



Construction Worker Accommodation Strategy



Our aim

To ensure that the anticipated demand for accommodation from the Wylfa Newydd Project construction workforce can be met in a manner that achieves the following:

- Avoiding adverse environmental and socio-economic effects in respect of Anglesey's housing market, tourism sector and environment
 - Minimising adverse effects on local communities, including Welsh language, health and wellbeing, social cohesion, noise, visual and amenity
 - Working to generate economic benefit across Anglesey, including opportunities for landlords and homeowners to accommodate members of the construction workforce
- without saturating tourist or rental accommodation, as well as the delivery of legacy benefits
 - Horizon's commercial and functional requirements, including:
 - promotion of worker health, safety and wellbeing through the provision of good-quality temporary accommodation
 - establishing robust industrial relations practices that attract a competent and qualified workforce
 - encouraging construction efficiency and cost management
 - provision of accommodation within a maximum half hour drive to the Power Station Site

Construction Worker Accommodation Strategy

Number of beds needed

The Construction Worker Accommodation Strategy has been developed based on the need to house an estimated peak number of 9,200 construction workers. We have also established the following assumptions:

- 2,300 construction workers would already be living within commuting distance of the Power Station
- 670 construction workers are likely to purchase a property within commuting distance of the Power Station

- 6,230 construction workers are expected to need some form of temporary accommodation, which could include the use of up to 3,000 beds identified in existing private rental and tourist provision as well as new beds coming to market, known as 'latent' accommodation

Based on the above assumptions, around 4,000 construction workers would need bespoke temporary workers accommodation.

Types of accommodation

The Construction Worker Accommodation Strategy focuses on three different types of accommodation to meet the expected demand:

- 1 Introduction of new stock:
 - a. new build permanent housing
 - b. renovation and reuse of empty homes
 - c. specially provided 'Temporary Workers' Accommodation'
- 2 Private rental accommodation
 - a. existing rental market housing
 - b. new beds coming to the market, particularly through the letting of spare bedrooms, which is called 'latent accommodation'
- 3 Existing tourist accommodation

New build permanent housing – this includes new houses that would be built on behalf of Horizon. They would be sub-divided initially to allow use by construction workers, then adapted to become family homes and a legacy of the Wylfa Newydd Project. Opportunities have been identified to build such homes in Amlwch and Holyhead, where occupiers would be able to integrate into the communities, making use of existing services and facilities. We will work closely with the Isle of Anglesey County Council to understand how the Project can contribute to the overall housing stock in these two areas.

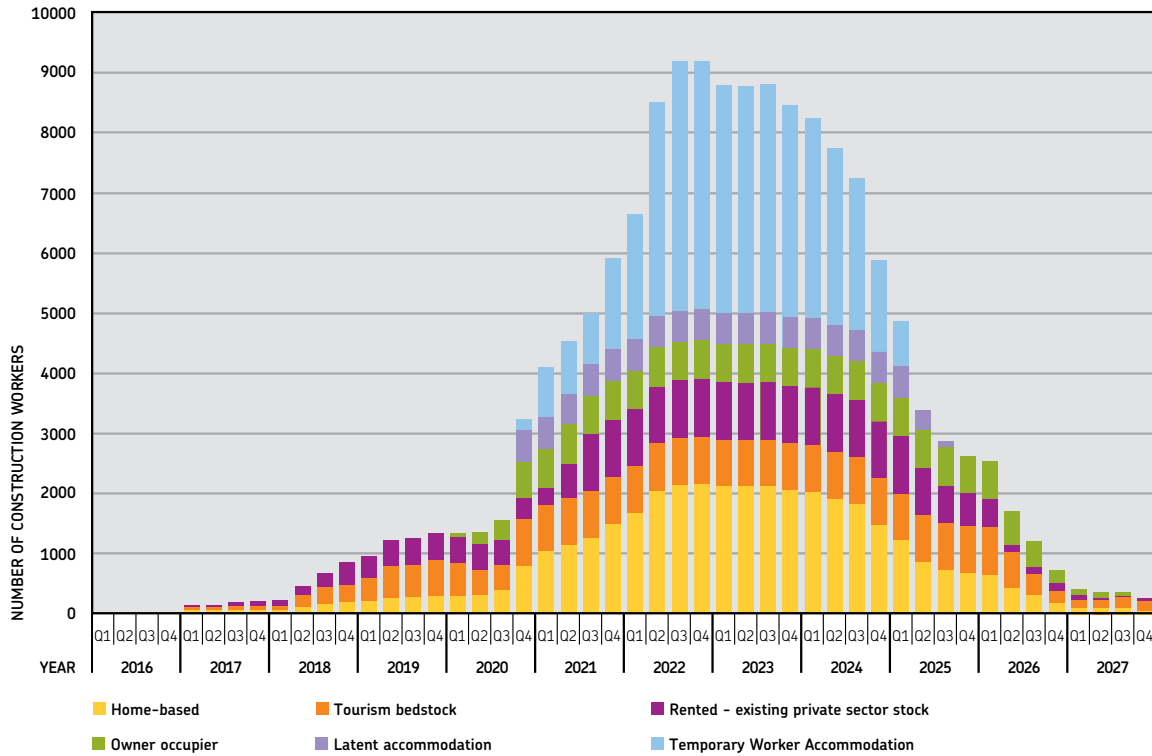
Renovation and reuse of empty homes – Isle of Anglesey County Council has launched the 'Empty Property Initiative (Houses into Homes)', which offers financial support to property owners looking to bring empty property back into use. We plan to work with the Isle of Anglesey County Council to look at options for a more targeted scheme that would support owners with empty property close to the Power Station Site. This scheme might provide financial support through grants or loans to renovate empty properties that would be used initially by construction workers, before being transferred to the open market as a legacy of the Wylfa Newydd Project.

