CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL

Isle of Anglesey CC Construction Workers Accommodation. Position Statement

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Contents

1. Introduction

1.1 Background

1.1.1 This document forms the Isle of Anglesey County Council's (IACC) Construction Workers Accommodation Position Statement. It establishes the approach which the Council would wish to see followed when consideration is given to both how and where construction workers associated with the proposed Wylfa Generating Station (Wylfa NNB) will be accommodated.

1.1.2 This position statement is informed by an understanding of the present and future demands of island's existing communities together with those of future construction workers. This statement benefits from work undertaken by the Council to understand current and predicted infrastructure and services requirements as well as the findings of its recent Tourism Bedstock Survey (2015). Fundamentally it begins with an updated Local Housing Market Assessment (LHMA).

1.1.3 The information provided within this document is informed by work which is presented within two associated reports. These are the Evidence Base Report and the Scenarios and Assessment Report.

1.1.4 The Evidence Base Report summarises the key findings of the LHMA and includes a socio-economic profile of Anglesey relevant to housing. The report also sets out the assumptions made with regard to the type and number of construction workers, their incomes and longevity of stay. It includes the assumptions made with regard to the availability and type of accommodation on Anglesey.

1.1.5 Information presented within the Evidence Base Report is used to model three construction worker accommodation scenarios. These scenarios are presented within a second report, The Scenarios and Assessment Report. This second report explains the model which has been developed to run the scenarios, describes each scenario and its key characteristics and the methodology used in the comparative assessment of each scenario. It presents the preferred scenario and considers how sensitive it might be to changes in the proportion of workers based at home (as opposed to those who may move to work on the project) and changes in the overall number of workers and implications for affordability. It also considers appropriate locations for accommodation (at a settlement level) based upon an understanding of infrastructure constraints.

1.1.6 This position statement summarises the key findings as expressed within the two reports concluding with the Council's position with regard to construction worker accommodation.

1.2 The Requirement for a new Position Statement

1.2.1 This statement supersedes the position statement which was prepared by the Council in March 2011. That statement was based upon information available to the Council at that time with regard to the type and numbers of construction workers considered necessary to build Wylfa NNB as well as census and other information with regard to predicted population growth, dwelling numbers and economic profiles.

1.2.2 The proposed power has not come forward as quickly as thought in 2011 (the previous position statement anticipated a start of construction in 2013 and a peak in activity in 2017.) Therefore a number of the assumptions and predictions contained within the earlier position statement require reviewing and updating.

1.2.3 The position statement was informed by an evidence base and by a process of optioneering, each stage being presented within a separate report. Accommodating construction workers across a range of tenure types split 1/3, 1/3, 1/3 represented the 'preferred option'. This preferred option subsequently informed Council policy in the shape of the Wylfa Newydd SPG (2014) and the evolving Joint Local Development Plan (JLDP).

1.2.4 The Council is aware that changes proposed by Horizon Nuclear Power (HNP) with regard to the method and phasing of construction, the date for commencement, the associated development and the potential for other development to be taking place on Anglesey at the same time require an updated statement.

1.2.5 The timing for the production of this position statement will be critical in that its conclusions will be used to inform the Council's response to PAC2 consultation and may also be used to amend policy guidance within the Wylfa Newydd SPG. This updated position statement will also be a critical document to inform wider Council policy.

2. Current Pressures and Opportunities

2.1 Introduction

2.1.1 This section of the position statement establishes some of the accommodation pressures that existing communities on Anglesey face now, and in the future. It also identifies opportunities to increase the supply of accommodation in response to the additional demand arising from construction workers.

2.2 Population

2.2.1 Anglesey's population has grown by 4.4% over the ten years prior to 2011. The number of households on the island has increased at a rate that is faster than the population rising by 7.7% to 34,183 dwellings and the size of the housing stock has increased by 10.1% since 2001. The most common property type is detached dwellings followed by terraced housing.

2.2.2 In 2011 68.8% of households in Anglesey were identified as being owner occupied with 14.6% residing in social rented accommodation and 14.1% renting in the private sector. The private sector has grown by over 60% between 2001 and 2011 and this substantial growth is similar to national trends.

2.2.3 Anglesey's average household size is falling and there has been a 20% increase in the number of one person households between 2001 and 2011.

2.3 Employment

2.3.1 The number of people in work on Anglesey is increasing with the number of full time employees growing by 8.2% and part-time employees by 29.3%. The proportion of people that are self-employed has also increased, by 23%.

2.3.2 Unemployment, whilst fluctuating, remains however higher than the level for Wales. In 2015 2.8% of economically active residents were unemployed, higher than the national figure of 1.9%.

2.4 Income

2.4.1 Income is a key determinant of household ability to afford accommodation and the mean earned income for full-time employees resident in Anglesey in 2015 was £32,635, higher than the national average (£29,016). However, this figure does not show that there is a significant range of incomes, with 16.8% of households having an income of less than £10,000 whilst 14.7% of households having an income in excess of £60,000.

