

From: [PMO](#)
To: [Wylfa Newydd](#)
Subject: RE: IACC Deadline 2 Submission : Local Impact Report - Housing (email 13)
Date: 04 December 2018 20:01:44
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Annex 8P - 8V \(Batch 3 of 3\).zip](#)

Please note, a number of emails will follow in relation to the LIR – we will confirm the final e-mail.

Pnawn Da/ *Good afternoon,*

Gweler ynglwm cynrychiolaeth CSYM mewn perthynas â'r uchod / *Please see IACC's representation in respect of the above.*

Bydd fersiwn Gymraeg yn cael ei ddarparu cyn gynted a phosib / *A Welsh version of the submission will be provided in due course.*

Cofion/ *Regards,*

Manon

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Ysgrifennwch ataf yn Gymraeg neu Saesneg
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Mae'r neges e-bost hon a'r ffeiliau a drosglwyddyd ynglwm gyda hi yn gyfrinachol ac efallai bod breintiau cyfreithiol ynglwm wrthynt. Yr unig berson sydd 'r hawl i'w darllen, eu copio a'u defnyddio yw'r person y bwriadwyd eu gyrru nhw ato. Petaeth wedi derbyn y neges e-bost hon mewn camgymeriad yna, os gwellwch yn dda, rhowch wybod i'r Rheolwr Systemau yn syth gan ddefnyddio'r manylion isod, a pheidiwch datgelu na chropio'r cynnwys i neb arall.

Mae cynnwys y neges e-bost hon yn cynrychioli sylwadau'r gyrrwr yn unig ac nid o angenrheidrwydd yn cynrychioli sylwadau Cyngor Sir Ynys Mon. Mae Cyngor Sir Ynys Mon yn cadw a diogelu ei hawliau i fonitro yr holl negeseuon e-bost trwy ei

rwydweithiau mewnol ac allanol.

Croeso i chi ddelio gyda'r Cyngor yn Gymraeg neu'n Saesneg. Cewch yr un safon o wasanaeth yn y ddwy iaith.

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**ACCOMMODATION**

Dashboard Sponsor Andrew Jones
Reporting Date 17.01.2017
Quarter Q1

Overall Workstream Status**Summary of Workstream Activity**

The initial workforce survey has given a baseline survey for monitoring private rented sector take up and an initial indication as to use of caravans and tourism accommodation. A session is to be organised to scrutinise the available data.

Ref	Reporting Metric/KPI	Owner	Value (this quarter)	Target (if Applicable)	Status	
1	Average Private Rented Sector (PRS) take up for each administrative area	NNB				
1.1	a) Sedgemoor	NNB	241	n/a		
1.2	b) Taunton Deane	NNB	40	n/a		
1.3	c) West Somerset	NNB	34	n/a		
2	Average PRS Take Up for any Ward Cluster if within 10% or exceeds PRS Threshold	NNB	<i>No exceedance (all >10%)</i>			
3	Number of workers and proportion that are home based	NNB	871 workers of which 46% are non homebased.			
3.1	a) Number of workers	NNB	871	n/a		
3.2	b) % home based	NNB	54%	n/a		
4	Number of non-homebased workers commuting from relevant areas.	NNB				
4.1	a) Sedgemoor	NNB	272	n/a		
4.2	b) Taunton Deane	NNB	49	n/a		
4.3	c) West Somerset	NNB	42	n/a		
5	Types of accommodation taken up by non-homebased workers.	NNB				
5.1	House/Flat Let	NNB	141	n/a		
5.2	Room rental	NNB	94	n/a		
5.3	House/flat share with other	NNB	58	n/a		
5.4	Purchased accommodation	NNB	56	n/a		
5.5	Caravan/Campsite	NNB	34	n/a		
5.6	Holiday Let	NNB	11	n/a		
5.7	Hotel	NNB	11	n/a		
6	Number of workers in permanent housing in the local area	NNB	259	n/a		
7	Migration into and out of the districts and net flow for each district.	SDC/WSC	TBC	n/a		
8	Information on take up/cost/turnover in campuses	NNB	TBC	n/a		

Key targets completed in previous six months

1st formal workforce survey completed
 Agreement to Homelet licences for a further 2 years

Key targets planned for next six months

Review of caravan usage
 Review of data and preparation for next workforce survey

**ACCOMMODATION**

Dashboard Sponsor
Andrew Jones
Reporting Date
11.04.2017
Quarter
Q2

Overall Workstream Status

**Summary of Workstream Activity**

Work is ongoing on ensuring appropriate data is collected to monitor the Private Rented Sector. There is also a focus on ensuring supply for low cost temporary accommodation, focusing on caravan and motorhome parks. A list of preferred parks are being compiled with the authorities, ensuring appropriate licences are in place. As NNB arrange to add sites to their way finding list they will advise suppliers they need to ensure they have appropriate licences and permissions and to speak to their local authority if they are not sure.

