

From: [PMO](#)
To: [Wylfa Newydd](#)
Subject: RE: IACC Deadline 2 Submission : Local Impact Report - Housing (email 12)
Date: 04 December 2018 20:36:41
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Annex 8H - 8O \(Batch 2 of 3\).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 ynghlwm cynrychiolaeth CSYM mewn perthynas â'r uchod / *Please see IACC's representation in respect of the above.*

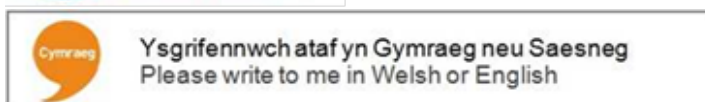
Bydd fersiwn Gymraeg yn cael ei ddarparu cyn gynted a phosib / *A Welsh version of the submission will be provided in due course.*

Cofion/ Regards,
Manon

Swyddfa Rhaglen Ynys Ynni /
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PMO@ynymon.gov.uk



www.ynysynnimon.co.uk / www.angleseyenergyisland.co.uk



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Mae'r neges e-bost hon a'r ffeiliau a drosglwyddyd ynghlwm gyda hi yn gyfrinachol ac efallai bod breintiau cyfreithiol ynghlwm wrthynt. Yr unig berson sydd i'r hawl i'w darllen, eu copio a'u defnyddio yw'r person y bwriadwyd eu gyrru nhw ato. Petaech wedi derbyn y neges e-bost hon mewn camgymeriad yna, os gwelwch yn dda, rhowch wybod i'r Rheolwr Systemau yn syth gan ddefnyddio'r manylion isod, a pheidiwch datgelu na chopio'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 Môn. Mae Cyngor Sir Ynys Môn 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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Hinkley Point C Housing Market Impact



Welsh Government
Strategic Housing Partnership
23 November 2017

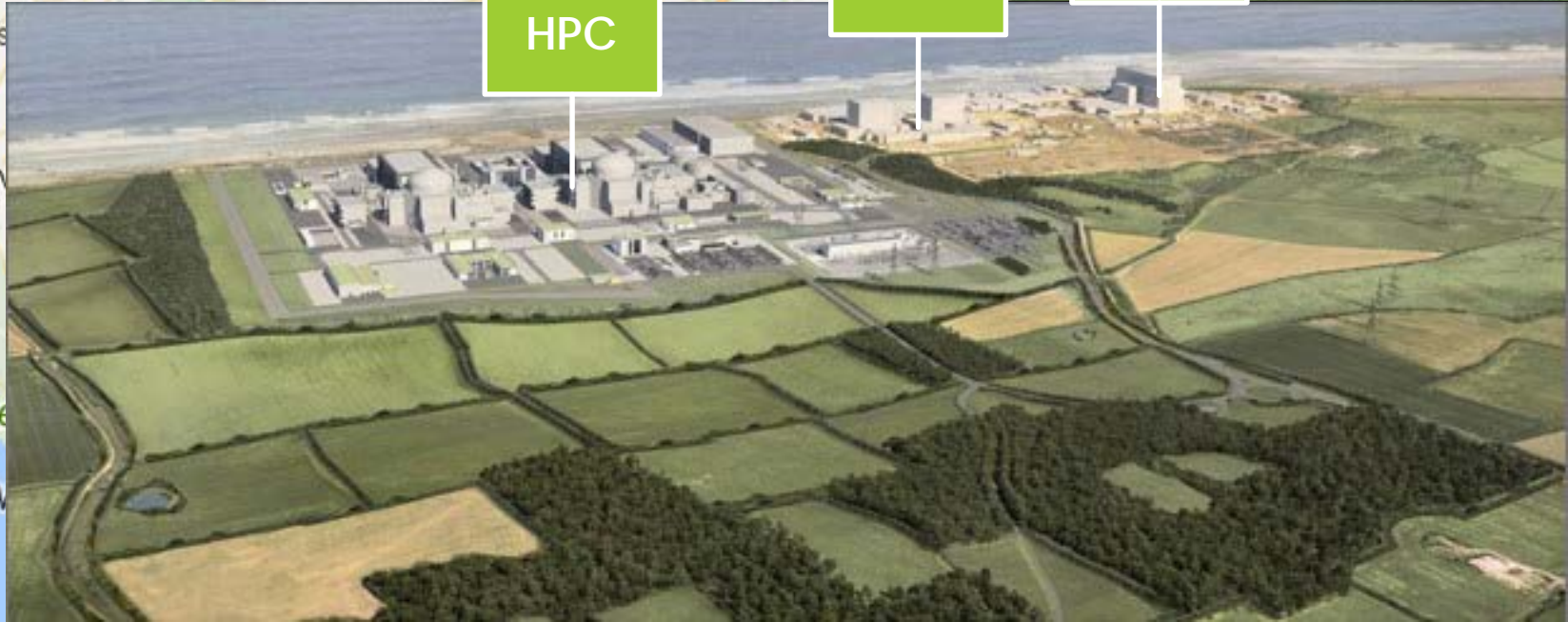
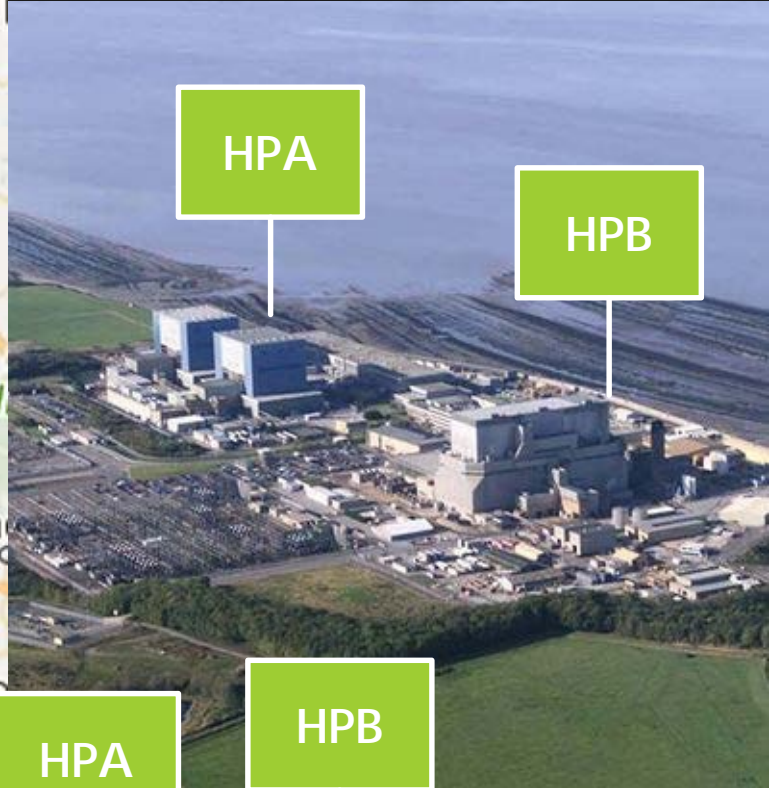
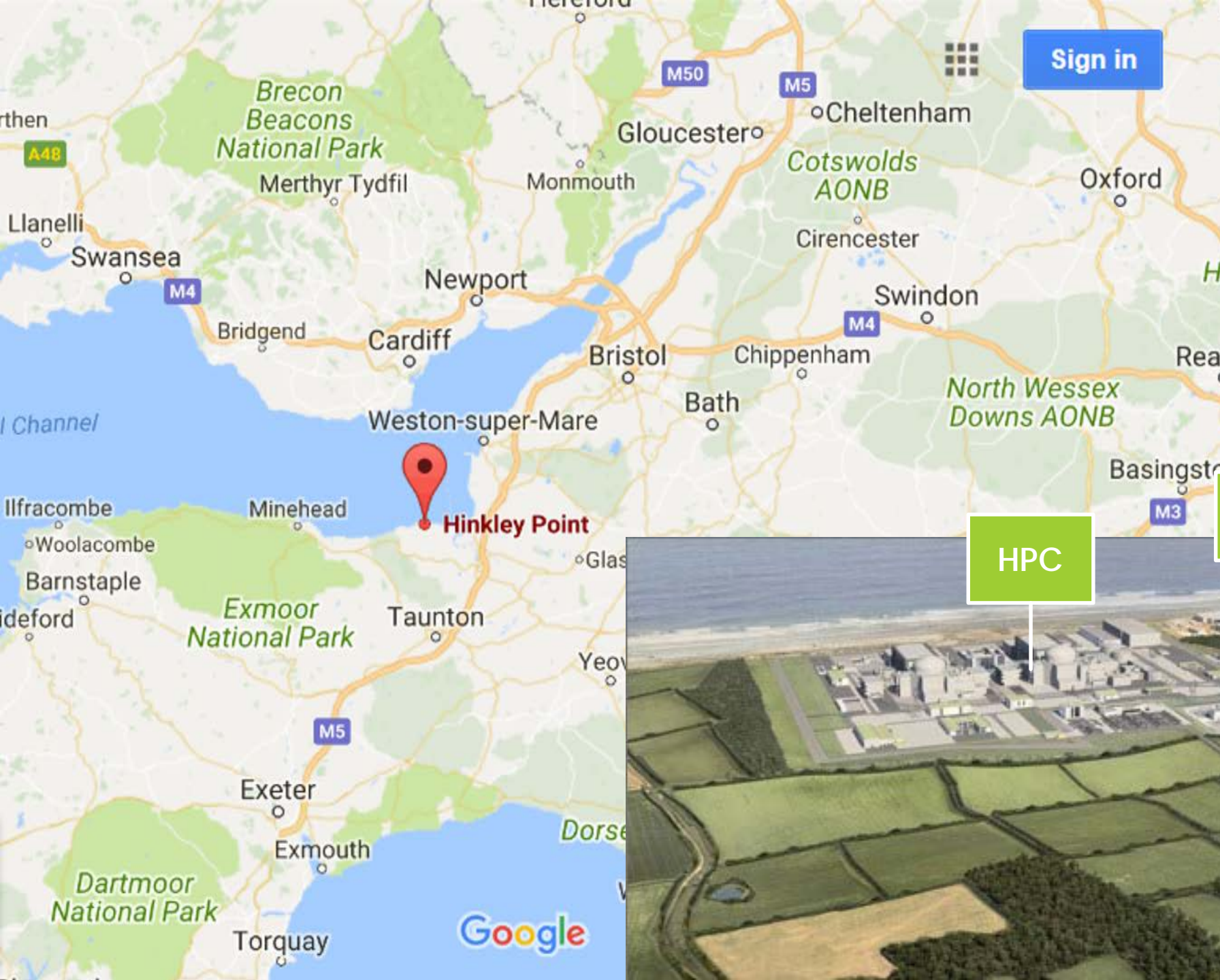