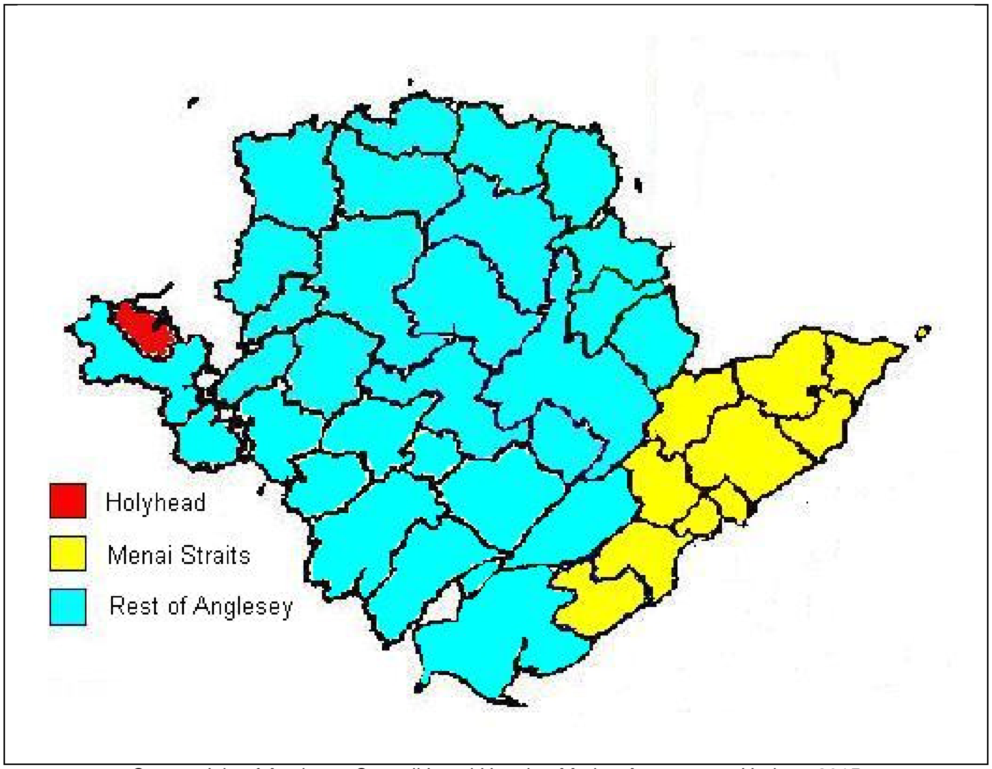
2.5 Current Dwelling Stock and Affordability

2.5.1 The Council is aware that Anglesey has a larger proportion of large properties (four or more bedrooms) with fewer small homes (one or fewer bedrooms) than Wales as a whole. Overall, the Council recognises that there is relatively little variety in the size of the housing stock with three bedroom homes accounting for almost half of all dwellings.

2.5.2 House prices have increased at a rate which is faster than the national average. The mean price of dwellings on Anglesey is £186,229 which is higher than the national average £162,904. Issues of affordability are increasing as prices have risen at a rate that is more than double the national average increase of just under 10%.

2.5.3 The Council recognises that changes in house price across Anglesey are not uniform and three distinctive house price areas can be identified.

Figure 2.1 Price areas in the Isle of Anglesey



Source: Isle of Anglesey Council Local Housing Market Assessment Update, 2015

2.5.4 Whilst private rent levels vary by price market across Anglesey, the distinction between the areas is less marked than with owner-occupation, reflecting that location is not as important a determinant in rent levels as condition and situation of the property. For example for two bedroomed accommodation mean monthly rents are £500 in Holyhead and £550 in Menai Straits.

2.5.5 The costs of social rented accommodation by dwelling size are significantly below those for private rented housing, particularly for larger houses, indicating a significant potential gap between the social rented and market sectors.

2.5.6 Affordability is measured by the ratio of market housing costs to income in that area and some 16.5% of those households headed by someone employed on Anglesey are currently unable to afford market housing on the island. This compares to 5.0% of households headed by someone employed on the mainland.

2.6 The Future Housing Market

2.6.1 The Council's demographic projections indicate that the population is likely to increase by 220 households per year up to 2026 with an increasing proportion of households accommodating residents aged 75 and over. The average household size is likely to continue to contract and to ensure that housing is affordable 30% of new accommodation is likely to be required from non-market sources. The Council estimates that the largest non-market demand will be for intermediate rent (from 18 dwellings currently to 427 dwellings).

2.6.2 Of new market dwellings, some 43.1% should be three bedroom properties, with 31.1% containing two bedrooms, 23.0% having four or more bedrooms and 2.8% having one bedroom. For non-market housing, the Council would wish to see a greater requirement for smaller, one and two bedroomed housing, particularly in shared ownership/Help to Buy and Social Rented (the latter which also suggests a significant rise in 4+ bedroom housing).

2.7 Demand for Wylfa Construction Workers

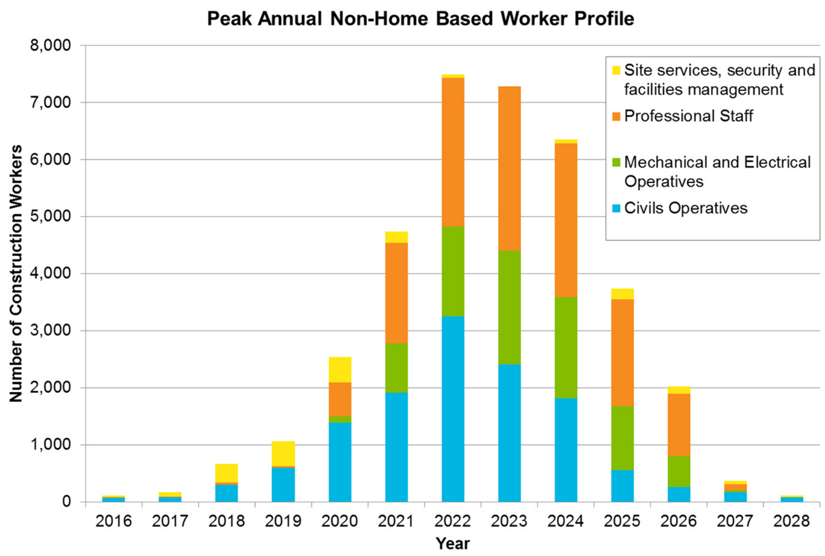
2.7.1 The Council is aware of a number of studies, commissioned by HNP to understand the likely number of workers required to construct the generating station, the type of workers, their length of stay and location of stay. The Council agrees with HNP that it is important to separate out those that will already live on Anglesey and North Wales (termed home-based) and others who will move to North Wales (termed non-home-based).

