become unaffordable for them. This does not provide an incentive for individuals to start working or enable them to retain their employment. • Finding suitable housing for Supported Living where enough space for 3-4 tenants and staff – parking is also a big issue. • Cluster housing needs to be explored, similarly to that of an Extra Care model for adults with LD / MH so satellite support can be provided.
------------------------------	--

e) Locational needs for people with physical or cultural needs	
Local policies/ strategies	<ul style="list-style-type: none"> • Anglesey Housing Register • Anglesey Council Housing Prospectus • Anglesey's Housing Strategy • Gypsy and Traveller Accommodation Assessment 2022 • Strategic Equality Plan
Property needs (key section)	<p>Anglesey Council values offering applicants a wide choice in rehousing, recognising their needs and preferences while supporting the creation of sustainable, thriving communities.</p> <p>Locations should meet the needs of households by providing access to religious, social, and spiritual practices, healthcare, relationships, community connections, and emotional support.</p> <p>A requirement to meet the wider physical housing needs, such as adapted and accessible properties in specific/required locations.</p>
Suitable for	<p>Refugees and Asylum Seekers:</p> <ul style="list-style-type: none"> • Refugees who are not suitably housed under a resettlement scheme will need to source suitable social or private rented sector accommodation. This accommodation may need to be nearby or allow access to good public transport links to enable travel to local and relevant places of worship, access



	<p>to culturally appropriate food items and access to local ESOL providers.</p> <ul style="list-style-type: none"> • Culturally, properties with access to facilities to prepare, store and cook their own meals would be more suitable. <p>Locations should meet the needs of households by providing access to religious, social, and spiritual practices, healthcare, relationships, community connections, and emotional support.</p> <p>Gypsies & Travellers:</p> <ul style="list-style-type: none"> • This need is addressed through the GTAA ²³ <p>All Other Households:</p> <ul style="list-style-type: none"> • Households that present with locational needs such as needing to be close to family, educational establishments and other amenities. Need can also arise from those having locational needs because of a disability.
<p>Evidence including data sources (key section)</p>	<p>With regards to refugees and asylum seekers, the needs of individuals and households can differ greatly, making it challenging to predict future requirements. The type and level of provision will depend on the specific locational needs of households granted indefinite leave to remain. While each person's needs are unique, access to good transport links is generally essential to reach education, employment, places of worship, and support services.</p>
<p>External stakeholder consultation and engagement</p>	<ul style="list-style-type: none"> • Refugee Resettlement Programmes Co-ordinator • Digartref • The Wallich • Housing Support • Housing Services Staff • Betsi Cadwaladr University Health Board • Private Rented Sector • Estate Agents • Grwp Cynefin, Clwyd Alyn, North Wales Housing • Public Protection • Planning Policy • Children's Services • Adult Services • Hafan Cefni • Shelter Cymru • Medrwn Mon
<p>Key Issues identified</p>	<ul style="list-style-type: none"> • The needs of families/individuals are specific and can vary significantly. • It is not possible to determine where those who are granted the right to remain will require accommodation. • Limited availability of specific data/information. • Poor mental and emotional wellbeing can be a barrier to successful resettlement.

²³ [Anglesey-and-Gwynedd-Gypsy-and-Travellers-Accommodation-Needs-Assessment.pdf \(gov.wales\)](#)



- | | |
|--|--|
| | <ul style="list-style-type: none">• There may be limited or no available stock in desired locations. |
|--|--|

4. Range of Additional Housing Needs Requirements

This section of the LHMA presents the finalised summary tables from the LHMA tool, showcasing the calculated housing need estimates for Anglesey. We have included three sets of estimates based on different Welsh Government household projections: principal, higher, and lower projections. The five summary tables included for each variant is based on the following:

- Tables 1, 2, 3: These tables provide a snapshot of the estimated average gross and net annual housing need for Anglesey as a whole.
- Tables 1a,1b,1c: Estimated annual additional affordable housing need by HMA and tenure, accounting for planned supply and turnover of existing stock, over the first five years of the LHMA period.
- Tables 2a, 2b,2c: Estimated annual additional total housing need by HMA and tenure, gross need before considering planned supply and turnover of existing stock, over the first five years of the LHMA period.
- Tables 3a,3b,3c: Estimated annual additional total housing need by HMA and tenure over the remaining 10 years of the LHMA period. No allowance has been made for planned supply and turnover of existing stock beyond year five due to decreasing accuracy.
- Tables 4a,4b,4c: Estimated annual and total additional affordable housing need by HMA and tenure over the 15-year LHMA period. These estimates combine data from the first and third tables.

4.1 Principal Variant Projection

This scenario includes the Welsh Government principal projection and incorporates all households on the housing register that were included in toolkit table 8 – existing unmet need.

Please note rounding has taken place in all tables



LHMA Principal Household Projection Table 1

Average annual additional housing need estimates using the Welsh Government PRINCIPAL household projections for first 5 years of the LHMA

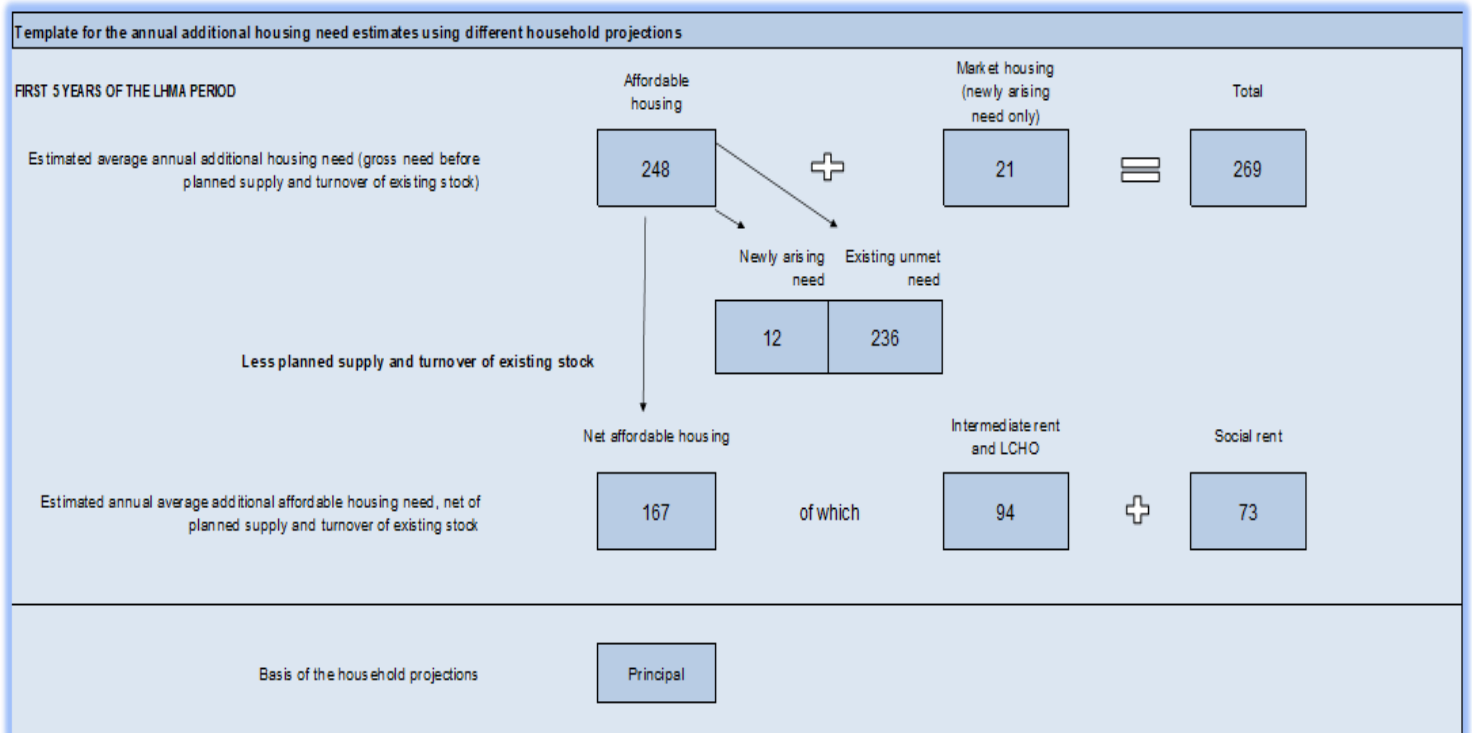


Table 1 above demonstrates that the estimated average annual additional household need (gross affordable housing need before planned supply and turnover of existing stock) is 248, with 236 being existing unmet need and 12 being newly arising need. The estimated average annual net affordable housing need is 167. This is made up of 94 intermediate rent and low-cost home ownership, and 73 social rent properties.