Andrew Goodchild – Assistant Director for Place and Energy
Infrastructure – West Somerset Council and Taunton Deane Borough
Council,

Introduction

- My role with IACC
- The Hinkley Point C Project
- Housing Assumptions and Strategy
- Local Authority Activity
- Potential Issues







The Hinkley Point C Project

- £16 billion project
- 7% of UK's Electricity
- 5 million homes
- 25,000 employment opportunities during construction
- 5,600 workers @ peak
- Energy Generation in 2025
- 900 permanent jobs for 60yrs



4 Park and Ride Sites

2 Freight Consolidation Centres

1 Bypass

2 Accommodation Campuses

1 Wharf for AILs

1 Freight Laydown Area

11 Junction Improvements

1 Temporary Aggregate Jetty

Housing Assumptions

Education
Inspire
Programme

Employment
and Skills
Activity

Hinkley Point
Training
Agency

Supply Chain
Engagement
Strategy

34%

22%

Approximately
1900 Home Based
Workers travelling
up to 90 mins to
work at HPC

2,000

5,600

9,000

66%

78%

Approximately
3700 Non Home
Based Workers
moving within 60
mins of HPC

7,000

EDF Energy
Accommodation
Strategy

Section 106
Payments to Local
Councils

Inputs to achieve Local Labour Target

Outputs to help temporarily house the workforce

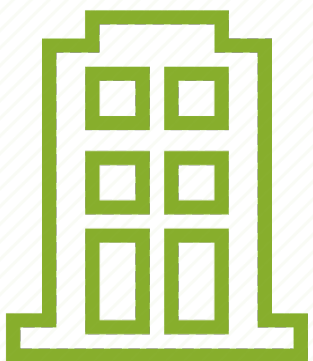


600

500

- 500 workers will purchase own property
- 40,000 properties within 60 mins
- 3% annual 'churn' within market

38,450



4,000

1,510

- 1,510 campus spaces
- 510 on site
- 1,000 in Bridgwater



1,100

600

- 600 workers in tourist bed spaces
- 2,070 identified spaces in peak month of August within 60 mins

3,749



900

750

- 750 bed spaces within Private Rented Sector
- 50,800 bed spaces in 60 mins
- 2.5% churn = 1,270 'available'

21,700 / 1286



400

400

- 400 bed spaces within 'latent' capacity (spare rooms)