2.7.2 HNP's current position is set out within the Construction Worker Accommodation Strategy 2016. This establishes the currently understood, total peak number of construction workers of 9,200. It sets out a number of assumptions which have been used to develop HNP's current Accommodation Strategy namely that:

- 25% or 2,300 construction workers would already be living within commuting distance of the generating station (home-based);
- 670 construction workers are likely to purchase property within commuting distance of the generating station;
- 6,230 construction workers are expected to require some form of temporary accommodation which could include up to 3,000 beds identified in existing private rented accommodation and tourism provision as well as new beds coming to market, known as 'latent' accommodation.

2.7.3 The Council has commissioned research to inform this position statement. The research is based upon, initially, the information contained within the Accommodation Strategy and supporting data.

2.7.4 The Council has developed the following non-home based annualised construction worker profile.



2.8 Availability of Supply

2.8.1 Having established housing demand both as a result of predicted growth in the current Anglesey population, and the additional growth presented by the construction of Wylfa NNB the Council has considered the housing supply available to meet that demand.

2.8.2 To inform this position statement consideration has been given to the amount of supply likely to come forward during the time-line associated with the construction of Wylfa NNB. Once this is understood it is possible to model the impacts arising from the predicted demand.

Box 1.		
Sources of supply	**Supply**	**Source**
Temporary Construction Worker Accommodation	4 – 4,500	HNP and assumptions used in the modelling
Tourism	Minimum of 535	IACC Tourism bedstock survey 2015
Latent (This is the additional bedspace capacity within the existing used housing stock. The main source is households letting out spare bedrooms within their home to lodgers)	743	2013 IACC LHMA Questionnaire. 4% of capacity (ie the total number of spare rooms) in North Anglesey, 4.7% in Holyhead and 3.8% in 'rest of Anglesey'
Empty Homes	734	IACC February 2016 40-70% of total could come forward depending upon location.
Private rented	Annual turnover rate	IACC LHMA update. Current turnover rate
Owner occupied	Annual turnover rate	IACC LHMA update Current turnover rate
New dwelling stock	301 dpa	Pro Rata from JLDP 2015-2026

3. Construction Worker Accommodation Scenarios

3.1 Introduction

3.1.1 Having understood the likely demand for accommodation, both from the existing local communities and from construction workers, and having developed an understanding of supply the Council modelled three accommodation scenarios.

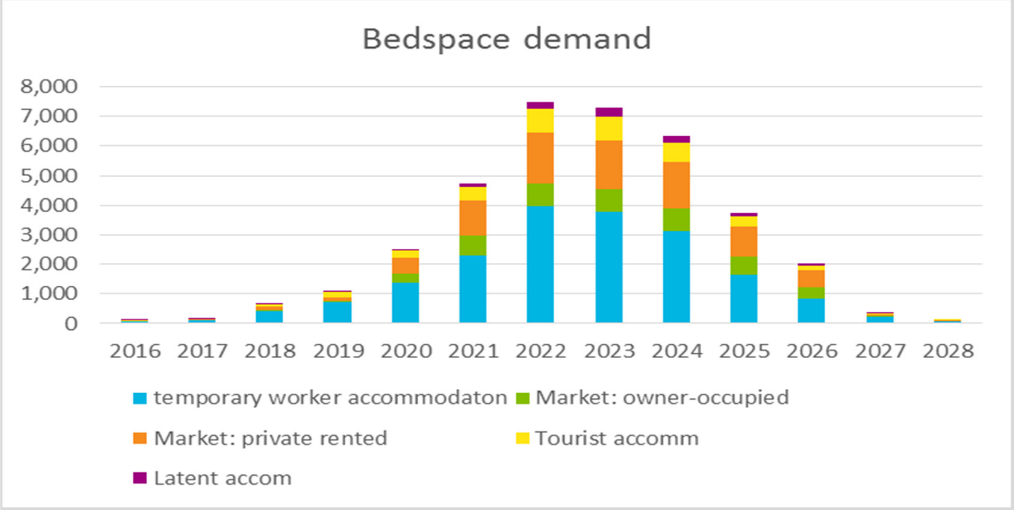
3.1.2 Each scenario differs in the way in which demand is accommodated year on year within individual accommodation types. The total annual demand for accommodation remains the same for each scenario rising to a peak of 7062 non-home based workers in 2022.

3.2 Scenario 1

3.2.1 This scenario assigns accommodation based upon the relative incomes of the different worker groups, and their assumed length of stay without any attempt to manage demand.

3.2.2 The distribution of construction workers across the different tenure groups is illustrated in the following figure.