Temporary Workers' Accommodation – the majority of construction workers are expected to be accommodated in Temporary Workers' Accommodation, up to 4,000 beds in total. These would be specially provided, campus-style developments, with a minimum of 500 modular single worker en-suite accommodation units, arranged in blocks that share communal facilities, such as a kitchen, dining space and lounge.

The modular build would allow this type of accommodation to be established for either short or long term use (depending on whether a longer term legacy use is identified) and also offer flexibility to meet changes in demand over time. This style and size of housing would be self-contained and enables efficiency in provision of services such as canteen, welfare, sports, leisure and recreation facilities, as well as central bus pick up and drop off points. Alternatively, depending on their location, sites may be better served through investment to upgrade facilities in the nearest settlements.

Estimated demand across temporary accommodation types

The graph shows the estimated demand for different types of accommodation during the construction of the Power Station.



The graph shows the total number of construction workers estimated to live in each type of accommodation during the peak construction stage. Through further assessment and engagement with the Isle of Anglesey County Council, we may explore the possibility of providing new housing stock, including Temporary Workers' Accommodation, earlier in the process to avoid saturating the housing market or becoming too reliant on existing accommodation.

The numbers of construction workers staying in existing private sector accommodation, latent accommodation and existing tourist sector stock are based on the findings of specialist socio-economic studies that have been undertaken by Horizon. This assessment work has been undertaken with a specific focus on managing the demand on the housing market so that it does not force existing renters out nor dissuade tourists from visiting Anglesey.

Introduction of new stock

- **new build permanent housing** Up to 1,200 beds located in either Amlwch or Holyhead. However, the provision of new housing stock will require continued engagement with the Isle of Anglesey County Council to understand the demand for permanent housing and how we can best contribute.
- **re-use of empty homes** 250 beds
- **temporary workers' accommodation** Up to around 4,000 beds, once beds available in new build permanent housing and in the re-use of empty homes have been filled. However, we may explore the possibility of providing new housing stock, including Temporary Workers' Accommodation, earlier in the process, which may have an effect on both the timing and number of units provided.

Occupation of private rental sector accommodation

- **existing private rental accommodation** Up to 1,000 beds
- **latent accommodation** Up to 550 beds

Occupation of existing tourist accommodation

Up to 820 beds

Construction Worker Accommodation Strategy

Potential development locations and sites

The ultimate solution for housing our construction workers will depend on a number of factors, including the potential impact on the Welsh language in host communities. But we have identified solutions that we think will minimise impacts on communities while benefiting the health and welfare of our workers.