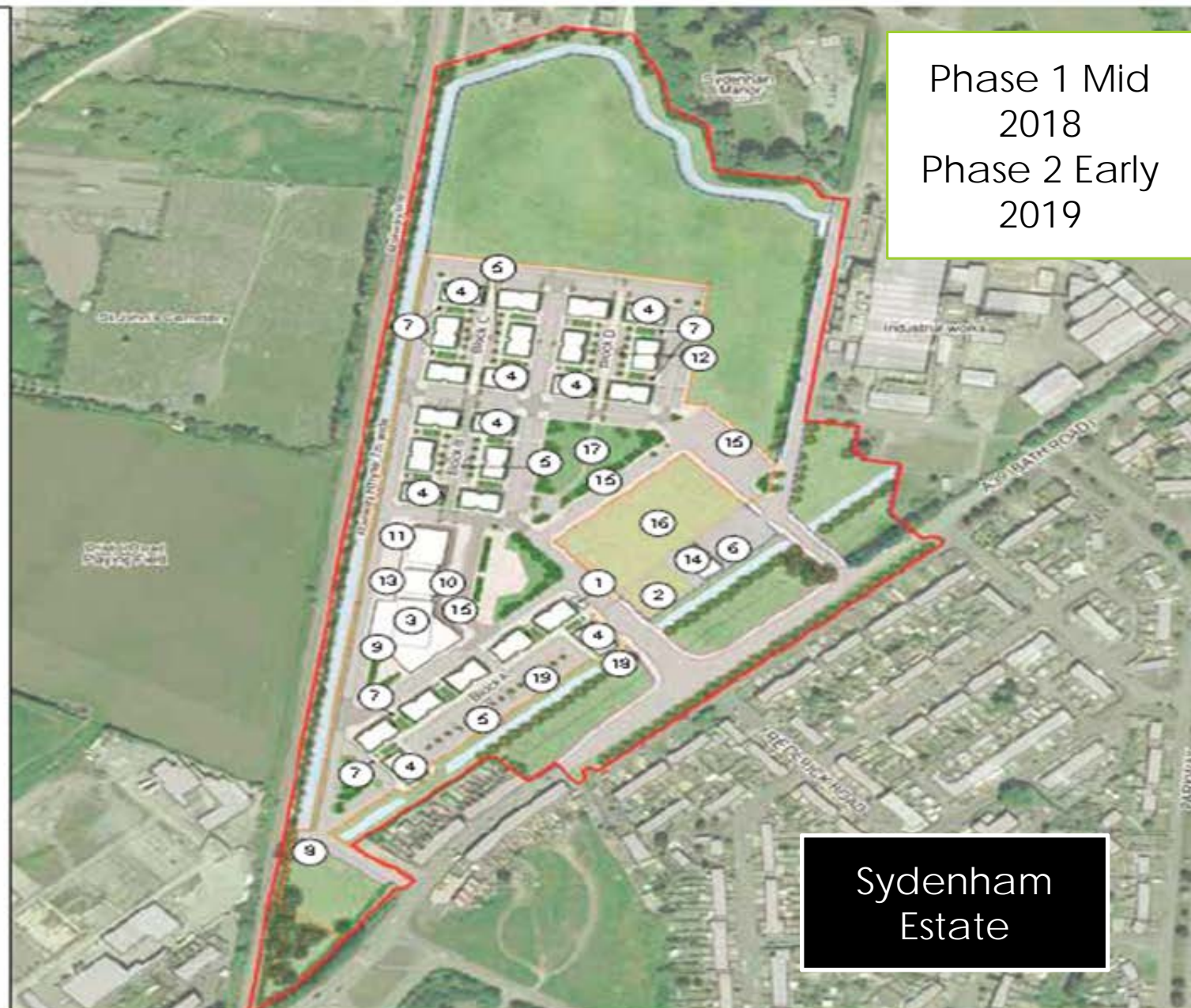
Hinkley Point C
On Site Accommodation Campus
510 bed spaces
Due to be completed June 2018



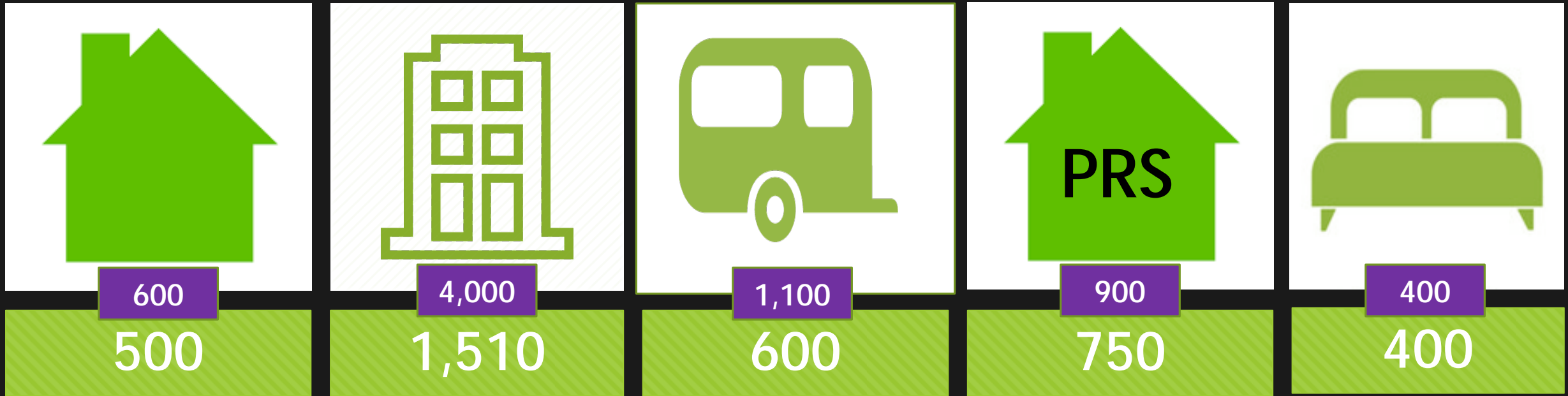


KEY

-  Proposed Development Site Boundary
-  Security fence
-  Secondary fence
-  Timber fence
-  1 Security building
-  2 2 all weather 5-a-side pitches
-  3 Amenity building
-  4 Accommodation buildings
-  5 Parking court
-  6 Cycle parking for sports facilities
-  7 Local refuse storage
-  8 Fire hydrant water plant
-  9 Package substation - amenity building
-  10 Bus stops
-  11 Main refuse compound
-  12 Smoking shelters
-  13 Secure delivery/servicing zone
-  14 Sport Pavilion
-  15 Overnight bus parking
-  16 Full size pitch
-  17 Communal open space
-  18 Air source heat pumps (multiple)
-  19 Electrical packaged substation



Sydenham
Estate



3760 bed spaces for 3700 non home based workers

7000 bed spaces for 7000 non home based workers

Impact towards
the end of the
project?

Community
Opposition (Main
Site in particular)

Impact on Tourist
Accommodation

Impact on most
vulnerable in the
housing market

Reality of latent
bed spaces
over the long
term



Our Argument

Context:

- % of Decent Homes
- Ave Wages vs. Ave Prices
- Demand for AH
- Homelessness numbers
- Underlying trends:
 - Smaller households
 - In migration?
 - Low wage economy?
 - Welfare reform
 - Holiday homes / 2nd homes?