Ref	Reporting Metric/KPI	Owner	Value (this quarter)	Target (if Applicable)	Status	
1	Average Private Rented Sector (PRS) take up for each administrative area	NNB				
1.1	a) Sedgemoor	NNB	241	1005		
1.2	- Bridgwater	NNB		544		
1.3	- Burnham and Highbridge	NNB		377		
1.4	- Cannington	NNB		84		
1.5	b) Taunton Deane	NNB	40	n/a		
1.6	c) West Somerset	NNB	34	436		
1.7	- Hinkley Point / Stogursey	NNB		44		
1.8	- Minehead	NNB		261		
1.9	- Watchet and Williton	NNB		131		
1.1	d) North Somerset	NNB		920		
2	Average PRS Take Up for any Ward Cluster if within 10% or exceeds PRS Threshold	NNB	<i>Potential Exceedance in Shurton/Burton to be reviewed following next survey</i>			
3	Number of workers and proportion that are home based	NNB	871 workers of which 46% are non homebased.			
3.1	a) Number of workers	NNB	871	n/a		
3.2	b) % home based	NNB	54%	n/a		
4	Number of non-homebased workers commuting from relevant areas.	NNB				
4.1	a) Sedgemoor	NNB	272	n/a		
4.2	b) Taunton Deane	NNB	49	n/a		
4.3	c) West Somerset	NNB	42	n/a		
5	Types of accommodation taken up by non-homebased workers.	NNB				
5.1	House/Flat Let	NNB	141	n/a		
5.2	Room rental	NNB	94	n/a		
5.3	House/flat share with other	NNB	58	n/a		
5.4	Purchased accommodation	NNB	56	n/a		
5.5	Caravan/Campsite	NNB	34	n/a		
5.6	Holiday Let	NNB	11	n/a		
5.7	Hotel	NNB	11	n/a		
6	Number of workers in permanent housing in the local area	NNB	259	n/a		
7	Migration into and out of the districts and net flow for each district.	SDC/WSC	TBC	n/a		
8	Information on take up/cost/turnover in campuses	NNB	TBC	n/a		

Ref	Reporting Metric/KPI	Owner	Value (this quarter/ total)	Target (if Applicable)	Status		
	Landlord and Tenant services						
	Benchmark	LPA		1560			
	Sedgemoor DC	SDC		1240			
	West Somerset	WSC		320			
	Empty Property Regeneration						
	Benchmark	LPA		40			
	Sedgemoor DC	SDC		27			
	West Somerset	WSC		13			
	Living Over The Shop						
	Benchmark	LPA		38			
	Sedgemoor DC	SDC		30			
	West Somerset	WSC		8			
	First Time Buyer Loans						
	Benchmark	LPA		24			
	Sedgemoor DC	SDC		12			
	West Somerset	WSC		12			

Key targets completed in previous six months

1st formal workforce survey completed and reported. Changes to survey and data collection discussed

Agreement to Homelet licences for a further 2 years

The Phase 1 Housing Initiatives in West Somerset are on track to achieve 238 new bed spaces. Site Preparation S106 target is 250 bed spaces.

Larger physical schemes are set to deliver a significant number of bedspaces.

Key targets planned for next six months

Review of caravan usage

Review of data and preparation for next workforce survey

Issue DCO Housing Funds - £105,000 request from Sedgemoor and £60,000 request from Taunton Deane

