

Committee	Council
Date	22 October 2009
Title of Report	Corporate Asset Strategy 2009/10 - 2018/19
Recommendation	That the Council adopts the Corporate Asset Strategy
Author	Dilwyn Williams, Corporate Director
Portfolio Leader	Councillor John R Jones

Background

1. The Corporate and Resources Scrutiny Committee established a Task Group to formulate a Corporate Asset Strategy that would prioritise all of the capital requirements which are likely to arise in future against the resources that are available.
2. Over the last year and a half the task group and the Committee itself have been considering this whole issue (which is of course very wide-ranging) and by means of several workshops which gave all members an opportunity to voice their opinions as to where the priorities should be, a conclusion was reached on those priorities.
3. At it's meeting on 10 September the Scrutiny Committee approved the attached document.
4. As it sets out the strategic direction for the Council's investment decisions over the next 10 years, it's a matter for the Council to formally adopt it and at its meeting on the 13 October the Board ratified the scrutiny committee's decision and recommended that the Council should adopt the strategy.
5. It must be clear that this is a strategic document that drives the investment decisions which need to be included in the individual asset management plans such as the Land and Buildings Asset Management Plan; the Highways Asset Management Plan; the Information Technology Strategy etc and it is this document which will drive the Council's capital programme over the period.
6. It should also be noted that the document is based on the present capital allocation we get from the Assembly Government. Adopting the strategy will allow us to move forward to improve our buildings

and to dispose of those that we cannot afford to keep. However, we know that the capital resources available to the Assembly Government will be significantly reduced due to the pressures on public spending and it is certain that this will mean a decrease in the capital share for local authorities.

7. It is also certain therefore that we must look again at the strategy this time next year in order to consider how we will deal with such a situation.
8. It will of course be easier to do this if we have a strategy in place which sets out the baseline.
9. As background information the Board should also be aware that the Audit Commission recently conducted a national study on the authorities' arrangements for asset management and the question was asked whether or not councils have ensured that their arrangements for managing land and buildings supports efficiency improvements and meets the requirements and expectations of users in the 21st century.
10. The Auditor's conclusions for Gwynedd Council was that whilst we are currently some way behind other authorities, the arrangements that the Council are now putting in place are likely to meet the user requirements if the system is sufficiently funded and if a clear political backing is given to the process.
11. They arrived at this conclusion because we now addressing the lack of an asset management strategy through this document and the Land and Buildings Asset Management Plan which will follow.
12. If the Council recommends it we will then prepare a programme to action the plan over the next 10 years. It should be noted that the Council's approval to the strategy will authorise officers to move forward to deal with the properties in the programme without reference to the area committees.