Argument:

- Insufficient capacity in PRS
- True capacity within PRS at any one time
- Accuracy of Gravity Model leading to concentration of impacts
- Validity / realism of local labour %
- Lack of control over worker choice
- Lack of contingency within proposals
- Failure to deliver latent accommodation over the life of the project
- Landlord behaviour

Leading to:

- Demand for temp as a result of displacement
- Accessibility and affordability issues for local people
- Demand for Affordable Housing / Homelessness
- Rent increases

Section 106 Agreement / Local Authority Activity

- £7.5m secured via s106 Agreements with EDF Energy
 - £5m contingency fund if required
 - Covers West Somerset, Sedgemoor, Taunton Deane and North Somerset
- Initial £4m for SDC and WSC paid in June 2014
 - £2m for 'Enabling Activity'
 - £2m for 'Initiatives' to create additional bed spaces
 - Remaining Funds to be drawn down from EDF Energy as required
 - Contingency payments if thresholds in PRS met

“EDF Energy will not dictate where people will stay or in what form of accommodation”

The Councils made a conscious decision to deliver bed spaces into the market in a deliberate attempt to ensure the most vulnerable were not adversely affected by the churn in the housing market

Phase 1 - New Bed Spaces in the PRS Market

	s106 reference	Initiative	Target Bed spaces	Total bed spaces achieved	Planned spend Phase 1	Planned Budget for scheme	Admin fee	Total Spend Phase 1	Underspend Carried into Phase 2	Commentary
Housing Initiatives	3.2.3	Empty Homes/Over Shops grant	16	8	£94,500	£90,000	£4,500.00	£44,500	£50,000	Phase 1 ended moving into Phase 2
	3.2.3	DIY Empty Homes	5	5	£31,500	£30,000	£1,500.00	£26,500	£30,000	Phase 1 ended, Loan repaid, fund recycled into Phase 2
	3.2.2	Minor Improvement Grant	10	11	£10,500	£10,000	£500.00	£6,900	£3,600	Phase 1 ongoing
	3.2.2	Minor Improvement Loan	See above	See above	£26,250	£25,000	£1,250.00	£1,250	£25,000	Phase 1 ended moving into Phase 2
	3.2.5	1 st Time Buyer Loan	12	3	£52,500	£50,000	£2,500.00	£10,500	£42,000	Phase 1 ended, loan being repaid, recycled into Phase 2
	3.2.2	Lodgings Scheme/ Rent a Room	50	47	£42,000	£40,000	£2,000.00	£31,000	£11,000	Phase 1 ended. £11k underspend of landlord grants rollover into Phase 2.
	3.2.11	Sustainable Management Scheme	20	21	£67,200	£64,000	£3,200.00	£67,200	£0	Phase 1 ongoing
	3.2.7	Home Move Plus	60	55	£60,000	£60,000	£0.00	£60,000	£0	Phase 1 ended, now in Phase 2.
Enabling Schemes	3.2.10	Former Croft House	56	56	£56,000	£56,000	£0.00	£56,000	£0	Complete
	3.2.10	Prospect House	9	9	£37,800	£37,800	£0.00	£37,800	£0	Complete
	3.2.10	Doniford Road	355 (42)	179(8)	£384,069	£379,069	£5,000.00	£384,069	£0	355 expected 42 affordable rent 117 discounted open market
		New Bed Space Totals	593	394	£862,319	£841,869	£20,450	£725,719	£161,600	

s106 Target New Bedspaces	250
WSC achieved to Q2 2017	394
WSC expected end 2017	570

