From:	Jones Gareth (AMG)
To:	Wylfa Newydd
Subject:	YML/FW: Adroddiad Datganiad o Effaith Lleol / Statement of Local Impact Report - Cyngor Gwynedd
Date:	04 December 2018 21:10:52
Attachments:	Atodiad 2 - Appendix 2 Gwynedd Wylfa Newydd Papur Dadleoli - Displacement Paper 1.0..pdf Atodiad 3 - Appendix 3 - Twristiaeth - Tourism STEAM DATA.pdf Atodiad 4 Crynodeb Gweithredol Adolygiad Digartrefedd Gwynedd.pdf Appendix 4 Gwynedd EXEC Summary Homelessness Review.pdf Atodiad 5 - Appendix 5 Adroddiad Effaith Wylfa Newydd - Impact Report .pdf LIR Fersiwn PINS Cymraeg.pdf LIR Fersiwn PINS Saesneg.pdf

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Ein cyfeirnod: 20010958
Eich cyfeirnod: EN010007
Yr Arolygiaeth Gynllunio / The Planning Inspectorate
Cynllunio Seilwaith Cenedlaethol / National Infrastructure Planning

4 Rhagyr / 4 December 2018

Annwyl Syr / Fadam

Parthed: Cais DCO ar gyfer gorsaf niwclear Wylfa Newydd
Adroddiad Datganiad o Effaith Lleol gan Gyngor Gwynedd

Atodir adroddiad datganiad o effaith lleol a gyflwynir ar ran Cyngor Gwynedd ynglŷn a'r uchod yn unol ac amserlen yr archwiliad.

Yn gywir,

Gareth Jones
Uwch Reolwr Gwasanaeth Cynllunio a Gwarchod y Cyhoedd

Dear Sir / Madam,

Reference: DCO application for Wylfa Newydd Power Station
Statement of Local Impact Report by Gwynedd Council
Please find attached a statement of local impact report submitted on behalf of Gwynedd Council in respect of the above in accordance with the timetable for the examination.

Yours faithfully,

Gareth Jones
Senior Manager, Planning and Public Protection Service

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Consultation Support

Gwynedd Council

Potential Impact of the Wylfa Newydd Development on Homelessness Services in Gwynedd

Report

November 2018

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Table of Contents

List of Tables

List of Figures

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1. Introduction

The construction of Wylfa Newydd

1.1 Horizon Nuclear Power is proposing to build and operate Wylfa Newydd, a new nuclear power station on Anglesey, generating enough low carbon electricity to power around five and a half million homes.

1.2 Wylfa Newydd is a nationally significant project that will generate additional housing demand for up to 9,000 construction workers at its peak in the mid-2020s. There will be a significant requirement for additional accommodation over the build period, and beyond which may impact on the most vulnerable. As neighbouring counties, both Gwynedd and Conwy's housing markets are likely to be affected.

The client's requirement

1.3 arc[4] have been appointed to support Gwynedd Council to begin to quantify and identify a 'Wylfa Newydd Impact' in relation to the general housing market demand for homelessness services.

1.4 We have were requested to:

- consider the **predicted demand for housing by the temporary workers** during the construction stage of the Wylfa Newydd development, as outlined in Horizon's Workforce Accommodation Strategy
- highlight the key findings from arc4's 2017 review of private rented sector in the Wylfa Newydd impact area
- **explore the experiences of Sedgemoor Council and West Somerset Council** in relation to a similar but smaller nuclear development at Hinkley Point and the impact on homelessness services.
- provide **key baseline data** to enable Gwynedd Council to monitor changes in the demand for homelessness and housing solution services. In continuing to monitor against the key data identified within the report, the Council can develop an early warning system and work with Horizon to mitigate any adverse impact on homelessness services as soon as one is identified.
- Identify the **potential costs** of additional pressure on homelessness services

2. The predicted demand for housing by temporary workers

2.1 Horizon estimates that at the peak of the construction phase, it will need around 8,500 workers to build the Wylfa Newydd Project (however a figure of 9,000 has been used for assessment purposes). Whilst Horizon will seek to maximise the number of workers recruited locally it is recognised that many will not already live in and around Anglesey and will therefore require somewhere to live while they work on the project.

2.2 Horizon's Workforce Accommodation Strategy seeks to ensure that the accommodation offer for the Wylfa Newydd Project is attractive for workers and encourages them on to the project, but also incentivises and guides them to accommodation choices that benefit the local area and avoid adverse impacts.

2.3 The Strategy sets out how Horizon will "work with the local authorities to plan, monitor and manage the provision of accommodation – providing a substantial amount of purpose-built temporary accommodation, combined with measures to monitor the take-up of accommodation by workers and funding to both boost the supply and deal with any other impacts as necessary. "[1]

Predicted demand and supply

2.4 Horizon's standpoint is that there is sufficient spare capacity to meet this demand across the Isle of Anglesey and the parts of the mainland where workers are expected to live, as detailed in the table below taken from the Workforce Accommodation Strategy.

Table 2.1 Predicted Demand & Supply

Accommodation type	Estimated demand (across the KSA+)	Total current supply (KSA)	Horizon estimate of available and affordable bed spaces (KSA)	IACC estimate* of bed spaces (Anglesey only)
Tourist	1,100	61,435	6,375	[532]
Of which caravans	650	45,430	3,275	[200]
New/Existing private rented sector (PRS)	900	21,700	1,650	[880]
Owner occupied	600	38,500		[800]
Latent	400	18,720	740	[740]
Site campus	4,000		4,000	4,000
TOTAL	7,000		12,765	[7,150]*

+ The KSA is the "Key Socio-economic Area" which is the area most likely to be affected (both beneficially and adversely) by the Wylfa Newydd Project, and covers Anglesey and parts of Gwynedd and Conwy. *IACC is reviewing its estimate of capacity. It is anticipated that this will form part of any Statement of Common Ground (SOCG).

[1] Horizon's Workforce Accommodation Strategy

2.5 The Strategy states that at the peak of the overall workforce during the construction phase in 2023, the project will therefore need up to 7,000 bed spaces for non home based workers. "Whilst the home-based workforce will be drawn from a catchment area of around 90 minutes from the site, workers seeking temporary accommodation are expected to cluster in a smaller area. This Strategy therefore assumes that NHB workers will seek accommodation within the standard travel to work areas (TTWAs) of Holyhead and Bangor, Caernarfon, and Llangefni."[2]

Potential impact and mitigation

2.6 In the Strategy Horizon recognises that these are estimates and that when workers start arriving differences in patterns of demand and other adverse impacts could arise. The Strategy recommends that *"monitoring, management and mitigation measures are put in place to ensure that the balance of demand and supply is maintained and that other impacts (e.g. on Welsh language and culture) are considered in the management of worker demand."*[3]

Accommodation Management Service

2.7 Horizon are therefore proposing to provide a Worker's Accommodation Management Service to match workers with suitable accommodation and capture data on their choices so that effective monitoring can be put in place. Whilst the Housing Fund can help boost supply, support measures to make the housing market more efficient and provide additional resources for the public sector to deal with any issues that arise.

2.8 It is proposed that the "Workforce Accommodation Management Service will:

- Maintain a database of suitable properties (i.e. affordable and meeting the necessary standards) offered by landlords and providers, including Horizon's own Site Campus.
- Provide a means for workers to search for housing that meets their needs and be put in contact with property owners or their agents.
- Capture and record data about the choices of workers, and provide reports on this data for monitoring and management purposes.

Housing Fund

2.9 A housing fund will provide financial support for:

- the provision of new housing, including affordable housing, both to meet increased demand and provide a legacy;

[2] Horizon's Workforce Accommodation Strategy
[3] Horizon's Workforce Accommodation Strategy

- existing empty homes programmes and bring vacant properties back into use, both to meet increased demand and provide a legacy;
- encouraging provision of more latent accommodation (e.g. spare rooms);
- funding measures to improve the functioning of the housing market (e.g. help people downsize, support rent deposits for people at risk of homelessness etc);
- funding council officer time to deal with any increase in workload, e.g. to deal with homelessness; and
- supporting local authority enforcement of planning and licensing, especially for caravan sites."[4]

[4] Horizon's Workforce Accommodation Strategy

3. Review of private rented sector in the Wylfa Newydd impact area

3.1 arc4 were commissioned in 2017 to review the Private Rented Sector across Anglesey, Conwy and Gwynedd in order to understand the possible capacity impact and role the sector will play in addressing the additional capacity as a result of the development of Wylfa Newydd. Further analysis specific to Gwynedd's private rented sector can be found in appendix 1.

3.2 The report used available published data to investigate the capacity of the private rented sector to house construction workers and the implications of doing so. It has also identified that Horizon's accommodation requirements and investor's responses could play out differently according to the price of campus and private rented sector accommodation.