Recommendation

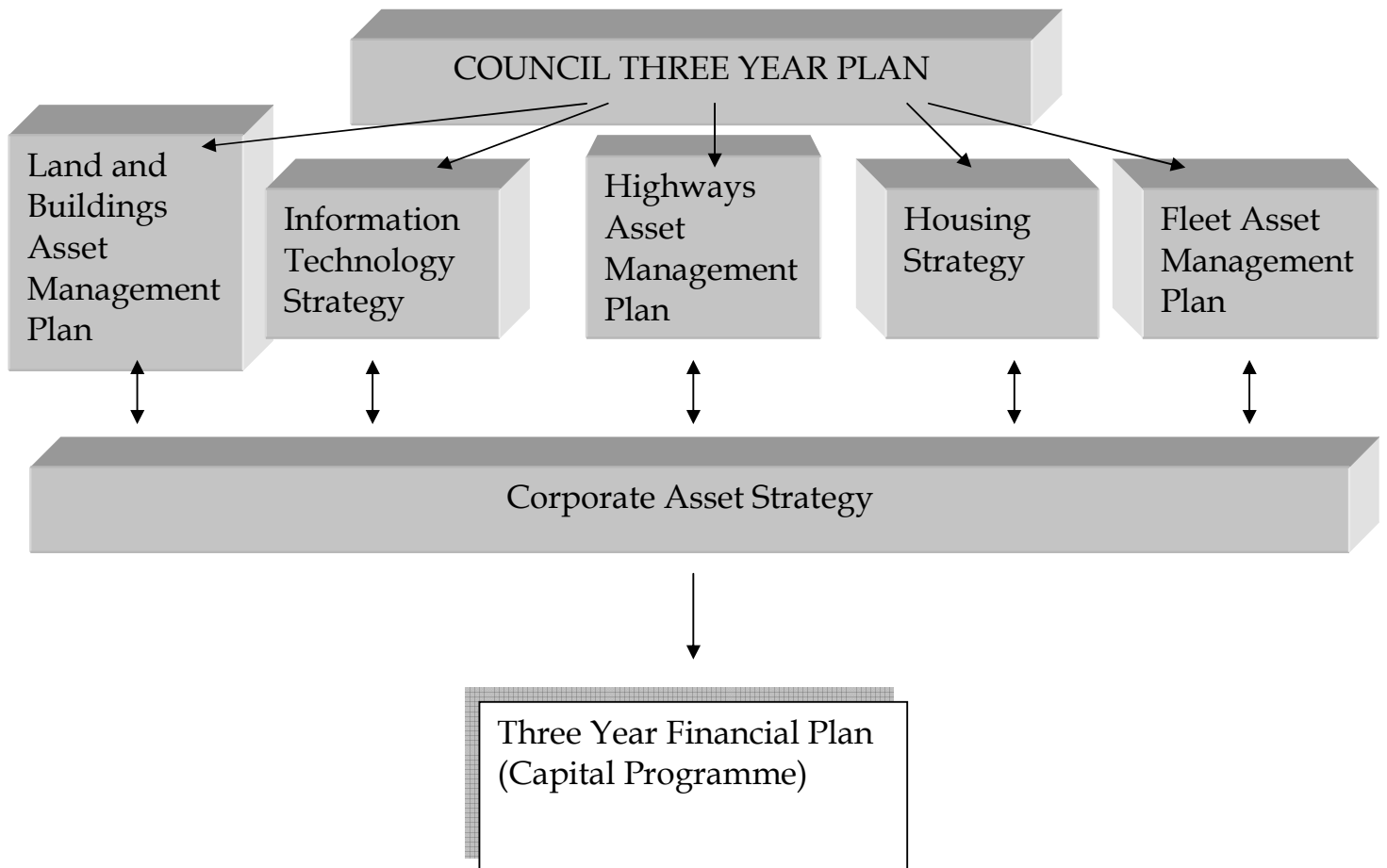
13. That the Council adopts the Corporate Asset Strategy.



Corporate Asset
Strategy
Gwynedd Council
2009/10 – 2018/19

Foreword

1. This is Gwynedd Council's Corporate Asset Strategy for the 10 year period starting in 2009/10.
2. It is this document which sets out the Council's capital strategy for the period under consideration and also laying out the financing plan for that strategy.
3. The priorities contained in the document have been formulated by taking into account all of the investment requirements identified in the various individual asset plans and balancing those requirements against the resources which will be available.
4. Each Councillor was given the opportunity to take part in the prioritisation process through a series of workshops established to explore the members' collective view as to what should be given priority (bearing in mind the available resources) and the resulting views were then sifted and scrutinised by the Corporate and Resources Scrutiny Committee before the proposals were presented to the Council Board and the Council for approval.
5. The Council's aims and strategic priorities are set out in the Council's three year plan, and in order to achieve these aims, services have to use a wide range of different assets.
6. Each asset class has an asset management plan which details -
 - The services' need for the assets and how they are to be used to deliver quality services to Gwynedd's citizens;
 - How those assets can be used to further the Council's strategic priorities ;
 - How assets are to be managed to ensure that we get value for money;
7. The Council's Corporate Asset Strategy takes all of the requirements noted in these individual asset management plans into account and balances the relative priority against the resources likely to be made available over the period.
8. The result is a coherent capital strategy for the 10 year period to come along with a financing plan which will feed back into the individual asset management plans and the Council's three year financial plan.
9. The interplay between the strategy and the individual asset management plans can be illustrated as follows -