 ACCOMMODATION	Dashboard Sponsor Andrew Jones	Reporting Date 04.07.17	Quarter Q3	Overall Workstream Status 		
	Summary of Workstream Activity The first indicators that the thresholds for private rented sector take up in ward areas has been broken. Payment estimate against contingency funds is £440,000. There is also a focus on ensuring supply for low cost temporary accommodation, focusing on caravan and motorhome parks. A list of preferred parks is being compiled with the authorities, ensuring appropriate licences are in place. As NNB arrange to add sites to their way finding list they will advise suppliers they need to ensure they have appropriate licences and permissions and to speak to their local authority if they are not sure.					
Ref	Reporting Metric/KPI	Owner	Value (this quarter)	Target (if Applicable)	(If Applicable)	Status
1	Average Private Rented Sector (PRS) take up for each administrative area (non-homebased workers)	NNB				
1.1	a) Sedgemoor - Bridgwater - Burnham and Highbridge - Cannington b) Taunton Deane c) West Somerset - Hinkley Point / Storgursey - Minehead - Watchet and Williton d) North Somerset	NNB	446	1005		
1.2		NNB	274	544		
1.3		NNB	-	377		
1.4		NNB	172	84		
1.5		NNB	63	n/a		
1.6		NNB	86	436		
1.7		NNB	39	44		
1.8		NNB	23	261		
1.9		NNB	23	131		
1.1		NNB	-	920		
2	Average PRS Take Up for any Ward Cluster if within 10% or exceeds PRS Threshold	NNB	<i>Potential Exceedance in Shurton/Burton to be reviewed following next survey</i>			
3	Number of workers and proportion that are home based	NNB	1566 workers of which 50% are non homebased.			
3.1	a) Number of workers b) % home based	NNB	1,566	n/a		
3.2		NNB	50%	n/a		
4	Number of non-homebased workers commuting from relevant areas.	NNB				
4.1	a) Sedgemoor b) Taunton Deane c) West Somerset	NNB	556	n/a		
4.2		NNB	94	n/a		
4.3		NNB	86	n/a		
5	Types of accommodation taken up by non-homebased workers.	NNB				
5.1	House/Flat Let Room rental House/flat share with other Purchased accommodation Caravan/Campsite Holiday Let	NNB	243	n/a		
5.2		NNB	149	n/a		
5.3		NNB	149	n/a		
5.4		NNB	16	n/a		
5.5		NNB	86	n/a		
5.6		NNB	16	n/a		

5.7	Hotel	NNB	78	n/a	
6	Number of workers in permanent housing in the local area	NNB	496	n/a	
7	Migration into and out of the districts and net flow for each district.	SDC/WSC	TBC	n/a	
8	Information on take up/cost/turnover in campuses	NNB	TBC	n/a	

Ref	Reporting Metric/KPI	Owner	Value (this quarter/ total)	Target (If Applicable)	Status		
	Landlord and Tenant services						
	Benchmark	LPA		1560			
	Sedgemoor DC	SDC		1240			
	West Somerset	WSC		320			
	Empty Property Regeneration						
	Benchmark	LPA		40			
	Sedgemoor DC	SDC		27			
	West Somerset	WSC		13			
	Living Over The Shop						
	Benchmark	LPA		38			
	Sedgemoor DC	SDC		30			
	West Somerset	WSC		8			
	First Time Buyer Loans						
	Benchmark	LPA		24			
	Sedgemoor DC	SDC		12			
	West Somerset	WSC		12			

Key targets completed in previous six months

Majority of caravan site usage has been regularised.

Agreement to Homelet licences for a further 2 years

The Phase 1 Housing Initiatives in West Somerset are on track to achieve 238 new bed spaces. Site Preparation S106 target is 250 bed spaces. Larger physical schemes are set to deliver a significant number of bedspaces.

DCO Housing Funds issued - £105,000 request from Sedgemoor and £60,000 request from Taunton Deane

Key targets planned for next six months

Review of houses in multiple occupation

Update on Campus booking procedures

Update on housing initiatives

**ACCOMMODATION**

Dashboard Sponsor Andrew Jones
Reporting Date 09.10.17
Quarter Q3

Overall Workstream Status

**Summary of Workstream Activity**

Following indicators that the PRS Threshold for Cannington had been exceeded, Sedgemoor are preparing a formal position from which a request for contingency funding will be put in place. Payment estimate against contingency funds is £440,000.

Currently 1,000 bed spaces in the form of caravans and chalets available to HPC. Eastover hotel is scheduled for opening in January 2018. In total there is a potential for 680 new bed spaces in new hotel rooms. EDF Energy have prepared wayfinding information for the workers with 400 listings (1,866 bed spaces) and guidance to the Somerset Homelet web site with 198 live adverts at the current time.

Concerns over HMO's to be addressed with LPA's working with EDF Energy to advise potential landlords. NE Bridgwater requires support from Sedgemoor and EDF energy to assist the HCA is allocating grant funding to enable key infrastructure.

