

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Overview and Scrutiny – Partnership and Regeneration
Date:	25 September 2014
Subject:	Local Housing Strategy for Anglesey 2014-2019
Portfolio Holder(s):	Councillor Kenneth P Hughes
Head of Service:	Shan Lloyd Williams, Head of Housing Services
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Local Members:	All

1 Purpose of Report

- 1.1 The Local Housing Strategy (LHS) for Anglesey is presented to Scrutiny in order for Members to ensure that the Strategy will fulfill its role of providing a vision for the continuous improvement of housing on the island to meet the changing needs of its citizens.
- 1.2 **Members are asked to scrutinise the 5 year Strategy and, subject to any amendments suggested by this Committee meeting, recommend approval by Executive on 20 October.**

2 Background

- 2.1 Local authorities are required to produce a Housing Strategy under s87 of the Local Government Act 2003. The Welsh Government expects that the Local Authority provide effective leadership to bring the relevant partners together to meet the housing requirements of the area.

Good strategic leadership in relation to housing needs to include:

- Assessing and planning for the current and future housing needs of the local population across all tenures
- Making the best use of the existing housing stock
- Planning and facilitating new supply
- Planning and commissioning housing support services which link homes and housing support services
- working in partnership to secure effective housing and neighbourhood management on an on-going basis

The Local Housing Strategy for 2014-2019 covers all these areas of work within the context of the social and economic situation on Anglesey.

3 Key issues addressed in the Local Housing Strategy

3.1 Key issues which the LHS highlights and responds to for Anglesey are:

- a. Shortage of affordable homes on the island and the negative effects on social and community wellbeing which this produces
- b. Demographic change. People are living longer while younger people may leave the island for better employment and housing prospects. Suitable housing is needed for the ageing population and to retain younger people in the district.
- c. The Housing (Wales) Bill. This brings in new responsibilities for the Council to actively support all people at risk of homelessness, meaning the Council will need **to identify additional ways of assisting clients into suitable housing such as closer working with private landlords and colleagues in the third sector.**
- d. A long term shift to increasing numbers of households living for longer in the private rented sector. The Council needs to work with legislative changes (including the requirement for landlords to become licenced in the Housing (Wales) Bill) to improve accommodation standards and to make this a successful tenure for people looking for homes.
- e. Welfare reform. This is a long term project of the UK government which is affecting the ability of many households to manage their housing needs. In particular restrictions on housing benefit payments has increased the demand for smaller homes which has been created in any case because the average household size is becoming smaller. On Anglesey many people have been affected by this change and some have been affected by several different benefit reforms.
- f. High quality housing support services. The physical supply of homes also needs to continue to be closely connected with high quality housing support services. These have a clear role to play in reducing costs to health and social services.

Services for older people, victims of domestic violence and vulnerable people at high risk of homelessness are all needed.

- g. The development of Wylfa Newydd power station. This will increasingly produce impacts on housing. Housing partners will need to work closely with Planning and the Energy Island Project to plan a response which will mitigate negative impacts on the housing prospects of local people and ensure a positive legacy.

4 Resourcing the Strategy

- 4.1 The Strategy has been developed at a time of considerable pressure on public finances with further cuts in future years. This means that housing development and housing services delivered wholly or partly through public funding face a challenging environment over the coming years. More positively there is recognition by the Welsh Government of the role of good housing in helping control expenditure in health and social care which justifies continuing investment in housing and housing related support.
- 4.2 Anglesey has the benefit of £2.6 million of funding for housing in Holyhead between 2014 – 2017 achieved through the successful Vibrant and Viable places bid. Welsh Government backed schemes will offer new chances for borrowing to develop and improve housing. Housing Association Partners have new opportunities to borrow to fund development and Anglesey Council could also use the proposed buy-out from the existing Housing Revenue Account system to allow it to borrow **to increase the supply of** Council homes.
- 4.3 The housing outcomes described in the LHS can be realised by housing partners working closely together and using existing sources and new funding opportunities in an innovative manner. New models of housing development and supporting private investment in housing also provides part of the solution.

5 Consultation

- 5.1 The Strategy was developed with input from both relevant departmental officers within the Council, local Members and external stakeholders including members of the Homelessness forum and housing associations.

The Strategy has been open for public consultation since early August 2014. The consultation has been publicized across a wide range of stakeholders and to the public at large. Feedback on the response to the Consultation to date will be provided at the Overview and Scrutiny meeting.

6 Delivering the Strategy

- 6.1 The new LHS will be supported by a new Housing Partnership for Anglesey which includes partners at a senior level from the local housing associations and private sector housing. This Partnership will also monitor the progress of the Strategy
- 6.2 An annual action plan to ensure delivery of the outcomes by 2019 will be developed with stakeholders and overseen by the Môn Housing Partnership.
- 6.3 Comments from this Scrutiny Committee will be included within the final Strategy Action Plan, being presented to Executive Committee on 20 October 2014 and to Full Council on 4 December 2014.

7 Recommendation

Members of Overview and Scrutiny are asked to recommend adoption of the Local Housing Strategy for Anglesey 2014-2019 by the Council.

Isle of Anglesey County Council Local Housing Strategy 2014-19

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Introduction

A place to call home is the most basic of needs for any of us. It is more than just shelter but a place that shapes our well-being and sense of security.

For the great majority of us achieving a permanent home is not something we can achieve in isolation but involves interacting with landlords, developers, financial institutions and other agencies. Equally at a community level, achieving the right homes in the right places at a cost that is affordable both to individuals and society is an undertaking which needs national and local leadership and working with many partners. For Anglesey this means the County Council providing strategic direction and putting in place the framework which will enable developers, builders, statutory and voluntary agencies, tenants and landlords to work together effectively.

The purpose of the 5 year Housing Strategy is to present a vision of continuous improvement for housing and housing related services on the island . It describes what we want to be achieved on Anglesey by 2019. By setting out the most important outcomes for housing it allows resources and work streams to be directed towards these goals and defines how the Council will work with partners in the public, private and voluntary sector to achieve them.

This needs to be done with an acknowledgement that there are crucial issues which affect the local housing market which a Local authority cannot control and can only hope to respond to and mitigate. These include the economic climate and policy on tax and welfare benefits.

However high quality leadership from the Council in the area of affordable housing and housing advice and support services can make a vital difference to the lives of many residents. Achieving change in the housing sector is often something that can only be achieved over the medium to long term. This is one reason why a housing strategy that looks five years and beyond is of particular importance. Looking at the long term patterns of population, economic, social change can allow the right decisions on developing affordable homes, the targeting of available public funds for housing and setting up the right partnerships to be put in place to respond to this.

Anglesey County Council, the Welsh Government the Health Board and Housing Associations working in the area all recognise that achieving the right homes is a key factor to how people feel and act in their communities, their lifestyles and health and the attainment of children. Again it is how investment in housing is made over the long term which most impacts upon this.

Housing achievements

This latest Local Housing strategy builds upon and learns from previous housing work at the Council. The last Local Housing Strategy developed in 2007 centred actions around achieving the following 6 service priorities:

- Increasing the amount of affordable housing and choice
- Tackling homelessness
- Improving the quality of housing across all tenures
- Working towards achieving sustainable housing options for vulnerable households
- Tackling fuel poverty and increasing energy efficiency
- Community sustainability and social inclusion

In the intervening years there have been many successes achieved by the housing organisations working on the island. The table below summarises some of the key achievements.

	Action	Outcome
Development – right homes for the island’s future	362 additional affordable homes delivered by housing associations working in Anglesey between 2008 and 2013.	Households assisted to find suitable housing within their financial means
Preventing housing crisis and increasing housing options	Housing Options Team at Isle of Anglesey County Council has increased homelessness prevention interventions .	Reduction in households accepted as homeless and use of temporary accommodation to house these households.
The right support for those who need help to live independently	Increased availability of support options to help those with housing support needs across all tenures	More people given appropriate support to live independently and to prevent homelessness
	Coed Lys Supported Housing Scheme for young people with high support needs completed	A recognised gap in provision filled in order to give high level support to vulnerable young people
Housing stock and communities are improved	200 empty homes brought back into as a result of interventions by the Empty Homes Officer between 2011 and 2014 (post was created 2011)	Community improvement and best use made of existing housing stock
	Actions have been taken to mitigate fuel poverty <ul style="list-style-type: none"> • Several communities (including 88 Council tenants) have been connected to the Gas network • 312 Solar PV and 87 Solar Thermal Panels have been installed on Council homes. 	Lower income households have been provided with a more cost efficient heating / hot water.
	All Council housing stock achieved the Welsh government Housing Quality Standard by 2012	All Council housing has modern amenities and improved energy efficiency helping to improve health and quality of life for residents.