10. The individual asset management plans will detail how we intend to achieve the aims outlined in clause 6 above on the basis of the overarching strategy noted in this document.
11. This Strategy sets the foundation for investment in assets over a 10 year period but it is intended to be a living document which will have to be reviewed on a periodic basis to take account of changes in priorities or the Council's financial circumstances.
12. In particular, it is anticipated that the strategy will be subject to its first review in the near future to take account of the likely reduction in capital support given to the Council as a result of constraints on the Assembly's budget.

**Financial
Impact
£m**

Available Resources

13. We currently foresee that the revenue settlement will allow us provision to borrow £10m a year. At today's prices, over 10 years, it is forecast that this will be worth around £81m. **(81.0)**
14. We should be aware of the fact that although this capital resource is not ring fenced, it is based on a concept that differentiates between different service areas and is broadly as follows:-
Education £21m
Social Services £3m
Highways £10m
Housing £29m
Other Services £18m
- The only reason for explaining this is so that members can consider whether the Council is providing the appropriate resources for education. The Government sometimes use these figures to challenge whether authorities are investing appropriately in specific service areas.
15. In addition we will receive the following grants during the period of the Plan – **(4.0)**

School improvement grant £2m
Highways grant £2m
16. It is also forecast that during the same period we will be able to dispose of land and so on to the value of £3m. **(3.0)**
17. However, as this plan starts in 2008/09 there are certain elements already in the Capital Programme that are not included in the Asset Management Plan to the value of £2.3m, and will therefore reduce the total resource available. **2.3**
18. It must also be acknowledged that there is a significant risk that the current position regarding public sector finance will have a detrimental effect on the capital resources that will be available. We will need to re-visit the plan when we have a clearer idea of the implications on the Council.
19. On top of all of this, in view of the fact that we are aware that we will not have enough resources to carry out fundamental capital projects, the Council has set aside an amount within **(23.0)**

revenue budget to borrow £23m via prudential borrowing.

20. **The total resource available is therefore £108.7m.**

Use of resources and other actions

21. Following an analysis of the spending needs and the asset available the following spending priorities have been noted and the following disposals would also be undertaken to add to the resource available.
22. We will ensure that we deal with the backlog maintenance. **20.1**
This would involve a spend of £12.3m on schools and £7.8m on the remainder of council buildings.
23. In addition we will need to spend on buildings instead of those prefabricated buildings which have come to the end of their useful life. These are all in the schools sector with the significant majority being in the primary sector. **11.8**
24. To ensure that we do not slip back into the same position in future we will supplement the maintenance budget over the next 10 years; £7.6m for our schools and £6.3m for the remainder of council buildings. **13.9**
25. We will ensure that fire and asbestos issues are addressed in all buildings which will involve allocating a spend of £2.2m for our schools and £3.6m for the remainder of our buildings. **5.6**
26. We will ensure that the Council's IT infrastructure is protected; a spend of £3.9m over 10 years. **3.9**
27. We will ensure that there is resource available for reviewing those vehicles that are not currently within the renewal fund at a cost of £3.4m over the next 10 years. **3.4**
28. To avoid the possibility of harsh fines and to address the need to reduce CO2 emissions we will provide £2m to invest in those plans that do not provide a financial payback. **2.0**
29. There are issues that will come to light that will need investment and are not currently included in the Asset Management Plan; £5m over 10 years will be included to provide for such issues. **5.0**
30. Historically there has been a capital spend of about £250,000 a **1.0**

year on preparation and forward planning in order to apply for grants. We will reduce this investment but in view of the benefits such grants provide the county this element of spend will be kept in the Plan and a sum of £100,000 p.a. will be provided over the next 10 years. We will review this position based on the level of grants attracted when this Plan is next reviewed.