Market characteristics

3.3 The following key details are revealed about the private rented sector in the KSA:

- The private rented sector on Anglesey is relatively small and the larger numbers of properties coming onto the market, through Zoopla, are in Conwy and Gwynedd. The Bangor market in particular is described by agents as "booming" buoyed by the large student market.
- However, across the KSA area there is a trend of fewer properties coming onto the market in the past 3-years and this has led to low turnover levels
- Vacancies are letting quickly and this is impacting on the KSA. Property here is popular, there is little 'slack' in the market for increased demand unless supply increases too. This means that lettings to construction workers will displace local residents from the market.
- Re-let supply is mostly 2 and 3-bedroom houses. Using the minimum number of units coming onto the market each year, Zoopla estimates that 1,457 would be in the KSA; this supply needs to support existing demand and new demand created from the Wylfa project.
- This is not a particularly affordable market, low proportions are within LHA levels. It is those households reliant on the local housing allowance market that are likely to be displaced if temporary workers require rental properties and are prepared to meet increased rent levels. Affordability is unlikely to be an issue for Wylfa workers due to the accommodation allowance that they will receive.
- The PRS in terms of numbers and prevalence in the location close to Wylfa Newydd is weaker. This means that people will probably have to travel to secure PRS accommodation and the proximity to the A55 and the mainland will be potentially an attractive proposition due to the range of other services. The evidence suggests that under-occupied homes are unlikely to be any significant source of accommodation.

Challenges to Horizon's position

3.4 The report makes the following challenges to the predictions being made by Horizon:

- Horizon has based its estimates on the vacancy rate and has estimated the existence of an overall headroom of 1,649 bed spaces in the market after making an allowance for vacancies that are needed to enable the market to work. It notes that the headroom has increased since 2001 but does not make allowances for a potential further increase from the 2011 census to date.
- Horizon bases its assumptions using the North Gwynedd market which may not be the best option given that it is a student based market and landlords are unlikely to leave this market to house temporary workers because student markets are profitable.
- The vacancy rate used by Horizon is a snapshot of vacancies at a point in time. Arc4 consider that churn is a better basis for estimating supply as a dwelling may become available more than once a year. Churn is measured by the census and records the proportion of households that were not at the same address a year ago.
- arc4 took into account the needs of local people and are sceptical about the extent to which the estimated supply will be let to construction workers. The annual or monthly supply available to construction workers must be reduced to take account of continuing lettings to local people. A worst case scenario is 10% of lettings being available to construction workers which translates into supply of 14 to 25 bed spaces per month. This means that Anglesey would not accommodate enough construction workers in its private rented sector.
- If the proportion rose to 50% the monthly supply would be between 72 and 127 bed spaces per month. The rate of 127 per month might be adequate. When Conwy and Gwynedd is added in the 50% figures for the KSA range from 140 to 271 per month. The role of Gwynedd is critical in delivery of units and whilst this market is buoyant, it is very much focused on students; whether landlords will 'switch' markets is unknown.

Potential impacts

3.5 The report also identifies the wider potential impacts, which include:

- The potential for rents to increase and for some households to be priced out of the markets; this is likely to increase demand for affordable housing.
- Landlords may be reluctant to renew tenancies if they perceive they are able to charge higher rents to the construction workers.
- The impact of demand from construction workers will reduce the choice available to these tenants living in unsuitable accommodation or newly forming households

- Local landlords may not choose to increase the size or their portfolio specifically for the construction project.
- Demand for private rented sector housing will remain high after the construction phase due to latent demand from households displaced from the market seeking to move to more suitable housing.

4. The experiences of Hinkley Point

4.1 Hinkley point C is located close to the border of Sedgemoor District Council and West Somerset Council. The largest closest town to the development site is Bridgwater, located within Sedgemoor District Council, as such the impact of the increased demand for accommodation for temporary workers has been the greatest here.

4.2 In order to be able to understand what the potential impact may be in relation to the housing market and demand for homelessness services, telephone interviews were conducted with the Affordable Housing Manager and Housing Options Manager at Sedgemoor Council and the Housing Enabling Lead for Taunton Deane Borough Council and West Somerset Council in relation to the identified impact of Hinkley. Details of the full discussions with the Councils can be found in appendix 2.

Sedgemoor Council

Market impact

- Since work on Hinkley Point C commenced there has been pressure on the lower end of the housing market. (In particular for in work households in receipt of benefits and out of work households in receipt of benefits.)
- Buy to let investors have entered the market and bought properties at the lower end of the market, in particular 3-bed houses, creating HMOs in order to benefit from the market created by Hinkley workers. In order to maximise their return on these properties they are directly being marketed at Hinkley workers, who can afford to pay higher rents due to the accommodation allowance that they receive. This is happening to the extent that landlords are keeping rooms void, until they can find a new 'Hinkley Tenant', rather than let these rooms on the open market to general tenants.
- The Hinkley development is taking housing out of the housing market, whereby the properties that are being bought by buy to let investors would ordinarily go to first time buyers. These 'would be first time buyers' are unable to access the lower end of the market due to lack of availability and inflated prices, and as such are renting privately. This has a knock on effect on the rest of the market placing increased pressure on the private rented market. The increased demand on the private rented sector means that private landlords have a greater choice in relation to prospective tenants, which results in landlords choosing working professional households over those that are reliant on welfare benefits.
- Sedgemoor District Council is closely monitoring rent levels to ensure that any increased level of rents can be identified.
- To date the house prices do not appear to have increased, however the Council will continue to monitor this as the nature of the workforce changes.
- The housing market has become flooded with HMOs, however there is due to be a change in the nature of the Hinkley workforce, with the next phase due to

commence that will employ professionals on higher salaries and on longer contracts. At this point it is not clear how this will impact the housing market.

The reality of worker accommodation choices

- As most workers are contractors most of them have already sourced accommodation locally before coming to the area through websites such as Right Move or Spareroom.co.uk, and not through the accommodation finding service provided by EDF.
- Workers are using their accommodation allowance to club together to access private rented accommodation on the open market.
- Within EDF’s Accommodation Strategy the assumption was made that workers would live within an hour and a half commuting time radius, however, in reality the Council have found that workers choose to live as close to the site as possible. As such the biggest impact has been in Bridgwater, which is the closest town to the site. However they are now also witnessing workers choosing to live close to the two Park and Ride sites. In addition to this workers are also seeking accommodation close to the bus stops for the park and ride bus route.

Housing Options Service

- The demand on the Housing Options service has increased, and there has been an increase in the number of households in temporary accommodation and B&B. It is however difficult to disaggregate how much of this is linked to Hinkley and how much is linked to Universal Credit and the introduction of the Homelessness Reduction Act 2017.
- The Council’s Housing Options service is struggling to find accommodation for its clients in the private rented sector, the Council feels that this is directly linked to the Hinkley development.
- The Council has also witnessed that family accommodation is disappearing due to the conversion of three bedroom properties into HMOs. To the extent that existing private rented tenants are being served S21 notices at the end of their contractual period, in order for the landlord to then convert the property into an HMO and rent to Hinkley workers in order to receive a higher rent. This is impacting upon the Housing Options team both in terms of demand for assistance, but also in terms of a reduction in the availability of family sized accommodation in the private rented sector available for their clients to be used to prevent or relieve homelessness or to discharge the full homelessness duty.
- Following the introduction of the Homelessness Reduction Act the Council had expected to see an increase in the demand from single people, however the increased demand has been from families, given that this goes against the national trend, it is likely that this is directly attributable to Hinkley.

- The Council is beginning to see the dispersal of local people who are not able to access the Housing market close to the site, they are migrating to other parts of the district to find affordable accommodation.
- There has been success with the lodgings scheme, with many local people who are struggling financially renting out their spare room to earn additional money.
- From the perspective of the Housing Options team – one of the mains barriers has been the perception amongst customers that there is no private rented accommodation available due to Hinkley, and it can therefore be difficult to encourage customers to try and find accommodation in the PRS.
- There is a need to develop a competitive landlord offer and establish very positive relationships with local landlords to ensure that private landlords still choose to work with the Council.

Use of mitigation funding

- Segdemoor Council fought hard to source mitigation funding and have used this money to fund a number of housing initiatives (full details can be found in appendix 3) this includes the following:
  - Somerset West Lodgings Scheme
  - Rapid Response service for landlords
  - Empty Homes Scheme
  - Funding the local Credit Union
  - Social Lettings Agency
  - Dedicated post
- The Council has built really good links with Hinkley using the mitigation money to increase housing provision, with a view that in the longer term, once the demand for temporary workers accommodation ends, the housing market will have benefitted from an increase in provision.

West Somerset Council

- The Housing Options team has seen an increase in demand for services, however it is considered that this is attributable to welfare reform and the introduction of the HRA 2017 rather than demand for housing from Hinkley workers.
- The highest demand has been in Minehead, this is about 15 miles from Hinkley, however the demand here is low when compared to the demand in Bridgwater, which is the town closest to Hinkley (covered by Sedgemoor Council)
- There has been no notable demand for social housing, and no increased bidding for properties through the CBL system.
- A Housing Needs Survey has just been completed for the area situated close to Hinkley, however the survey indicates few people are in housing need.