Phase 1 - Assistance for Tenants and Landlords

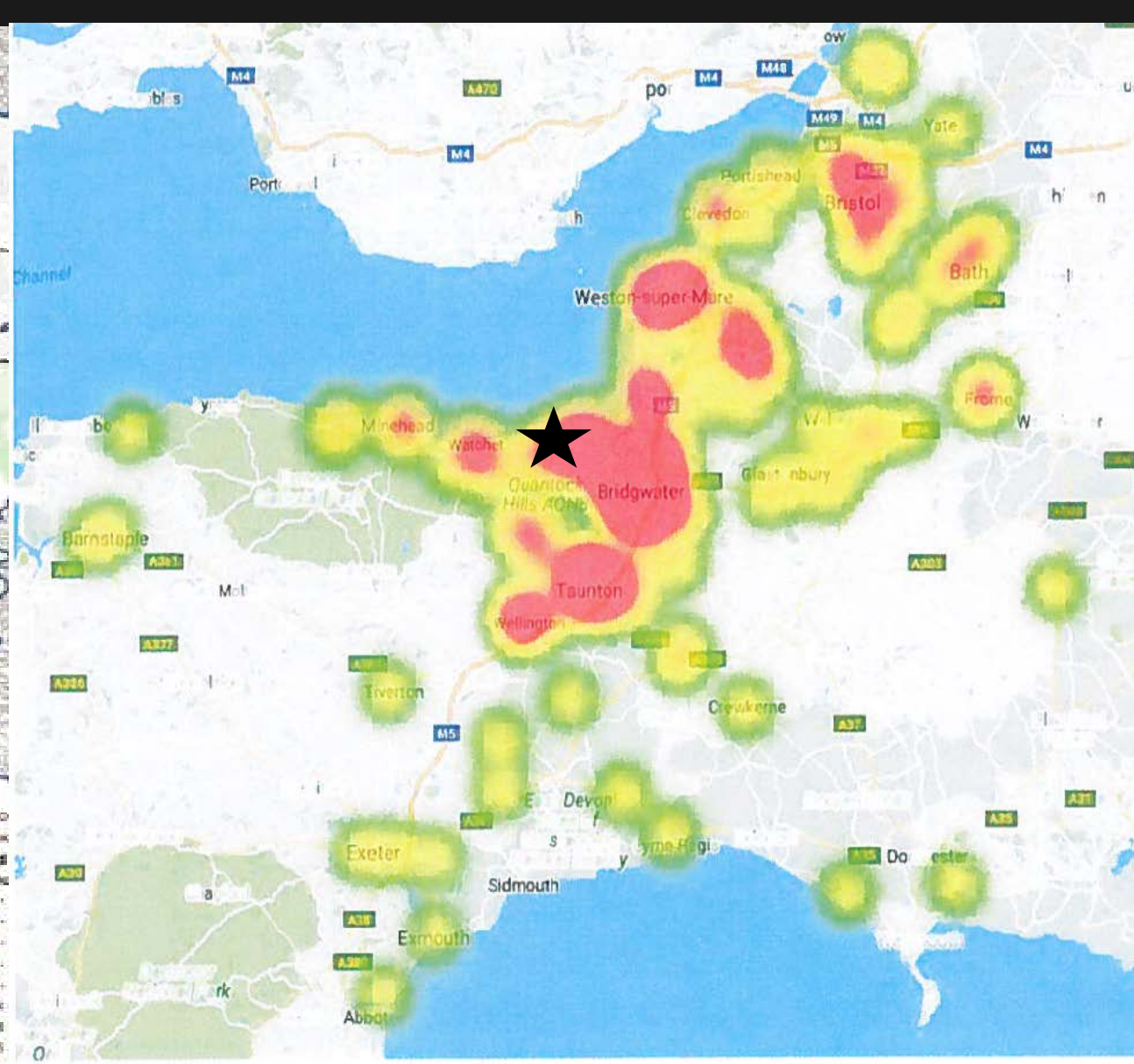
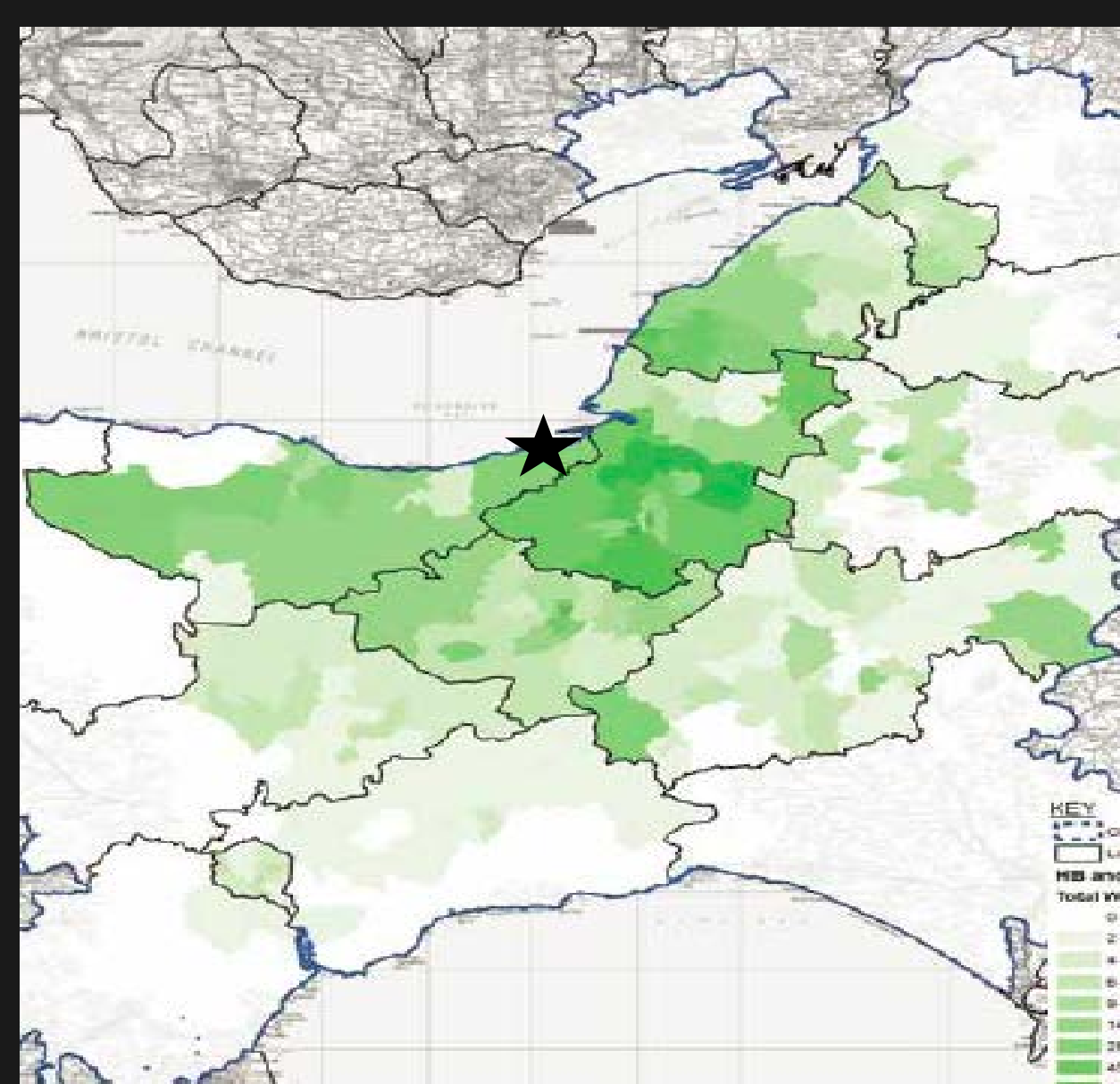
	s106 reference	Initiative	Target	Total achieve d	Planned spend Phase 1	Planned Budget for scheme	Admin fee	Total Spend Phase 1	Underspen d Carried into Phase 2	Commentary
Initiatives	3.2.11	Somerset Homelet (Bed spaces advertised)	200	965	£5,355	£5,100	£255	£5,355	£0	Phase 1 ended, now in Phase 2
	3.2.4	Flexible Rent Support/ Furniture (Persons)	26	73	£44,100	£42,000	£2,100	£12,232	£29,768	Phase 1 ended, underspend rolled over into Phase 2
	3.2.3	Social Enterprise (Persons)	None set	0	£14,900	£14,900	£0	£14,900	£0	Completed not taking forward.
	3.2.1	Landlord Training and Forum (No. of sessions delivered)	5	6	£5,250	£5,000	£250	£4,547	£703	Phase 1 ended.
	3.2.11	Tenant Ready scheme (No. of people signed up)	20	14	£15,750	£15,000	£750	£15,750	£0	Phase 1 ongoing.
	3.2.4	Credit Union Website (No. of people signed up)	15	tbc	£2,446	£2,446	£0	£2,446	£0	Phase 1 ongoing.
		Totals	266	1058	£87,801	£84,446	£3,355	£55,230	£30,471	

Approved Housing Enabling Schemes

Site	Actual	Spending to Date £
Former Croft House	56	56,000
Prospect House	9	37,800
Doniford Road	355	384,000
Black Horse	68	308,000
Homberg Way	145	481,000
Westgate House	24	120,000
Withycutter	33	80,000