LHMA Principal Projection Table 1a

Estimated annual additional total housing need estimates by HMA and tenure (net need, net turnover of existing stock and planned supply)

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent (a)+(b)+(c)+(d)=(e)	Intermediate rent	LCHO	Affordable Housing (h)=(e)+(f)+(g)
Additional housing need estimates by tenure	65	3	-	5	73	31	63	167
Holy Island North	15	-	-	2	18	9	21	47
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	19	-	-	1	20	9	12	41
West Central Anglesey	5	-	-	0	5	3	6	14
South West Anglesey	2	-	-	0	2	1	3	6
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	10	3	-	1	13	3	8	25
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Table 1a outlines the estimated additional housing needs over the first 5 years of the LHMA period, which are higher than the overall annual average due to the substantial existing unmet demand that the model assumes will be addressed early on. The table provides a breakdown by property size and tenure, taking into account assumptions for turnover of current affordable housing stock and expected supply.

The net annual need for all affordable housing is estimated to be 167 units, consisting of 73 for social rent, 31 for intermediate rent, and 63 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 65 units per year.



LHMA Principal Projection Table 2a

Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing (c)=(a)+(b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing (f)=(d) + (e)	(g) Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	152	96	248	8	13	21	269
Holy Island North	44	30	74	4	5	8	82
North West Anglesey	4	3	8	0	0	0	8
Central Anglesey	35	21	56	2	4	6	62
West Central Anglesey	13	10	23	1	1	2	24
South West Anglesey	6	4	10	0	1	1	11
Amlwch & Rural North	10	7	17	0	0	1	18
East Central Anglesey	21	11	32	1	1	2	34
Holy Island South	1	1	2	0	0	0	2
Anglesey East	18	9	27	0	0	0	27

Table 2a above shows total annual housing need estimates by tenure for affordable and market housing over the first 5 years of the LHMA. These gross figures exclude turnover and planned supply, assuming all unmet need is addressed within this period. The subsequent table projects newly arising needs over the following 10 years, but in reality, it is unlikely all existing needs will be met within 5 years. Supply predictions are omitted beyond year 5 due to increased uncertainty.

LHMA Principal Projection Table 3a

Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing (c)=(a)+(b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing (f)=(d) + (e)	(g) Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	9	4	12	8	13	21	33
Holy Island North	3	2	5	4	5	8	14
North West Anglesey	0	0	0	0	0	0	1
Central Anglesey	3	1	4	2	4	6	10
West Central Anglesey	1	0	1	1	1	2	3



South West Anglesey	0	0	1	0	1	1	2
Amlwch & Rural North	0	0	0	0	0	1	1
East Central Anglesey	1	0	1	1	1	2	3
Holy Island South	0	0	0	0	0	0	0
Anglesey East	0	0	0	0	0	0	0

LHMA Principal Report Table 3a above gives a detailed breakdown of the additional housing need estimates over the remaining 10 years of the LHMA. These figures assume that any unmet need in the first five years of the LHMA will be met.

LHMA Principal Projection Table 4a

Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)
Additional housing need estimates by tenure	30	34	64	454	508	962
Holy Island North	8	11	19	124	166	290
North West Anglesey	1	1	2	14	14	28
Central Anglesey	9	8	16	129	114	243
West Central Anglesey	2	3	5	34	47	81
South West Anglesey	1	2	2	13	23	36
Amlwch & Rural North	2	2	5	33	35	68
East Central Anglesey	5	4	9	73	60	133
Holy Island South	0	0	0	1	4	5
Anglesey East	2	3	5	33	45	77

The table above presents estimates for additional affordable housing needs by tenure, including both annual figures and the total need projected over the 15-year LHMA period. These estimates are derived by combining the net additional needs from Table 1a and Table 3a.



4.2 Higher Variant Projection

This scenario includes the Welsh Government Higher projection and incorporates all households on the housing register that were included in toolkit table 8 – existing unmet need.

Please note rounding has taken place in all tables

LHMA Higher Household Projection Table 2

Average annual additional housing need estimates using the Welsh Government HIGHER household projections for first 5 years of the LHMA

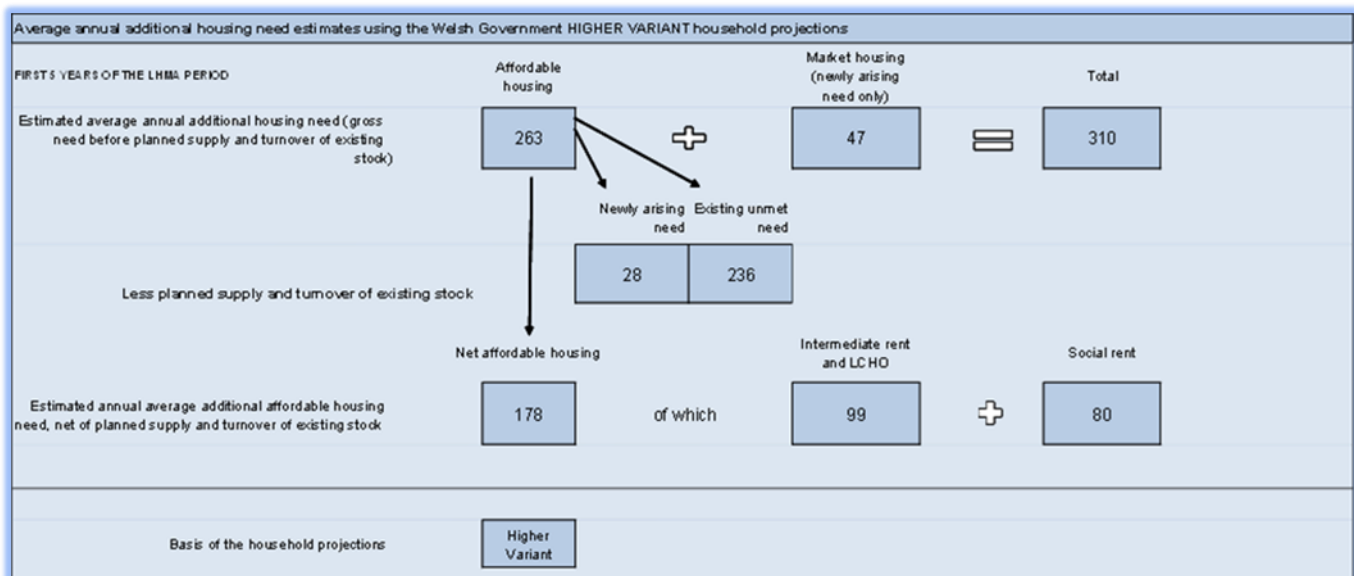


Table 2 above demonstrates that the estimated average annual additional household need (gross affordable housing need before planned supply and turnover of existing stock) is 263, with 236 being existing unmet need and 28 being newly arising need. The estimated average annual net affordable housing need is 178. This is made up of 99 intermediate rent and low-cost home ownership, and 80 social rent properties.