Main outcomes we want to achieve by 2019

<p>Development – right homes for the island’s future</p>	<ol style="list-style-type: none"> 1. The supply of affordable homes will have increased. This development will seek to match the size of homes, locations and price range that are most needed on the island. 2. Housing Development will contribute to sustainable communities which means that homes need to be in balance with the different levels of affordability which are needed across the population and in individual communities. Transport and energy costs are also recognised as intrinsic to overall suitability of new homes. 3. The progress of the nuclear new build and other significant economic development on the island has been fully taken into account in the housing development programme 4. Accommodation is provided for the Gypsy and Traveller community in line with the assessment of need carried out
<p>Housing stock and communities are improved</p>	<ol style="list-style-type: none"> 5. More homes across all tenures will be of a satisfactory standard of repair including improved energy efficiency ratings and thus lower running costs 6. Better use is being made of the existing supply of homes on the island through continuing to bring back empty homes into use and better partnership working with private landlords to increase the supply of quality homes 7. More people feel safe and are safe within their communities. In particular addressing the problems of domestic violence and anti-social behaviour will be a high priority.
<p>Preventing housing crisis and increasing housing options</p>	<ol style="list-style-type: none"> 8. People can easily access information and advice at an early stage to assist with housing problems and related financial or support issues, in particular because of the implications of Welfare Reform. Hence the risk of homelessness is reduced 9. Housing allocation system has been reviewed to ensure this reflects present priorities and is easier for customers to understand and use 10. Services to prevent homelessness have been continually improved resulting in less statutory homelessness.
<p>Support to promote housing independence</p>	<ol style="list-style-type: none"> 11. People are offered the best short or longer term support services to set up or maintain accommodation. 12. An Accessible Housing Register has been developed and assisting people with disabilities homes suited to their needs
<p>Homes for longer lives</p>	<ol style="list-style-type: none"> 13. As people live longer and want to continue to enjoy independent living, a range of support and accommodation options, including Extra care, have been developed which provide choice 14. Housing services that support people to remain in their own homes (eg Disability Facilities Grants and housing related support) continue to meet changing lifestyles and increased demand.

<p>The links between housing and the wider economy are fully realised</p>	<p>15. Development and renewal of housing is bringing economic and employment opportunities to the island and its citizens</p> <p>16. Impacts and opportunities related to housing are fully recognised as the Energy Island projects are progressed</p> <p>17. The benefits of funding for projects which address deprivation (eg Communities First and Vibrant and Viable Places) are fully realised.</p> <p>18. Excellent partnership is in place to deliver the housing ambitions identified</p>
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National and Local context

The Local Housing Strategy has been developed in the context of the UK and Welsh government policy explained below. These policies and related legislation lead their public spending priorities and hence influence the funding streams available to Anglesey Council to deliver the Strategy.

At local level the housing strategy will not fulfil its purpose unless it fits with the Council’s overall vision for Anglesey. The links between other major areas of work for the Council (including older people’s services, economic development and addressing deprivation and closer working with Health Services) are key factors in the Strategy.

1. National policy

Welfare Reform

The UK’ government’s programme of Welfare Reform is being implemented in phases and the impacts are therefore emerging over time and will continue to affect many Anglesey households over the lifetime of this Strategy.

Direct impacts on housing include the change to housing benefit which removed the spare room subsidy (more commonly known as “the bedroom tax”; changes to the way local housing allowance is set(which supports many people living in the private rented sector) and the requirement that in the private rented sector people under 35 will only receive housing benefit assistance which enables to rent a room in a shared property. However there are many other aspects of both the measures already in place and the introduction of Universal Credit in the future which will especially impact on lower income households and the benefit dependent and have knock on effects to accessing and maintaining a tenancy.

The wide scope of Welfare Reform means that it is a consideration implicit to most themes of this strategy.

The National Housing Strategy for Wales: Improving Lives and Communities – Homes in Wales,

This sets out three key priorities for Wales, these being:

- Increased housing and a greater choice
- Improving homes and communities
- Improving housing related support services and support particularly for vulnerable people and people from minority groups.

It recognises that “Local authorities will continue to be a key driver in meeting housing need”

In the **Wales Infrastructure Investment Plan** the Welsh Government sets strategic priorities including housing investment to generate jobs and growth. Subsequent initiatives aimed at

increasing housing supply (eg Housing Bond to give extra borrowing capacity to RSLs) have reflected this priority.

The Ten Year Homelessness Plan for Wales 2009-2019

The strategic aims set out in this document are

- Preventing homelessness where possible
- Working across organisational and policy boundaries
- Placing the service user at the centre of service delivery
- Ensuring social inclusion and equality of access to services
- Making the best use of resources.

The aims of these strategies are reflected in the **Housing (Wales) Bill** which is passing through the National Assembly and is expected to become law later in 2014 with staged implementation of its provisions.

The new housing powers and obligations in the Bill will be important in shaping the approach of the authority in key areas of housing work including prevention of homelessness, improving standards in the private rented sector and bringing empty homes back into use.

Other key policies which need are reflected in the Strategy are listed below. The implications of these and the Housing (Wales) Bill are explained more fully in the relevant sections of the Strategy

- Renting Homes Bill
- The Strategy for Older People in Wales 2013-2023
- Social Services and Well Being (Wales) Bill
- The Welsh Language Strategy 2012–17, A Living Language: A Language ForLiving

2. Local Strategy

Isle of Anglesey County Council sets out its strategic vision for the island in two overarching documents

Isle of Anglesey Single Integrated Plan – Our Island Our Future 2013-2025

Developed by the the Local Service Board (Isle of Anglesey County Council, representatives from the Police, Health, Voluntary Sector, Fire and Rescue Service, Further and Higher Education sectors and 'One Voice Wales' which represents local Town and Community Councils) and therefore offers an integrated and holistic view of the needs of Anglesey over the coming decade. The Plan sets out its vision as to "Work together to create jobs, improve health and deliver a safe and sustainable place to live"

Isle of Anglesey Corporate Plan 2013 – 2017

Developed by the Council in consultation with local people and partner organisations it sets out the outcomes which the Council as an organisation will be working towards in order to make a difference to the lives of our citizens over the next four years. Work is focused around 3 priority areas : Supporting the most vulnerable; Developing the Economy; Raising the standards of and modernising schools

Both plans recognise the contribution of quality housing to achieving the outcomes they seek.

Understanding the housing picture in Anglesey

A Housing Strategy needs to be based on reliable information about the housing needs of the population and set in the context of the social and economic forces which shape the area.

Table x shows research commissioned by the Isle of Anglesey County Council and other data sources which provide the full statistical background for this Strategy. Appendix x provides a summary of the information available in these documents and a weblink to the full document where available.

Local Housing Market Assessment 2013
Housing Needs for local residents and Housing Solutions resulting from the Energy Island Programme 2013
Studies providing evidence for Joint Local Development Plan
Private Sector House Condition Survey 2008
North West Wales Gypsy and Traveller Accommodation Assessment 2013
Data from Isle of Anglesey County Council Housing Register
Data based on Housing Benefit and Council tax records
Census data 2011
Older Peoples' Need Assessment
Private Rented Market in Anglesey study Arc4

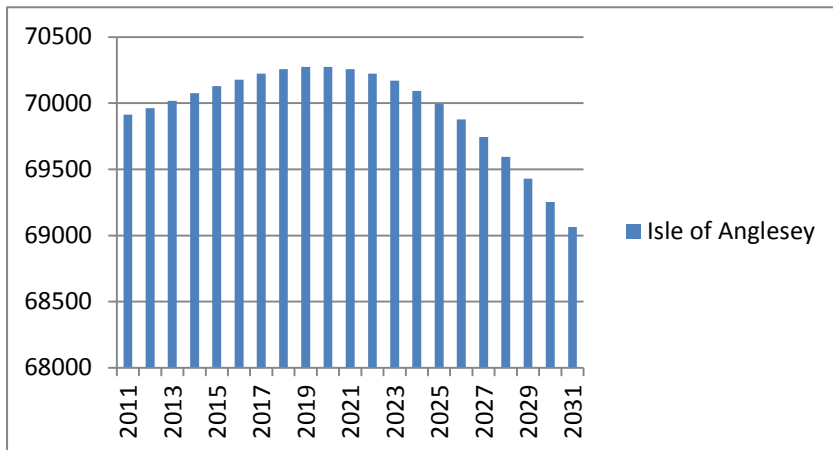
The following section summarises the key data which need to influence the strategic approach to housing over the next 5 years and beyond.

The population and the housing stock

Based upon projections from the census of 2011, the population of Anglesey in 2014 is 70,018 in 2014. The population increased by 4% between the census of 2001 and 2011. In 2011 there were 30,594 households, an increase of 8% since 2001. In common with the national picture, household numbers are increasing faster than population growth as household size decreases and in particular the number of one person households grows.

The table below shows the changing population based upon latest forecasting of population over the years to 2031. This shows the overall population peaking at 70274 in 2020 and then falling back slightly from this point and standing at 69065 in 2031.