Figure 3.1 Scenario 1: Bedspace Demand



3.2.3 The following patterns emerge:

- Temporary worker accommodation is in demand from the start of construction rising to a peak in 2022 and not reducing significantly until 2026;

- Demand for owner occupied accommodation rises relatively gradually until 2020 also rising to a peak in 2022;
- Demand for private rented accommodation requires over 1000 bedspaces from 2021 to 2025;
- In the short term demand for tourism accommodation is greater than for owner occupied or private rented with latent accommodation only delivering a reasonable number of bedspaces after 2021;
- Demand for latent which peaks at 282 is substantially below potential supply.

3.2.4 Modelling of Scenario 1 indicates that the pressure on the owner occupied and private rented sector would be relatively low in the short term (up to 2020) but would build significantly in the medium term, from 2020 to 2023, particularly for one bed accommodation. Similar patterns of pressure would be applied to the private rented sector which would experience significant pressure particularly for one bed and +4 bed accommodation in each of the spatial areas modelled.

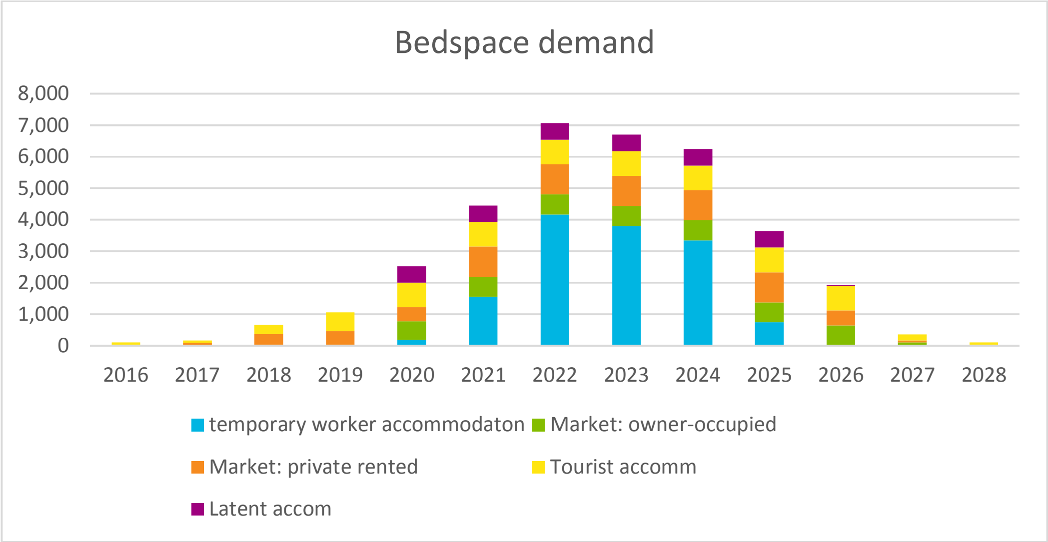
3.2.5 Demand for tourism accommodation may peak around 2022/24 with between 649 and 813 bedspaces required. Based upon the Council's recent bedspace survey this suggests that demand may exceed supply during the peak tourism season.

3.3 Scenario 2

3.3.1 This scenario applies the worker accommodation profile proposed by HNP within the Consultation Update January 2016. Essentially therefore it is proposing to direct workers to certain accommodation types over the course of the construction programme.

3.3.2 The distribution of construction workers across the different tenure groups is set out in Figure 3.2.

Figure 3.2 Bedspace Demand Scenario 2



3.3.3 The following patterns emerge:

- Temporary worker accommodation is not available until 2020 and does not represent a significant source of accommodation until 2021. Following a peak in 2022 it reduces significantly from 2024 (in contrast to Scenario 1 which reduces significantly beyond 2026;
- Demand for owner occupied accommodation rises relatively gradually until 2020 also rising to a peak in 2022 which is maintained until 2026;
- Demand for private rented accommodation forms 50% of overall demand in 2018 and as a total number rises to over 900 from 2021 to 2025; and
- In the early years use of tourism accommodation is greater than for owner occupied or private rented with latent accommodation delivering no supply until 2020 when it delivers 522, maintaining this number until 2025.

3.3.4 Modelling suggests that pressure on the owner occupied and private rented sector is relatively low in the early years of construction and no different from that modelled for Scenario 1. The Council predicts that pressure on owner occupied would peak in 2020 and from 2021 onwards a consistent owner occupied demand for 638 units would be required until 2026.

3.3.5 Short term pressure within the private rented sector is also greater than in Scenario. This is because greater reliance is placed upon this accommodation type during that period with no allowance provided for temporary worker accommodation.

3.3.6 Tourism accommodation provides a more significant source of supply in the short term, peaking at 783 in 2020 and maintained at this level until 2026. This number is slightly less than the Scenario 1 peak of 813 but is applied over a longer time period and is in excess of the 532 bedspaces identified as being potentially available in high season.