LHMA Higher Projection Table 1b

Estimated annual additional total housing need estimates by HMA and tenure (net need, net turnover of existing stock and planned supply)

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent (a)+(b)+(c)+(d)=(e)	Intermediate rent	LCHO	Affordable Housing (h)=(e)+(f)+(g)
Additional housing need estimates by tenure	71	3	-	6	80	33	66	178
Holy Island North	18	-	-	3	20	9	22	52
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	21	-	-	1	22	9	13	44
West Central Anglesey	5	-	-	0	6	3	6	15
South West Anglesey	2	-	-	0	2	1	3	6
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	10	3	-	1	14	3	8	26
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Table 1b outlines the estimated additional housing needs over the first 5 years of the LHMA period, which are higher than the overall annual average due to the substantial existing unmet demand that the model assumes will be addressed early on. The table provides a breakdown by property size and tenure, taking into account assumptions for turnover of current affordable housing stock and expected supply. The net annual need for all affordable housing is estimated at 178 units, consisting of 80 for social rent, 33 for intermediate rent, and 66 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 71 units per year.



LHMA Higher Projection Report Table 2b

Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Owner occupier	Private rented sector	Market Housing (f)=(d) + (e)	Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	163	100	263	17	30	47	310
Holy Island North	48	32	80	8	11	19	99
North West Anglesey	4	4	8	0	1	1	9
Central Anglesey	38	22	60	4	9	13	74
West Central Anglesey	14	10	24	2	2	4	28
South West Anglesey	7	4	11	1	2	3	14
Amlwch & Rural North	11	7	18	0	1	2	19
East Central Anglesey	21	12	33	1	3	4	37
Holy Island South	1	1	2	0	0	1	3
Anglesey East	18	9	27	0	0	0	28

Table 2b above shows total annual housing need estimates by tenure for affordable and market housing over the first 5 years of the LHMA. These gross figures exclude turnover and planned supply, assuming all unmet need is addressed within this period. The subsequent table projects newly arising needs over the following 10 years, but in reality, it is unlikely all existing needs will be met within 5 years. Supply predictions are omitted beyond year 5 due to increased uncertainty.

LHMA Higher Projection Report Table 3b

LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Owner occupier	Private rented sector	Market Housing (f)=(d) + (e)	Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	19	8	28	17	30	47	74
Holy Island North	8	4	12	8	11	19	30
North West Anglesey	0	0	0	0	1	1	1
Central Anglesey	7	2	9	4	9	13	22
West Central Anglesey	2	0	2	2	2	4	6
South West Anglesey	1	1	1	1	2	3	4
Amlwch & Rural North	0	0	1	0	1	2	2
East Central Anglesey	2	1	2	1	3	4	6
Holy Island South	0	0	0	0	0	1	1
Anglesey East	0	0	0	0	0	0	1



LHMA Higher Projection Report Table 4b

Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

HMA	(a)		(b)		(c)	
	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)
Additional housing need estimates by tenure	39	38	78	592	577	1,169
Holy Island North	12	13	25	177	200	377
North West Anglesey	1	1	2	16	15	31
Central Anglesey	12	9	21	176	132	308
West Central Anglesey	3	3	6	45	51	97
South West Anglesey	1	2	3	19	28	47
Amlwch & Rural North	2	2	5	37	37	73
East Central Anglesey	6	4	10	86	64	150
Holy Island South	0	0	0	1	5	6
Anglesey East	2	3	5	34	45	79

The table above presents estimates for additional affordable housing needs by tenure, including both annual figures and the total need projected over the 15-year LHMA period. These estimates are derived by combining the net additional needs from Table 1b and Table 3b.



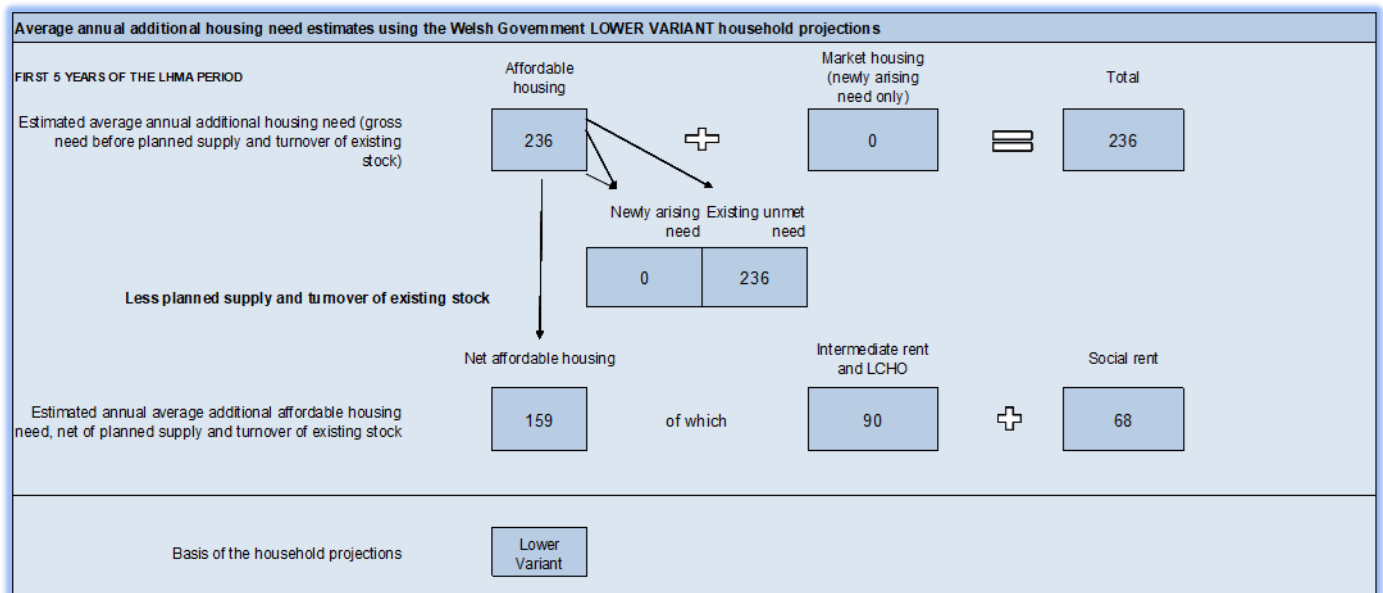
4.3 Lower Variant

This scenario includes the Welsh Government lower variant projection and incorporates all households on the housing register that were included in toolkit table 8 – existing unmet need.

Please note rounding has taken place in all tables

LHMA Lower Household Projection Table 2

Average annual additional housing need estimates using the Welsh Government LOWER household projections for first 5 years of the LHMA



LHMA Lower Projection Report Table 3 above demonstrates that the estimated average annual additional household need (gross affordable housing need before planned supply and turnover of existing stock) is 236 with 236 being existing unmet need and 0 being newly arising need. The estimated average annual net affordable housing need is 159. This is made up of 90 intermediate rent and low-cost home ownership, and 68 social rent properties.



LHMA Lower Projection Table 1c

Estimated annual additional total housing need estimates by HMA and tenure (net need, net turnover of existing stock and planned supply)

HMA	(a) one bedroom	(b) two bedrooms	(c) three bedrooms	(d) four+ bedrooms	(e) Social rent (a)+(b)+(c)+ (d)=(e)	(f) Intermediate rent	(g) LCHO	(h) Affordabl e Housing (h)=(e)+(f)+ (g)
Additional housing need estimates by tenure	61	3	-	5	68	30	61	159
Holy Island North	14	-	-	2	16	8	20	44
North West Anglesey	3	-	-	-	3	0	2	5
Central Anglesey	17	-	-	1	18	8	12	38
West Central Anglesey	5	-	-	0	5	3	6	14
South West Anglesey	1	-	-	0	2	1	3	5
Amlwch & Rural North	6	-	-	0	6	3	4	13
East Central Anglesey	9	3	-	1	13	3	8	24
Holy Island South	-	-	-	-	-	0	1	1
Anglesey East	6	-	-	0	6	3	6	15

Table 1b outlines the estimated additional housing needs over the first 5 years of the LHMA period, which are higher than the overall annual average due to the substantial existing unmet demand that the model assumes will be addressed early on. The table provides a breakdown by property size and tenure, taking into account assumptions for turnover of current affordable housing stock and expected supply. The net annual need for all affordable housing is estimated at 159 units, consisting of 68 for social rent, 30 for intermediate rent, and 61 for low-cost home ownership. The highest demand within the social rent category is for 1-bedroom homes, at 61 units per year.

