

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.*

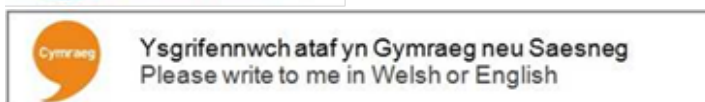
Bydd fersiwn Gymraeg yn cael ei ddarparu cyn gynted a phosib / *A Welsh version of the submission will be provided in due course.*

Cofion/ Regards,
Manon

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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 '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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Horizon proposal

The assumptions made in translating bedspaces into units

Manual & craft workers (1,473 bedspaces at peak)

Self contained, single occupancy: 4% of total non-home based manual workforce (5,237) bringing partner (209 at peak)

Self contained, shared: total bedspaces x 49%/2 at peak (assumes 2 workers sharing)

Latent & serviced: total bedspaces x 20% (assumes single occupancy of rooms)

Professional staff (1,527 bedspaces at peak)

Self contained, single occupancy: total bedspaces x 25% (% bringing partner)

Self contained, shared: total bedspaces x 50%/2 (assumes 2 workers sharing)

Latent & serviced: total bedspaces x 25% (assumes single occupancy of rooms)

Total non home based workforce: units required 2,134

Self contained, single occupancy: 27.7%

Self contained, shared: 40.6%

Latent & serviced: 31.7%

Total demand by tenure

Self contained, single occupancy in OO or PRS:	591
Self contained, shared, in OO or PRS:	452
Self contained, self catering, shared:	90
Self contained, caravans:	325
Latent & serviced, latent:	406
Latent & serviced: hotels & B&B:	271
Total	2,134

	Quarterly demand for / release of units of accommodation																								
Total quarterly increase / decrease in units																									
Total demand for OO&PRS																									
Quarterly increase / decrease in OO&PRS																									
Demand in excess of 32 per quarter																									
	44	-12	0	-14	-14	18	5	0	-32	-37	-27	5	5	6	Y202	Y201									
	-46	-14	-14	-14	5	25	0	0	Y201	Y202	Y203	Y204	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	
	12																								
	32	0	5	0	5	0	6	6	Y201	Y202	Y203	Y204	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	
	-37	-5	0	-6	6	Y201	Y202	Y203	Y204	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	
	-23	9	14	12	92	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	35	67	81	92	105	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	9	41	122	105	228	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	54	86	208	228	271	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	32	64	271	99	145	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	20	52	323	145	160	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	49	81	404	160	326	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	117	149	553	326	775	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	193	225	778	445	854	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-35	-3	775	-28	854	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	47	79	854	194	931	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	45	77	931	142	802	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-161	-129	802	-251	736	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-98	-66	736	-151	661	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	86	118	853	169	662	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-39	-7	846	50	663	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-48	-16	830	-13	664	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	42	74	904	109	701	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	36	68	972	137	702	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-3	29	1001	64	703	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	10	42	1043	93	704	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-143	-111	932	-248	781	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-226	-194	738	-434	782	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-377	-345	394	-713	783	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-136	-104	290	-190	784	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-65	-33	257	81	790	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-93	-61	196	90	792	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-88	-56	140	-123	793	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	111	-79	61	-139	794	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	213	245	305	510	795	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-156	-124	181	-255	796	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-74	-42	139	95	797	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-123	-91	48	-161	798	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-13	19	67	19	799	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-67	-35	32	-53	800	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-64	-32	0	-80	801	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	
	-32	0	0	0	802	Y301	Y302	Y303	Y304	Y401	Y402	Y403	Y404	Y501	Y502	Y503	Y504	Y601	Y602	Y603	Y604	Y701	Y702	Y703	

The requirement for additional new build housing

The table shows that over the two years between Y3Q1 and Y4Q4, there would be a total demand for around 750 self contained homes across the owner occupied and private rented sectors.

There are roughly 1,000 homes sold each year in Anglesey, and roughly 165 of these are bought by private landlords. Turnover in the existing PRS stock adds around a further 235 lettings. Annual sales and letting therefore total around 1,240 per annum.

It might be reasonable to assume that the housing market could absorb 10% of sales and lettings to the incoming workforce, or some 124 per annum or 30 per quarter, without interrupting its normal functioning.

This would supply around 250 units over the two year period, requiring an increase in the dwelling stock of 520 units over the two years, of which 310 would be required over the last two quarters, Y4Q3 and Y4Q4.

The impact of the rundown of construction activity

The increase in the construction workforce creates an increase in demand for housing, but the decline in the workforce as construction comes to an end is likely to have a very significant impact on the housing market in the island.

Between the peak year of construction in Y7Q4 and Y9Q3, eighteen months later, some 900 homes will vacated by the outgoing workforce. This would represent virtually nine months' worth of supply, or a 50% increase over the eighteen months. This will create excess supply and depress prices until the excess is absorbed by the market. If the housing market can absorb a 10% increase in supply in any quarter (around 30 sales and lettings), it would take 30 quarters, or over seven years, for this excess supply to cease affecting prices.