- There has not been the same impact on the private rented sector as has been witnessed in Sedgemoor, however there has been an increase in the number of adverts appearing on Spare room websites. The rent for these rooms are significantly above the LHA level, and therefore likely to be aimed at Hinkley workers.
- There has also been an increase in the number of caravans popping up and an increase in the number of planning applications for caravan sites.
- A park and ride has recently opened in an area of higher housing demand, it is too early to understand the impact of this and how this may impact upon demand for housing in these areas.
- The nature of the workforce is due to change and the peak number of workers has not yet been reached.
- The mitigation funding has paid for a Hinkley implementation officer who is responsible for developing a range of new housing initiatives to increase supply and monitor take up.

5. Homelessness Services in Gwynedd - baseline data

5.1 Gwynedd Council recently commissioned arc4 to undertake a detailed Homelessness Review in order to provide a sound evidence base for a strategic approach to tackling homelessness. The Homelessness Review provides the Council with baseline data to understand homelessness levels and causes across Gwynedd.

5.2 In order for the Council to be able to identify any potential impact of the Wylfa development on the Housing Solutions service and on homelessness levels it is essential that the Council ensures effective monitoring arrangements are implemented to ensure that mitigation can be put in place as soon as any impact is identified.

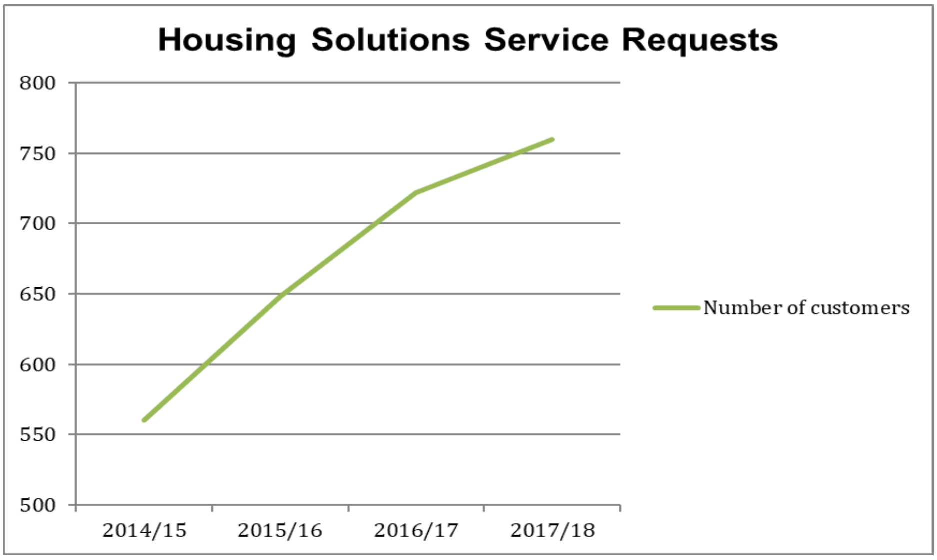
Homelessness Baseline Position in Gwynedd

5.3 The homeless baseline data provides Gwynedd Council with a range of useful key data to understand the current demand for Housing Solutions and homelessness services. By continuing to monitor demand against this baseline data, the Council should be able to have an effective system in place to develop an early warning system to identify any adverse impact that the Wylfa Newydd development is having on demand for homelessness services.

Housing Solutions service requests

5.4 The Housing Solutions provide housing advice, assistance, together with working to prevent and relieve homelessness, and assistance to those that do become homelessness.

Chart 5.1 Housing Solutions Service Requests



Source: Housing Solutions database

5.5 Since the introduction of the Housing (Wales) Act 2014 in April 2015, demand on Gwynedd's Housing Solutions Service has increased. There was a 36% increase on households accessing the service in 2017/18 compared with 2014/15 (under the previous legislation).

5.6 The table below shows the number of referrals to the service for the last three years, together with the annual percentage increase.

Table 5.1 Housing Solutions Referrals

Financial Year	Number of service requests	% Increase compared with previous year
2014 / 2015	560	n/a
2015 / 2016	648	15.7%
2016 / 2017	722	11.4%
2017 / 2018	760	5.3%

Source Housing Solutions data

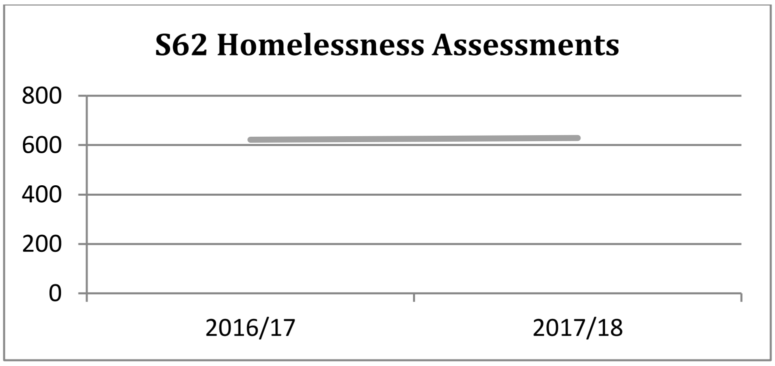
5.7 While demand on the service continues to increase annually the percentage increase has reduced since 2015/16.

5.8 The service provides appointments and drop ins from a number of locations in both the south Gwynedd and in the north of the County (Arfon). In 2016/17 there was a relatively even split between demand in Arfon (387) and the south (335), however in 2017/18 the demand increased significantly in Arfon (499) and reduced slightly in the south. It will be essential for the Council to monitor the demand for services within the Arfon area .

Section 62 Homelessness Assessments

5.9 The Council has a duty to undertake a S62 assessment where there is reason to believe that an applicant is homeless or threatened with homelessness within 56 days.

Chart 5.2 Housing Solutions Service Requests



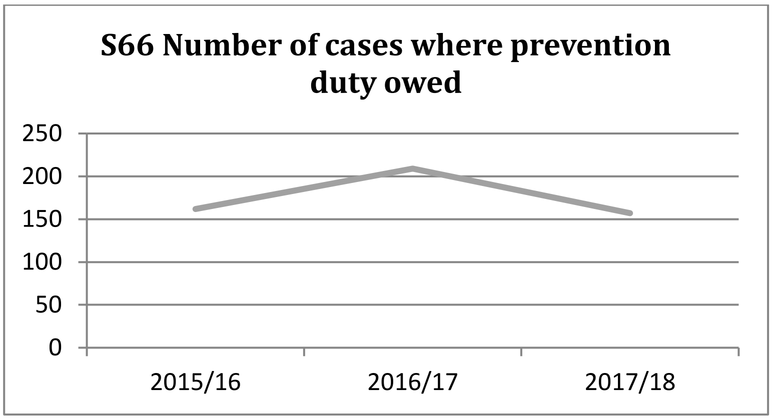
Source: Welsh Government Returns

5.10 There were a total of 629 S62 assessments in 2017/18; this represents a 1% increase on the previous year.

Section 66 Homelessness prevention duty owed

5.11 The Council owes a S66 duty (prevention duty) to any household that is threatened with homelessness within 56 days.

Chart 5.3 S66 cases where prevention duty owed



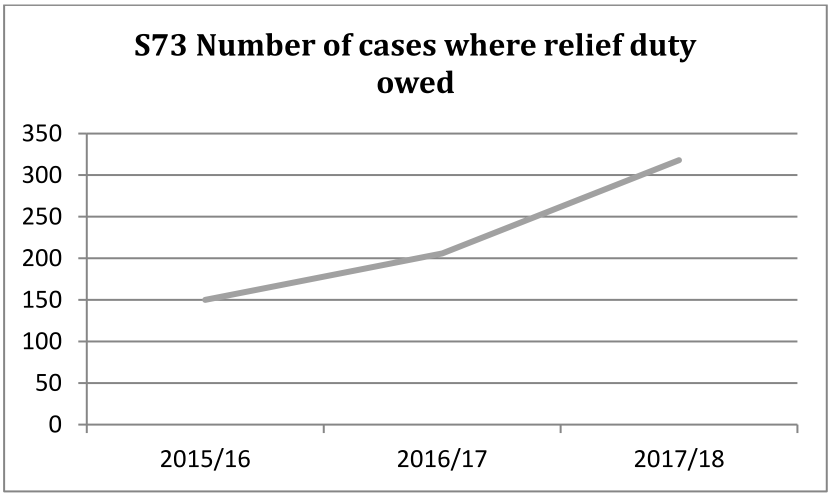
Source: Welsh Government Returns

5.12 While the number of households owed a prevention duty decreased in 2017/18, this was not as a result of decreased overall demand, but rather a combination of an increase in households contacting the Council once they had become homeless, and delays in undertaking assessments due to high pressure on the service.