LHMA Lower Projection Table 2c

Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)



	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Owner occupier	Private rented sector	Market Housing (f)=(d) + (e)	Additional housing need (g)= (c) + (f)
Additional housing need estimates by tenure	144	92	236	-	-	-	236
Holy Island North	41	28	69	-	-	-	69
North West Anglesey	4	3	8	-	-	-	8
Central Anglesey	32	20	52	-	-	-	52
West Central Anglesey	12	10	22	-	-	-	22
South West Anglesey	6	4	9	-	-	-	9
Amlwch & Rural North	10	7	17	-	-	-	17
East Central Anglesey	20	11	31	-	-	-	31
Holy Island South	1	1	2	-	-	-	2
Anglesey East	18	9	27	-	-	-	27

Table 2c above shows total annual housing need estimates by tenure for affordable and market housing over the first 5 years of the LHMA. These gross figures exclude turnover and planned supply, assuming all unmet need is addressed within this period. The subsequent table projects newly arising needs over the following 10 years, but in reality, it is unlikely all existing needs will be met within 5 years. Supply predictions are omitted beyond year 5 due to increased uncertainty.

LHMA Lower Projection Table 3c

LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Owner occupier	Private rented sector	Market Housing	Additional housing need (g)= (c) + (f)



						(f)=(d) + (e)	
Additional housing need estimates by tenure	-	-	-	-	-	-	-
Holy Island North	-	-	-	-	-	-	-
North West Anglesey	-	-	-	-	-	-	-
Central Anglesey	-	-	-	-	-	-	-
West Central Anglesey	-	-	-	-	-	-	-
South West Anglesey	-	-	-	-	-	-	-
Amlwch & Rural North	-	-	-	-	-	-	-
East Central Anglesey	-	-	-	-	-	-	-
Holy Island South	-	-	-	-	-	-	-
Anglesey East	-	-	-	-	-	-	-

LHMA Lower Projection Table 4c

Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)	Social rent	Intermediate rent and LCHO	Affordable Housing (c)=(a)+(b)
Additional housing need estimates by tenure	23	30	53	341	452	793
Holy Island North	5	9	15	80	139	219
North West Anglesey	1	1	2	13	13	26
Central Anglesey	6	7	13	90	100	190
West Central Anglesey	2	3	5	25	44	69
South West Anglesey	1	1	2	8	19	27
Amlwch & Rural North	2	2	4	31	33	64
East Central Anglesey	4	4	8	63	56	119
Holy Island South	-	0	0	-	4	4
Anglesey East	2	3	5	32	44	76

The table above presents estimates for additional affordable housing needs by tenure, including both annual figures and the total need projected over the 15-year LHMA period. These estimates are derived by combining the net additional needs from Table 1c and Table 3c.

5. LHMA Additional Housing Need Estimates

This LHMA has conducted a comprehensive analysis of housing needs using a range of Welsh Government variant household projections. Each variant has been evaluated through the LHMA tool and supplemented by extensive socio-economic, demographic, and property market data. This analytical process aims to provide detailed insights into local housing market dynamics, translating



housing needs into specific sizes, types, and tenures of housing. The findings support the development of long-term strategies, inform local planning strategies, and guide decisions on housing mixes for new sites. Operationally, the LHMA serves as a critical tool to justify the provision of affordable housing in planning applications, inform the allocation of SHG, and highlight strategic housing priorities at the local level.

The methodology used for the 2024 LHMA differs from the 2019 version due to changes in how data was collected, analysed, and reported. Key differences include:

1. **Housing Market Areas (HMAs):** Updated boundaries and definitions of HMAs affect the comparability between the two reports.
2. **Data and Timeframes:** Each LHMA used different datasets and time periods, making direct comparisons challenging.
3. **Analytical Approach:** Changes in calculation methods, criteria, and analytical models may produce different outcomes, even for similar conditions.

Due to the differences in methodology, it is not possible to make comparisons between the 2019 and 2024 LHMA.

5.1 Household projection

Household projections are a crucial input for the LHMA tool, as they help determine the newly arising housing need over the LHMA period. The current Anglesey JLDP is set to expire in 2026 and work in relation to preparing a new Local Development Plan (LDP) for Anglesey is currently at development stage, meaning robust projections at this stage were limited. As a result of this a LDP Scenario has not been produced for this LHMA, as it is currently too early to deviate beyond the Welsh Government growth projections at this stage. The LHMA refresh will contemplate a range of different growth scenarios, considering projected economic and population growth.

As such, the preferred projection to inform this LHMA is the principal variant. During consultation there was significant favour towards the higher variant, however after taking into account the population decrease, where the population of Anglesey fell by 1.3%, from just under 69,800 in 2011 to around 68,900 in 2021 the principal variant is the more feasible selection. This variant factors in steady household growth for the island and as the difference between each of the variants is not significantly greater selecting this variant seems the most appropriate. Alternative population and economic growth estimates will be revisited during the LHMA refresh.

The demand for one-bedroom social rent housing is exceptionally high across all 3 variants. This could be influenced by multiple factors such as increased homelessness following the COVID pandemic, the prioritization of 'street homeless' cases, and a 'no one left out' approach. Additional pressures include the cost-of-living crisis and disproportionate LHA rates, with lack of confirmed inflation rises. While developers are encouraged to include a mix of housing sizes to reflect the evidenced need, there is a limited drive to build one-bedroom properties. One potential solution is to consider a flexible approach, such as combining one- and two-bedroom units, which could meet both space aspirations and housing needs.



Ensuring an appropriate mix of housing options remains a priority, requiring a balanced provision of houses, flats and bungalows. The LHMA will be used to guide planning decisions to ensure that the housing supply meets both immediate and long-term demand, to meet the Council's aim of fostering sustainable and resilient communities, by maintaining a diverse range of housing types and tenures in future developments. This will ensure that housing supply is responsive to the specific requirements identified in the assessment, making it a key reference for both developers and planning.

The figures produced should not be viewed as a target for delivering affordable homes, as new builds are just one way to address housing needs on the Island. Other approaches, such as reusing empty properties, purchasing existing homes, and partnering with private landlords, can also play a key role in boosting affordable housing supply.

5.2 Future Growth

Holyhead is considered by Welsh Government to be a Regional Growth Area in Future Wales: The National Plan 2040²⁴ and will be a focus for managed growth, complimenting the National Growth Areas of Wrexham and Deeside. The Anglesey Freeport plan aligns closely with the objectives outlined in the plan which seeks to promote sustainable economic growth and strengthen regional communities across Wales. The freeport's²⁵ emphasis on renewable energy, advanced manufacturing, and job creation directly supports the Welsh Government's vision of boosting economic activity and tackling demographic challenges in strategic areas like Anglesey.²⁶

An essential element of the *National Plan 2040* is the synergy between the freeport and the potential redevelopment of the Wylfa Newydd nuclear site. The Welsh Government supports in principle the proposed development and the plan designates Wylfa as a priority area for low-carbon energy generation, with potential for new nuclear projects alongside other renewable sources. The Anglesey Freeport's focus on marine energy and green technologies will complement Wylfa's strategic role, establishing a comprehensive energy hub.

By potentially creating between 3,500 and 13,000 jobs by 2030, the Anglesey Freeport could significantly boost local employment opportunities and stimulate population growth, helping to reverse out-migration trends and support the sustainable development of the region. This anticipated growth will likely increase demand for housing, making it crucial to align housing strategies with expected demographic changes. *Future Wales* emphasises the need for coordinated housing and infrastructure development to support expanding communities, positioning the freeport as a cornerstone of the broader strategy to transform the region's economic landscape.

This prospective economic and population growth has significant implications for local housing, which will be addressed in the LHMA refresh. With the possible influx of workers and families expected due to the Freeport and Wylfa Newydd projects, the LHMA will be central in planning for new residential

²⁴ gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf

²⁵ [Wales' new freeports unveiled | GOV.WALES](#)

²⁶ [Anglesey Freeport on Ynys Mon approved by both Welsh and UK Governments - Herald.Wales](#)



developments and ensuring there is sufficient, high-quality, and affordable housing for both existing residents and newcomers.