31. For the remaining Council services we will take the following steps:

32. **Primary Schools** - The Council is currently undertaking a review of schools organisation and 3 primary schools have already been closed and these can be disposed of. We will then wait until the review has been completed before we consider whether any more can be disposed of.

11.1

However there are a number of expenditure requirements over and above the normal repairs and maintenance requirements :

- Building work to address the lack of space in some schools
- Build a new school in Bangor to provide for future need
- Provide area for the new Foundation Stage
- Create staff rooms
- Create rooms for the head teachers
- Address the fundamental unsuitability of some schools
- Provide appropriate IT facilities
- Provide suitable halls

The service also noted that it wished to ensure that there were suitable rooms for school secretaries but it will not be possible to meet this requirement at the current time..

The first two issues above have to be addressed but in view of the fact that the Council has already diverted more than £25m towards education we will have to wait until the organisational review is completed until we decide what to do with the rest.

£5.8m has already been earmarked within the capital plan for some investment in the schools reorganisation programme but we will otherwise have to rely on other sources such as the 21st century schools grant or review this plan if we are to find additional resources.

33. **Secondary Schools** - There are 14 secondary schools within the county and unless the service reviews the current arrangement there will be a need to maintain all these schools. There is a need to: 4.5

- Build more permanent classrooms to replace mobile units
- Provide suitable playing fields for a school where there is a lack of such facilities at present.
- Upgrade laboratories and classrooms for practical subjects
- Build new teaching buildings where such a need has been identified
- Adapt toilets and changing rooms where a genuine need has been identified.
- Create an all weather playing field for one school where there is no such facility at the moment.

The first three issues noted above will have to be addressed but we will have to wait until the schools reorganisation process has been completed until we can consider how to achieve the remaining items.

We will not consider carrying out further work where there is no direct implication on the curriculum and we will not spend on administrative/teachers' facilities.

34. **Special Schools** - We will keep our special schools but develop a new facility to replace Ysgol Coed Menai and dispose of that site once the new facility has been completed. For the other schools it has been identified that there is a need to spend on providing a room for the head teacher and secretary, provide adequate ICT facilities and general adaptations. (1.1)

We will have to wait until the schools reorganisation process has been completed until we can consider how to achieve the above items.

35. **Day Centres for Learning Disabilities** - Until the service has considered the future of these services the Council must keep these buildings and review the provision once the nature of the service has been established for the future. In the meantime no finance is provided for any improvement except for the required repairs and maintenance.

36. **Day Centres for the Elderly** - There are 5 such sites in Gwynedd and it is intended to keep all these sites and spend in order to ensure that they comply with CSSIW 0.1

requirements.

37. **Residential Homes for Learning Disabilities** - There are 3 such sites and unless the service decides to change the current provision there will be a need to keep all these buildings. Spending in order to ensure that they comply with CSSIW requirements will also be necessary. **0.1**

38. **Residential Homes for the Elderly** - The service is reviewing the provision for the future. Thus far only the first part of the review has been completed and therefore it is intended to dispose of the 3 homes which could become empty following this initial review and subsequently wait until the review has been completed fully before deciding on the situation as regards the others. **(0.6)**

It is foreseen that the method of financing the remainder of the plan will be similar to the first part of the review and that there will be no need for investment by the Council but there will be a need to review this situation once the full service review has been completed.

In the meantime there will be a need to ensure that these buildings comply with CSSIW requirements but there is not intention to invest on other matters.

39. **Industrial Units and Enterprise Centre** - The Council has units on 25 sites throughout the county. The service recommend disposing of 5 sites due to their condition but due to strategic reasons in connection with ensuring proper use of the units and their future use as a method of promoting employment, the service wishes to retain these assets. In view of the financial crisis it is not possible to accept this recommendation and a compromise has been reached with the service whereby we will dispose of all units on the sites noted in Appendix 2 along with 20% of the remainder (retaining the Intec Centre) and to dispose of various plots of land in the service's ownership. **(2.3)**

This situation will have to be reviewed in the light of any strategic review or when the council's capital allocations reduced.