Section 73 Homelessness relief duty owed

5.13 The Council owes a S73 duty (relief duty) to any household who is homeless for up to 56 days to help them to try and find alternative accommodation.

Chart 5.4 S73 cases where prevention duty owed



Source: Welsh Government Returns

5.14 There has been a significant increase in the number of households owed a relief duty over the last three years, with an increase of 54% in 2017/18 compared with the previous year. This indicates that it is becoming increasingly difficult for both households to resolve their own housing issues by finding alternative accommodation, and for the Housing Solutions team to prevent homelessness. The service is seeing an increase in the number of households who are presenting in housing crisis.

Number of cases where homelessness arisen from the private rented sector.

5.15 The table below details homelessness arising from the private rented sector over the last two years.

Table 5.2 Reasons for homelessness - PRS

Main reason for homelessness	2016/17 Duty to prevent (s66)	2017/18 Duty to prevent (s66)	2016/17 Duty to help (s73)	2017/18Duty to help (s73)	2016/17 Found no priority need or Intentional	2017/18 Found no priority need or Intentional	2016/17 Homeless Acceptance (s75)	2017/18 Homeless Acceptance (s75)
Rent arrears on private sector dwelling	6	11	0	3	0	0	0	0
Loss or rented or tied accommodation	71	47	52	64	1	3	9	14
TOTAL	**209**	**157**	**206**	**318**	**2**	**12**	**35**	**45**

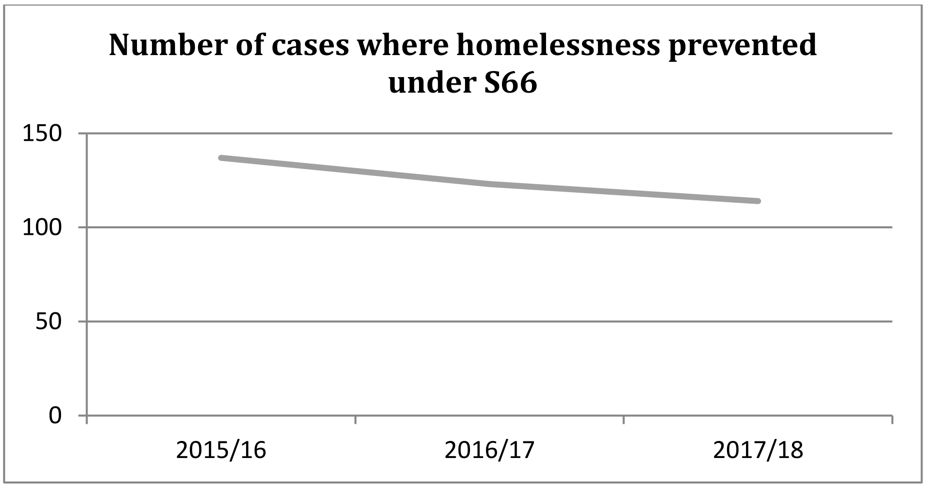
Source WELSH GOVERNMENT RETURNS

5.16 As households can be assessed up to three times, it is not possible to total the main causes of homelessness under each duty, for risk of double counting. However the main cause of homelessness in Gwynedd is the loss or rented or tied accommodation for the last two years. In 2017/18 this accounted for 30% of cases where there was a duty to prevent (s66), 20% of cases where there was a duty to help secure accommodation (s73), 25% of cases found to have no priority need or to be intentionally homeless and 31% of accepted homeless cases (s75). In 20116/17 there were 133 homeless duties accepted due to end of assured shorthold accommodation, this reduced slightly to 128 in 2017/18.

5.17 The reason why the private tenancies are ending is not recorded. Ensuring that this is captured would enable a much more targeted approach to prevention, and also enable the Council to understand if the Wylfa development is having an impact upon landlord's bringing general tenancies to an end in order to rent their properties to Wylfa workers.

Number of cases where homelessness successfully prevented under section 66

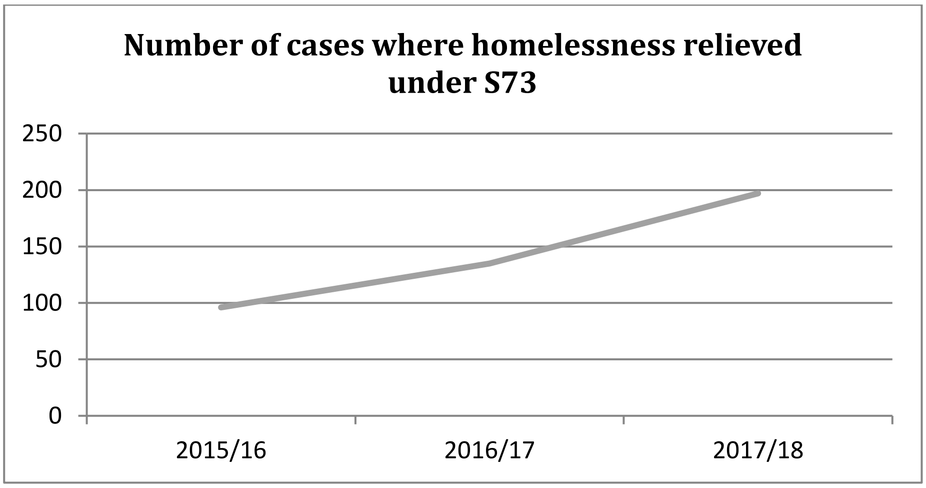
Chart 5.5 Homelessness prevented under S66



Source: Welsh Government Returns

5.18 There has been a general reduction in the number of cases prevented under S66, this corresponds with the reduction in the number of households to whom a S66 duty was owed. In relation the percentage of cases where homelessness was successfully prevented this has reduced from 78% to 73% between 2016/17 and 2017/18.

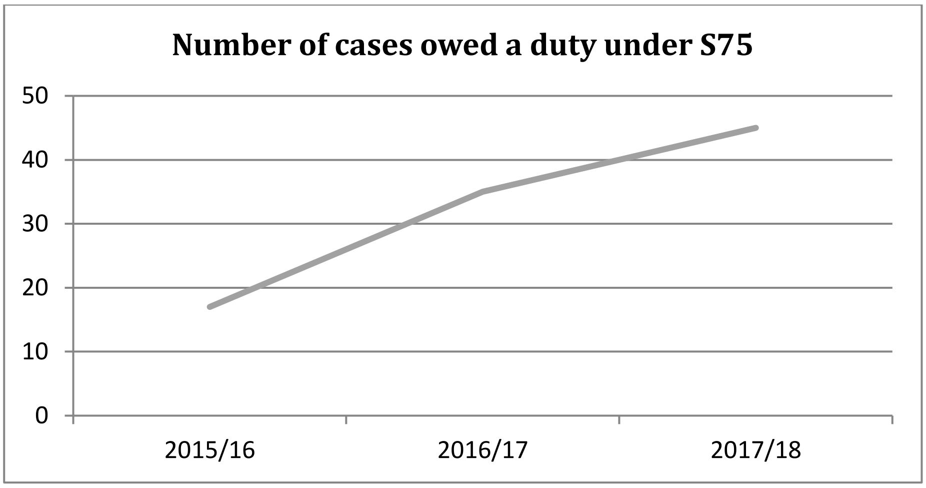
Chart 5.6 Number of cases where homelessness successfully relieved under section 73



Source: Welsh Government Returns

5.19 There has been an increase in the number of homelessness cases relieved under s73. The percentage of successful relief cases has reduced from 68% to 62% over the same time frame, although in actual terms an additional 62 cases had their homelessness relieved in 2017/18 compared with the previous year. In total, an additional 53 households had their homelessness prevented or relieved in 2017/18 compared with the previous year.

