

101291795

Revision 01

## ACCOMMODATION WORKING GROUP

### NOT PROTECTIVELY MARKED

Meeting:	Accommodation Working Group
Date:	18 <sup>th</sup> April 2024
Location:	MS Teams
Chair:	Rebecca Calder (SZC)
Attendees:	Philip Ridley (ESC), Fern Lincoln (ESC), James Solomon (SZC), Mike Humphrey (Quod for SZC), Niki Pieri (SZC), Teresa Howarth (ESC), Naomi Goold (ESC)
Apologies:	Isaac Nunn (SCC)

#### Meeting Notes:

##### 1. INTRODUCTIONS

##### 2. REVIEW OF PREVIOUS ACTIONS – see below.

FL noted that ESC has not yet received Zoom invite for AMS webinar on 2 May 2024.

**ACTION:** SZC to ask Chamber of Commerce to send ESC the final invitation for AMS webinar.

##### 3. SIZEWELL C ACCOMMODATION UPDATE

- SZC presented at the DMO conference in April, including the AMS and Tourism Fund – generally a positive response received with several attendees already accommodating Sizewell workers.
- JS provided an update on AMS - good initial start and growing momentum - range of B&Bs, Airbnbs and privately rented accommodation registered; also four HMOs. Affordable stock (£75 per night or less) comprises 15% of the approx. 450 bedspaces currently.
- FL asked who is currently interested in the AMS - flagged £75 per night is still expensive even though SZC are classifying this as affordable stock. JS agreed and noted that workers will typically be looking to pay nearer £40 per night. Noted that initial engagement on AMS was via people who had registered with the Chamber of Commerce. More suitable accommodation is likely to come forward once the AMS is promoted more widely – spare rooms in particular are expected to be more affordable.
- JS noted that the AMS reporting will be very useful to understand where people are geographically coming from / who is offering accommodation and the types of accommodation available. RC also noted that the first workforce survey will be undertaken in July 2024 which will also provide useful information on accommodation choices and break down of home-based / non-home-based workers.
- The balance of actively encouraging private rented and 'spare-room' accommodation types to be offered on the AMS versus avoiding pushing out current renters was discussed – aim would be to encourage latent accommodation to come forward i.e. additional bedspaces not currently on the market. FL preference to be more cautious when pushing out AMS so as to reduce risk of displacement of current renters.
- As a counter to this, TH noted that do not want to leave it too late as a lot of local people may be interested in offering beds to workers / do not want economic benefits to go into e.g. big businesses such as hotel chains, need to tap into non-commercial too. Noted that it will be useful to get view on what people will want to use the Housing Fund for - fact-finding exercise needed, particularly in terms of what would be

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helpful on an individual house-holder level. Expected to be Autumn when first grants available but ESC happy to register interest ahead of this.

- PR also flagged concern over displacement by workers in early years / that pressures on local housing market will exacerbate. Getting grants out and sorting out AMS asap is a priority.

**ACTION:** SZC to consider approach to marketing of AMS to local residents – for discussion at next meeting.

#### 4. PROPOSED CHANGE TO PROJECT CARAVAN PARK LOCATION

- SZC is considering not building the caravan park on LEEIE, as the land could be more efficiently used for construction, and providing alternative accommodation elsewhere. This would be a mixture of Pontins Pakefield (which would become available from January 2025, with pricing levels / direct bussing to site incentivising use), plus some touring caravan capacity via use or expansion of existing sites (which would take longer to come forward as this would require planning permission). Proposal to be submitted to future working group.
- ESC highlighted the wording and commitments within the Deed of Obligation and the need to provide a justification for the change in addition to an acceptable deliverable alternative to the caravan provision on the LEEIE should the current provision on the LEEIE not be provided.

**ACTION:** SZC to present proposal on LEEIE caravan park alternative approach at next meeting.

#### 5. ESC UPDATE

- Deed of Obligation funded roles advertisement closed on Monday 15<sup>th</sup> – TH and FL now shortlisting for 2 of 3 roles. Extension for one of the roles has now gone out. Interviewing in a fortnight.

**ACTION:** FL and TH to provide update on recruitment of DoO roles at next meeting.

**ACTION:** RC to provide ESC with contact in SZC Jobs Service so can link to advertisement.

#### 6. REPORTING TO SOCIAL REVIEW GROUP

- Social Review Group have requested feedback on:
  - What's working well – Housing Fund plans under development and recruitment underway; AMS has launched
  - What are we worried about – displacement and worsening market, uncertainty in terms of timings of alternative to LEEIE caravan park.
  - What needs to happen next – SZC refine and present final proposals for LEEIE alternative; finalise recruitment/ plans; AMS webinar with Chamber of Commerce.

#### 7. AOB

- NG flagged they get multiple queries re providing accommodation to SZC workers.

**ACTION:** SZC to send ESC link to AMS [Post-meeting note – info provided as part of webinar; link us here [Advertise or Find Accommodation for Sizewell C in Suffolk](#)]

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- Next formal meeting 8<sup>th</sup> July 9-11am; pre-meeting to be arranged for 27 June 2-4pm to discuss Housing Fund plans / LEEIE approach before group is asked to formally approve these. Remaining 2024 invites to be circulated imminently.

**ACTION:** SZC to send meeting invitations out.

#### Actions raised during the meeting:

Date Raised	Ref.	Description	Lead	Date Due
18 <sup>th</sup> April	1	SZC to ask Chamber of Commerce to send ESC the final invitation for AMS webinar.	SZC	Actioned.
18 <sup>th</sup> April	2	SZC to consider approach to marketing of AMS to local residents – for discussion at next meeting.	SZC	Next meeting.
18 <sup>th</sup> April	3	SZC to present proposal on LEEIE caravan park alternative approach at next meeting.	SZC	Next meeting.
18 <sup>th</sup> April	4	FL and TH to provided provide update on recruitment of DoO roles at next meeting.	ESC	Next meeting.
18 <sup>th</sup> April	5	RC to provide ESC with contact in SZC Jobs Service so can link to advertisement.	SZC	ASAP.
18 <sup>th</sup> April	6	SZC to send ESC link to AMS.	SZC	Actioned.
18 <sup>th</sup> April	7	Future meeting invitations to be sent out.	SZC	Actioned.

#### Actions from previous meeting:

Date Raised	Ref.	Description	Lead	Date Due	Status
5 <sup>th</sup> Feb	1	RC to recirculate updated ToR to working group for review/ comment.	RC	Next meeting	Open
5 <sup>th</sup> Feb	2	Working Group to agree who will attend the Social Review Group as members/ observers.	All working group members	Next meeting	Chair + 1 SZC member
5 <sup>th</sup> Feb	3	DB to circulate link of official website of AMS to the working group.	DB	Actioned	Closed
5 <sup>th</sup> Feb	4	NG to send information on caravan site to TH.	NG	Complete	Closed
5 <sup>th</sup> Feb	5	NG to forward invite to relevant members for meeting with Planning Team (8 <sup>th</sup> Feb).	NG	Complete	Closed

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5 <sup>th</sup> Feb	6	SZC to schedule all AWG meetings for 2024.	SZC	Actioned	Closed
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**Author: Eleanor Wright (Quod)**