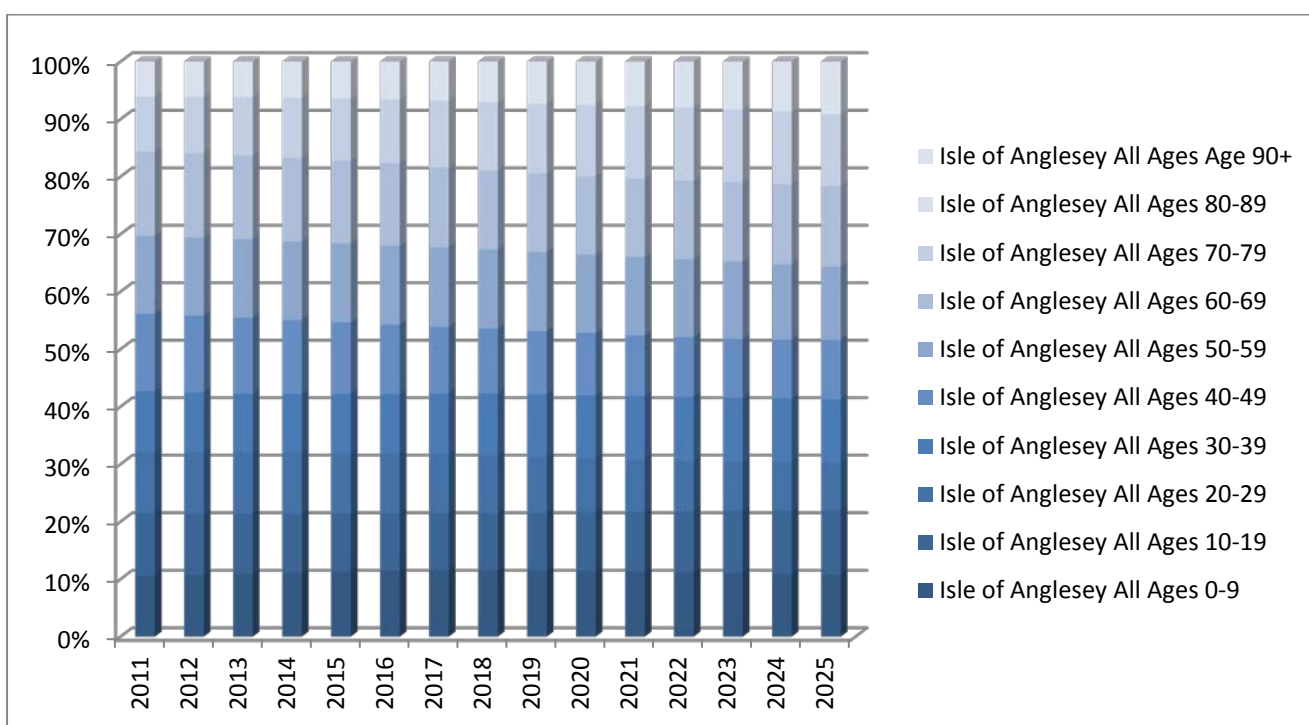
Table x - Population change Anglesey 2011-31



(source – StatWales 2014)

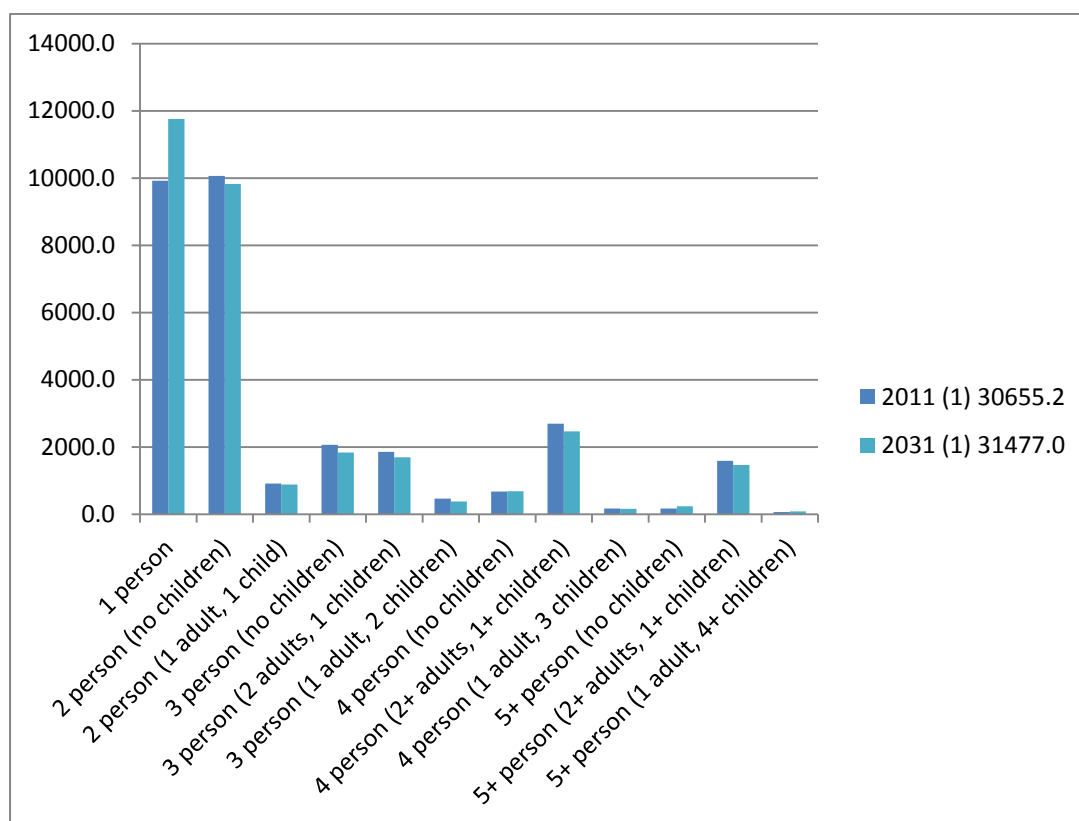
The table below shows age projections based upon census information. The numbers of older adults of 65+ will continue to increase and more markedly the numbers of 85+ will rise rapidly. The average age of the population will therefore increase.

Table x – changing make up of population by age group



There will also be a change in the mix of households across the island. This is as a result a) of more older people who are more likely to live alone b) social patterns which are leading to smaller households sizes (eg. Single parent households)

Table x – Changing patterns of household composition



Source: StatsWales 2014

Tenure

		Owned	Social Housing	Private Rented	Private rented sector (other)
ANGLESEY	2001 Total	19,231	4,882	2,703	1,576
	2001 %	67.7	17.2	9.5	5.6
	2011 Total	20,971	4,550	3,699	1,374
	2011 %	68.5	14.9	12.1	4.5
	% Change 2001 -2011	+0.5	-2.3	+2.6	-1.1
WALES	% 2001	70.8	18.4	7.4	3.3
	% 2011	67.4	15.9	12.7	3.1

	% change	-3.4	-2.5	+5.3	+0.2
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The table above shows the tenure of all households on the island as of 2011 and the change since 2001. Unlike other authorities in Wales the percentage of owner occupiers in Anglesey has shown a small increase since 2001. The numbers of those in private rented has also grown, though this is a smaller growth rate than the rest of Wales owing to the larger than average private rented sector in 2001. The private rented sector on the Anglesey is now similar in size to that for the whole of Wales.

There are 34,168 dwellings on the island in total. On the date of the last census (27 March 2011) 89.5% contained at least one person whose place of usual residence is at that address. This suggests that around 11.5 % of dwellings are not used as main residences. . These will mainly be homes used as second homes and as holiday residences.

Ethnicity

	% White	% Mixed/ multiple ethnic group	% Asian/Asian British	% Black/African/ Caribbean/ Black British	% Other ethnic group
Isle of Anglesey	98.2	0.7	0.7	0.1	0.3
North West Wales	97.3	0.8	1.3	0.2	0.5
Wales	95.6	1	2.3	0.6	0.5

(Census 2011)

While the numbers of people from Black and Minority Ethnic backgrounds remains small numbers have grown since the last census in 2001. It is important that housing policy remains inclusive of the needs of all ethnic backgrounds.