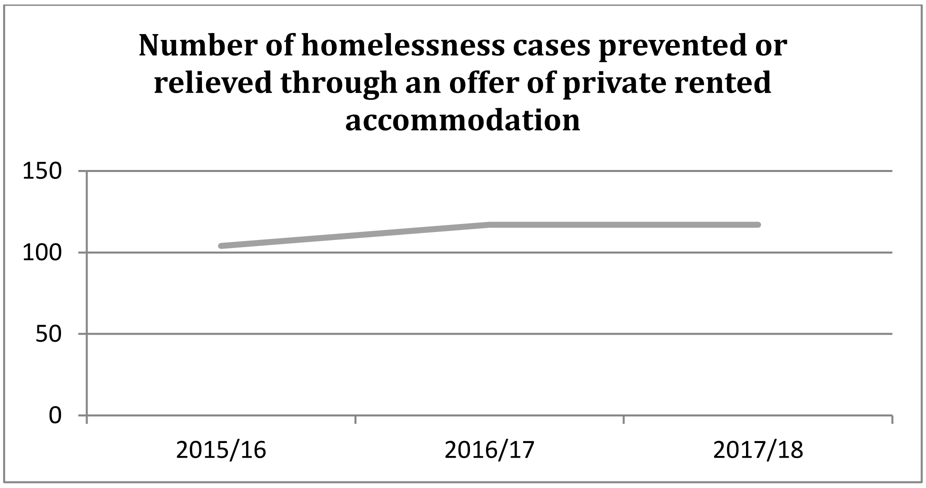
Chart 5.7 Number of cases owed a duty under section 75 (full housing duty)



Source: Welsh Government Returns

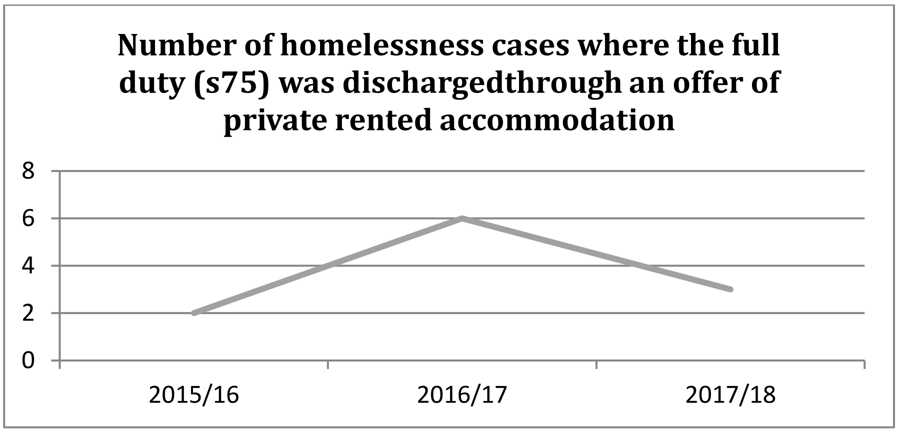
5.20 There has been an increase over the last three years in relation to the number of households owed a full housing duty under S75.

Chart 5.8 Use of Private Rented Sector to discharge the homelessness duties



Source: Welsh Government Returns

Chart 5.9 Number cases where full duty discharged through PRS



Source: Welsh Government Returns

5.21 The use of the private rented sector is essential for the Housing Solutions service to be able to prevent and relieve homelessness, it was the single most successful tool in relation to positive prevention and relief outcomes.

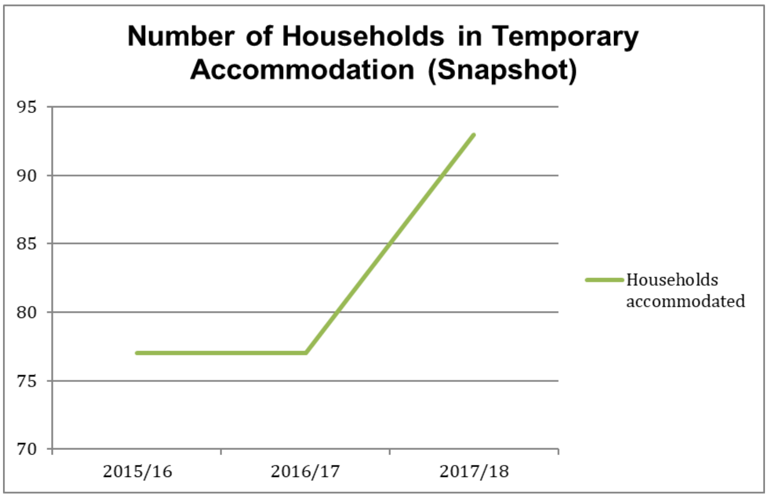
Table 5.3 PRS role in discharging homelessness duty

Year	2015/16	2016/17	2017/18
Number of households whose homelessness prevented or relieved through the PRS	104	117	117
Percentage of total prevention and relief cases discharge through the PRS	45%	45%	38%

Source: Welsh Government Returns

5.22 The private rented sector accounted for between 45% and 38% of all positive customer outcomes over the last three years

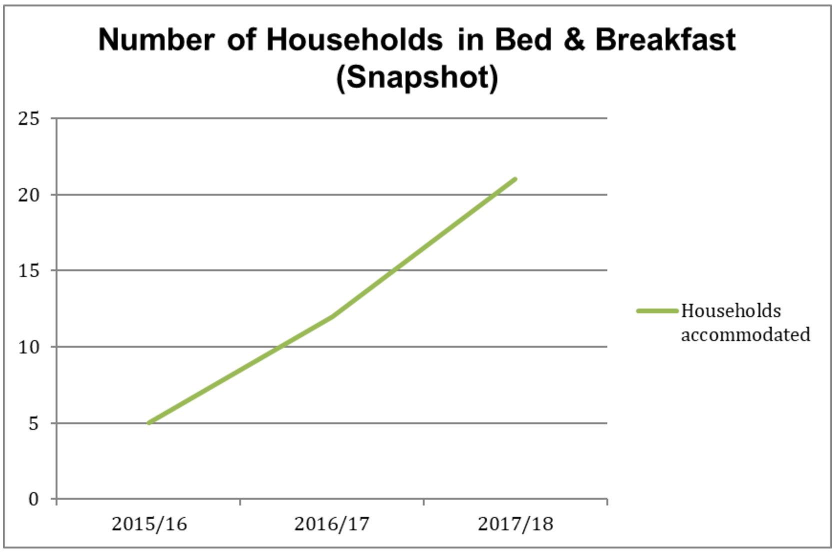
Chart 5.10 Numbers of households accommodated in temporary accommodation



Source: Welsh Government Returns

5.23 The use of temporary accommodation remained static between 2015/16 and 2016/17, but increased significantly by 21% in 2017/18. This increase is accounted for by larger proportion of clients approached the Housing Solutions team when they were actually homeless (s73) as opposed to when they were threatened with homelessness (s66) in 2017/18 compared with the previous year.

Chart 5.11 Number of households accommodated in Bed & Breakfast accommodation



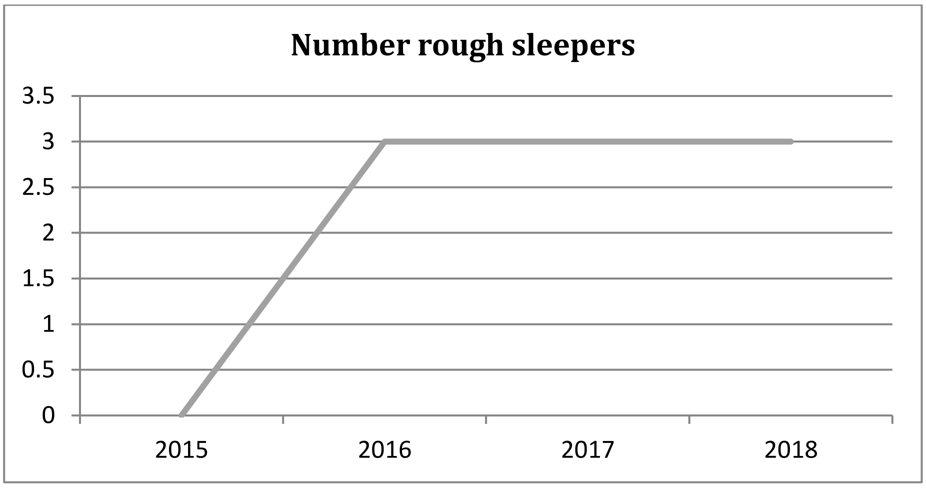
Source: Welsh Government Returns

5.24 The use of Bed & Breakfast accommodation has increased significantly over the last three years, with a 75% increase in its use between 2016/17 and 2017/18.

Number of rough sleepers

5.25 The graph below shows the number of rough sleepers found through the annual official count.

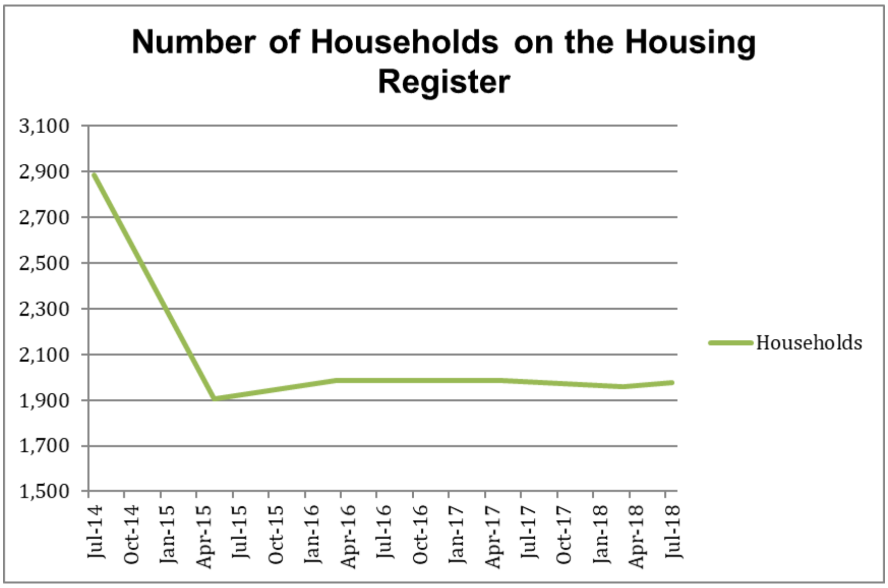
Chart 5.12 Number of rough sleepers 2015-2018



Source: Welsh Government Returns

5.26 It is recognised that the official count may not be an accurate representation of the total number of people sleeping rough in Gwynedd. North Wales Housing are commissioned to provide a Homeless outreach, resettlement and gateway service. During the last two quarters of 2017/18 the services worked with a combined total of 184 rough sleepers, sofa surfers and those threatened with homelessness.