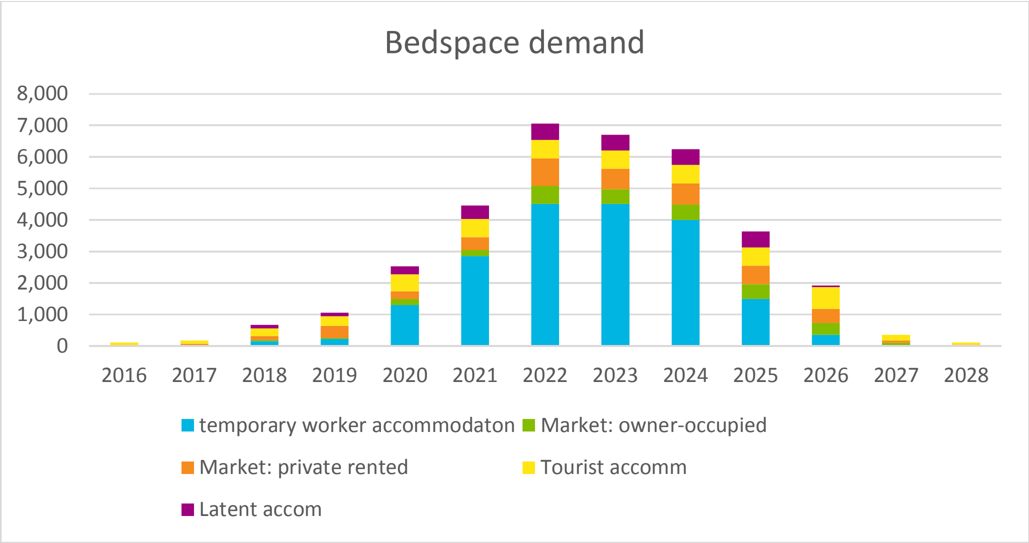
3.3.7 Latent supply modelled for Scenario 2 is 522 at peak this remains below the 743 bedspaces recorded as potential.

3.4 Scenario 3

3.4.1 The third scenario enables the Council to model the impact of greater intervention. It differs from Scenario 2 in that it seeks to provide additional mitigation for the local housing market by reassigning worker numbers to accommodation tenures in a way by which some of the pressures modelled can be reduced.

3.4.2 The distribution of construction workers across the different tenure groups is set out in figure 3.3.

Figure 3.3 Bedspace Demand Scenario 3



3.4.3 The following patterns emerge:

- Temporary worker accommodation is available in 2018, two years after the nominal start of construction. The accommodation builds relatively gradually to 2020. At peak, the total number is higher than for the other scenarios thereby reducing pressure on other types of supply;
- Demand for owner occupied accommodation rises relatively gradually until 2020, rising to a peak in 2022 which is less than the Scenario 2. It then reduces more significantly over the period to 2026;
- Demand for private rented accommodation also builds more gradually. A 'mini-peak' occurs in 2019 when private rented would be required to take up the demand until the first significant tranche of temporary worker accommodation arrives in 2020.
- In the early years whilst tourism accommodation remains a significant source of supply, total numbers even at peak are lower than in Scenarios 1 and 2. Provision from latent accommodation also builds more gradually.

3.4.4 Pressure on the owner occupied is relatively low in the early years of construction. In the medium term, beyond 2019 this scenario does reduce pressure on the owner occupied housing market, although it should be accepted that significant (unsustainable) pressure is likely to occur on one bed properties in the peak construction year.

3.4.5 Scenario 3 produces fewer instances of unsustainable market pressure particular for larger private rented accommodation in North Anglesey and Holyhead (4+ bed) and almost alleviates unsustainable pressure on the one bed private rented market in Holyhead.

3.5 Key Differences

3.5.1 Having reported on the three scenarios individually comparison is aided by combining the turnover requirements of each onto single figures. Figure 3.4 to 3.5 show the differences between unmitigated demand (Scenario 1) and the interventions from Scenarios 2 and 3.

Figure 3.4 Owner Occupied – Additional Turnover, Comparison of Scenarios 1, 2 and 3

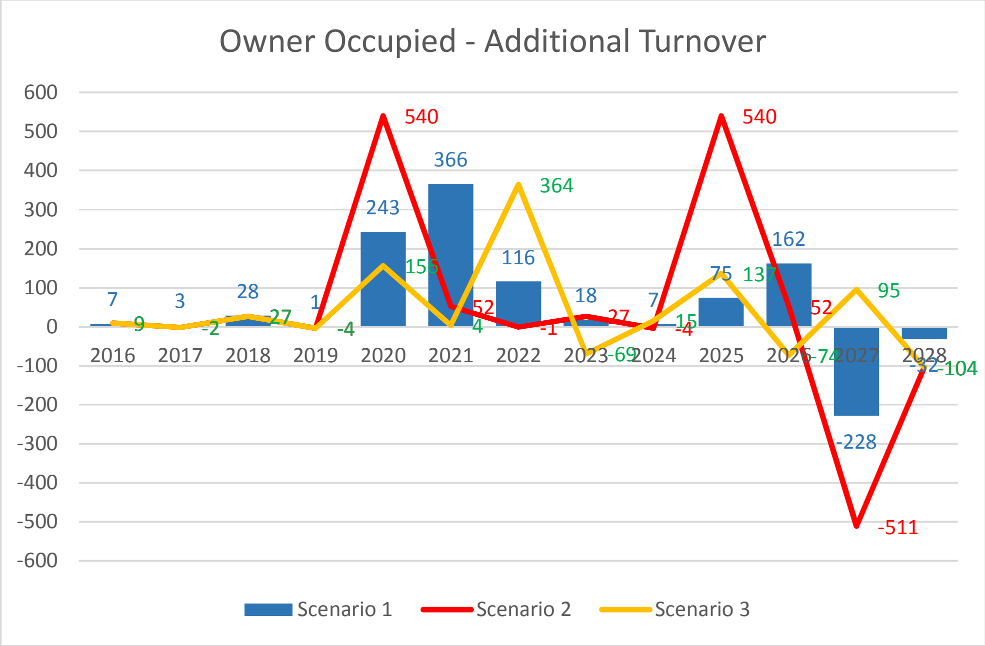
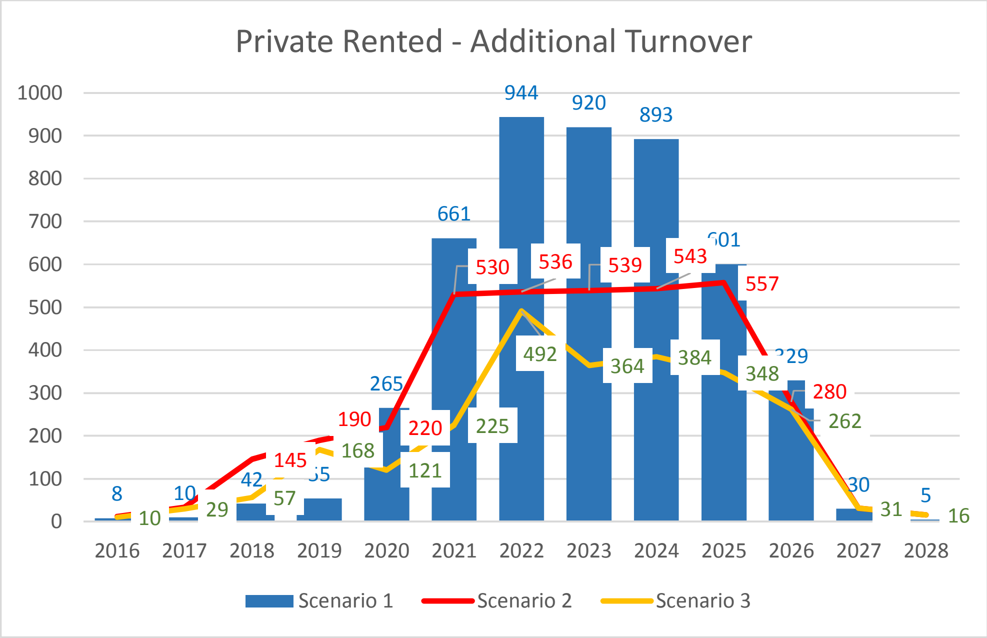