Ref	Reporting Metric/KPI	Owner	Value (Spring 2017)	Change in Period	Value (Autumn 2017)	Target (If Applicable)	Status
1	Average Private Rented Sector (PRS) take up for each administrative area (non-homebased workers)	NNB					
1.1	a) Sedgemoor	NNB	446		1005		
1.2	- Bridgwater	NNB	274		544		
1.3	- Burnham and Highbridge	NNB	-		377		
1.4	- Cannington	NNB	172		84		
1.5	b) Taunton Deane	NNB	63		n/a		
1.6	c) West Somerset	NNB	86		436		
1.7	- Hinkley Point / Stogursey	NNB	39		44		
1.8	- Minehead	NNB	23		261		
1.9	- Watchet and Williton	NNB	23		131		
1.1	d) North Somerset	NNB	-		920		
2	Average PRS Take Up for any Ward Cluster if within 10% or exceeds PRS Threshold	NNB	<i>Exceedance at Cannington discussed and Sedgemoor preparing request for contingency funding. Hinkley/Stogursey and Bridgwater to closely reviewed.</i>				
3	Number of workers and proportion that are home based	NNB	1566 workers of which 50% are non homebased.				
3.1	a) Number of workers	NNB	1,566		n/a		
3.2	b) % home based	NNB	50%		n/a		
4	Number of non-homebased workers commuting from relevant areas.	NNB					
4.1	a) Sedgemoor	NNB	556		n/a		
4.2	b) Taunton Deane	NNB	94		n/a		
4.3	c) West Somerset	NNB	86		n/a		
5	Types of accommodation taken up by non-homebased workers.	NNB					
5.1	House/Flat Let	NNB	243		n/a		
5.2	Room rental	NNB	149		n/a		
5.3	House/flat share with other	NNB	149		n/a		
5.4	Purchased accommodation	NNB	16		n/a		
5.5	Caravan/Campsite	NNB	86		n/a		
5.6	Holiday Let	NNB	16		n/a		
5.7	Hotel	NNB	78		n/a		
6	Number of workers in permanent housing in the local area	NNB	496		n/a		
7	Migration into and out of the districts and net flow for each district.	SDC/WSC	TBC		n/a		
8	Information on take up/cost/turnover in campuses	NNB	TBC		n/a		

Hinkley Housing Initiatives

Phase 1 of the Hinkley Housing Initiatives has to date produced 681 bed spaces against the target of 329. The success of some of the initiatives has meant that these will be extended into Phase 2, which is due to commence shortly and has a target of a further 590 bed spaces plus 'other deliverables'.

Ref	Reporting Metric/KPI	Owner	Value (Spring 2017)	Value in Period	Value (Autumn 2017)	Target (If Applicable)	Status		
	Landlord and Tenant services								
	Benchmark	LPA				1560			
	Sedgemoor DC	SDC	11087	359		1240			
	West Somerset	WSC	1126	281		320			
	Empty Property Regeneration								
	Benchmark	LPA				78			
	Sedgemoor DC	SDC	49	10		57			
	West Somerset	WSC	18	3		21			
	Living Over The Shop								
	Benchmark	LPA				38			
	Sedgemoor DC	SDC				30			
	West Somerset	WSC				8			
	First Time Buyer Loans								
	Benchmark	LPA				24			
	Sedgemoor DC	SDC	5	5		12			
	West Somerset	WSC	3	3		12			

Key targets completed in previous six months

The Phase 1 Housing Initiatives in West Somerset are on track to achieve 238 new bed spaces. Site Preparation S106 target is 250 bed spaces. Larger physical schemes are set to deliver a significant number of bedspaces.
DCO Housing Funds issued - £105,000 request from Sedgemoor and £60,000 request from Taunton Deane

Key targets planned for next six months

Review of houses in multiple occupation (Meeting 3/10/17)
Update on Campus booking procedures
Update on housing initiatives
Next Workforce Survey set for November 2017
Accommodation Help Desk Wayfinding Maps published. Wayfinder for providers to publish soon.


ACCOMMODATION

Dashboard Sponsor
Reporting Date
Quarter

Andrew Jones
26.01.18
Q1

Overall Workstream Status


Summary of Workstream Activity

Work is ongoing on ensuring appropriate data is collected to monitor the Private Rented Sector.

Ref	Reporting Metric/KPI	Owner	Value (previous quarter)	Value (this quarter)	Target (Applicable)	Status
1	Average Private Rented Sector (PRS) take up for each administrative area (non-homebased workers)	NNB				
1.1	a) Sedgemoor	NNB	446	524	1005	
1.2	- Bridgwater	NNB	274	321	544	
1.3	- Burnham and Highbridge	NNB	-	48	377	
1.4	- Cannington	NNB	172	155	84	Yellow
1.5	b) Taunton Deane	NNB	63	112	n/a	
1.6	c) West Somerset	NNB	86	76	436	
1.7	- Hinkley Point / Stogursey	NNB	39	49	44	Red
1.8	- Minehead	NNB	23	-	261	
1.9	- Wivelstoke and Williton	NNB	23	27	131	
1.11	d) North Somerset	NNB	-	-	920	
2	Average PRS Take Up for any Ward Cluster if within 10% or exceeds PRS Threshold	NNB				
3	Number of workers and proportion that are home based	NNB		2,870 workers of which 55% are non homebased		
3.1	a) Number of workers	NNB	1,566	2,870	n/a	
3.2	b) % home based	NNB	50%	45%	n/a	
4	Number of non-homebased workers commuting from relevant areas	NNB				
4.1	a) Sedgemoor	NNB	556	1,010	n/a	
4.2	b) Taunton Deane	NNB	94	284	n/a	
4.3	c) West Somerset	NNB	86	189	n/a	
5	Types of accommodation taken up by non-homebased workers	NNB				
5.1	House/Flat Let	NNB	243	494	n/a	
5.2	House/Flat share	NNB	149	311	n/a	
5.3	House/flat share with other	NNB	149	316	n/a	
5.4	Purchased accommodation	NNB	16	25	n/a	
5.5	Caravan/Campsite	NNB	86	207	n/a	
5.6	Holiday Let	NNB	16	36	n/a	
5.7	Hotel	NNB	78	98	n/a	
6	Number of workers in permanent housing in the local area	NNB	496	511	n/a	
7	Migration into and out of the districts and net flow for each district	SDC/WSC		TBC	n/a	
8	Information on take up/cost/turnover in campuses	NNB		TBC	n/a	