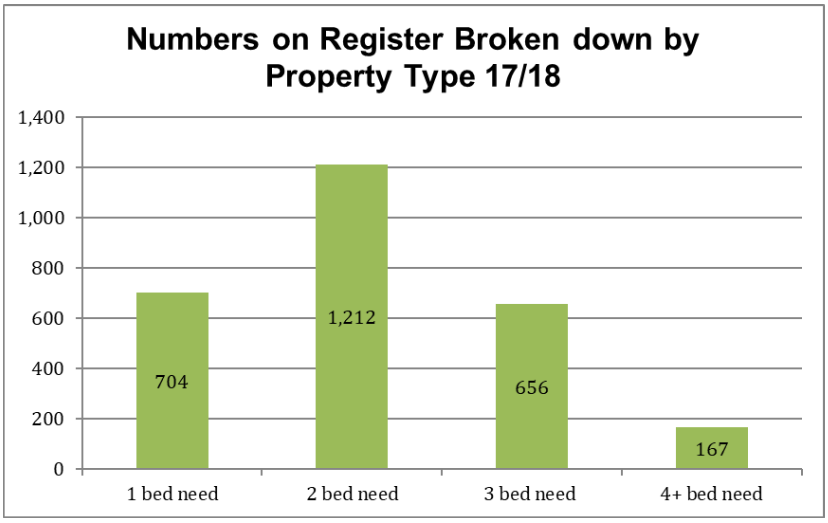
Chart 5.13 Numbers on Housing Register



Source : Gwynedd Housing Options

5.27 As can be seen from the graph below the number of households on the Housing Register reduced following a review and amalgamation of existing registers in 2015, but has since remained stable.

Chart 5.14 Housing Register by property type



Source : Gwynedd Housing Options

5.28 The greatest demand is for general needs two bedroom accommodation, accounting for 69%, followed by one bedroom accommodation (40%).

Demand on the Housing Solutions Service

5.29 The Homelessness Review identified an increasing demand on the Housing Solutions service, with a significant increase in the number of number clients approaching the Housing Solutions service. Evidence throughout the review suggests that this increase will continue. It was identified that the current resources available to the team were not sufficient to meet the increased demand, high caseloads were resulting in missed opportunities for early intervention and prevention.

Market under pressure – further impact would have big impact

Demand in Arfon

5.30 In order to be able to identify any adverse impact on homelessness levels further analysis has been undertaken in relation to the demand for the Housing Solutions service in the Arfon area, including Bangor and Caernarfon, where it is anticipated that any impact from the Wylfa development will be the most pronounced. Full analysis of the available data can be found in appendix 4.

5.31 Of the 499 cases open to the Housing Solutions service in the Arfon area in 2017/18 the majority were single people (no children), equating to 69.5% of the total customers in the Afron area; families accounted for 27.3%.

5.32 Single people are significantly over-represented and this indicates that many are struggling to resolve their own housing difficulties or be able to find suitable affordable accommodation. There is a risk that any increased demand for single person's accommodation as a result of temporary workers would impact upon this group, making it even more difficult to find accommodation, with the potential risk that an increased demand for single person accommodation may drive up rents, making it increasingly unaffordable for those households reliant upon welfare benefits.

5.33 The majority of customers seeking assistance were aged over 25 years (78.8%). The data does not provide details for those aged under 35 years in order to understand those that would be restricted to shared accommodation under Local Housing Allowance regulations.

5.34 The main cause of homelessness for applicants in the Arfon area is the end of private rented accommodation, accounting for 22.5% of cases, followed by family and friends evicting (19.9%) and leaving an institution (17.5%).

5.35 For those households who were homeless in the Arfon area as a result of the end of private rented accommodation the majority were single people (63%), the same was also true for those homeless as a result of family and friends evicting with single people accounting for 74% .

5.36 It will be important to monitor this on an ongoing basis to identify any change in the demographic profile or causes of homelessness. The data indicates that single people are the most likely to be impacted by any increased pressure on the housing market as a result of Wylfa. However, learning from the Councils impacted by Hinkley indicates that an increase in the number of families seeking assistance was attributable to Hinkley due to the loss of family accommodation from the market. This is detailed later in the report.

Private Rented Market

5.37 The table below compares the current median PRS cost against Local housing allowance (LHA). The gap between the cost of the PRS and LHA is significant, particularly with larger properties.

Table 5.4 PRS rents versus LHA

2017 Weekly Rental Cost	PRS (Median)	LHA	Shortfall between PRS & LHA
Shared/bedsit	£120.92	£59.85	£61.07
1 Bedroom	£92.07	£71.41	£20.66
2 Bedroom	£111.92	£91.43	£20.49
3 Bedroom	£129.92	£110.41	£19.51
4 Bedroom	£224.54	£133.32	£91.22

Source LHA Rates & Zoopla

5.38 The above figures illustrate that the average rental prices are not affordable for households in receipt of Local Housing Allowance. Using the above data, for a household requiring a shared room/bedsit accommodation in receipt of LHA, there would be a shortfall of £61.07 a week in their ability to meet the rent. This is significantly above the shortfall for other areas across North Wales. These figures may be influenced by the rental costs of student accommodation, and the potentially small sample size.

5.39 In order to be able to understand the impact that the Wylfa development is having on the private rented market it will be essential to regularly monitor median private rented costs, and in particular properties in Bangor, Caernarfon and the areas in close proximity to the park and ride sites, including bus stops along the route.

House Prices

5.40 The table below provides details on the median house prices together with the percentage of households priced out of the housing market for each of the Wellbeing areas taken from the draft LHMA.

Table 5.5 Affordability by Wellbeing area

House Price & Households priced out of market Source : CACi Paycheck 2017		Median House Price	Lower Quartile House Price	Households priced out of market (No.)	Households priced out of market (%)
Wellbeing Area	Bangor	£150,000	£110,000	6,769	59.8
	Caernarfon	£141,500	£100,000	7,635	53.6
	Llŷn	£195,000	£132,500	6,060	69.3
	Porthmadog	£167,000	£115,500	3,489	61.6
	Ffestiniog	£89,000	£70,000	1,467	48.4
	Dolgellau	£142,500	£115,000	3,248	63.9
	Penllyn	£155,000	£94,500	1,117	55.2
	Tywyn	£142,000	£106,875	2,295	61.2
	Gwynedd	£150,000	£107,000	31,803	59.0

Source Gwynedd Draft LMHA 2018

5.41 It will be essential to monitor the house prices over the lifetime of the Wylfa development in order to identify any impact it is having on house prices, and identify if any percentage increase is disproportionate to neighbouring areas that are not affected by the Wylfa development.

Summary

~~5.41~~5.42 The data indicates that Gwynedd's housing market is under significant pressure. The demand on the Housing Solutions service is very high, and the evidence from the Homelessness Review suggests that this demand will continue to increase. Any further demand on the housing market as a result of Wylfa will place the market under significant additional pressure. The current resources available within the Housing Solutions service, including both staffing and access to accommodation, would not be sufficient as to cope with any adverse impact from the Wylfa development.

Ongoing Monitoring

~~5.42~~5.43 It will be important for the Council to monitor data against all of the baseline information on both an annual and quarterly basis in order to be able to identify any potential impact of Wylfa on the demand for the Housing Solutions Service, and the broader housing market. Potential indicators of an adverse impact of Wylfa may include the following

- Increased demand on the Housing Solutions service to be identified by an increase in service requests, both in terms of an overall demand, but a significant variation in the percentage increase compared with the previous year. An increase in demand for the Housing Solutions in the Arfon area may also indicate an adverse impact linked to Wylfa.
- Increase in the number of section 62 assessments, and an increase in the number of s66 and s73 duties owed, and in particular an increase for households living in the Arfon area
- An increase in homelessness arising from the private rented sector
- A reduction in the number of prevention and relief outcomes
- A reduction in the number of cases successfully prevented or relieved by an offer or private rented accommodation
- Increases in the use of B&B and temporary accommodation
- An increase in the demand for social housing identified through the number of households on the Housing Register, including any changes in the demand for specific property types
- Increases in private rents charged when compared with neighbouring boroughs not impacted by Wylfa, and also National rents for Wales
- Increase in house prices when compared with neighbouring boroughs not impacted by Wylfa

~~5.43~~5.44 There are clearly a range of other factors that could impact upon demand for homelessness services, most notably the full role out of Universal Credit. It is therefore recommended that the Council uses available data from other Local Authorities across North Wales, across Wales as a whole, and also in England where Universal Credit has been rolled out. Using this data the Council can track the impact that Universal Credit has had on demand for homelessness services in these areas, to help to then distinguish from a likely percentage increase likely to be caused by universal Credit, from an impact caused by increased demand on the housing market as a result of the Wylfa development.