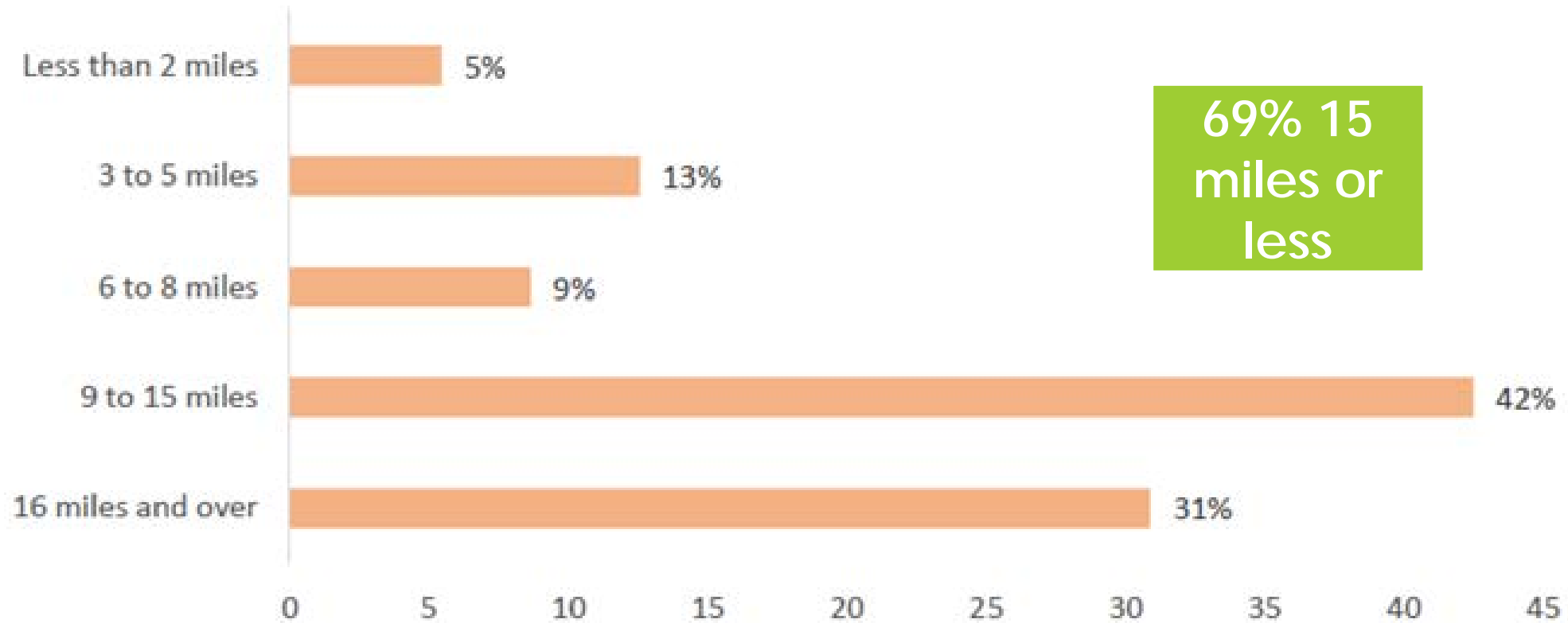


Issue	EDF DCO		Actual at 1566 workers (June 2017)			RAG Status – Impact on PRS
Home based workers	34%	1900	50%			
Non Home based workers	66%	3700	50%			
Rented house/flat	20%	750	31%	50%	783	
Renting with other workers			19%			
Room rental/latent accommodation	11%	400	19%	19%	297	
Purchased property/ owner occupied	14%	500	2%	2%	31	
Caravan/campsite	16%	600	11%	29%	454	
Holiday let			2%			
Hotel/B&B			16%			
Campus/temporary accommodation	39%	1,450	0%	0%		



Where are they?

Distance Travelled from home address to HPC Site



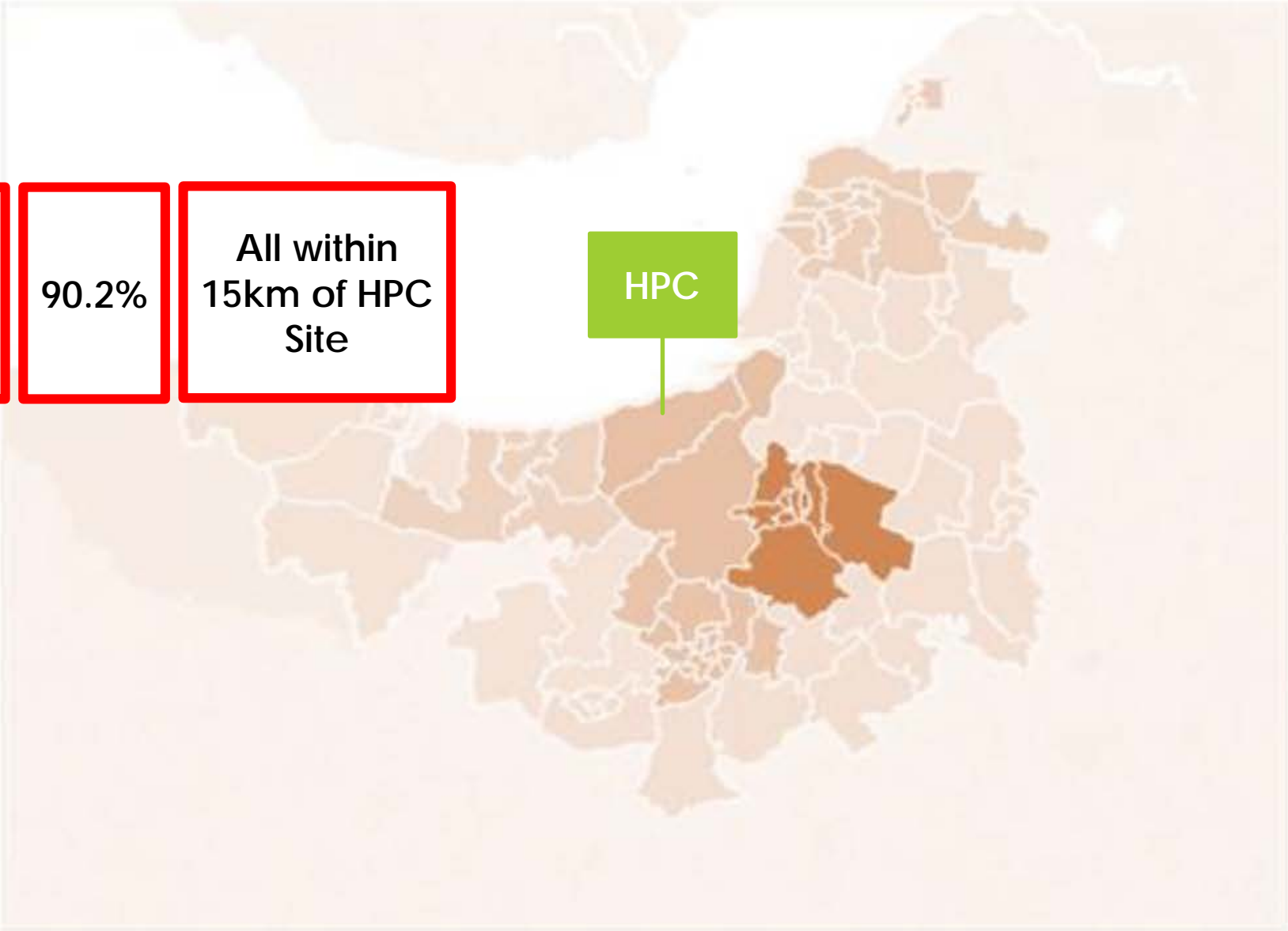
69% 15
miles or
less

Data collected during May 2017 from

HPC Non-Home based Workers by ward clusters

Ward Cluster	Percentage
Bridgwater	52.7
Cannington and Quantocks	13.4
Taunton	12.5
Hinkley Point	11.6
Weston-super-Mare	3.6
Watchet and Willinton	2.7
Burnham and Highbridge	1.8
Somerset West	0.9
Minehead	0.9