Health

The 2011 census provides information about the general health status of the local population

	% of residents assessing their general health as bad or very bad	% of residents where day to day activities are limited by a long term health problem or disability
Anglesey	6.3%	23.1%
Wales	7.6%	22.7%

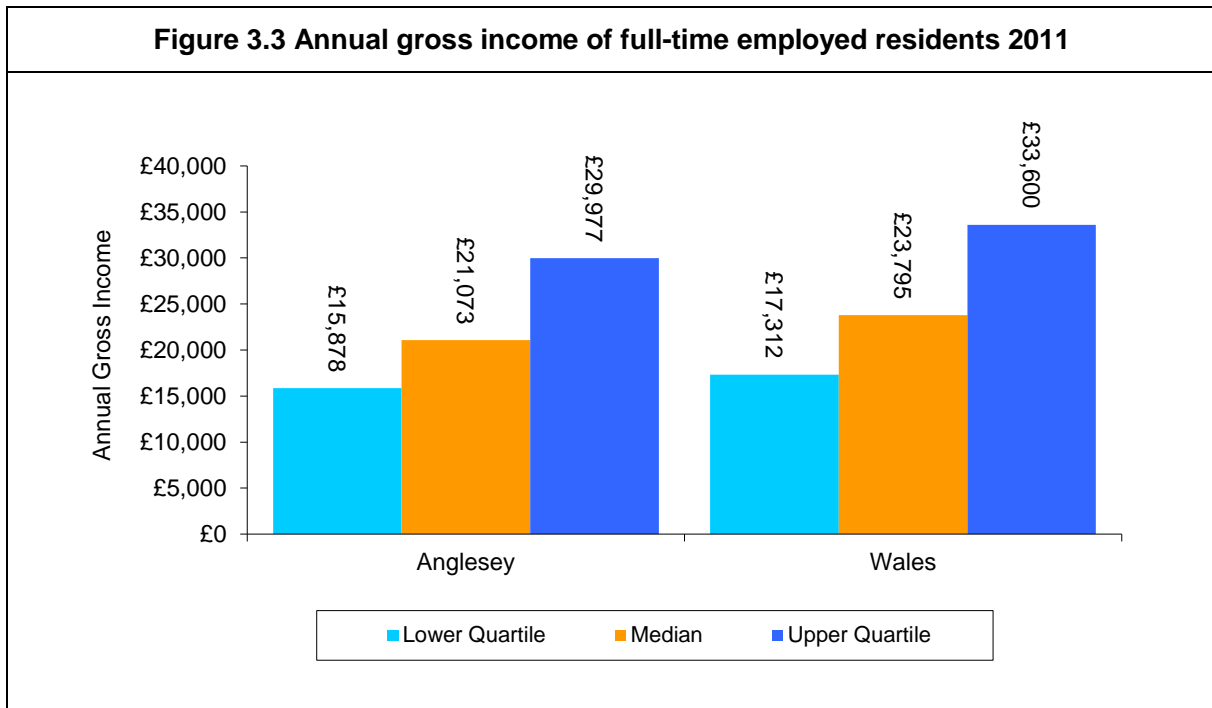
(Census 2011)

Unemployment level

Unemployment for the island has fallen from 5.1% in February 2013 to 3.9% in March 2014. There are large variations across the island with unemployment standing at its highest in the ward of Holyhead Town where unemployment stood at 10.9% in March 14 and all wards adjoining Holyhead town also have rates over 6%. The wards of Rhosneigr, Amlwch Port and Tudur Ward (Llangefni) also have higher unemployment than the island average.

Income

The mean earned income for full-time employees resident in Isle of Anglesey in 2011 was £24,067, (ONS Annual Survey of Hours and Earnings – Household Income) which is lower than Wales as a whole (at £27,346). As the table below shows, at all points on the distribution, annual gross income in the Isle of Anglesey is lower than the equivalent in Wales as a whole.



In relation to the mean income of full-time employees resident in the Isle of Anglesey and Wales since 2006, the Isle of Anglesey has recorded almost no change (less than 0.1%) since 2006 compared to an increase of 11.5% across Wales. While mean earnings in the Isle of Anglesey peaked in 2008, they have continued to rise nationally. The fall in earned income in the Isle of Anglesey since 2008 reflects the closure of Anglesey Aluminium which provided higher than average wages, as well as the subsequent reduction of the Eaton Electrical workforce..

Prosperity and Deprivation

There are stark differences between the most prosperous districts on the island and the most deprived. On the basis of the 2011 Welsh Index of Multiple Deprivation the island contains some of the most deprived wards (in Holyhead and Llangefni) and some of the least deprived wards in Wales. This index of deprivation includes elements directly relating to housing (ie. overcrowding, lack of central heating) and others that are affected by lack of suitable housing (health, community safety, education)

House Price Data

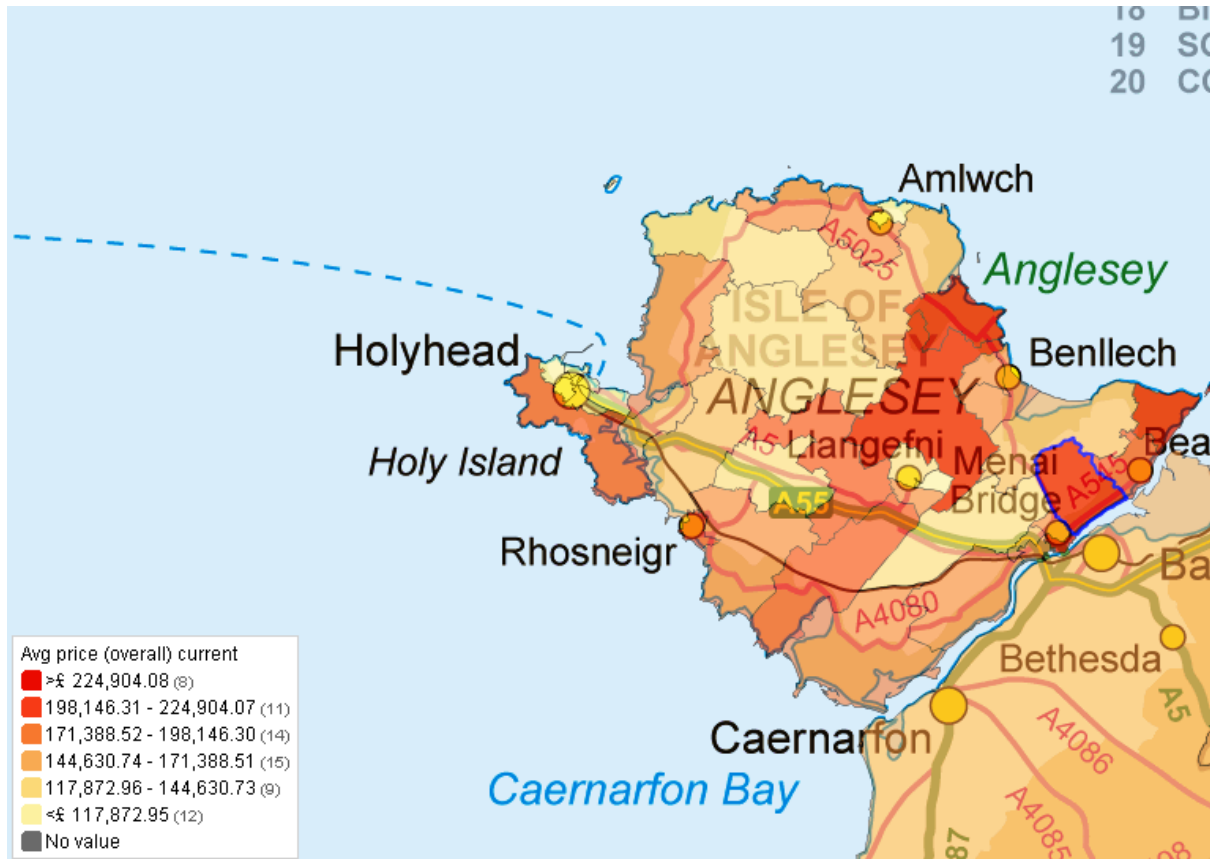
The middle column shows average house prices since June 2012. These have fluctuated over the last few years but there is now a pattern of a gradual increase. However the lower quartile price remains variable and is generally comparable with the price 2 years ago.

Sold House prices on Anglesey 2012 -2014			
	Upper Quartile	Average	Lower Quartile
Jun-12	191,483	158,331	112,650
Jul-12	196,816	163,224	116,150
Aug-12	179,666	150,738	109,500
Sep-12	201,333	167,302	117,650
Oct-12	210,000	171,396	119,983
Nov-12	212,500	174,638	116,983
Dec-12	190,000	158,822	108,000
Jan-13	178,333	149,800	103,000
Feb-13	172,500	149,629	108,000
Mar-13	168,333	148,685	106,448
Apr-13	186,666	161,604	102,114
May-13	193,000	159,154	97,781
Jun-13	204,666	167,008	106,333
Jul-13	187,333	157,528	110,666
Aug-13	184,333	163,146	112,500
Sep-13	176,000	161,854	109,666
Oct-13	179,000	163,368	112,000
Nov-13	181,666	161,295	109,166
Dec-13	188,333	160,354	101,333
Jan-14	190,500	162,991	103,666
Feb-14	181,166	161,040	103,666
Mar-14	174,250	163,921	109,500

(Source Hometrack 2014)

The map below indicates the variety in average price by ward across the island in May 2014, with the darker areas showing the higher price areas. Average prices vary between in excess of £224,000 to less than £117,872. The lowest prices can be found in the more populated areas – ie. Holyhead,

Amlwch and Llangefni.



Housing Need on Anglesey

Local Housing Market Assessment

A Housing Needs survey for the whole of Anglesey was undertaken in 2012 and the results of this were in turn used to produce a Local Housing Market Assessment which gives a comprehensive picture of the local housing market and an assessment of housing need on the island.

The Assessment demonstrates that affordability of housing is a problem for many households on the island. For example households moving in the private rented sector in the last 2 years were spending on average 34% of household income on their rent. In relation to potential newly forming households (likely to be young people) 43.4 % would be unable to afford market housing when affordability is based on 25% of income.