~~5.44~~5.45 The above baseline data will need to continue to be populated on at least a quarterly basis by the Local Authority in order to be able to understand the patterns and emerging trends in the period prior to the Wylfa development commencing, and of course, once the development is underway.

It is recommended that the Council monitors against the baseline data identified in this report on a quarterly basis. It is also recommended that liaison takes place with neighbouring LAs where Universal Credit has been rolled out to enable the Council to determine what element of any increase is attributable to UC and what may be an impact of the Wylfa development. A dedicated resource should ideally be identified within the Council to monitor against the baseline data on a quarterly basis.

6. The cost of providing homelessness services

6.1 The Council is keen to understand what the cost of homelessness is for the Local Authority to ensure that if Wylfa does adversely impact upon the demand for homelessness services, the Council is able to fully understand what the financial implications of this may be.

6.2 In order to understand the true cost of homelessness in Gwynedd a detailed piece of work would need to be undertaken which is outside of the scope for this project, there are however, arange of data sources which provide an indication of the cost of homelessness to the Council.

National Data

6.3 There has been a range of studies published nationally regarding the costs of homelessness. All national experts, academics, sector led organisations and central government agree that the cost of preventing homelessness is cheaper than that of helping someone once they become homeless.

6.4 National Government had released in 2014 a unit cost database[5] which brings together more than 600 cost estimates in a single place, most of which are national costs derived from government reports and academic studies. The costs cover crime, education and skills, employment and economy, fire, health, housing and social services. The database was updated in 2015 and the tables below, based on the database, detail the costs to housing and other key services that are likely to be impacted by homelessness. The database contains a wide range of data and costs, however the tables below only contain a small sample of this data.

Table 6.1 Costs of homelessness - Housing

Housing: Activity	Unit Cost
Complex eviction	£7,276
Simple repossession	£752
Homeless application – average one off and ongoing costs associated with homelessness	£2,724
Temporary accommodation – average weekly cost of housing household in hostel accommodation	£117
Homeless advice and support – cost of homeless prevention or housing options schemes that leads to successful prevention of homelessness	£699
Rough Sleeper – average annual local authority expenditure per individual	£8,605
Housing Benefit – average weekly award across all tenure types	£94
Housing Benefit/Local Housing Allowance application	£52

Table 6.2 Costs of homelessness - Crime

Crime: Activity	Unit Cost

[5] http://neweconomymanchester.com/our-work/research-evaluation-cost-benefit-analysis/cost-benefit-analysis/unit-cost-database

Anti-social behavior – cost of dealing with it per incident	£673
Domestic Abuse – average cost per incident	£2,836
Offender prison – cost per person per year	£34,840
Youth offending – first time entrant – cost per person per year	£3,620
Unit cost of Court event (violence against a person over 18)	£14,603
Arrest detained	£719
Crime average cost per incident of crime	£663
Police officer cost per hour	£40

Table 6.3 Costs of homelessness - Health

Health: Activity	Unit Cost
Drug misuse – average annual savings resulting in drug related offending, health and social care costs as a result of delivery of structured effective treatment programme	£3,727
Alcohol misuse – estimated cost to the NHS of alcohol dependency per year per dependent drinker	£2,015
Ambulance services average call out per incident	£223
A&E attendance	£117
Hospital Inpatient – average cost per episode	£1,863
Hospital Outpatient – cost per attendance	£114
Average cost of service provision for people suffering with depression or anxiety per person per year	£977
Mental health inpatients, specialist services, hospital attendance, cost per bed per day	£459
GP services cost per hour	£125

Source: Unit Cost Database, New Economy Manchester

6.5 These costs can be used to evaluate the cost of homelessness in Gwynedd, both to the Local Authority and to the wider public sector.

6.6 A report by the Department of Health puts the gross costs of homelessness to the NHS at around £85 million a year. This is equivalent to about £2,200 a year per homeless person, which is four times the average amount spent on someone aged 16-64 in the general population

6.7 In 2015 Crisis published their report 'At what cost? An estimation of the financial costs of single homelessness in the UK , which was developed by the Centre for Housing Policy at University of York.

6.8 The report, using qualitative and service cost data drawn from recent research, presents estimates that provide an overview of the additional financial costs of single homelessness can cause for the public sector. The table below, taken from the Crisis report shows the approximate support costs of homelessness services in England.

Table 6.4 Approximate support costs of homelessness services in 2014 [6]		
Support costs of accommodation based services and floating support for Housing First in 8 local authorities (2014) approximations	Support cost per person per week	Number of services
Accommodation-based service, mean (average)	£235	24
Accommodation-based service, median	£196	24
Accommodation-based service, lower intensity, mean	£108	7
Accommodation-based service, medium intensity, mean	£203	10
Accommodation-based service, specialist/high intensity, mean	£407	7
Floating support service, mean	£50	5
Floating support service, median	£30	5

Local Data

6.9 In 2017/18 Gwynedd Council placed 118 households in B&B/emergency accommodation, the total spend on B&B accommodation during that timeframe was £150,163. This equates to an average spend of £1,272.56 per household.

6.10 The Unit Cost Database indicates that the average cost of temporary accommodation placement is £117 per week. In 2017/18 the average length of stay in temporary accommodation was just over 13 weeks, which equates to an average cost of £1,521 per temporary accommodation placement.

6.11 In 2017/18 a total of 365 households were placed in temporary accommodation (this also included B&B placements). Using the above unit cost and average length of stay the cost of these temporary accommodation placements could be as high as £555,165.

6.12 The unit cost of a homelessness application – average one off and ongoing costs associated with homelessness – is estimated to be £2,724 per application. This estimate is based upon the Housing Act 1996 Part VII, however the costs of a homelessness assessment under the Housing (Wales) Act 2014 is likely to be higher than this due to the fact that up to three assessments can be undertaken for any one application and the associated increased paperwork burden.

6.13 In 2017/18 Gwynedd Council's Housing Options undertook 629 assessments under S62. Of these cases 311 were resolved through homeless prevention or relief. The unit database estimates the cost of prevention work to be £699 per case. Using this data the cost of homeless prevention activity could be in the region on £217,389 in Gwynedd.

6.14 It cannot be assumed that the remaining 318 cases resulted in a full homelessness application with the associated costs of £2,724, as some of these customers did not

[6]Crisis 'At what cost? An estimation of the financial costs of single homelessness in the UK' 2015 https://www.crisis.org.uk/ending-homelessness/homelessness-knowledge-hub/cost-of-homelessness/at-what-cost-2015/

continue to pursue their full application and lost contact with the team. A total of 73 cases were closed to loss of contact or non-cooperation.

6.15 As stated above this report does not provide a detailed analysis of the actual cost of homelessness per homeless applicant. It does however bring together a range of national and local data to provide cost indications. If the Council wishes to understand the costs fully a detailed financial assessment would need to be undertaken.

In order to be able to quantify exactly the cost of a homeless application in Gwynedd

and therefore understand the cost of an increase in demand for services that may be attributable to Wylfa a detailed costing assessment would need to be undertaken.

7. Potential Impacts of the Wylfa Development on Homelessness Services

7.1 Horizon's Workforce Accommodation Strategy identifies that at its peak there will be 9,000 temporary workers. It proposes that these are accommodated in the following ways:

- provision of up to 4,000 bed spaces in purpose-built Temporary Workers Accommodation on-site (the Site Campus);
- a central case that relies on use of 3,000 bed spaces in existing accommodation across Anglesey and parts of the mainland;
- 2,000 workers will be recruited from existing local residents who will not therefore need temporary accommodation;

7.1 However it is important for the Council to give consideration to what the impact may be if the above proposals are not realised, including if the 4000 units are not delivered in advance of the identified need or are delayed. All of the assumptions that have been made in the Worker's Accommodation Strategy are based upon Horizon providing 4000 units of accommodation. It is highly likely that even with the 4,000 units of workers accommodation there will be an impact on the housing market, and the Housing Solutions service. However, if either this volume of units is not provided, if there are delays in the accommodation becoming available or if workers choose not to live in this accommodation, then the impact on the Housing Solutions service, and the broader housing market would be very significant. The housing market in Gwynedd is already under pressure, it is not clear that it could cope with the kind of additional pressure that would arise should the 4,000 units not come on line at the right time. In addition to this there would be other impacts in relation to transport, Welsh language, communities, and other areas of key infrastructure.