Figure 3.5 Private Rented – Additional Turnover, Comparison of Scenarios 1, 2 and 3



3.6 Effects upon Affordability

3.6.1 The Council is aware of existing problems of affordability within the local housing market as a result of comparatively high house prices and rent levels relative to income. When demand for market accommodation exceeds supply significantly, price and rent rises are likely to occur. The modelling of three scenarios demonstrates that the accommodation needs of over 9,000 construction workers (where a percentage are home-based) could increase problem of affordability.

3.6.2 Modelling for the Local Housing Market Assessment update suggests that over one third of newly forming households currently would be at risk should prices rise by 30% for example, reducing to 15% should prices rise by 10%. All current households looking to rent would experience significant affordability issues should market rents rise by 10%.

4. Scenario Assessment

4.1 Performance against objectives

4.1.1 In order to better understand the implications of the three scenarios the Council has assessed each against the Council's seven Wylfa NNB objectives.

4.1.2 The performance of each scenario against the assessment objectives is set out below where a double negative records a significant adverse effect.

Table 4.1 Scenario Assessment

SA Objective	Scenario 1	Scenario 2	Scenario 3
1. To ensure that the Wylfa NNB Project contributes to the delivery of the Anglesey Energy Island Programme, and the Anglesey Enterprise Zone, placing the Island at the forefront of energy research and development production and servicing	-	-	-
2. To ensure that the Wylfa NNB Project drives the transformation of the Anglesey and North Wales economies and maximises opportunities for the employment and up-skilling of local people	0	0	0
3. To ensure that the Wylfa NNB Project delivers significant and enduring infrastructure benefits to the Island's communities	--	--	-
4. To ensure that the Wylfa NNB Project supports improvement to the quality of life (including health, housing, well-being and amenity) of the Island's residents, visitors and workers during its construction and operation	-/--	--	-
5. To ensure that the Wylfa NNB Project recognises and strengthens the unique identity of the Island and its communities	--	--	-
6. To ensure that the Wylfa NNB Project promotes the sustainable movement of people and materials and provides resilient transportation infrastructure capable of attracting and sustaining economic growth and creating sustainable communities	-	-/--	-

7. To ensure that the Wylfa NNB Project conserves and enhances the Island's distinctive environment and resources, taking into account climate change	?	?	?

4.2 Assessment Conclusions

4.2.1 The Council concludes that the arrival of a peak of 9200 construction workers is likely to give rise to a number of negative effects upon the assessment objectives from an accommodation perspective. A certain number of these effects are likely to be significant. Whilst there will also be positive benefits these are more likely to be long term, as the demand for worker accommodation declines. These benefits will be influenced to a great extent by opportunities for legacy.

Scenario 1

4.2.2 In the short term, providing temporary worker accommodation is available to meet demand, negative effects are unlikely to be significant. Undue pressure is unlikely to be placed upon existing tenure groups as most demand (approximately 70%) is accommodated in temporary accommodation. When assessed against the objectives, this pattern of accommodation creates some neutral or low (not significant) adverse effects upon the Energy Island programme (Objective 1), Instructure (Objective 3) and Community Wellbeing, including welsh language (Objective 4). However as worker accommodation demand increases significant pressures and hence significant effects are likely to occur to the private rented sector, to tourism and to the owner occupied market.