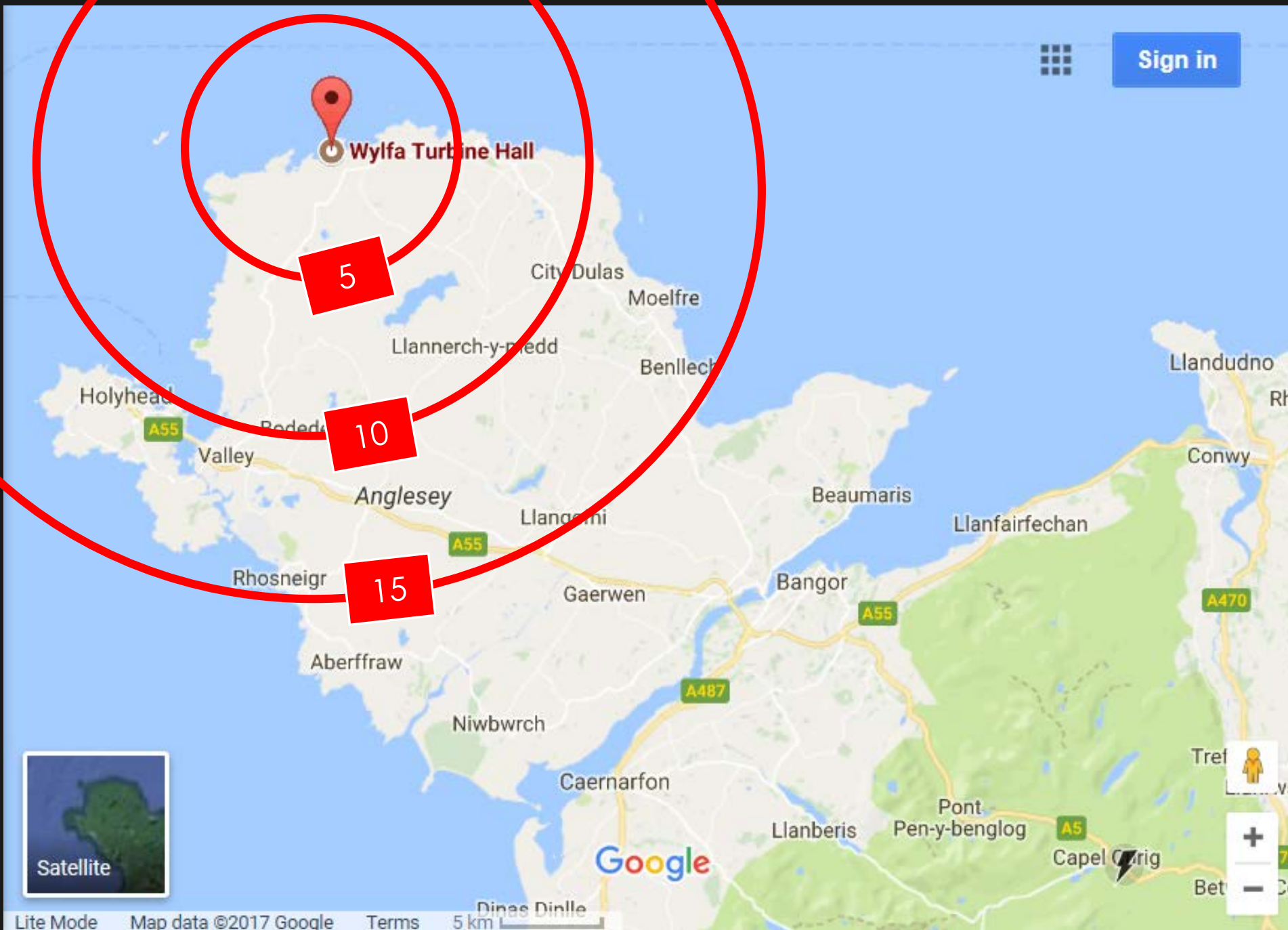
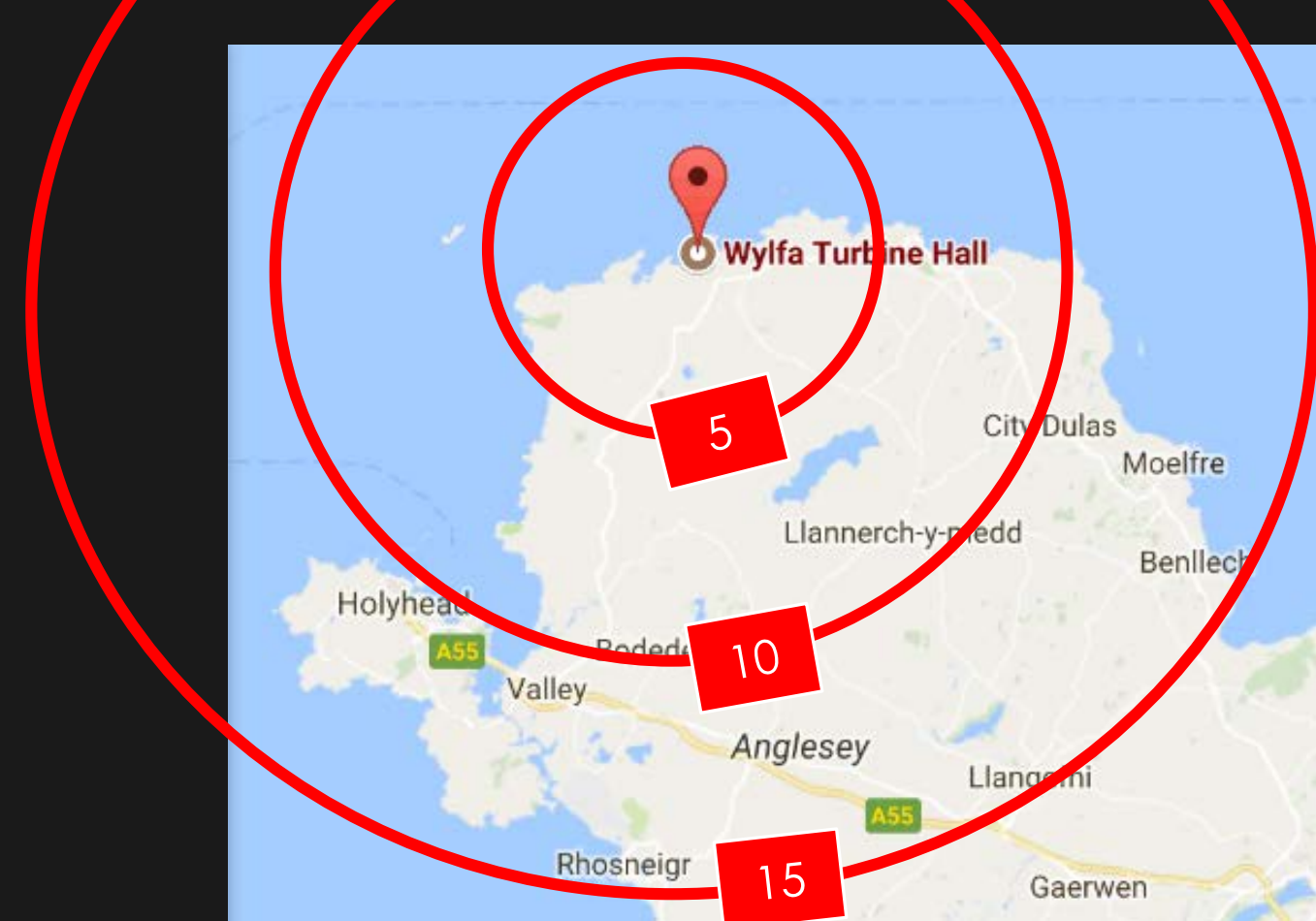
90.2%
All within
15km of HPC
Site