7.2 Horizon state that most non home based workers are likely to be eligible for an accommodation allowance which will be £275.59 per week in 2018.

7.3 The table below compares the current median PRS cost against Local housing allowance (LHA). The gap between the cost of the PRS and LHA is significant, particularly with larger properties.

Table 7.1 PRS rents versus LHA

2017 Weekly Rental Cost	PRS (Median)	LHA	Shortfall between PRS & LHA
Shared/bedsit	£120.92	£59.85	£61.07
1 Bedroom	£92.07	£71.41	£20.66
2 Bedroom	£111.92	£91.43	£20.49
3 Bedroom	£129.92	£110.41	£19.51
4 Bedroom	£224.54	£133.32	£91.22

Source LHA Rates

7.4 Using the accommodation allowance workers will be able to afford to rent in the private rented sector. This could have a potential impact upon local residents in Gwynedd who are seeking private rented accommodation, with the risk that for those households reliant upon LHA the increased demand for the available properties could push up private rent levels, making it an increasingly unaffordable option.

7.5 While onsite accommodation will be made available it has been indicated that the nightly cost of this accommodation will be £35 per night, with a weekly cost of £245. It is possible that workers may choose to live in the private rented sector as this has the potential to be a cheaper option, this is particularly the case if workers choose to 'club together' and rent a two or three bedroom property.

7.6 Based on the median rent of £129.92 per week for a three bedroom property, the rent for three workers sharing would be £43.33 per week per individual, this is a considerably cheaper option than the onsite accommodation and would enable them to use the remaining accommodation allowance for other purposes.

7.7 It is not clear how likely this would be and to date it is not possible to understand whether this has happened in relation to Hinkley, as the temporary workers accommodation has only just come online.

> It is therefore recommended that the Council establishes regular dialogue with housing colleagues from Sedgemoor and West Somerset Councils to understand if the likelihood of this and the overall impact.

7.8 What can be established from Hinkley is that despite having an accommodation finding service, most workers had already found their accommodation before coming to the area, how this will change now the temporary workers accommodation is available is not clear.

7.9 It is also possible that workers may choose to live in areas close to leisure amenities, and nightlife. Much of Anglesey is very rural in nature with limited opportunities for these. Bangor is the closest largest town, this could potentially act as a draw, particularly given the student population, and therefore associated nightlife and provision of amenities.

7.10 The area of North Wales likely to be impacted by Wylfa is an area of tourism, it is therefore also a possibility that as the workforce changes and higher paid professionals move on to working on the development they may choose to rent private accommodation in tourist areas, using it as an opportunity for their family to stay during weekends or holiday periods, or potentially relocate their families for the duration of their employment contract.

7.11 It has been established that Hinkley has had an impact on the private rented sector in the largest settlements closest to the site. This has impacted in the following ways:

- Buy to let investors have entered the market and bought properties at the lower end of the market, in particular 3-bed houses, creating HMOs in order to benefit from the market created by Hinkley workers. In order to maximise their return on these properties they are directly being marketed at Hinkley workers, who can afford to pay higher rents due to the accommodation allowance that they receive. This has resulted in taking housing out of the housing market, whereby the properties that are being bought by buy to let investors would ordinarily go to first time buyers. This has a knock on effect on the rest of the market placing increased pressure on the private rented market, with the greatest impact being on those households reliant on welfare benefits.

- It has also been established that family accommodation is disappearing due to the conversion of three bedroom properties into HMOs. To the extent that existing private rented tenants are being served S21 notices at the end of their contractual period, in order for the landlord to then convert the property into an HMO and rent to Hinkley workers in order to receive a higher rent.
- Sedgemoor Council have found it increasingly difficult to source private rented accommodation for their customers.
- Sedgemoor Council is beginning to witness the dispersal of local people who are not able to access the Housing market close to the site, they are migrating to other parts of the district to find affordable accommodation
- There has been an increase in the demand for homelessness service from families, rather than single people.

7.12 If this were to happen in Gwynedd these factors would have an impact upon the Housing Solutions team both in terms of demand for assistance, but also in terms of a reduction in the availability of family sized accommodation in the private rented sector available for their clients to be used to prevent or relieve homelessness or to discharge the full homelessness duty.

7.13 The main cause of homelessness in Gwynedd is the loss of private rented accommodation. The private rented sector is potentially vulnerable to market pressures, whereby there is a real risk that increased demand in the market may lead to landlords ending tenancies in order to benefit from higher rents that could be charged to Wylfa workers. This would lead to an increase in homelessness and demand on the Housing Solutions service, with the associated costs of temporary and emergency accommodation.

7.14 In addition to this the private rented sector is essential to the work of the Housing Solutions team in being able to prevent and relieve homelessness. Increased demand on the sector would impact upon the service’s ability to successfully secure accommodation for its clients to prevent or relieve their homelessness. This would result in more households becoming homeless. It is recognised that it is much more cost effective to prevent homelessness; if more households are becoming homeless this will impact significantly on the service both in terms of overall demand but also in relation to increased costs of temporary and emergency accommodation.

It is recommended that Gwynedd Council monitors the availability of private rented accommodation and rent levels generally, but specifically the availability of family size accommodation.

It is recommended that the Council monitors both the creation of new HMOs and the level of family sized private rented tenancies being ended by landlords.

7.15 However it does need to be recognised that the impact of Hinkley has been much greater in Sedgemoor than in West Somerset. While Anglesey is likely to shoulder the biggest burden, it is anticipated that there will be an impact in Gwynedd, the extent to this is not year clear. It is, however, important to take the geography of North Wales into account, and the fact that Bangor is situated on the mainland and the fact that it is the largest town in the area, with the associated facilities. Its close proximity to the A55 makes it an easily accessible area to choose to live. All of these factors may mean that workers see it as a desirable area to live in. It will also be important to monitor the impact upon the demand for housing in the areas situated close to the park and ride sites and in close proximity to the bus stop locations.

7.16 If it is the case that the above factors do impact more greatly on Anglesey than Gwynedd, there is the possibility that local residents trying to seek affordable accommodation on Anglesey may be displaced, and begin to have to look for accommodation in the north of Gwynedd. This could potentially impact upon the availability of accommodation, with the likelihood of an increased demand resulting in increased rent levels.

7.17 The experience from Sedgemoor and West Somerset Council found that the demand for additional accommodation for temporary workers led to local households renting out spare rooms. This has created additional provision, which is being targeted at workers. The rents charged for this accommodation are above LHA levels, and are therefore not affordable for Housing Solution's clients.. The Council's remain hopeful that this extra provision may still be available to the market once the demand for worker's accommodation reduces, although this would have to be available at a reduced rent to benefit local people.

8. Recommendations

8.1 In order for the Council to begin to be able to be able to quantify and identify a "Wylfa impact" it is recommended that it:

- Monitors against the key baseline data on a quarterly basis in order to be able to identify at the earliest stage if Wylfa is adversely impacting upon the housing market and homelessness levels.
- Monitor the demand for services in the Arfon area, including analysis of whether the demographics are changing, including household composition as has been identified in Sedgemoor.
- Maintains regular contact and ongoing dialogue with housing colleagues at Sedgemoor and West Somerset Councils to continue to learn from their experience of Hinkley, and what mitigations have been successful.
- Monitors the level of the formation of new HMOs
- Monitors the levels of the ending of assured shorthold tenancies, specifically for family size accommodation
- Ensures that an up to date and robust housing market baseline is in place through their Local Hosuing Market Assessment

8.2 In order for the Council to begin to mitigate any potential impact of Wylfa it is recommended that it:

- Develop a competitive private rented offer that encourages landlord's to choose to rent their properties to Housing Solution's clients. This could include the development of a local/social lettings agency, incentive payments, cash deposits, RIA payments, management service, rapid response tenant and landlord support etc. In order to appeal to local landlords it will be important to consult with landlords to ensure a targeted offer can be developed.
- Develop range of housing initiatives in partnership with neighbouring Local Authorities to increase the supply of accommodation available. It is recommended that dialogue with Sedgemoor and West Somerset council could help to establish what schemes may prove successful. This may include schemes to:
  - Bring empty properties back into use
  - Develop a scheme to encourage households to rent out a spare room.
  - Secure units of family size accommodation to be available for use by the Housing Solutions team.

  The peak of the construction workforce (and associated demand) is estimated to be four years after the start of the main construction works so spending will need to be targeted at measures that can be delivered before then.
- Work in partnership with Horizon to develop housing schemes that will be available to both Wylfa workers, and also the wider local community.

- Explore with Horizon whether there is any potential for some elements of the temporary workers onsite accommodation to be able to be repurposed after Hinkley to create new affordable units of accommodation or the provision of temporary or supported accommodation i.e. modular homes that can be relocated.