The LHMA assesses the numbers of additional affordable homes needed based on a methodology advocated by the Welsh Government. It is based upon current levels of housing needs, future formation of new households and the amount of existing housing stock now and in the future to meet this housing need. The term Housing Need means the situation where a household lacks its own housing or is living in housing considered inadequate or unsuitable **and** cannot access suitable housing at market prices. The methodology used in the LHMA bases this assessment on the assumption that a household should spend no more than 25% of its income on housing. This results in the finding that over the 5 years from 2012

- 1. When 25% of household income is used, there is an annual need for 635 affordable homes each year**

This calculation was repeated making the assumption that households can afford to spend up to 30% of their income on rental housing and also factors in the assumption that the private rented sector can provide suitable accommodation

2. Using this approach there is an annual need for 134 affordable homes each year

Housing waiting lists

Additional information about Housing Need is provided by the housing registers for Anglesey. The waiting list for Social Housing captures those who are currently seeking accommodation with the Council and housing associations (it can include people without a local connection and existing social housing tenants who are seeking a transfer). In February 2014 there were 1467 households on the waiting list. They were seeking the following sizes of property

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Number of applicants	430	725	257	45	9	1

In addition the Tai Teg register was established in 2012 for people who are interested in home ownership, cannot afford market prices but wish to be considered for assisted home ownership option. As of December 13 523 people from Anglesey were registered. They were seeking homes in locations across the island. 61% were seeking either a 2 or 3 bed home. 64% of those making a specific response considered £90-130,000 to be an affordable price for their household.

The existing housing stock

Stock profile

Compared to the national stock profile for Wales, Anglesey has a high proportion of detached houses and bungalows and a lower proportion of terraced and semi-detached and flats.

	Detached homes	Semi-detached homes	Terraced homes	Flats
Anglesey	47.5	22.5	22.6	7
Wales	27.8	31.9	27.7	12.3

(Census 2011)

Level of occupancy of homes

	Total number of homes	Homes with 2 or more spare bedrooms	Homes with 1 or more spare bedrooms	Homes with no spare bedrooms	Homes with one or more fewer bedrooms than needed
All homes	30,594	13,537	10,865	5,517	675
%		44%	36%	18%	2%
Owned or shared ownership (part owned and part rented) number	21,034	11,362	6,937	2,413	322
%		54%	33%	11%	2%
Social rented number	4,487	795	1,821	1,705	166
%		18%	41%	38%	4%
Private rented or living rent free number	5,073	1,380	2,107	1,399	187
%		27%	42%	28%	4%

The majority of households have more bedrooms than required for the number of people in the home. 80% of households have 1 + bedrooms more than numerically required. 2% of households have insufficient bedrooms to house the number of occupants. These figures vary considerably across tenures. Owner occupiers are considerably more likely to have spare bedrooms than private renters or social renters. Overcrowding is more common among private and social renters where 4% of households have insufficient bedrooms.

Stock condition

The Private Sector House condition survey carried out in 2008 provides information about the 84% of stock in the private sector.

This found that 22.3% of private sector housing stock exhibited a Category 1 hazard within the Housing Health and Safety Rating System* . This rose to 35.4 of private rented housing.

Using the previous measure of stock condition (pre 2004), 2% of private dwellings would be considered “unfit” rising to 5.7% of private rented stock.

(*Housing Health and Safety Rating System (HHSRS) became the national system for assessing housing conditions under the Housing Act (2004). A category 1 hazard is a hazard from a list of 29 listed housing hazards where there is also considered to be a high risk of serious harm)

Local variation within the island

The data sources available confirm the need to recognise the varying needs of different locations on the island and that data available at more local level, including ward and community council level should be used where possible to ensure that local needs are understood and recognised in making housing provision.

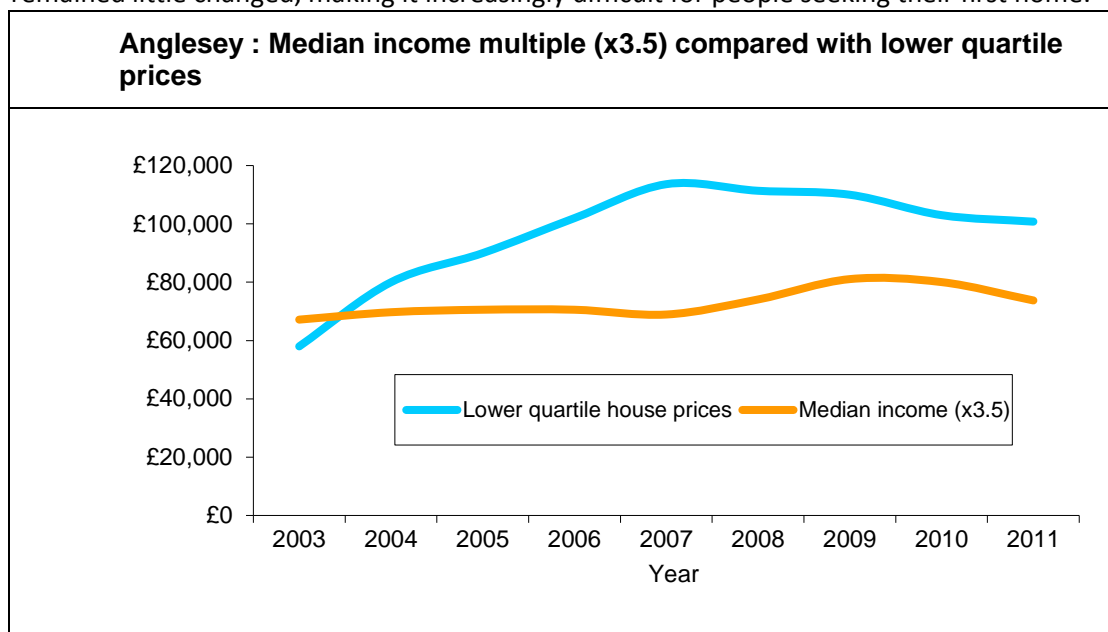
Theme 1 - Development of the right homes for Anglesey's future

Why is this an important issue for Anglesey?

a) Impacts on individuals and communities of a shortfall of affordable homes

- i. A shortage of suitable homes which can be afforded by local people is an issue which interlinks with many of the other housing issues explored in this strategy (ie. Homelessness, housing crisis, suitable housing for people with support needs and older people). It is raised as a key issue in consultations about the housing priorities for the island.
- ii. Sustainability of communities are threatened . An inadequate supply of suitable affordable housing contributes to young people leaving the area and can restrict economic growth. Local facilities (such as shops) are put at risk. Social networks can be undermined when local people move away because of shortages of suitable housing. The future of the Welsh language is weakened when Welsh is less commonly the language of social interaction, as more non-Welsh speakers are able to outprice local people.

The table below illustrates how lower quartile house prices rose from 2003 while median income remained little changed, making it increasingly difficult for people seeking their first home.

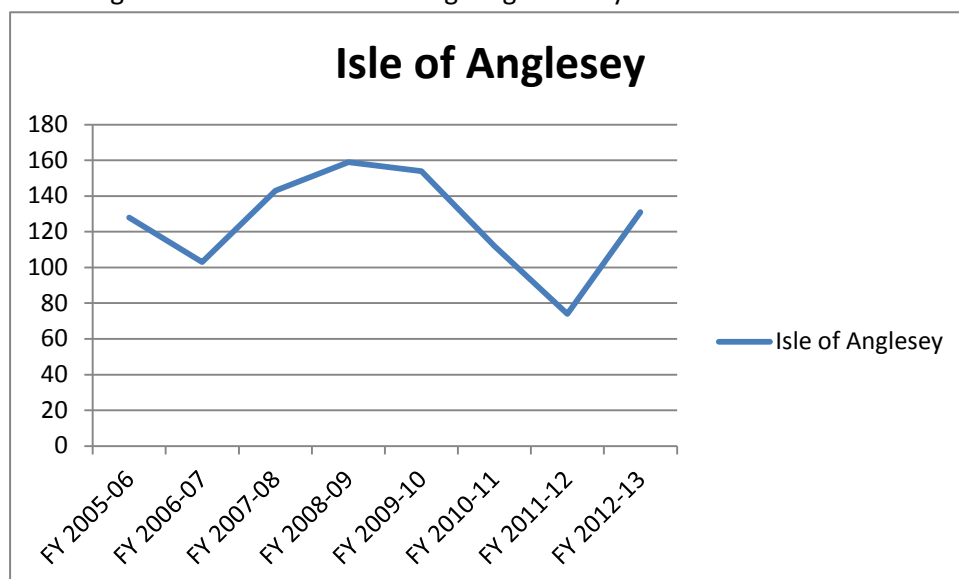


(Anglesey LHMA - Source: Land Registry and Annual Survey of Hours and Earnings)

As of June 2014 the lower quartile price for a home on Anglesey is £110,800 meaning that this price is 6.1 times higher than a median earnings for a single person on the island (source Hometrack).

- iii. The percentage of the population living in the social rented sector where rent levels are controlled to keep them at affordable rates has fallen between 2001 and 2011. While additional new homes have been built by the Housing Associations working in Anglesey the rate of growth is slower than in the private sector and a small number of Council homes are

still being lost as rental homes through Right to Buy.