To manage this growth effectively, Anglesey's new LDP will play a crucial role and will focus on delivering a balanced mix of housing types—such as affordable homes and high-density developments near employment hubs like Holyhead and the freeport zones. This will ensure that new housing supports local communities while aligning with the goals set out in the *National Plan 2040*.

6 Quality Assurance Statement

This LHMA was developed in collaboration with Housing and Planning Services following engagement with key stakeholders, adhering strictly to the latest (2022) Welsh Government Guidance. All data sources, geographical boundaries, and assumptions were clearly defined and justified. All consultation carried out is noted in table 1, section 1.3 of the report.

Data was collated and shared with Data Cymru who were commissioned to assist with the data inputting and generating process. Throughout the course Data Cymru conducted their own quality assurance process to check the toolkit and data for accuracy. Meetings were held with the Welsh Government once the data from the tool was run to confirm that the summary tables produced within the toolkit were accurate.

Key steps included:

- Defining Housing Market Areas (HMAs) using statistical geographies as per Welsh Government Guidance and input from a Viability Stakeholder Group.
- Analysing 2021 Census data at Lower Super Output Area level to ensure consistency with HMAs.
- Using Welsh Government household projections to assess housing need.
- Explaining any deviations from default assumptions in the LHMA Tool.
- Using median average prices to mitigate the impact of outliers.
- Scrutinising Common Housing Register data to prevent counting discrepancies.
- Ensuring robustness through sufficient sample sizes and cross-referencing with secondary data.
- Verifying arithmetic accuracy of outputs.
- Consistently rounding figures to the nearest whole number, with appropriate caveats where rounding affects table totals.
- Labelling all figures and tables comprehensively and consistently.

These measures were taken to produce a reliable LHMA that supports informed decision-making in housing planning and development.



Housing

Everyone has a right to call somewhere 'home'





Appendix A – Key Issues Tables

Key Issues Table 1 – Key data inputs

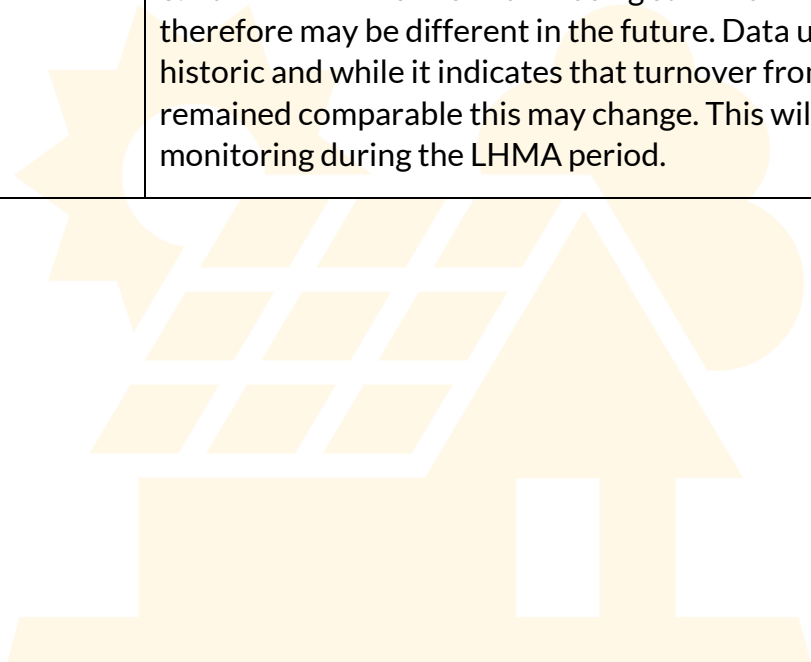
Key data inputs	Key issues identified with the data inputs
1. Housing Market Areas (HMAs)	1. Anglesey Council's housing register areas are parish councils. One of the key issues identified during HMA selection consultation was that many wished for larger areas such as Holyhead to be split due to the large variations in house prices across the area. As a result of the internal data only being available by parish council this split was not possible.
2. Household data	1. Welsh Government Data Used. No issues identified with Welsh Government Data. 2. Household Projections – Guidance stated that the Local authority social allocation policy should be used to determine different household units within the household projections by number of bedrooms. We were unable to match table 3 in the LHMA tool to the allocation policy, therefore percentages used were estimates.
3. Rent data	1. Data provided by Rent Officers Wales. No issues identified.
4. Income data	1. CACI Paycheck data used. No issues identified.
5. House price paid data	1. Land Registry Data used. No issues identified.
6. Existing unmet need	1. A live social housing register list was provided in January 2024. Applicants are entitled to select multiple areas of choice on the social housing register and some also choose Anglesey as a whole, as they have no preference of areas. By allocating people to a preferred area of choice the data in this LHMA may not be accurate. <ul style="list-style-type: none"> • Applicants change their areas of choice regularly and will call customer service often to change their area choices based on factors such as new developments, vacant properties, suitability of properties and changes in circumstances. • To help reduce the demand on the housing register, homeless applicants are opened up to the whole of Anglesey after 6 months of being on the waiting list. Assigning them to a specific HMA has proven difficult, and the process goes against the



Key data inputs	Key issues identified with the data inputs
	<p>purpose of opening their housing need areas to the whole of Anglesey to help reduce the number of homeless applicants.</p> <ul style="list-style-type: none"> • Applicants may have selected areas where there is no available accommodation. • Applicants may have selected areas where there is no accommodation suitable to meet their needs. <p>2. Households in temporary accommodation were cross referenced for live applications to ensure that no duplication occurred. While all are advised to submit a housing application, this does not always occur. For the purposes of the LHMA all have been included in Toolkit table 8 as it has been assumed that all will be in need of permanent housing.</p> <p>3. Tai Teg provided a live-applicants by area list on 31/01/2024. This list was then cross referenced with the social housing register and duplications were removed to avoid double counting for the purposes of the LHMA. Any applicants that had a live social housing application on the system were removed from the Tai Teg list provided to avoid double counting. This data has therefore been based on assumptions.</p> <p>4. Tai Teg applicants are able to select preferences for intermediate rent, purchase and purchase/rent which is the option for low-cost home ownership. As there was no option within the toolkit for those who had selected purchase/rent we have opted to split the data by 50/50. Therefore 50% have been allocated to rent and the remaining 50% have been allocated to purchase.</p> <p>5. There is a risk of double counting at a regional level without Local Authorities being aware. For instance, a household with a local connection to Anglesey and in housing need would qualify for the social housing register there. However, if the same household also has a local connection to Gwynedd, they could be listed on Gwynedd's social housing register as well, potentially leading to duplication in need assessments.</p> <p>6. Accurate data on concealed households cannot be obtained from the social housing and intermediate housing registers. While some households listed may be concealed, they might prefer to continue living as a single household. This will be taken into account in future LHMA's, and alternative methods for data collection will be explored.</p>
7. Existing stock and planned supply	1. Extra care housing and Extra Care developments in the main PDP programme. Existing extra care accommodation, along with the



Key data inputs	Key issues identified with the data inputs
	<p>planned PDP main programme scheme have not been counted in existing stock and planned supply as applicants do not go through the social housing register or Tai Teg to apply for these properties.</p> <p>Similarly, the young person's homelessness supported accommodation scheme was not counted in existing or planned supply for the same reasons. There are no areas within the tool account for such existing stock and planned supply.</p> <p>2. Section 106 properties that had received full planning permission and had commenced development. There is no way of confirming that these schemes will complete within this LHMA cycle.</p> <p>3. Turnover levels of social housing stock cannot be guaranteed, therefore may be different in the future. Data utilised in the tool is historic and while it indicates that turnover from the past 3 years has remained comparable this may change. This will need further monitoring during the LHMA period.</p>





Key Issues Table 2 – Input assumptions

Key input assumptions	Key issues identified with the input assumptions
1. Affordability criteria	1. Affordability criteria for market housing sets the minimum income for a household to be considered for market housing tenure. The default affordability assumption for market housing is where a median rent equates to no more than 30% of household income. This has been used for the LHMA.
2. First time buyer (FTB) assumptions	1. For each HMA, an appropriate percentile value has been selected at which FTBs would enter the market. Welsh Government's technical working group suggested a value between the 25th percentile and 40th percentile was considered appropriate. For the purpose of this LHMA the 40th percentile was considered the most appropriate.
3. Percentage of households eligible for owner occupier tenure that decide to go on and buy	1. It is acknowledged that not all households designated for owner-occupied tenure intend to purchase a home. The Welsh Government's technical working group identified a reasonable estimate within the range of 40% to 60%. Consequently, this Local Housing Market Assessment (LHMA) has opted for a conservative assumption of 50%, suggesting that only half of these households are anticipated to pursue homeownership.
4. Five-year financial forecast for key variables – income, rent and house prices	1. Welsh Government default assumption settings have been utilised.
5. Calculation of intermediate housing (IR and LCHO)	1. Welsh Government default assumption settings have been utilised.