Scenario 2

4.2.3 In the short-term a significant amount of the workforce would be place in tourism and private rented accommodation. This results in a significant negative effect upon the objective for the sustainable movement of people (Objective 6) as a dispersed pattern of accommodation (tourism) is less likely to lend itself to service by bespoke sustainable transport solutions (worker's coaches), cycling or walking to site or to local services and facilities. Similarly a dispersed pattern which is focussed within the 30 min Travel to Work Area (TTWA) is likely to place pressures upon existing services and infrastructure and less likely to deliver mitigation, in the form of the developer contributions which could be required in connection with new build temporary accommodation (for example). This scenario is therefore assessed as being significantly negative against the objective to deliver significant infrastructure benefits (objective 3) and support local community wellbeing (objective 5).

4.2.4 In the medium term at peak workforce around 60% of the workers would be accommodated within temporary accommodation. As a consequence there are likely to be better opportunities to transport workers to site by sustainable means (e.g. workers coaches). Significant effects arising against objective 3 are therefore likely to reduce.

Scenario 3

4.2.5 Phasing in temporary worker accommodation from 2018, reaching a higher peak and retaining the accommodation longer than Scenarios 1 and 2 reduces demand for and hence pressures upon other types of accommodation. This results in 'not significant' (albeit still negative) effects when assessed against objectives 3, 4, 5 and 6 (infrastructure, quality of life/wellbeing, community identify [including welsh language] and sustainable transport).

4.2.6 Reducing pressure on infrastructure can indirectly support local community wellbeing whilst a higher proportion of workers accommodated in temporary provision is assumed to increase opportunities for the use of sustainable modes of transport to site. Spatially the mitigating effects of this option are most likely to be felt within the 30 TTWA which encompasses North Anglesey and Holyhead.

Potential Positive Benefits – All Scenarios

4.2.7 The Council recognises that there is the potential for significant benefits arising from the presence of construction workers. These could include an increase in demand for services and facilities supporting local businesses. Furthermore accommodation within the tourism sector, using latent accommodation, or encouraging the re-use of empty dwellings for example could bring additional income to home-owners and also have beneficial long term, post construction effects for the local housing market.

4.2.8 The need to accommodate a substantial construction workforce does present some key legacy opportunities. The Wylfa Newydd SPG sets out the Council's aspirations for legacy and depending upon the type and location of temporary construction worker accommodation proposed, legacy benefits could result in longer term positive effects against some of the assessment objectives.

5. The Preferred Scenario

5.1 Construction Worker Accommodation Profile

5.1.1 The Council's preferred scenario is one which seeks to reduce pressure on the local housing market by introducing construction worker accommodation early in the construction program, peaking at a number of around 4,500 (based upon 9,200 workers) and remaining a significant source of supply until 2025.

5.1.2 For other accommodation types, it is recommended that workers accommodated within the tourism sector should be capped at around 500-550 during the peak tourism season and that a realistic figure of 550-600 is appropriate for latent accommodation. Whilst interest expressed during the 2013 LHMA survey suggests a higher number of bedspaces may be available it is considered that delivery of 500+ would in itself be a significant achievement and require intervention in the form of grants and advice via the Housing Hub.

5.1.3 The preferred split of accommodation as set out within the preferred scenario differs over the lifetime of the construction programme. At peak, around 2022-2023 however, the Council's position is that the following profile should be obtained:

Box 3: Accommodation Breakdown (peak)	
Temporary Construction Worker Accommodation	65%
Market accommodation (private rented/owner occupied, empty homes)	20%
Addiitonal accommodation (tourism and latent)	15%

Mitigation

5.1.4 Implementing the preferred scenario would not alleviate all significant negative effects when assessed against the assessment objectives; the following mitigation measures would be required in conjunction with the preferred accommodation breakdown:

- Prioritisation should be given to the selection of Construction worker accommodation sites which avoid loss of employment land.

- Opportunities to maximise the home-based workforce through upskilling and focused education in schools and further education could help to maximise the size of the local labour force which may then reduce the corresponding need to recruit from outside the travel to work area.
- Delivery of new or enhanced social (education, health, leisure) infrastructure in the short term via developer contributions.
- Funding should be made available to improve existing housing stock, delivering better quality private rented dwellings.
- In areas identified as receiving significant accommodation pressure, such as North Anglesey and Holyhead, provision of shared ownership or social rented accommodation particularly single bedroom should be provided.
- Developer contributions and other funding sources should be used to improve local amenity provision.
- Construction workers should be educated on matters pertaining to the local community, its distinctive local history and the use of the welsh language.
- Temporary worker accommodation should deliver long term legacy benefits.
- 'Worker' transport (coaches/buses) should be provided running from key settlements across the island (rather than from solely temporary accommodation) to site.
- Accommodation of workers in the private rented sector should be managed via the housing hub which should prioritise locations in key settlements.
- Liaison should be undertaken, via the housing hub, with tourism accommodation providers to ensure that demand can match supply throughout the year recognising that there will be a greater availability of accommodation outside the peak holiday times.
- New development should be consistent with National and Local Plan policies which seek to protect and enhance the island's distinctive environment.