We will earmark investment of £0.5m as the Council's contribution towards the Occupational Skills Centre scheme and the sailing academy in Pwllheli.

40. **Leisure Facilities** – We have 24 sites offering various services varying from Leisure Centre to Bowling Pavilions. The intention is to keep ownership of all these buildings but we will not spend on matters other than necessary repairs and maintenance works whilst the service will have to fund any required improvements.
41. **Rhyd Ddu Outdoor Centre** – The Council has one outdoor centre which is used to provide various experiences for children of different backgrounds. It is considered that due to the role it plays in supporting these services that the Council should retain his building. But that the service should ensure that it is run on a commercial basis so that there is no demand on the Council’s corporate budget to fund repairs and maintenance works.
42. **Libraries** – Unless the service decides that there is a need to change the provision the intention is to retain of the 15 present sites but there is no intention to spend other than repairs and maintenance requirements. However in view of the risks that have been identified in locating a library on a secondary school site and the associated wondering throughout the school itself the intention is to spend to ensure that this does not happen. **0.2**
43. **Harbour Buildings/Maritime Buildings** – We have 8 such sites – the majority of these providing direct services for the harbour. There is no intention to spend on these buildings other than required repairs and maintenance. **(1.3)**
- It is not considered that the capital receipt the Council would receive from disposing of the Marina in Pwllheli is sufficient to overcome the income that would be lost and therefore, at the moment the intention is to keep hold of this asset. However there is an opportunity for the Council or a private developer to develop the harbour at Victoria Dock in Caernarfon which would create a capital receipt above and beyond the income that would be lost. We will therefore dispose of this asset. There is a question as to whether the business case would be better if we were to develop the harbour ourselves and utilise the increased income to fund further prudential borrowing. We will look at this case before coming to a final conclusion.
44. **Offices** – The Council has offices on 41 sites with the majority **0.0**

of course being used to provide services. It is considered that 11 of these sites could be disposed of without having effect on the service provision and these are noted in Appendix 2.

From a spending perspective the intention is to upgrade Plas Llanwnda and the part of the Crown Court in the Council's ownership in Caernarfon in order to make use of these and refrain from having to lease other office buildings; improve public access and co-locate staff to improve efficiency at the offices in the Lawnt in Dolgellau, Frondeg in Pwllheli and the Headquarters in Caernarfon together with adapting the Hywel Dda Chamber in Caernarfon for holding committees and reviewing the translation equipment in the Council's facilities.

45. **Depots** – We will dispose of the 3 depots which are surplus to requirement and listed in Appendix 2 and keep hold of the other 9 sites for the time being. We will provide the welfare facility required for 1 site. (0.1)
46. **Commercial Buildings** – We will dispose of 11 out of the 26 commercial buildings we own. The others will remain in the Council's ownership for the time being because they are on long term leases and there is no repair and maintenance liability falling upon the Council. (0.7)
47. **Archives and Museums** – We will retain the archives and museums but we will not spend other than on required repairs and maintenance.
48. **Other Various Sites** – The Council has a number of specialist buildings (e.g. crematorium, salt barns, waste disposal sites, etc) or historic buildings where it is difficult to change their present use. The only spending intended here is to demolish the pier in Trefor for Health and Safety reasons. 0.1
49. **Tourist Centres** – The intention is to keep the 7 sites until the service consider that they are no longer required but there is no intention to spend other than on repairs and maintenance.
50. **Community and Youth Centres** – The Council has 30 such sites throughout the county where there would be little advantage in disposing of a number of them due to the fact that they are on long term leases without any spending obligations for the Council. The intention is to dispose of 6 sites to local communities and dispose of 1 empty building (0.2)

and 1 youth centre. Note that the service has declared that there will be a review of this provision that could possibly lead to the disposal of more sites but at the moment the target is to dispose of 1 youth centre. There is no intention to spend further on these sites other than required essential repairs and maintenance.