Key Issues Table 3: Calculations and outputs

Calculations / outputs	Key issues identified with the calculations / outputs
1. Market housing need covering owner occupier and private rented sector	1. Default settings utilised.
2. Affordable housing need covering social rent and immediate housing	<p>1. The statement highlights that while meeting the backlog and immediate social housing needs in the first five years might suffice, relying on existing turnover may not be sustainable. Housing register figures have risen significantly in recent years, and it's uncertain if this trend will continue, making it difficult to guarantee that future needs won't arise.</p> <p>2. It's unclear if households in need of affordable housing require new builds, as their needs could potentially be met through other housing options instead.</p> <p>3. It is unclear how this aligns with the dwelling requirements based on population and household projections.</p>
3. Scenario testing tables	1. No issues identified.
4. Five year outputs / 10 year outputs	1. These outputs will need to be re-evaluated in line with the Replacement Local Development Plan once complete.



References

[Housing Act 1985 \(legislation.gov.uk\)](#)

[Local Government Act 2003 \(legislation.gov.uk\)](#)

[independent-review-of-affordable-housing-supply-report_0.pdf \(gov.wales\)](#)

[Planning Policy Wales - Edition 12 \(gov.wales\)](#)

[Council Plan 2023 to 2028 \(gov.wales\)](#)

[gov.wales/sites/default/files/publications/2020-11/working-draft-national-development-framework-document-september-2020.pdf](#)

[Housing \(Wales\) Act 2014 \(legislation.gov.uk\)](#)

[Equality Act 2010 \(legislation.gov.uk\)](#)

[Renting Homes \(Wales\) Act 2016 \(legislation.gov.uk\)](#)

[Well-being of Future Generations \(Wales\) Act 2015 – The Future Generations Commissioner for Wales](#)

[Anglesey-and-Gwynedd-Joint-Local-Development-Plan-Written-Statement.pdf \(llyw.cymru\)](#)

[Microsoft Word - 11 Chapter 6.4 Strategic and Detailed Polcies - Housing Newidiadau \(anglesey.gov.uk\)](#)

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

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

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

[Gwynedd & Anglesey Well-Being | Well-Being Assessment \(llesiantgwyneddamon.org\)](#)

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

[Welcome to Rent Smart Wales - Rent Smart Wales \(gov.wales\)](#)

[Housing prices on the Isle of Anglesey \(ons.gov.uk\)](#)

[WG42058 \(gov.wales\)](#)

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



Housing

Everyone has a right to
call somewhere 'home'

[Anglesey-and-Gwynedd-Gypsy-and-Travellers-Accommodation-Needs-Assessment.pdf \(gov.wales\)](#)

gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf

[Wales' new freeports unveiled | GOV.WALES](#)

[Anglesey Freeport on Ynys Mon approved by both Welsh and UK Governments - Herald.Wales](#)

[CACI Paycheck \(2022\)](#)





Tables:

Table 1: Consultation

Table 2: HMA Areas & LSOA Codes

Table 3: Occupancy Ratings, Anglesey, North Wales and Wales 2021 - Source-2021 Census, Office for National Statistics

Table 4: Household Composition 2021 - Source-2021 Census, Office for National Statistics

Table 5: Household Tenure 2021 - Source-2021 Census, Office for National Statistics

Table 6: Number of registered sales by accommodation type (2022) - Source: Land Registry Price Paid data

Table 7: Land Registry Price Paid Data 2022

Table 8: CACI paycheck data (2022), Land Registry Data (2020 - 2022), House Price Index (2020 - 2022)

Table 9: Anglesey - Percentage and Number of Households Priced out of Market. Gwynedd Council Research Unit: 2023

Table 10: Current Social Housing Stock by Registered Social Landlord

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

Table 12: Percentage of usual residents by age group and area, 2021 Source-2021 Census, Office for National Statistics

Table 13: Ethnicity Groups in Anglesey, North Wales and Wales 2021 Source-2021 Census, Office for National Statistics

Table 14: Welsh Language Speakers, Anglesey, North Wales and Wales 2021 Source-2021 Census, Office for National Statistics

Table 15: Commuting Patterns Anglesey, North Wales and Wales 2021 Source-2021 Census, Office for National Statistics

Table 16: Disability statistics for Anglesey, North Wales and Wales 2021 Source-2021 Census, Office for National Statistics



Glossary of Abbreviations & Terms

- LHMA – Local Housing Market Assessment
 - LSOA – Lower Super Output Area
 - MSOA – Middle Super Output Areas
 - LDP – Local Development Plan
 - SHG – Social Housing Grant
 - HMA – Housing Market Areas
 - LHA – Local Housing Allowance
 - HSG – Housing Support Grant
 - RHSCG – Regional Housing Support Collaborative Group
 - SPOA – Single Point of Access
 - TTWA – Travel to Work Areas
 - GTAA – Gypsy Traveller Accommodation Assessment
 - DDA – Disability Discrimination Act
 - BAME – Black, Asian and Minority Ethnic
 - UC – Universal Credit
 - LD – Learning Disability
 - MH – Mental Health
 - ESOL – English for Speakers of Other Languages
 - PDP – Planned Development Programme
-
- CACI Paycheck Information – Consistent and reliable gross household income estimates for all UK postcodes
 - S73 – Section 73 - Duty to help to secure accommodation for homeless applicants.
 - S68 – Section 68 - Duty to secure interim accommodation for homeless applicants in priority need
 - S106 – Section 106 Agreement - A legally binding agreement or “planning obligation” between a local planning authority and a property owner.



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

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

Version	Date	Summary of changes
V.1	July 2024	First draft

Step 1: Background	
1 - What are you assessing?	The Local Housing Market Assessment 2023-2028
2 - Is this a new or existing proposal?	The 2023-28 Local Housing Market Assessment succeeds the previous Local Housing Market Assessment.
3 - What are the aims and purpose of this proposal?	This Local Housing Market Assessment (LHMA) provides a broad analysis of the Isle of Anglesey Housing Market, considering the long-term requirements for housing on Anglesey.

Step 1: Background		
4 - Who is responsible for the proposal you are assessing?	Housing Services – Strategy, Policy and Commissioning Unit	
5 - Who is the lead officer for this assessment?	Housing Strategy Officer	
6 - Who else is involved in undertaking this assessment?	<ul style="list-style-type: none"> • Housing Strategy, Policy and Commissioning Unit • Planning Policy Unit 	
7 - Is the proposal related to other areas of work? For example, are there other proposals of policies that should be taken into consideration as part of this assessment?	<p>The LHMA aligns with the following strategies and plans:</p> <ul style="list-style-type: none"> • Housing Strategy 2022-27 • Housing Support Grant Programme Strategy 2022- 2026 • Strategic Equality Plan • Rapid Rehousing Transitional Plan <p>The LHMA helps to deliver the aims of the Corporate Plan.</p>	
8 - Is the proposal relevant to how the Authority complies with the public sector general duty relating to people who are protected by the Equality Act 2010? As a general rule, any policy that affects people is likely to be relevant across all protected groups.	The elimination of discrimination and harassment	yes
	The advancement of equality of opportunity	yes
	The fostering of good relations	yes
	The protection and promotion of human rights	yes

Step 1: Background	
9 – Is the proposal a strategic decision? If so, the Socio-Economic Duty is relevant - see appendix 1.	
10 - Who would be affected by the proposal(s) (adversely or positively, directly or indirectly)? If this is a strategic proposal , ensure that you give specific consideration to whether the proposal would affect more on people living in less favourable social and economic circumstances than others in the same society (see appendix 1)	Potentially all Anglesey citizens but particularly those who are vulnerable and / or who struggle to meet their housing needs. Groups that need special consideration include older people, people with disabilities, those affected by social deprivation.