Hinkley Housing Initiatives

Ref	Reporting Metric/KPI	Owner	Value (Spring 2017)	Overall Target Set by s106	Value (Autumn 2017)	Total Achieved	Status
	Number of new bed spaces delivered in the PRS - Site Prep funding						
		Sedgemoor	329 (919)		749		
		West Somerset	250 (394)		583		
	Number of 'other' initiatives (training, assistance to access tenancies) - Site Prep fund						
		Sedgemoor	(200)		144		
		West Somerset	(186)		270		
	Number of new bed spaces delivered in the PRS - DCO funding (including Housing Contingency funding)						
		Sedgemoor	140 (1771)		0		
		West Somerset	86 (TBC)		-		
		Taunton Deane	132(206)		0		
		North Somerset					
	Number of 'other' initiatives (training, assistance to access tenancies) - DCO funding						
		Sedgemoor	-85		0		
		West Somerset	(TBC)		-		
		Taunton Deane	-200		0		
		North Somerset					
	Total Site Prep s106 contributions						
	Spend to date on initiatives (including enabling)	Sedgemoor	£2,703,326.00		£1,093,376.00		
	Spend to date on initiatives (including enabling)	West Somerset	£1,286,077.00		£861,217.00		
	Spend to date on Staff	Sedgemoor	£120,000.00		£127,789.00		
	Spend to date on Staff	West Somerset	£120,000.00		£120,000.00		
	Total DCO s106 contributions (including Housing Contingency funding)						
	Spend to date on initiatives (including enabling)	Sedgemoor	£1,478,500.00		£35,000.00		
	Spend to date on initiatives (including enabling)	West Somerset	£0.00		£0.00		
	Spend to date on initiatives (including enabling)	Taunton Deane	£515,570.00		£60,000.00		
	Spend to date on initiatives (including enabling)	North Somerset					
	Spend to date on Staff	Sedgemoor	£60,000.00		£64,847.00		
	Spend to date on Staff	West Somerset	£60,000.00		£60,000.00		
	Spend to date on Staff	Taunton Deane	£60,000.00		£0.00		
	Spend to date on Staff	North Somerset					

Quarterly Values will be reported from Q4 2017/18 report.

Homelet Initiative - Bed spaces advised on Homelet website Cumulative to Q3 2017/18 = West Somerset, 965 Taunton Deane (awaiting from SDC).

WS – Use of Caravan Sites and B&B by workers continues to be monitored. Likely to be additional pressure on local B&B and potential of a shortage of accommodation during

Quarterly Values will be reported from Q4 2017/18 report.

Homelet initiative – Bed spaces advised on Homelet website Cumulative to Q3 2017/18 = West Somerset, 965 Taunton Deane (awaiting from SDC).

WS – Use of Caravan Sites and B&B by workers continues to be monitored. Likely to be additional pressure on local B&B and potential of a shortage of accommodation during outage. Campaign to promote the Lodging Scheme and use of latent bed spaces to be delivered Jan to March 2018 in response.

TD – Funding has now been secured for several initiatives due to start early 2018.

Bed Space initiatives: Empty Homes Grant Inc. Living Over Shops; DIY Empty Homes; Minor Improvement Grant/Loan; Lodgings Scheme - rent a room; 1st Time Buyer Loan; Sustainable Management Scheme – Somerset West Lettings; Flexible Rent Support – securing bed space (Sedgemoor only); Home Moves +; and Enabling Schemes. 'Other' initiatives (support to access and retain tenancies): Landlord Training; Tenant Ready Scheme; Flexible rent support (West Somerset only); Furniture Fund; Social Enterprise; Bridgwater Credit Union; and Complex Needs Adults (Sedgemoor only).