The table above shows the number of all new homes complete on Anglesey over the years from 2005 to 2013. There has been a recovery in numbers since 2011.

- iv. The unaffordability of home ownership and waiting lists for social housing have contributed to more of the population finding housing in the private rented sector. Alternatively people may remain in the parental home longer or in the worst case scenario, where people have few resources to help them secure accommodation, they may be at risk of homelessness.
- v. Other factors which have contributed to difficulty accessing suitable housing are the fall in average salaries in Anglesey and welfare reform provisions which have limited the size of home on which housing benefits are payable in the social sector and limited rises in the Local Housing Allowance rate in the private rented sector. The number of households is increasing disproportionately to the population because of smaller household sizes for reasons including longer lives and growth in single parent families.

b) Rural Housing

There are specific issues in relation to supply of housing outside the main service centres in Anglesey (Holyhead, Llangefni and Amlwch) where house prices tend to be higher and availability of both social rented and privately rented can be limited. Similarly the opportunity to develop new homes can be more difficult because of land availability and the potential for costs to be higher

c) Accommodation for Gypsies and Travellers

The Housing Bill (Wales) requires Local Authorities to make provision for the site requirements of Gypsies and Travellers which have been established through a Needs Assessment. The North Wales Gypsy and Traveller Assessment 2013 established that there was a need on Anglesey for 11 residential pitches on Anglesey.

Key areas of work which will deliver more affordable homes

a) Joint Local Development Plan

There is a strong tradition of home ownership in the U.K and while the percentage of owner occupiers is now falling, ownership remains the desired and expected tenure of the majority of

people. The ability of the private development sector to meet demand arising from demographic factors, social change and economic growth is one key part of ensuring the island has the right housing now and into the future. The Joint Local Development Plan (JLDP) which is being progressed for Anglesey and Gwynedd is a vital element of making sure that land availability and planning policies are in place to achieve this. Cross department working will continue to support adoption of the JLDP by 2016 .

Until the adoption of the new JLDP the Affordable Housing Delivery Statement adopted by the Council in 2009 will continue to be used as a material consideration in decisions on planning applications and supports the delivery of some additional affordable housing over and above that achieved with public funding. It requires that on developments of 10 or more homes 30% should be affordable, subject to viability.

b) Affordable housing development programme

The Council knows the amount of Social Capital Grant it will receive for the next three years. For homes at social rent the Grant funds 58% of the development cost with the housing association securing the remainder through borrowing. The Council will continue to work in partnership with local RSL partners to deliver the maximum value from this fund. In recent years a number of other funding streams have been available from the Welsh Government. Each will have specific terms and conditions attached which means Isle of Anglesey County Council must plan and be able to work in an adaptive manner to obtain the maximum financial benefit.

c) Rural Housing Enabling

Anglesey's Rural Housing Enabler, has made a significant contribution in facilitating potential developments and in particular working closely with community councils to highlight housing need in more rural areas of the island where delivery of affordable housing is often more challenging. In many of the more rural areas there are fewer opportunities to buy at a price suitable for a first time buyer and also a scarcity of properties for private rent.

What needs to happen by 2019

1. Housing Services and the Joint Development Plans Unit will continue to work closely together to ensure the Local Development Plan delivers homes that meet the evidenced need for affordable homes and greater numbers of people who may need specialised / adapted housing.
2. The Council will ensure it maintains up to date evidence on the level of affordable housing needed, and the types and sizes of homes required. It will use this evidence to provide active leadership to enable the right homes to be built in the right locations.
3. The Council will act on evidence of need of more smaller homes in its development programme.
4. Rural housing need, which can present particular challenges in identifying affordable land and where economies of scale are harder to achieve, will continue to be given specific attention building on the existing good practice of the Anglesey's Rural Housing Enabler.
- 5.
6. The Council will continue to seek best value from available resources of land and finance including exploring alternative models of delivering homes (eg. Co-operative housing, cross subsidy where some market housing can subsidise affordable homes on exception sites when this brings appropriate outcomes). Partnership working with housing associations, private sector developers and local communities will facilitate this. . A new Anglesey Housing Partnership (see Theme 6) will also support this goal.

7. Anglesey County Council is exploring the opportunity offered by the Welsh Government to buy itself out of the existing system where it must pay an annual negative subsidy from the Housing Revenue Account to the Government. With the new financial freedom this would provide, the Council will seek to begin to build new Council homes,
- 8.
9. While there are currently only provisional milestones for the development of the Wylfa Newydd and other major economic projects, it is a key objective that affordable housing needs in both the short and long term will be linked to these developing projects. Housing and the infrastructure to serve homes should be a central legacy of these projects.
10. Provision of accommodation for Gypsy and Travellers, both permanent pitches and suitable transit provision, will be achieved.
11. In enabling new development, best practice in terms of sustainability will be pursued. This means high standards of energy efficiency, design that contributes to reducing crime and anti-social behaviour, and balanced communities with homes that meet the variety of local needs.

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

Why is this an important issue for Anglesey?

- 1. More homes are needed on the island to meet demand for both market and affordable housing but at the same time too many are lying empty**
 - a) There were over 765 homes which had been empty for 6 months or more on Anglesey (April 2014) which is approximately 2.2% of the island's total housing stock. A focus on tackling empty homes including the employment of an Empty Homes Officer, and dedicated assistance from an Environmental Health Officer and a regular Empty Homes "surgery", has brought considerable success and has enabled homes to be occupied by first time buyers and added more units to the private rented stock.
 - b) Empty homes can be found at locations across the island and include both small flats and large houses. The empty homes are frequently an eyesore but have also become targets for vandalism or anti-social activity. Properties left empty and unmaintained for long periods can fall into more serious disrepair making the job of re-occupying them proportionately more difficult.
- 2. The numbers of people living in the private rented sector on Anglesey is increasing. The problems which are sometimes associated with this sector need to be tackled to ensure private tenants have quality accommodation and their housing rights are respected.**
 - a) The total number living in this sector is now greater than the number living in social housing on the island. The slow turnover of social housing and a supply of new build that does not meet demand means that for many households the private rented sector offers the best chance of a suitable home when they are looking for a first home or need to move home.

- b) To provide a stronger framework to ensure consistently high standards in the sector, the Housing Wales Bill will introduce a national licensing scheme for private landlords and letting agents. This is intended to result in improved standards, greater availability for information on local landlords to local authorities and tenants and increased understanding by landlords and tenants of their rights and responsibilities.

The Energy Bill (2011) included a provision that from April 2018, all private rented properties must be brought up to a minimum energy efficiency rating of 'E'. This provision will make it unlawful to rent out a house or business premise that does not reach this minimum standard

- c) The last stock condition survey (2008) on Anglesey found that 35% of privately rented housing had a category 1 hazard* compared to 22% of all the housing stock. There is a national issue of poor standards of repair and energy efficiency in the sector.
- d) On average people move more frequently in this sector and there is less security of tenure, There is therefore a particular risk that residents who rely on this tenure for their housing could be adversely affected by the growing numbers of workers required for
- e) Wylfa Newydd and other major economic projects on the island.
- f)

3. There is also disrepair in homes occupied by owner-occupiers where they cannot maintain the homes because of low income or ill health / incapacity. Lack of maintenance also increases the possibility of long term and expensive deterioration of the property.

Disrepair in private homes is a risk to the health and safety of existing occupants. This can particularly be the case with older people who do not have the income to maintain their home adequately or to make adaptations needed for health reasons. The last stock condition survey (2008) found that 21% of owner occupied housing had a category 1 hazard*. ¹ 16% of these households were considered vulnerable (defined as in receipt of benefit or income less than £8000

4. Fuel Poverty on the island

Fuel poverty occurs when a household needs to spend more than 10% of its income on all household fuel in order to maintain a satisfactory level of heating.

It is estimated in Wales as a whole that 30% of households and 33% of vulnerable households are in fuel poverty (2012 Projections based on 2008 baseline information – Building Research Establishment BRE). While a figure is not available at Local authority level the lack of gas supply in parts of the island and the age of the housing stock means the level is likely to be higher on Anglesey.

In Anglesey 5.3 % of homes do not have central heating. The limited gas network on the island also means a high percentage of homes rely on usually more expensive oil or electric central heating.

¹ *(Under the Housing Health and Safety Rating System (HHSRS) a Category 1 hazard is a risk in the home that is serious enough that the local authority would have a statutory duty to take some form of enforcement action)

Type of heating in 2011	Anglesey %	Wales%
	All categories: Type of central heating in household	100.0
No central heating	5.3	2.3
Gas central heating	50.3	76.3
Electric (including storage heaters) central heating	10.8	5.5
Oil central heating	23.3	8.7
Solid fuel (for example wood, coal) central heating	2.7	1.9
Other central heating	1.1	0.9
Two or more types of central heating	6.5	4.4

(Source Census 2011)

More people feel safe and are safe within their communities.