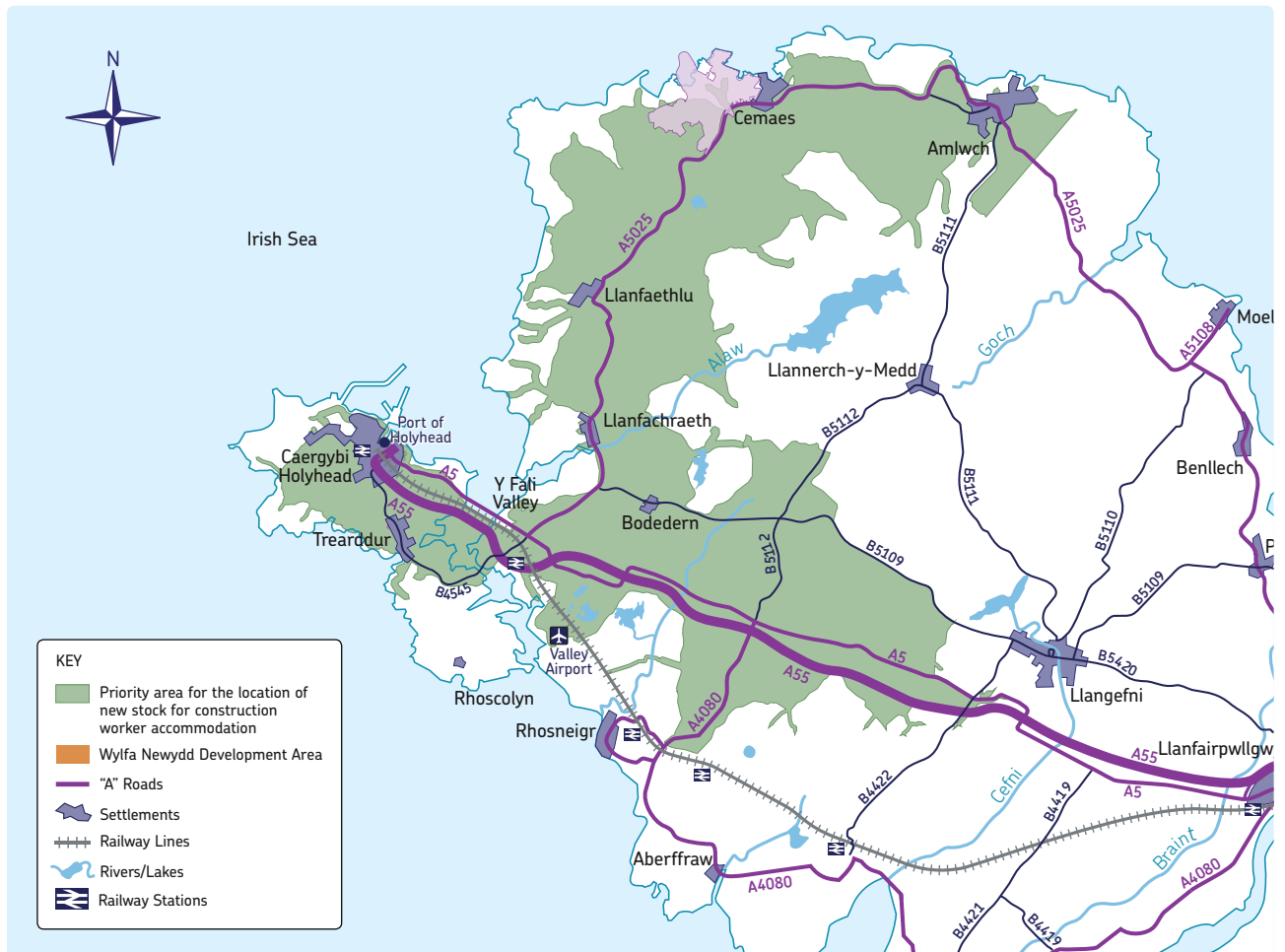
New build permanent housing

- Amlwch, exploring a range of sites adjacent to the town centre, with Madyn Farm as the preferred option
- Holyhead, exploring a range of sites within the town centre, as well as the Kingsland site (part of the Land & Lakes development scheme)

Re-use of empty homes

In identifying empty homes for re-use by the construction workforce, we have focussed on the following:

- priority zone within a 30 minute drive of the Power Station Site
- some opportunities for properties within the wider 90 minute commuting distance of the Power Station Site, which encompasses all of Anglesey and some parts of Gwynedd



Priority area for the location of new stock for construction worker accommodation