Key targets completed in previous six months

Review of houses in multiple occupation underway (Meeting 3/10/17)

Update on Campus booking procedures

Update on housing initiatives

Workforce Survey completed November 2017

Accommodation Help Desk Wayfinding Maps published. Wayfinder for providers to be published soon.

Key targets planned for next six months

Further Review of Latent Housing Accommodation


ACCOMMODATION

Dashboard Sponsor
Reporting Date
Quarter

Andrew Jones
28.03.18
Q1


Summary of Workstream Activity

Work is ongoing on ensuring appropriate data is collected to monitor the Private Rented Sector.

Ref	Reporting Metric/KPI	Owner	Value (previous quarter)	Value (this quarter)	Target (if Applicable)	
1	Average Private Rented Sector (PRS) take up for each administrative area (non-homebased workers)	NNB				
1.1	a) Sedgemoor	NNB	446	524	1005	
1.2	- Bridgwater	NNB	274	321	544	
1.3	- Burnham and Highbridge	NNB	-	48	377	
1.4	- Cannington	NNB	172	155	84	
1.5	b) Taunton Deane	NNB	63	112	n/a	
1.6	c) West Somerset	NNB	86	76	436	
1.7	- Hinkley Point / Stogursey	NNB	39	49	44	
1.8	- Minehead	NNB	23	-	261	
1.9	- Watchet and Williton	NNB	23	27	131	
1.1	d) North Somerset	NNB	-	-	920	
2	Average PRS Take Up for any Ward Cluster if within 10% or exceeds PRS Threshold	NNB				
3	Number of workers and proportion that are home based	NNB		2,870 workers of which 55% are non homebased.		
3.1	a) Number of workers	NNB	1,566	2,870	n/a	
3.2	b) % home based	NNB	50%	45%	n/a	
4	Number of non-homebased workers commuting from relevant areas.	NNB				
4.1	a) Sedgemoor	NNB	556	1,010	n/a	
4.2	b) Taunton Deane	NNB	94	284	n/a	
4.3	c) West Somerset	NNB	86	189	n/a	
5	Types of accommodation taken up by non-homebased workers.	NNB				
5.1	House/Flat Let	NNB	243	494	n/a	
5.2	House/Flat share	NNB	149	311	n/a	
5.3	House/flat share with other	NNB	149	316	n/a	
5.4	Purchased accommodation	NNB	16	25	n/a	
5.5	Caravan/Campsite	NNB	86	207	n/a	
5.6	Holiday Let	NNB	16	36	n/a	
5.7	Hotel	NNB	78	98	n/a	
6	Number of workers in permanent housing in the local area	NNB	496	811	n/a	
7	Migration into and out of the districts and net flow for each district.	SDC/WSC		TBC	n/a	
8	Information on take up/cost/turnover in campuses	NNB		TBC	n/a	

Hinkley Housing Initiatives

Ref	Reporting Metric/KPI	Owner	Value (Q4 18)	Overall Target Set by s106	Cumulative Value (Q4 18)	Status
	Number of new bed spaces delivered in the PRS. Site Prep funding					
		Sedgemoor	36	329 (919)	749	
		West Somerset	17	250 (394)	600	
	Number of 'other' initiatives (training, assistance to access tenancies). Site Prep funding					
		Sedgemoor	0	(200)	144	

		West Somerset	7	(186)	277	
	Number of new bed spaces delivered in the PRS. DCO funding (including Housing Contingency funding)					
		Sedgemoor	0	140 (1771)	0	
		West Somerset	0	86 (TBC)	0	
		Taunton Deane	26	132(206)	26	
		North Somerset				
	Number of 'other' initiatives (training, assistance to access tenancies). DCO funding					
		Sedgemoor	0	85	0	
		West Somerset	0	(TBC)	0	
		Taunton Deane	0	200	0	
		North Somerset				
	Total Site Prep s106 contributions					
	Spend to date on initiatives (including enabling)	Sedgemoor		£2,703,326.00	£1,108,020.00	
	Spend to date on initiatives (including enabling)	West Somerset		£1,286,077.00		
	Spend to date on Staff	Sedgemoor		£120,000.00		
	Spend to date on Staff	West Somerset		£120,000.00		
	Total DCO s106 contributions (including Housing Contingency funding)					
	Spend to date on initiatives (including enabling)	Sedgemoor		£1,478,500.00	£65,000.00	
	Spend to date on initiatives (including enabling)	West Somerset		£0.00		
	Spend to date on initiatives (including enabling)	Taunton Deane		£515,570.00		
	Spend to date on initiatives (including enabling)	North Somerset				
	Spend to date on Staff	Sedgemoor		£60,000.00	£60,000.00	
	Spend to date on Staff	West Somerset		£60,000.00		
	Spend to date on Staff	Taunton Deane		£60,000.00		
	Spend to date on Staff	North Somerset				

Quarterly Values will be reported from Q4 2017/18 report.