51. **Parks and Nature Reserves** – The Council has 11 sites but it is not considered that there is a market to dispose of these properties. Due to this fact, the intention therefore is to keep ownership of these at the moment but not to spend further on these buildings and not to close the door should an opportunity arise.
52. **Hostels for the Homeless** – The intention is to keep ownership of there 2 hostels but there is no intention to spend other than required essential repairs and maintenance. However we may need to revisit the situation once the service has reviewed its provision in this area.
53. **Car Parks** – In view of the fact that no disposal would compensate the Council sufficiently for the income it would lose, the intention is to keep ownership of these but any repairs or maintenance or improvements will need to be funded by the additional income which could be generated from the car parks themselves.
54. **Smallholdings** – There is no revenue obligations for the Council in respect of the smallholdings and in view of the fact that they play an important part in agricultural community and rural areas in general the intention is to keep ownership of these whilst noting that there is a need to amend the letting terms in order to ensure their commercial viability.
55. **Mortuaries** – The Council has 4 sites and the majority are attached to essential services. One site will be disposed as this can be done without affecting the service. **(0.3)**
56. **Theatres and Cinemas** – In view of the fact that the use is greater than only as a theatre (library also located here), the intention is to keep ownership of Neuadd Dwyfor but spend on required repairs and maintenance only. In view of the current financial crisis facing the Council the intention is to dispose of the cinema in Tywyn and Neuadd Buddug in Bala. **(1.4)**
57. **Public Toilets** – A number of our public toilets are in a poor **(0.5)**

condition and in view of the current financial situation there is a need to consider reducing the portfolio of 106 toilets we hold and concentrating on maintaining the ones we remain in ownership of to an acceptable condition. Whilst the service continues to consider the future of a number of these toilets it is foreseen that the Council will not be responsible for 25 of these and that we will demolish any toilets which another organisation will not take responsibility for.

There is a need to provide electricity in some of these toilets and also improve access to some but it will not be possible to meet this requirement unless resources are found from other sources.

58. **School Houses/Other Houses** – The Council has 17 houses which are used for service provision as care homes or schools houses, etc. Some of the schools houses can not be disposed of because of their close proximity to educational buildings but it is possible to dispose to of 6 of these houses either immediately or when they become vacant as noted in Appendix 2. (0.7)

Infrastructure

59. **Roads** – The carriage way management plan identifies a need to spend £2.4m per annum in addition to £2.8m per annum which is currently spent if we are to avoid a deterioration of their standard. It is foreseen that there will be a highways grant available for 2 years on this Asset Management Plan. In view of the fact that this grant is available, coupled with the comparative condition of our carriageways, it is intended to spend a further £3m over the next 10 years whilst expecting that this will result in a deterioration. There will an opportunity to reconsider the situation at a later stage and perhaps catch up with any deterioration issues during the following 10 years asset management plan. 7.0
60. **Bridges and Retaining Walls** – The service has noted that there is a need to invest £7.6m over the next 10 years if we are to maintain our bridges and retaining walls in order to avoid problems by having to introduce weight restrictions or close bridges. As a number of these structures are on rural roads with little usage it is intended to provide £1m over the next 10 years towards to existing budget of £1.5m per annum spent by this service. 1.0

61. **Street Lighting** - £903,000 per annum is currently spent on repairing and maintaining street lighting but the services asset management plan for these note that there is a need to spend £380,000 per annum above and beyond the current budget if we are to ensure a reasonable renewal programme. There are specific problems with some columns of a special construction(petit-jean) and therefore over the period of this plan the intention is to provide an additional £0.5m towards the repairs and maintenance budget to get over this specific problem. 0.5

62. **Security Barriers on Roads** - In the services asset management plan it is noted that there is a need to spend £1.2m to renew the security barriers which are no longer suitable to cope with today's traffic requirements. In view of the risk we face here there is an intention to provide suitable funding to overcome this problem. 1.1

63. **Pavements** - £427,000 per annum is currently spent on repairing and maintaining pavements, but the service note in their service management plan that there is a need to spend £255,000 per annum in addition to the current budget if we are to meet the repairs and maintenance requirement.