Temporary Workers' Accommodation

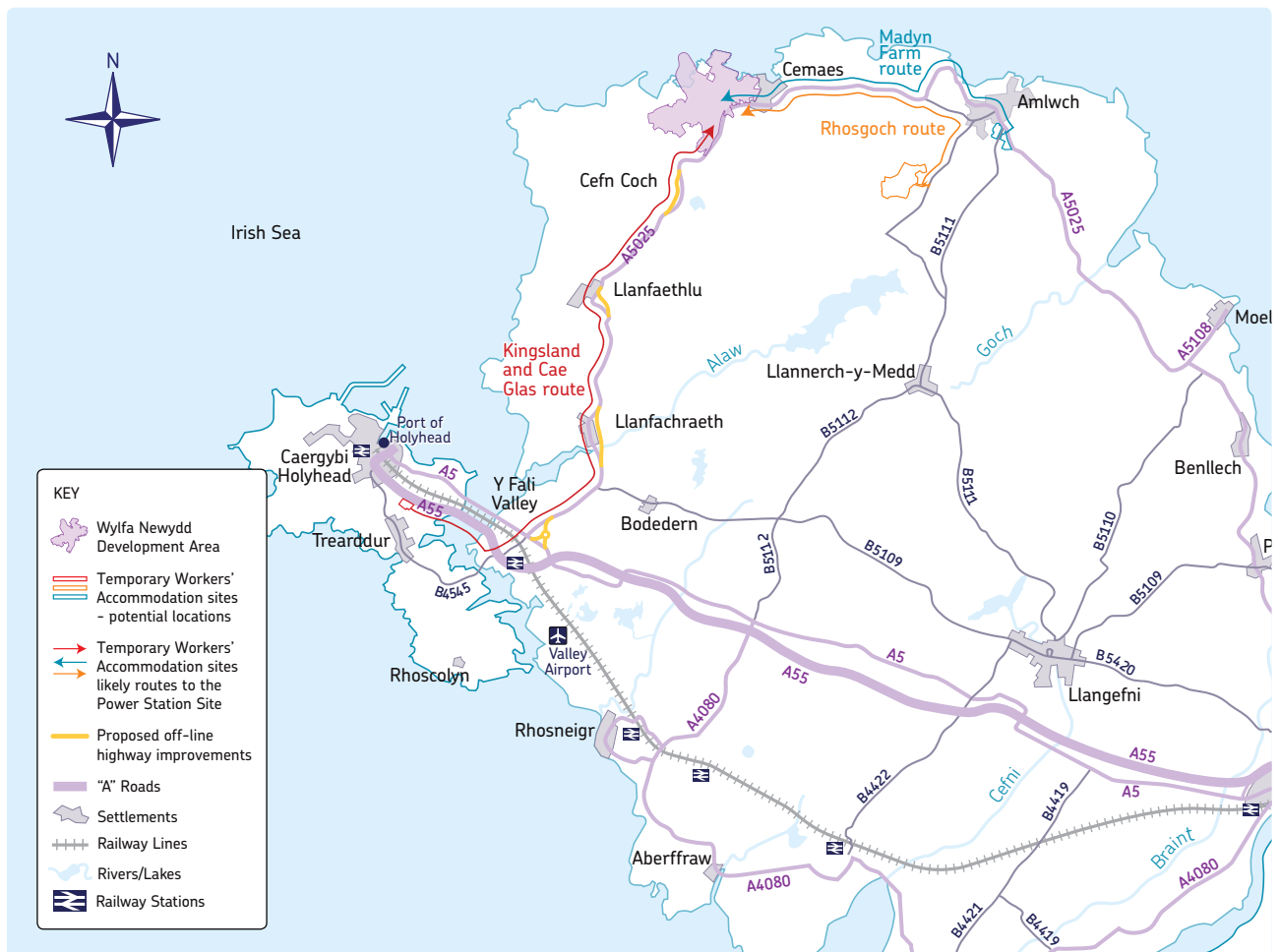
- 250-500 bed spaces for critical construction workers in essential roles that require 24/7 cover. Critical construction workers would include those involved in security, continuous concrete pours and cooling water system construction. This Temporary Workers' Accommodation will be located within the Wylfa Newydd Development Area.

Currently, we are showing the maximum or likely range of units at each location but our ultimate solution will include a mix of options, not exceeding the balance of Temporary Workers' Accommodation beds needed.

- 500-800 beds in Amlwch (Maydn Farm) - 1,000 to 4,000 bed spaces at Rhosgoch
- 1,000 – 4,000 bed spaces at Kingsland and Cae Glas, Holyhead

We have previously considered the construction of Temporary Workers' Accommodation at Dalar Hir, co-located with our proposed park and ride.

While this site is not currently one of the options being considered, as the overall proposal for provision of construction worker accommodation is refined with the Isle of Anglesey County Council, use of this site may be reconsidered.



Likely routes of shuttle buses to and from the Power Station Site

Construction Worker Accommodation Strategy

Construction worker accommodation management portal

To ensure that workers are using housing stock appointed for the Project, we will establish a Construction Worker Accommodation Management Portal through which construction workers must secure their housing while employed on the Project.

The Construction Worker Accommodation Management Portal will be established based on the principles of the Housing Hub, an initiative established by the Isle of Anglesey County Council.

The Construction Worker Accommodation Management Portal will be web-based and will require all providers to meet relevant accommodation quality standards. Construction workers will be obliged to source their accommodation through the Portal, enabling us to monitor and manage the usage across different accommodation types.

As part of this housing matching service, we will introduce a Construction Workers Charter which will establish minimum standards of behaviour for workers.

The arrangements for the Construction Worker Accommodation Management Portal are being developed and will be discussed with the Isle of Anglesey County Council. It is intended that the final arrangements will be available for review at the second stage of pre-application consultation for the Wylfa Newydd Project.

Please let us know what you think about our plans - you can give us your feedback at this event or visit our website: www.horizonnuclearpower.com/consultation