Living in safe and secure housing is important to both physical and mental health. In addition to the disrepair issues mentioned above, there continues to be a need to act upon the issues which can reduce security within Anglesey homes. The way new homes are designed and regeneration work which opens opportunities to remodel residential areas can make a significant difference to rates of crime, anti-social behaviour and peoples feelings of security . The way Social housing landlords manage anti-social behaviour in their neighbourhoods is also a key issue as people experiencing anti-social behaviour can be left feeling intimidated in their own homes.

What needs to happen by 2019?

Empty Homes

1. Housing Services needs to continue to set challenging targets to facilitate the return of empty homes to use. This is currently set at 75 homes per year. It will review the Empty Homes Strategy to ensure the right prioritisation approaches are in place to make best use of the financial and staffing resources available. Gaps in the ability to tackle empty homes will be considered eg. Provision of project management where empty home owners are reluctant to organise works needed without additional support.
2. The new power to charge additional Council Tax on homes empty for more than 12 months in the Housing (Wales) Bill offers an additional disincentive to long term empty homes. A decision will be needed within the Council on how to use this power and how to use any revenue raised.

Working with the Private Rented Sector

1. The Council will work to support the introduction of the Private Landlord Registration Licensing scheme being introduced in the Housing (Wales) Bill. In addition to helping ensure the landlords are acting responsibly this will provide local authorities with much improved knowledge of the numbers of landlords operating in their area and the opportunity to improve interaction and support.
2. The Council will continue to support a Landlords forum and identify the best practice in working with Private Landlords in line with their preferences.

3. The Council will engage with landlords to form relationship which help lower income households to access this sector and to seek to ensure that local households living in this sector are not excluded by incoming temporary workers.

Providing appropriate support for housing renewal in the private sector

Because of the health risks and effect on quality of life, it is important that private home owners continue to be encouraged to maintain their property. At a time when the availability of grant money to assist this is likely to fall, loan schemes must be made accessible. Loan funding may also assist private landlords to improve the quality of rented homes.

Addressing Fuel poverty and reducing carbon emissions

The Council will use its understanding of fuel poverty issues on the island to find the best solutions possible to increase energy efficiency in homes both in the public and private sector.

- In Council homes, where many energy efficiency works have already been undertaken, work will continue to target homes which could benefit from solid wall insulation (particularly those off the mains gas network) and to work with individual tenants in fuel poverty.
- If funding is available the Council will continue its previously successful use of Arbed funding to connect more communities to mains gas. This benefits both Council and private households.
- The Council will ensure relevant staff are able to sign post eligible applicants to schemes which offer assistance with improving energy efficiency and affordable warmth in the home (ie the NEST scheme)
- Additional sources of funding for schemes to undertake energy efficiency works will be actively sought

Safe homes and communities

- Community safety issues will retain a high profile when new homes are developed and when opportunities for regeneration and housing renewal arise.
- Best practice will continue to be pursued in tackling anti-social behaviour in social housing, including recommendations from Welsh Government Anti-Social Behaviour review published in 2014.

Theme 3- Preventing housing crisis and increasing housing options

Why is this an important issue for Anglesey?

a) There are a number of background factors relevant to this area of work

- i. The provisions of the Housing (Wales) Bill are expected to start to come into force in 2015. Anglesey County Council and its partners will need to implement the policy and operational changes resulting from the new homelessness law the changes to homelessness law that this will introduce. In particular it is expected that the authority will have a duty to prevent homelessness for anyone at risk of homelessness within 56 days. This will extend the duties beyond the current advice and assistance to which many are currently entitled. The Bill is

also expected to give authorities a new power to house those to whom they owe a homelessness duty in the private rented sector.

- ii. At present there are a number of factors that appear to pose the risk of an increase in the number of households in danger of homelessness. These include
 - Rent arrears arising from the spare room subsidy, commonly known as the “bedroom tax” (ie shortfall in benefits paid to social tenants deemed to be under-occupying and rent arrears arising).
 - Impacts from other welfare reform measures which may reduce incomes and the planned implementation of universal credit (monthly payments of all benefits in one lump sum and less direct payments to landlords)
 - iii. Additionally the impacts on access to housing of rates of unemployment, and supply v demand in the private housing sector remain uncertain, but present continuing risks. In particular the need for worker accommodation for the Nuclear New Build and other major projects will potentially impact on the supply of accommodation in the private rented sector. This could happen in advance of the start on site as landlords re-position themselves in the hope of taking advantage of the worker market.
- b) **At present there is a challenging situation for a significant number of people on Anglesey who are seeking their first home or needing to move from existing accommodation.** The background for this was outlined in section 1 “Understanding the housing picture in Anglesey”, The limited supply of affordable homes which does not currently match demand, increases the risk that the more vulnerable becoming susceptible to housing crisis including homelessness.
- i. In 2013-14, 62 households were accepted as homeless and in priority need while another 26 households were found to be homeless but not falling into one of the priority need categories. These numbers were similar to the previous few years, though in the final quarter of 2013-14 there was a small increase in households becoming homeless.
 - ii. The approach of the Council has increasingly been focussed on early interventions and assisting clients to find alternative accommodation at an earlier stage. In 2013-14 homelessness was prevented for at least 6 months in 63% of cases presenting to the Council as potentially homeless. In 2013-14 in cases where homelessness could not be prevented and the household was in priority need the most common cause of homelessness was 1) loss of an existed private rented home ; 2) relationship breakdown.
 - iii. The focus on preventing homelessness adopted in the last few years has reduced the numbers of statutorily homeless on Anglesey by concentrating staff and financial resources on earlier prevention activities. It does not reflect a reduction in need for housing advice and support.

What needs to happen by 2019?

While supply is a significant factor, providing excellent accessible homelessness prevention services and information about housing options and interlinked financial / benefits advice is also essential for individuals with difficulties accessing housing. Social housing providers also need to work together

to ensure that the supply of affordable homes is used to best effect to house those in need but also to create stable and prosperous communities. The following objectives will support this:

- a) Existing partnership work between the agencies which provide support for people who are homeless or vulnerable to homelessness will have been developed further. A new Homelessness Strategy, led by Anglesey County Council, will concentrate on guiding a joint approach to prevention of homelessness.
- b) The Council will continue to develop a housing options service which
 - Provides citizens with up to date and accessible information about housing alternatives on the island
 - Has a range of ways of assisting people who become at risk of homelessness to either retain their existing accommodation or to access a suitable alternative
- c) The service will have been reshaped to best respond to the change in legislation in the Housing (Wales) Bill which entitles anyone at risk of homelessness within 56 days to approach the local authority which must take reasonable steps to prevent homelessness”
- d) The Council will have worked with local housing associations to review the way people are currently prioritised for social and intermediate rental housing ensuring a system which is clear and easily understood and best uses a limited supply of stock in a way that is accepted as fair and appropriate in the current housing environment.
- e) The Council will have strengthened connections with private rented sector landlords to assist more people, to find a suitable home in this sector. This will apply both to those in danger of homelessness and those unlikely to find housing in the social sector.
- f) The Council anticipates making use of the new power in the Housing (Wales) Bill to discharge its duty to accommodate those who are homeless and in priority need into a Private Rented Tenancy where appropriate.
- g) Ensure that support services funded by Supporting People which assist particularly vulnerable people such as former rough sleepers, people with chaotic lifestyles including substance misuse, are maintained and recognised as key to preventing homelessness.
- h) The Council will continue its commitment to prioritising a co-ordinated response to the effects of Welfare reform. In relation to the prevention of homelessness this particularly means:
 - Leading the co-ordination of agencies across the island which provide advice to existing households and future households who are most at risk by virtue of low income /reliance on benefits to contribute to housing costs
 - Recognising that there is currently a gap between the size and cost of housing options available on the island the size / cost of accommodation which lower income residents must find under welfare reform. Help to bridge this gap by providing additional smaller homes in the development programme, work with private landlords to maximise homes within local housing allowance rates and assist existing tenants affected by bedroom tax.
 - Enabling accommodation options to meet the needs of single home seekers on low incomes will be prioritised because of the shortage of 1 bedroom accommodation and rooms in shared houses which fall within Local Housing Allowance rates. Options include encouraging subdivision of larger houses and facilitating shared home options.
- i) Options will be explored to develop the role of Social Lettings Agencies to meet housing needs.

- j) The Council will reduce the time homeless households spend in temporary accommodation and ensure that temporary accommodation that is supplied is of an adequate standard.
- k) The Council will have investigated the effectiveness of a Tenant Accreditation Scheme currently being piloted by Denbighshire Council.
- l)

Theme 4 - Support to promote housing independence

Why is this an important issue for Anglesey?

- a) At certain stages in their lives many people need appropriate help to allow them to successfully manage living independently. These can be people of all ages. The support needs of older people, a growing group on the island, is dealt with in the next section “Homes for Longer Lives”.