In view of the financial crisis it is not possible to meet this requirement.

64. **Road Signs** - £68,000 per annum is currently spent on repairing and maintaining road signs and £87,000 per annum on repairing and maintaining illuminated road signs, but the service note in their service asset management that there is a need to spend £434,000 per annum in addition to the current budget for road signs and £139,000 per annum on illuminated road signs if we are to meet the requirements of the repairs and maintenance programme.

In view of the financial crisis it is not possible to meet this requirement.

65. **Water on roads** - The service note that there is a need to invest £146,000 per annum in addition to the current £1.5m spent on such matters if we are to reduce the affect of water on roads and the affect that subsequently has on the carriageways' structure. 1.0

In view of the fact that climate change is likely to result in

further problems in the future the intention is to invest £1m over the period of this Plan in order to be able to meet this requirement.

66. **Public Footpaths** – The service asset management plan notes a need to add £387,000 per annum to the current budget of £361,000 if we are to maintain public footpaths categories one, two and three to a suitable condition.

In view of the current financial crisis it is not possible to meet this requirement.

67. **Playing Fields** – The report commissioned by the service identified a need to provide £70,000 per annum if we are to be able to cope with the need to renew play equipment which has come to the end of it's life. The intention is to provide £350,000 over the period of this plan to meet this requirement. **0.4**

68. **Cycle Routes** – The service notes although the Council has invested heavily in a series of cycle routes that there is no specific budget for the repair and maintenance although there is high usage of this facility. The intention is to provide £200,000 over the period of this plan to meet this requirement. **0.2**

69. **Nature Reserves** – The service notes that there is a need for a budget of £261,000 to bring these these facilities up to an appropriate standard of repair and maintenance . It is not possible to meet this requirement and the service will need to find this funding if they consider this to be a priority.

70. **Bus Terminals** – Although the Council has invested to provide bus terminals in some areas there is no budget available for their repair and maintenance and the service at the moment has to fund such work themselves. There is a need for £30,000 a year to meet this requirement.

It is not possible to meet this requirement.

71. **Waste Management** – In order to meet the requirements as regards waste disposal there is a need to create disposal cells and cap these cells once they are full. It is foreseen that this will cost £6.9m over 10 years. This could be less in view of the new target for waste management as more waste will be directed from landfill to recycling but perhaps there will be a need to invest to commission the intermediate arrangement. The £6.9m is catered for at present therefore. **6.9**

72. **Housing Improvement Grants** - In the late 1990s and early 2000s, the Council was been spending approximately £4m a year on private housing grants. More recently this has fallen to around £3m. An element of this spending is unavoidable because it represent expenditure of disabled facilities which is mandatory. There are other elements which deal with bringing empty properties back into use, etc. **21.0**

Whilst accepting the reason for the historical expenditure was to improve the comparative condition of Gwynedd's private housing stock, by now it is assumed that because of all the other spending requirements we cannot maintain the current expenditure levels and that this should be reduced to £2m per annum.

There may however be alternative ways of achieving the same aim such as offering improvement loans.

73. In view of the situation noted above, even when not providing funding for matters which could be identified as essential, it can be seen that the Council is already investing £25m over and above what it receives for education purposes and a number of issues in the area of education and in other areas are still not to be accommodated. A full list if these matters in relation to buildings is provided in Appendix 1.
74. The reality is that the situation is likely to worsen once the Assembly re-visits it's capital programme, and that there will be a need to review this plan and conduct the wholesale reassessment.