Bed Space initiatives: Empty Homes Grant Inc. Living Over Shops; DIY Empty Homes; Minor Improvement Grant/Loan; Lodgings Scheme - rent a room; 1st Time Buyer Loan; Sustainable Management Scheme – Somerset West Lettings; Flexible Rent Support – securing bed space (Sedgemoor only); Home Moves 'Other' initiatives (support to access and retain tenancies): Landlord Training; Tenant Ready Scheme; Flexible rent support (West Somerset only); Furniture Fund; Social Enterprise; Bridgwater Credit Union; and Complex Needs Adults (Sedgemoor only).

Comments

Homelet initiative – Bed spaces advised on Homelet website Cumulative to Q4 2017/18 = (awaiting from SDC).

WS – Use of Caravan Sites and B&B by workers continues to be monitored. Likely to be additional pressure on local B&B and potential of a shortage of accommodation during outage. Additional pressures on PRS from Homelessness Reduction Act, Butlins closure of worker accommodation, relocation of Crown Estate Workers.

TD – Funding has now been secured for Lodging Schemes, Tenant Ready Scheme, and Empty Homes schemes delivery commenced March 2018.

SDC - accommodation pressures in Bridgwater now seeing accommodation being taken up by local people outside of the town. Additional pressures from HRA

NS -

Key targets completed in previous six months

WS - Site prep Bed Space Creation and Other targets exceeded.
SDC - s106 Site prep Bed Space Creation target exceeded

Key targets planned for next six months

Review of current products to ensure fit for purpose.
Complete redesign of Homelet website



Dashboard Sponsor
Reporting Date
Quarter

Andrew Jones
12/07/2018
Q1 (18-19)



ACCOMMODATION

Summary of Workstream Activity

This quarter has seen a new work force survey that helps verify accommodation types and areas in which workers of living. There are a few anomalies between this and the last survey. This may be explained in changes to contractor roles on site, i.e. the demobilising of Kier Bam. The local authorities have also progressed well with progressing the delivery of bed spaces from their various housing initiatives. Full reports accompany this Dashboard.

Ref	Reporting Metric/KPI	Owner	Value (previous quarter)	(A) Value (This Quarter)	(B) Value minus Latent	(C) S106 Threshold (If Applicable)	(D) Hinkley Housing Initiative	(C+D=E) Housing Initiative + Threshold	(E-B=F) Latest Position
1	Average Private Rented Sector (PRS) take up for each administrative area (non-homebased workers)	NNB							
1.1	a) Sedgemoor	NNB	524	895	358	1005	835	1,840	1,482
1.2	- Bridgwater	NNB	321	690	276	544	451	995	719
1.3	- Burnham and Highbridge	NNB	48	115	46	377	317	694	648
1.4	- Cannington	NNB	155	90	36	172	67	239	203
1.5	b) Taunton Deane	NNB	112	110	44	372	57	429	385
1.6	c) West Somerset	NNB	76	68	27	436	196	632	605
1.7	- Hinkley Point / Stogursey	NNB	49	50	20	44	20	64	44
1.8	- Minehead	NNB	-	-	-	261	118	379	-
1.9	- Watchet and Williton	NNB	27	18	7	131	58	189	182
1.1	d) North Somerset	NNB	-	16	6	920	59	979	973
1.1	e) Other	NNB	-	82		n/a			
2	Average PRS Take Up for any Ward Cluster if within 10% or exceeds PRS Threshold	NNB							
3	Number of workers and proportion that are home based	NNB	3,230 workers of which a cumulative average of 49% are homebased.						
3.1	a) Number of workers	NNB	2,870	3,230			n/a		
3.2	b) % home based	NNB	45%	49%			n/a		
4	Number of non-homebased workers commuting from relevant areas.	NNB							
4.1	a) Sedgemoor	NNB	1,010	1,247			n/a		
4.2	b) Taunton Deane	NNB	284	145			n/a		
4.3	c) West Somerset	NNB	189	137			n/a		
5	Types of accommodation taken up by non-homebased workers.	NNB							
5.1	House/Flat Let	NNB	494	645			n/a		
5.2	House/Flat share	NNB	311	534			n/a		
5.3	House/flat share with other	NNB	316				n/a		
5.4	Purchased accommodation	NNB	25	34			n/a		
5.5	Caravan/Campsite	NNB	207	216			n/a		
5.6	Holiday Let	NNB	36	47			n/a		
5.7	Hotel	NNB	98	132			n/a		
6	Number of workers in permanent housing in the local area	NNB	811				n/a		
7	Migration into and out of the districts and net flow for each district.	SDC/WSC					n/a		
8	Information on take up/cost/turnover in campuses	NNB					n/a		