The majority of this support is provided under the Supporting People programme but financial inclusion workers are also making an important contribution. A successful local SP programme not only empowers individuals but can demonstrably reduce spending and assist in achieving policy objectives for social care, health and community safety services. The type of support which will vary according to the client group need may typically involve helping individuals dealing more effectively with

- Money management
- Setting up a new home
- Maintaining support networks
- Relationships with neighbours
- Motivation to manage household upkeep

- b) At present and over the lifespan of this strategy support programmes will in particular have a role in assisting people affected by welfare reform and the impacts of social and economic deprivation. This is not only a preventative role but can assist people to access job and training opportunities.
- c) There is a specific overlap with the aim of preventing housing crisis. Housing support has a vital role in prevention of homelessness by for example supporting people with tenancies to manage their financial affairs and the care of their home and intensive support provided to rough sleepers can re-establish them in the community.
- d) The National Supporting People framework has been radically overhauled over the last few years to make it more focussed on specific outcomes set out by the Welsh government. . It is a funding requirement that services are focused on the following themes as outcomes for service users:

- Promoting Personal and Community Safety
- Promoting Independence and Control
- Promoting Economic Progress and Financial Control
- Promoting Health and Wellbeing

The funding available over the next 5 years will continue to reduce presenting significant challenges to the maintenance of existing services.

- e) The funding available over the next 5 years will continue to reduce
- f) Needs mapping data is collected on an ongoing basis which allows the most common issues requiring support to be recorded and changes in these needs and therefore gaps in services to be identified. A “lead” need for each client seeking assistance is identified. During 2012-13 over 80% of lead need was in the following categories

Homelessness	57%
Domestic Violence	21%
Alcohol Abuse	10.6%

Many people have more than one problem that needs support. Recording of these shows a bigger range of issues that requires support. These include mental health, offending, drug misuse, and issues related to being young and vulnerable.

- f) The Welsh Government has put a strong emphasis on continued work to tackle Domestic Violence and in 2014 is introducing the Violence against Women, Domestic Abuse and Sexual Violence (Wales) Bill. Housing organisations and Supporting People are key partners in a co-ordinated response to developing a culture which opposes Domestic Violence and in supporting victims.

What needs to happen by 2019?

1. The quality of many existing Supporting Services need to be protected while recognising new ways of working that may involve new ways of delivering services must be explored in order to make limited finances go further.
2. Gaps in services that are identified through mapping needs have been addressed. It has currently been identifies that
 - Services for people with mental health issues should be improved
 - There is a need to extend suitable support services to older people of all tenures
3. Further work will be undertaken to identify any specific support requirements for former members of the Armed Forces and what models would be appropriate to meet these needs.
4. An Adapted (initially for Council housing) Housing Register has been developed and assisting people with disabilities homes suited to their needs

Theme 5 - Homes for longer lives

Why is this an important issue for Anglesey?

- a) People are living longer and as such, we expect to see an increase of approximately 70% in the number of people over 85 living on the Island over the next 10 years. This will impact on the types of homes that are needed, particularly as often older people will be living with a long term health condition. Projections indicate that numbers over 75 with a limiting long term illness will increase by 75% by 2030 (source OPNA- Imogen Blood Associates 201).

- b) Longer lives and the lifestyles people in later life aspire to have not always been reflected in the way housing and communities have been planned. This is now becoming a much more central consideration. Older citizens themselves and the services which support them eg. care and health workers and the voluntary sector, are recognised as essential partners in finding the right solutions to changing needs. The Council's Corporate Plan has already identified the transformation of Older Adult Social Care as a key area of work. The achievement of the Council's vision means that community services, which includes the right housing, need to work together to provide older citizens with choice and control over their lives.
- c) A detailed assessment of the housing and support needs of the older population was undertaken on behalf of Anglesey CC in 2013. The evidence for the assessment included interviews with older citizens on the island about their preferences and views on existing and possible future housing options for older people. The assessment rightly takes a holistic view of housing, support and care as all elements that need to be in place to enable people to remain independent in their communities. This Local Housing Strategy will contribute to achieving the independent housing and the inter linked housing related support services which are needed.
- d) There is evidence that the housing stock currently aimed at providing for older people does not always match the needs and preferences of the island's older population. In brief the present situation is as follows:
- Anglesey CC provides the majority of homes on the island which are specifically designated for older people. This stock is made up of over 700 homes (mainly flats and bungalows) which are reserved for older people but have no associated support services and 556 sheltered homes.
 - The islands first Extra Care housing scheme run by Grŵp Cynefin housing association opened in Holyhead but many more specialised homes which can offer varying levels of care and support need to be developed to meet the needs of people wishing to live independently but requiring assistance with a variety of daily living tasks. There is currently a low level of private retirement housing and it is likely that this needs to increase to reflect the fact that the majority of older people who may need supported housing solutions are already owner occupiers.
- e) It is recognised that this is a complex area of work where ultimate demand for different types of housing including sheltered, Extra Care and main stream homes depends upon the interplay of factors including the health needs of older people, the desirability of available options (the choices which people therefore make) and availability of services including support, care and transport. These aspects need to be balanced against each other as decisions about housing provision for older citizens are made

What needs to happen by 2019?

- a) An additional Extra Care scheme will have been provided for predominantly social rental.
- b) Further Extra Care schemes will be in the planning stage
- c) The new Older Persons Commissioning Plan, due to be adopted by the Council later in the year, will lead an approach which remodels housing related support and home care so that

it can better meet the needs of older people living in all tenures. Support will be organised around community hubs and the new Extra Care schemes. This service would be able to offer an appropriate support across a spectrum of needs including frail elderly people and those with dementia.

- d) The Council's Housing Services will have reviewed its housing approach to older people. In particular it will have considered its provision of sheltered housing to ensure that this housing resource is used to best meet the island's housing needs.
- e) Suitable advice provision to assist older people in making sometimes difficult housing decisions will be available at the time they need it.
- f) Older people living in the private sector will continue to be supported to stay safe and well in their own homes through assistance arranging repairs, a high quality service providing Disabled Facilities Grants and a handyman service which helps with small repairs / maintenance tasks.

Theme 6 - The links between housing and the wider economy are fully realised

Why is this an important issue for Anglesey?

- a) Housing can be an instrument for delivering regeneration. New build homes and housing renewal can provide social, economic and environmental benefits. The Joint Local Development Plan with Gwynedd is in development and is expected to be adopted in 2016/17 and will present new opportunities for local housing development.
- b) Appropriate development of affordable and market housing is needed to support growth of town and rural economies.
- c) The local housing market can be a major driver of economic growth. For example it can create employment and help ensure that attractive homes and places are available to keep young people and skilled labour in the area. New homes can also increase local tax revenue and sales of building supplies.
- d) Similarly the following are also the source of additional money entering the local economy and can potentially be increased by the local authority's approach to housing strategy
 - The social housing sector puts large amounts into the local economy through its ongoing maintenance and improvement programme and the way it procures services effect local outcomes.
 - Housing adaptations needed by older people and people with disabilities often create work for local builders and craftsmen.
 - Encouraging take up of Energy Efficiency measures by individuals and by landlords may also provide opportunities for local contractors and may bring additional public grant funding into the area.
- e) Implications arising from Nuclear New build and other Energy Island projects will extend well beyond life of this strategy. From the start there has been a clear awareness of the economic benefits for individuals and the opportunities of a positive housing legacy while there is also an understanding of the short term risks to local housing from an influx of temporary workers. This Strategy must put in place the mechanisms to take advantage of the opportunities and plan to counteract the risks to an affordable housing supply in the short term.

What needs to happen by 2019?

- a) A Housing Partnership for Anglesey will be established with key partners from social housing, private sector housing, health, and community services. This Partnership should have a key role

in ensuring that the strategic direction for housing is integrated with growing the economy of the island and is inclusive of all the islands population including those who may be more vulnerable.

- b) The Council will continue to encourage initiatives which support local businesses to tender for contracts for work on existing and new social housing. For example: Isle of Anglesey County Council Housing Services has set a target that a minimum number of traditional planned maintenance schemes to be procured via Sell2Wales and several contracts have already been won by local firms; Coleg Menai provides skills training in the field of construction and energy efficiency.
- c) A priority will be given to maximising benefits from funds available from national energy efficiency funding programmes such as ARBED and from ECO funding which assist with multi-home schemes. Individuals living in the private sector will continue to be given appropriate advice about energy efficiency
- d) Vibrant and Viable Places regeneration funding will:
 - Deliver major housing benefits to Holyhead, including quality market housing, affordable homes, empty homes returned to use and energy efficiency improvements for targeted homes
 - Housing projects will create employment and assist with helping people into work
- e) In relation to ongoing Energy Island projects, especially Wylfa Newydd, the Council will
 - actively look to ensure the long-term benefits of both infrastructure investment and housing aimed at construction workers
 - continue to research and monitor repercussion on affordable housing supply of temporary workers coming to the island and actively pursue mitigation of negative impacts through for example considering a housing hub to guide the supply of lodgings to temporary workers.
 - Work to mitigate the risks arising from projects including work with developers and ensure appropriate mechanisms to ensure the accommodation needs of contractors are of good quality and affordable.
- f) Continued work by Communities First to ensure direct and indirect housing benefits are shared with the most deprived wards on the island.
- g) Maximise opportunities to access European funding including EU Structural Funding and the Rural Development Plan to help address the anti-poverty agenda through energy efficiency measures and fuel poverty.