Financial Total

+4.0m

APPENDIX 1

Expenditure items which members were willing to forego

- Create more storage space in the main archives
- Create more space to circulate around 3 depots
- Extend the Rhwngddwryd civic amenities site
- Undertake internal improvements in one of our Learning Disabilities Day Care Centres
- Place fences around the Glyn Rhonwy site
- Internal modifications in one of the Tourism Information centres
- Upgrade the toilets in one community centre
- Build new swimming pools
- Upgrade the Tennis Centre
- Upgrade the toilets in a bowling pavilion
- Undertake drainage work on the athletics track in Bangor
- Extend the car park at a Home for the Elderly
- Undertake improvements in care homes for the elderly which are outside the CSSIW requirements
- Demolish redundant buildings in nature reserves and parks
- Further expenditure on Health and Safety at Parc Padarn
- Upgrade kitchens and bathrooms at the hostels for the homeless
- Create better storage space in two libraries
- Undertake minor improvements and modifications in libraries
- Undertake improvements related to staff welfare in the CCTV room
- Modify our offices to an open plan design
- Re-locate the Document Processing Unit and make better use of the Council Chamber in Penrallt
- Upgrade Neuadd Buddug
- Upgrade Neuadd Dwyfor
- Undertake internal works to upgrade public toilets
- Build new toilets in place of current ones
- Rooms for Secretaries in Primary Schools
- Spend on administrative space / teachers accommodation in secondary schools
- Various items of expenditure which do not have a direct effect on the curriculum in secondary schools.

APPENDIX 2

Buildings earmarked for disposal but not separately identified in the body of the report (offered in the first instance to tenants if it is being leased - property noted with a "T")

Depots (sites surplus to service requirements)

Cae Marian depot, Dolgellau

Old depot at Caeathro (T)

Penrhyndeudraeth depot

Other commercial and empty buildings (not used in the provision of services)

Old rugby club, Caernarfon

Ysgol Jos Bach, Caernarfon

Former clinic, Porthmadog

Clynnog garage (T)

Margaret Bernard Playgroup Building, Tywyn (T)

Shops at Bridge Street , Caernarfon (T)

"Bargain Books" shop, Porthmadog (T)

Former barbers shop , Pwllheli (T)

West End depot, Bangor

Industrial Units and Enterprise Units

Mentec, Bangor

Glanypwll workshops , Blaenau Ffestiniog

Llandwrog workshops (T)

Llanfair workshops (T)

Dinas school workshops (T)

Former school at Tanygrisiau

Maesincla workshops, Caernarfon (T)

Felinheli workshops (T)

Llandegai workshops (T)

An element of the Cibyn workshops, Caernarfon (T)

+ 20% of the total number of units on these sites

Llanystumdwy workshops (T)

Penygroes workshops (T)

Workshops at the former Cookes site , Penrhyndeudraeth (T)

Tanycastell workshops , Harlech (T)

Glan y Don workshops , Pwllheli (T)

Bryncir workshops (T)

Pant Dreiniog workshops, Bethesda (T)

An element of the Cibyn workshops, Caernarfon (T)

Community / Youth Centres

Drill Hall, Dolgellau
Market Hall, Llanffestiniog
Centre for the Elderly Caernarfon
Tywyn Village hall (T)
Dyfi Hall, Aberdyfi (T)
Bryncroes Centre (T)

Homes for the Elderly (as a consequence of the Building for the Future project)

Bron y Graig, Bala
Hafod y Gest, Porthmadog
Bryn Llywelyn, Llan Ffestiniog

Former Mortuaries

Former Mortuary Bala

Offices (surplus to services' requirements)

Centre at Lôn Abaty, Bangor (T)
Former area offices at Tywyn
Trefeddyg, Tywyn
Ty Meirion, Dolgellau
Bristol House, Dolgellau
Brown Horse, Dolgellau
Former area offices at Bala
Careers Centre at Porthmadog (T)
Former Business Eye offices at Dolgellau

Houses (when they become vacant)

Former Deunant school house, Aberdaron
Former Penfforddfelen school house, Groeslon
Former school house Prenteg
Tollhouse at Friog (if the road improvement scheme does not proceed)
Eithinog school house, Bangor
Ysgol Glan y Môr school house , Pwllheli
Segontium School house Caernarfon.