*Estimated Latent and calculations above:

- (A) - The survey identifies the number of workers living in rented accommodation.
- (B) Deducts the estimated number of workers living in latent accommodation - latent as defined by the Accommodation Strategy (Based on the work force survey, estimated additional PRS and Accommodation Office evidence. The conclusion is 60% of rented accommodation available to HPC workers is latent accommodation).
- (C) - Identifies the Threshold set for private rentals (non Latent) in the S106, including an increase at Cannington to account for previous exceedance of Threshold and subsequent payment.
- (D) - Identifies the number of Bed spaces created by Hinkley Housing Initiatives.
- (E) - Adds the housing initiatives to the DCO Threshold ensuring bed spaces created to mitigate the project are taken into account.
- (F) Identifies the capacity in the rented housing market above the identified Threshold identified in E

Hinkley Housing Initiatives

Ref	Reporting Metric/KPI	Owner	Value (Q1 18/19)	Overall Target		Cumulative Value (Q4)			Status
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Number of new bed spaces delivered in the PRS. Site Prep funding							
	Sedgemoor		329 (978)		859		
	West Somerset	16	250 (774)		616		
Number of 'other' initiatives (training, assistance to access tenancies). Site Prep funding							
	Sedgemoor		(200)		152		
	West Somerset	10	186		137		
Number of new bed spaces delivered in the PRS. DCO funding (including Housing Contingency)							
	Sedgemoor		140 (210)		0		
	West Somerset	0	86 (TBC)		0		
	Taunton Deane	7	132 (206)		52		
	North Somerset	20	834		99		
Number of 'other' initiatives (training, assistance to access tenancies). DCO funding							
	Sedgemoor		10		1		
	West Somerset	0	0		0		
	Taunton Deane	5	120		5		
	North Somerset	0	50		0		
Total Site Prep s106 contributions							
Spend to date on initiatives (including enabling)	Sedgemoor		£2,742,595		£1,444,770		
Spend to date on initiatives (including enabling)	West Somerset		£1,285,363		£957,367		
Spend to date on Staff	Sedgemoor		£127,789		£127,789		
Spend to date on Staff	West Somerset		£120,000		£120,000		
Total DCO s106 contributions (including Housing Contingency funding)							
Spend to date on initiatives (including enabling)	Sedgemoor		£968,500		£65,000		
Spend to date on initiatives (including enabling)	West Somerset		£477,160		£0		
Spend to date on initiatives (including enabling)	Taunton Deane		£651,567		£67,192		
Spend to date on initiatives (including enabling)	North Somerset		£697,000		£70,937		
Spend to date on Staff	Sedgemoor		£64,847		£64,847		
Spend to date on Staff	West Somerset		£60,000		£60,000		
Spend to date on Staff	Taunton Deane		£60,000		£60,000		
Spend to date on Staff	North Somerset		£64,847		£9,805		

Bed Space initiatives: Empty Homes Grant Inc. Living Over Shops; DIY Empty Homes; Minor Improvement Grant/Loan; Lodgings Scheme - rent a room; 1st Time Buyer Loan; Sustainable Management Scheme – Somerset West Lettings; Flexible Rent Support – securing bed space (Sedgemoor only); Home Moves +; and Enabling Schemes.

'Other' initiatives (support to access and retain tenancies): Landlord Training; Tenant Ready Scheme; Flexible rent support (West Somerset only); Furniture Fund; Social Enterprise; Bridgwater Credit Union; and Complex Needs Adults (Sedgemoor only).

Comments

Homelet initiative – Bed spaces advised on Homelet website Cumulative to Q4 2017/18 = (awaiting from SDC).

WS – Use of Caravan Sites and B&B by workers continues to be monitored. At present provisional indications show pressure on B&B and tourist accommodation is not severe in West Somerset. Demand for Minor Improvement grant has increased - new EPC legislation requirements. Rents increasing in Stogursey and Minehead. No increase in in HMO applications at present.

TD – Funding has now been secured for Lodging Schemes, Tenant Ready Scheme, and Empty Homes schemes delivery commenced March 2018.

SDC -

NS -

Key targets completed in previous six months

Homelet website updated
Credit Union website completed

Key targets planned for next six months

Review of Minor Improvement Loan and DIY Empty Home Loan interest rate to make it more financially viable for borrowers to help with essential home improvements.