5.2 Spatial Distribution of Construction Worker Accommodation

5.2.1 The Council wishes to see the following distribution of worker accommodation.

Box 4: Spatial Distribution	
Temporary Construction Worker Accommodation	Excluding site based accommodation, initially accommodation should be provided within or adjacent to Amlwch in accordance with the JLDP and Wylfa Newydd SPG policy guidance. Additional accommodation should be provided also in Amlwch and in Holyhead and environs (as defined by the Wylfa Newydd SPG).
Owner occupied	To the extent by which it can be controlled, the Council preference is for owner occupied accommodation to be provided within Amlwch, Holyhead and Llangefni. In order to relieve pressure on the housing market, and in particular support local communities experience problems with affordability, the Council will support in principle new shared ownership in the same locations to those listed above, with potential for smaller sites in the norther wards, settlements such as Cemaes, in Bodedern and Valley.
Private rented	Pressure particularly in North Anglesey and Holyhead suggest that private rented accommodation should be controlled. Settlements such as Amlwch followed by Holyhead and Llangefni are considered appropriate. Social or intermediate rented accommodation for local communities should be provided in settlements such as Llannerch-y-medd and Cemaes (North Anglesey) and Holyhead.
Tourism	North Anglesey wards possess the largest number of tourism bedspaces and the greatest expressed level of interest in accommodating construction workers. Construction workers should therefore be directed to existing accommodation initially to North Anglesey and the ward of Llanbedrgoch with numbers controlled via the housing hub.
Latent	Latent accommodation should be prioritised within the settlements of Amlwch, Holyhead and Llangefni as it is these settlements which have the widest range of services and facilities to support construction workers.

Infrastructure Requirements

5.2.2 The Council recognises that whilst most workers will be temporary and arrive as individuals previous experience suggests that a small percentage will move their families to Anglesey. With the focus of pressure being felt particularly in North Anglesey and Holyhead measures will need to be put in place to address predicted capacity issues in nursery and primary school provision particularly in Amlwch, Cemaes, Penysarn and Llannerch-y-medd (North Anglesey) as well as in the primary schools in Llangenfi. Secondary school provision is also predicted to be at capacity in Llangenfi in 2021 although there should be sufficient capacity elsewhere. An increase in workers living in market accommodation, tourist and latent accommodation and in former empty homes could also lead to pressure upon GP provision which is almost at capacity in Amlwch and Cemaes.

5.2.3 Based upon the recommendations for spatial distribution the Council will therefore seek to secure funding or direct provision to support enhanced capacity in nursey and primary schools particularly in Amlwch but also, potentially, the other locations noted above. Similarly the Council will require consideration to be given to improving the capacity of existing health provision, particularly in North Anglesey, (Amlwch and Cemaes).

Welsh Language

5.2.4 Accommodation pressures could be most acute in North Anglesey, and Holyhead. The North Anglesey wards in particular represent some of the areas with higher levels of first language welsh speakers suggesting that these traditional communities are most likely to be affected by a non-welsh speaking workforce. North Anglesey's social infrastructure has less capacity than other areas on the Anglesey and without an ability to lever in contributions to increase numbers of school places, extend surgeries for example, local communities are likely to become increasingly pressured as the construction programme progresses.

6. Conclusion

6.1.1 This document establishes the Council's position with regard to the accommodation of construction workers associated with the proposed Wylfa Generating Station. It arrives at a position based upon a detailed understanding of the accommodation pressures which currently face local communities as well as an understanding of how these pressures may increase over the coming years.

6.1.2 The ability to afford a home is already a significant issue and without interventions in the housing market, pressure upon household will increase, exacerbated by the arrival of construction workers. The Council has therefore considered three scenarios to understand how such pressure might be relieved.

6.1.3 Having developed three scenarios each has been assessed against the seven objectives which the Council has established to deliver its vision for Wylfa NNB.

6.1.4 Scenario 3 is the preferred scenario. Temporary worker accommodation would be brought forward earlier in the construction programme and it would have the flexibility to cater for an increased number of workers over that currently predicted by Horizon particularly should the workforce grow to 10,000+. Similarly the accommodation should remain in place for longer.

6.1.5 Given the number of construction workers proposed the Council considers it to be inevitable that accommodation pressure at peak will be unsustainable. With peak identified as 2022 however there remains time both to monitor the need for temporary accommodation and to provide alternative 'ring-fenced' accommodation for the local community. The Council will therefore encourage the delivery of intermediate or social rented accommodation, particularly one bedroomed accommodation within North Anglesey and Holyhead as these are the locations where pressure will be most acute.

6.1.6 Maximising the proportion of home-based workers will further help to reduce pressures in the housing market however the key benefit will be that it should also lead to higher incomes within local communities, higher levels of spend in shops and on services and it should encourage skills development within the existing and emerging workforce.

6.1.7 The Council will require monitoring of the number and type of workers to be employed, where they are being accommodated and the provision, by HNP of the anticipated future worker profile year on year in order that appropriate planning of the workforce accommodation mix can be undertaken.

6.1.8 A number of key actions have set out within this report. In summary these include:

1. The delivery of temporary worker accommodation sooner, with the capacity for a greater number and retained for longer;
2. Intervention in the housing market to deliver intermediate and social rent accommodation particularly in the one bedroomed sector in Holyhead and North Anglesey by 2022 with a similar focus upon larger accommodation;
3. Encouragement to bring forward JLDP allocations and windfall allowances earlier in the lifetime of the plan, for owner occupation and for rent, (including shared ownership, intermediate rent and social rent);
4. Provision of a suite of skills and education training, re-training, supply chain support and other measures aimed at maximising the proportion of home-based workers;
5. Support structures and grant aid to encourage the return of empty properties to the market and the use of latent accommodation;
6. Consideration in the use of accommodation, particularly one bed accommodation on Mainland (subject of future study) to alleviate pressures at peak time;
7. Temporary Construction Worker accommodation of at least 4,500 (based upon 9,200 workers) to be located within or adjacent to key settlements (in line with JLDP and SPG policy and policy guidance). Legacy to include for opportunities to convert into accommodation for intermediate or social rent; and
8. Directing workers via the housing hub to accommodation in or adjacent to key settlements or in locations where sustainable modes of transport can be used to transport them to site.

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