Step 2.1: Information Gathering – Welsh Language Standards and the Welsh Language Measure (Wales) 2011	
11 - Does this proposal ensure that the Welsh language is treated no less favourably than the English language, in accordance with the Council's Welsh Language Policy?	The Welsh language is not treated less favourably. It ensures housing need is met for people to stay in homes within their communities and on the Island.
12 - Is there an opportunity here to offer more opportunities for people to learn and / or use the Welsh language on a day-to-day basis?	It will ensure local housing needs are met so people can live in and contribute to their local communities on the Island.
13 – Will this area of work proactively offer services in Welsh for users?	
14 – Is this proposal likely to protect and promote the Welsh language within communities?	We believe it will.

Step 2.1: Information Gathering – Welsh Language Standards and the Welsh Language Measure (Wales) 2011	
<p>To help you to answer the questions above, the corporate Impact Assessment Guidance lists a series of questions which should be considered when assessing how proposals impact on the Welsh language in general. The extent to which these questions are relevant will depend on the proposal in question. However:</p> <ul style="list-style-type: none"> • If you are looking at how the implementation of the Council’s key policies, strategies or guidance would affect the Welsh language; or • If your initial response to the above questions raises any concerns or evidence to suggest that the proposal would treat the Welsh language less favourably than the English language, or would have a detrimental impact on opportunities for people to use the Welsh language; <p>a more comprehensive impact assessment on the Welsh language should be carried out. A separate template is available on MonITor. The Welsh Language Commissioner’s good practice advice document is also available on MonITor to assist you further.</p>	

Step 2.2: Information Gathering – Human Rights Act 1998	
<p>15 - Are there any Human Rights issues? If so, what are they? For example, could this proposal result in the failure to safeguard the right to privacy?</p>	<p>(The 16 basic rights are listed at Appendix 2).</p> <p>The assessment will not negatively impact on Human rights.</p> <p>It should support Article 8 right to respect for private and family life through ensuring sufficient and appropriate accommodation for all households.</p>

Step 2.3: Information Gathering – Well-Being of Future Generations (Wales) Act 2015		
<p>16 – Does this proposal meet any of the seven national well-being goals outlined in the Well-being of Future Generations (Wales) Act 2015?</p> <p>(Descriptions of the wellbeing goals are listed at Appendix 3)</p>	A prosperous Wales	yes
	A resilient Wales	yes
	A healthier Wales	yes
	A more equal Wales	yes

	A Wales of cohesive communities	yes
	A Wales of vibrant culture and thriving Welsh language	yes
	A globally responsible Wales	yes

Step 2.4: Information Gathering – Engagement / Consultation / Evidence / Filling gaps in information	
Please see the pre-consultation and pre-engagement checklist, which is available on MonITor	
17 - What has been done to date in terms of involvement and consultation with regard to this proposal?	
18 – What other information have you used to inform your assessment? Please list any reports, websites, links used etc here and include the relevant evidence in the table in Step 3 below	Census Data, housing register data, land registry data, CACI paycheck data.
19 - Are there any gaps in the information collected to date? If so, how will these be addressed?	No current gaps.

Step 3: Considering the potential impact and identifying mitigating action

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

Protected group	*Potential Impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
Age	Positive	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed
Disability	Positive	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed Our services, venues and interventions will always include accessibility for residents / tenants living with disabilities. We work closely with Adult Services to address the housing need of people with disabilities and this form will continue throughout this strategic plan.
Sex	Positive	Housing Register Data. 2021 ONS Census Data. There is no indication of negative impact on this group.	No negative impacts assessed
Gender Reassignment	Positive	Information specific to this group for the Anglesey area is not currently available. There is no indication of negative impact on this group.	No negative impacts assessed Our staff are encouraged to attend and participate in training regarding this important matter to ensure our services are delivered in a legal, supportive and cohesive manner.
Pregnancy & Maternity	Positive	Although there is no specific information available for this group	No negative impacts assessed Staff are trained on the Equality Act / Protected Characteristics. This plan does not exclude or negatively effect expectant mothers and / or those on maternity leave.

Protected group	*Potential Impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
Race / Ethnicity / Nationality	Positive	Housing Register Data. 2021 ONS Census Data.	<p>No negative impacts assessed</p> <p>In the event reasonable adjustments are required to support BAME tenants wishing to participate, those aspects will be covered – this may include interpretation services, written information within their languages of choice</p> <p>Our department hosts the Regional Cohesion Team to which can provide useful information / documents and access to training as required.</p>
Religion or Belief	Positive	Housing Register Data. 2021 ONS Census Data.	<p>No negative impacts assessed</p> <p>In the event reasonable adjustments are required to support tenants of a certain religion or belief wishing to participate, those aspects will be covered.</p>
Sexual Orientation	Positive	Housing Register Data. 2021 ONS Census Data Stonewall ONS data findings report - Stonewall statement on the 2021 Census Stonewall	<p>No negative impacts assessed</p> <p>This plan aims to provide clarity on how best to support trans and gender-diverse service users and citizens, as well as making sure other characteristics including sex-based protections are correctly and lawfully accounted for in any approach we take.</p> <p>Our department hosts the Regional Cohesion Team meaning we have access to community based hate crime, that includes crime against sexual orientation to which can positively result in more awareness raising and training for staff</p>

Protected group	*Potential Impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
			to ensure full legal governance is achieved through our service delivery ensuring equal access to all, regardless of sexual orientation.
Marriage or Civil Partnership	Positive	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed Our services can be accessed to all regardless of marital status.
Welsh language	Positive	Housing Register Data. 2021 ONS Census Data.	No negative impacts assessed
Human Rights	Positive	See q15	No negative impacts assessed
Any other relevant issue.	None assessed	None assessed	None assessed
There are clear links between equality and socio-economic issues. Discrimination against protected groups can be a direct cause of socio-economic disadvantage. If any such issues become apparent when assessing non-strategic matters, they should be given due regard and recorded under the relevant protected group, or under 'any other relevant issue' above.			

Please complete this section if the proposal is a strategic matter (see appendix 1)			
The Socio-Economic Duty	Potential impact	Details of the impact (including evidence to support the findings)	Actions to mitigate negative impact
Is the proposal likely to cause any inequalities of outcome resulting from socio-economic disadvantage?	Low impact		

Step 4 – Outcome of the assessment

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

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

Step 4: Outcome of the assessment	
21 - Note the impacts identified and how it is intended to mitigate any negative impact in terms of equality, the Welsh language and, if relevant, socio-economic disadvantage (ie a summary of the table/s in step 3)	No major change.
22 - Describe any actions taken to maximise the opportunity to promote equality and the Welsh language, the goals of the Well-being of Future Generations (Wales) Act 2015 (sustainability) and, if relevant, ensure better outcomes for those facing economic disadvantage.	No major change.
23 - Would any aspect of the proposal contravene the wellbeing goals of the Well-being of Future Generations (Wales) Act 2015?	No major change.
24 – Is there a need to look at what could be done differently, or to reconsider the entire proposal as a result of conducting this assessment? (Evidence of negative impact could render the proposal or decision unlawful. If you have identified negative impact, you	No major change.