Notes:

*Home 90min CDCZ

*Total workforce onsite is the workforce onsite for a minimum of 5 days within a 30 day working period and for a minimum of 8 hours per day.



Implementation Issues

Fact: Programme Delay – 2010/11 (start 2013) vs. 2016/17

Fact: AD Programme Delay – Campuses mid 2018/early 2019

Fact: Labour Market much tighter = lower levels of local labour

Fact: Non Home Based Workers 'honey potting' to closest settlements

Fact: Reduced capacity in PRS, rents up

Fact: Significant lack of capacity in 1 and 2 bed units

Fact: Campuses are significant 18-24 month projects

Potentially: More Workers and More non-home based workers...

Potentially: Increased Workforce? (Terminal 5 +60%, Sizewell B +54%...)

Impact on Rents

	1 Bed (average rent)	3 Bed (average rent)	4 Bed (average rent)
Jan 2012	£454	£674	£809
October 2017	£546	£628	£1,150

	1 Bed (Hinkley Hot Spot)
Nov/Dec 2016	£460
October 2017	£647

Key Message

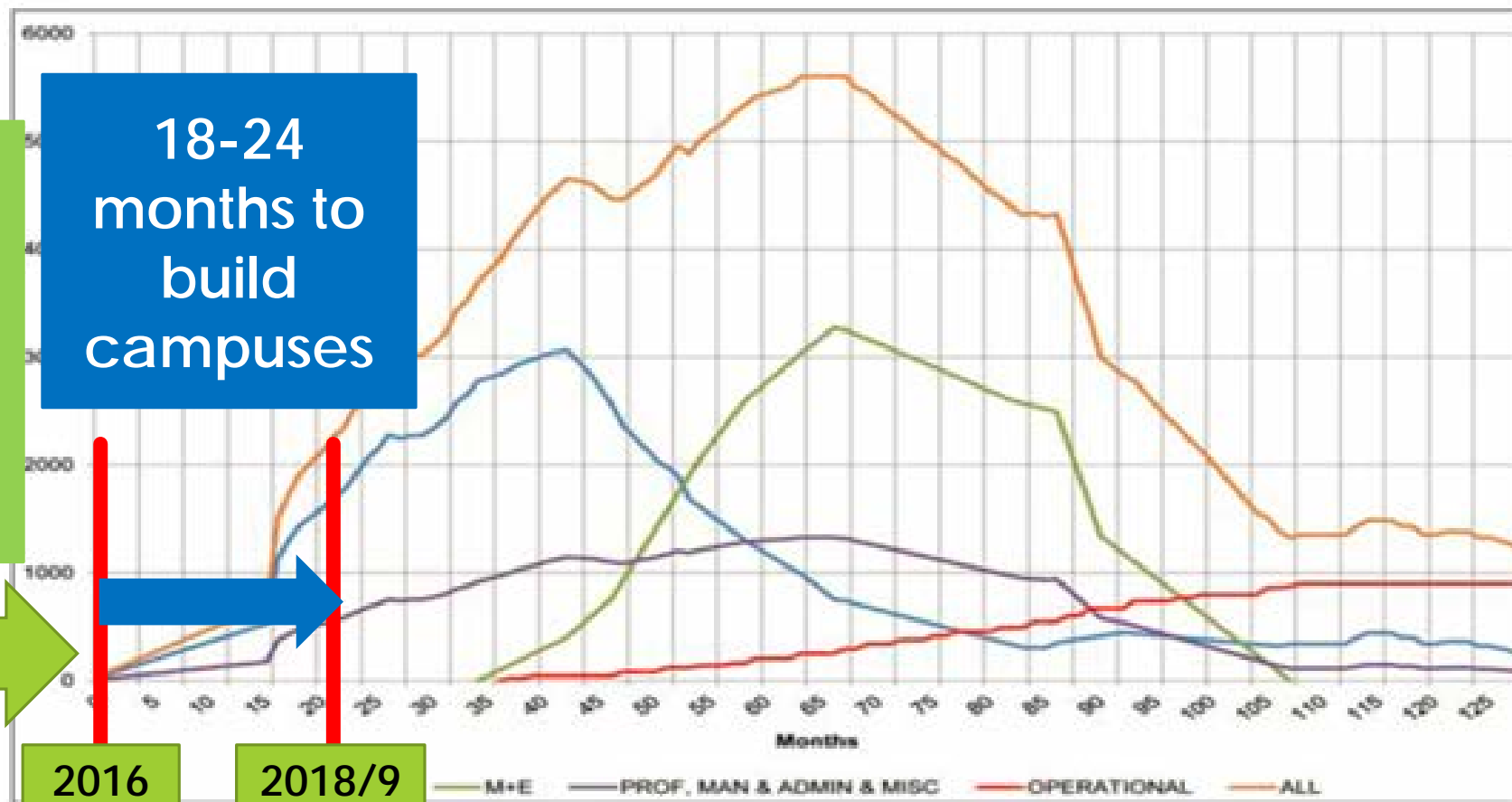
545 new
bed
spaces
created

18-24
months to
build
campuses

2014

2016

2018/9



Workforce Profile
During
Construction of
HPC

Questions?

Andrew Goodchild

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and West Somerset Council

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