Step 4: Outcome of the assessment	
should consider at this stage whether it is possible to proceed with the proposal).	
25 - Is there a strategy for dealing with any unavoidable but not unlawful negative impacts that cannot be mitigated?	No.
26 - Will the proposal be adopted / forwarded for approval? Who will be the decision-maker?	It will be approved by the Executive.
27 - Are there monitoring arrangements in place? What are they?	There will an LHMA refresh during years 2 and 3 of the 5 year LHMA cycle.

Step 5: Action Plan

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

Ref	Proposed actions	Lead officer	Timescale

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

What is the Duty?

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

Who is likely to experience socio-economic disadvantage?

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

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

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

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

When will the Duty be relevant?

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

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

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

Appendix 2 – Human Rights

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

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

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

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

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

A prosperous Wales:

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

A resilient Wales:

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

A healthier Wales:

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

A more equal Wales:

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

A Wales of cohesive communities:

Attractive, viable, safe and well-connected communities.

A Wales of vibrant culture and thriving Welsh language:

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

A globally responsible Wales:

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

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

Issues to consider with regard to the Welsh Language

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

However:

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

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

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

What is being assessed?	Local Housing Market Assessment 2023-28
Who is carrying out this assessment?	Housing Services – Strategic Plan, Commissioning and Policy
Assessment completion date	October 2024

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

1 - Compliance with the Welsh Language Policy	
<p>1.1 Is the proposal influential in terms of dealing with the Welsh-speaking public?</p> <ul style="list-style-type: none"> • Will activities such as corresponding by letter, communicating by telephone, public meetings and other meetings comply with the language policy? • Will any new IT development comply with the policy? 	<p>No.</p> <p>Housing Services offer a bilingual service and works with partners who offer bilingual services.</p> <p>All correspondence will be bilingual complying with the Welsh Language Policy.</p>
<p>1.2 Is the proposal likely to impact upon the public image of the organisation?</p> <ul style="list-style-type: none"> • Will all signs comply with the language policy? • Will publications and forms be compliant? • Will any publicity material or marketing campaigns comply? • Will staff recruitment advertisements comply? • 	<p>Yes.</p> <p>Any material relating to this LHMA will be published bilingually.</p>
<p>1.3 Is the proposal likely to have an impact upon the implementation of the language policy?</p> <ul style="list-style-type: none"> • Will the proposal create new jobs? • Will the staffing arrangements facilitate the implementation of the language policy? • Will the proposal offer training through the medium of 	<p>Yes, the development of homes leads to work opportunities for local contractors on the island.</p>

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

1 - Compliance with the Welsh Language Policy	
Welsh? <ul style="list-style-type: none"> • Will any arrangements with third parties comply with the language policy? • Will the proposal include any targets or indicators relating to the language? • How will performance be monitored and measured? 	

2 - Effect on Welsh speaking users	
2.1 Will the proposal offer a language choice for users? <ul style="list-style-type: none"> • Will it be possible for users to receive any part of the service in Welsh? 	Yes, in accordance with the Council's Policy
2.2 If there a risk for the proposal to discriminate against Welsh speaking service users? <ul style="list-style-type: none"> • Have the needs of Welsh speakers been considered in the proposal? • Are Welsh speakers likely to receive the same standard of service as provided in English? • Are Welsh language arrangements likely to lead to a delay in the service? 	No new service is created through this assessment.
2.3 Is the proposal likely to make Welsh more visible?	No new service is created through this assessment.

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

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

3 - Effect on Welsh speaking communities	
<p>3.1 Is the proposal likely to contribute towards safeguarding Welsh in communities?</p> <ul style="list-style-type: none"> • Is it likely to contribute towards efforts to tackle the challenges of demographic change and migration - such as providing opportunities for young people to stay in their communities? • Is it likely to contribute towards the local economy in Welsh speaking areas? • Will it provide Welsh medium services - such as child-minding services? 	<p>The LHMA complements our Housing Strategy and the Welsh Language Promotion Strategy which promotes the opportunity for people to stay within their communities and on the Island by ensuring that there are sufficient homes to suit the differing needs of households.</p> <p>According to the Census, the percentage of Welsh speakers in the population aged 16-64 (working age) fell by 27.1%, a decrease of 8% in Welsh speakers aged 3-15; but a 16% increase in the percentage of Welsh speakers over the age of 65.</p> <p>This means that it is extremely important to hold on to young</p>

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

3 - Effect on Welsh speaking communities	
	families, encourage Welsh speakers who have moved away to return to the area and encourage individuals to learn Welsh in order to at least maintain the language. Providing sufficient housing that is affordable enough and of the right kind to address the need in the local area and in a Local Service Centre (which is a sustainable location to live in) is an important way of doing this.
<p>3.2 Does the proposal take steps to promote and facilitate the Welsh language?</p> <ul style="list-style-type: none"> • Does the proposal contribute towards Welsh medium community activities? • Does it offer opportunities for young people to use Welsh outside school hours? • Does it offer a new service that will also be available in Welsh – for example leisure or sporting activities and provision? • Does it contribute or add value to other activities relating to language, such as the work of the local Welsh language initiative (Menter Iaith), the Urdd etc. 	No new service is created as it is an assessment of housing need.

4 - Contribution towards Welsh language standards, language policies, strategies and other relevant guidance relating to the Welsh language	
<p>4.1 The language policies of partner organisations or nearby public bodies:</p> <ul style="list-style-type: none"> • Is the authority working in partnership on the proposal? 	No new service is created as it is an assessment of housing need.

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

4 - Contribution towards Welsh language standards, language policies, strategies and other relevant guidance relating to the Welsh language	
<ul style="list-style-type: none"> • Which other organisations are likely to be affected by the development? • Do those organisations have Welsh language standards or language policies? • Does the proposal contribute towards these schemes? 	
<p>4.2 Relevant Welsh language strategies:</p> <ul style="list-style-type: none"> • Will the proposal contribute towards the Anglesey Welsh Language Strategic Forum’s Welsh Language Strategic Plan 2016 – 2021 which was adopted by this Council in September 2016? • How does the proposal contribute towards the vision of the Assembly Government for one million Welsh speakers by 2050? 	<p>Yes, it will increase opportunities for people to have access to housing within their communities and the Island. See 3.1 above.</p>

5 – The impacts identified and assessed	
<p>5.1 What impacts and effects have you identified (ie summary of the responses to the above questions) together with the probability and likely severity/ significance of impact? How do you plan to address these impacts in order to improve the outcomes for the Welsh language? Detail mitigation measures/ alternative options to reduce adverse impacts and increase positive outcomes:</p>	
<p>Positive impact</p>	<p>The LHMA provides an opportunity to plan for sufficient housing</p>

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

5 – The impacts identified and assessed	
	stock to suit the needs of different households. The assessment also ensures alignment with other strategies and plans.
Adverse impact	No adverse impact identified.
Opportunities to promote the Welsh language e.g. status, use of Welsh language services, use of Welsh in everyday life, Welsh at work increased?	Any service that is provided in relation to the LHMA will be provided in Welsh in accordance with Welsh language standards and the Council's Welsh language policy
Evidence / data used to support your assessment:	2011 Census data about the number of Welsh speakers by age

6 – Consultation	
6.1 During consultation, what questions do you wish to ask about the Welsh Language Impacts? Guidance has been included in the pre-consultation and pre-engagement checklist, which is available on MonITor	We have completed an Impact Assessment on the positive and negative impact on Equality and the Welsh Language. In your opinion, have we missed anything?
6.2 With whom are you consulting? How are Welsh language interest groups likely to respond?	Consultation with key stakeholders and the public.
6.3 Following consultation, what changes have you made to address language issues raised?	No changes

Isle of Anglesey County Council - Welsh Language Impact Assessment Template

7 – Post consultation, final proposals and ongoing monitoring	
<p>7.1 Summarise your final decisions, list the likely effects on the Welsh language and how you will promote/ mitigate these. Record your compliance with the Welsh language standards.</p> <p>You will need to refer to this summary in the equality impact assessment template (Step 4 – result of the assessment)</p>	<p>No negative impact identified</p>
<p>7.2 How will you monitor the ongoing effects during the implementation of the policy?</p>	<p>The action plan at the end of the equality impact assessment template should be used to note any actions planned following completion of the assessment.</p>