

# Complete Agenda

# CABINET

## GWYNEDD COUNCIL

<b>DATE</b>	Tuesday, 8th May, 2018
<b>TIME</b>	1.00 pm
<b>LOCATION</b>	Siambr Hywel Dda, Council Offices, Caernarfon, Gwynedd, LL55 1SH
<b>CONTACT POINT</b>	Annes Siôn 01286 679490 cabinet@gwynedd.llyw.cymru

### GWYNEDD COUNCIL CABINET MEMBERS

<b>Members</b>	
Dyfrig L. Siencyn	Leader
Dafydd Meurig	Deputy Leader, Cabinet Member for the Environment
Craig ab Iago	Cabinet Member for Housing, Leisure and Culture
Gareth Wyn Griffith	Cabinet Member of Highways and Municipal
Nia Wyn Jeffreys	Cabinet Member for Corporate Support
Peredur Jenkins	Cabinet Member for Finance
Dilwyn Morgan	Cabinet Member for Children and Young People
W. Gareth Roberts	Cabinet Member for Adults, Health and Wellbeing
Gareth Thomas	Cabinet Member for Education
Ioan Thomas	Cabinet Member for Economic Development

## AGENDA

	<b>Item</b>	<b>Submitted by</b>	<b>Officer</b>	<b>Page</b>
1	APOLOGIES			
2	DECLARATION OF PERSONAL INTEREST			
3	URGENT ITEMS			
4	MATTERS ARISING FROM OVERVIEW AND SCRUTINY			
5	MINUTES OF THE MEETING HELD ON			4 - 7
6	SALE OF FORMER SCHOOL SITE, ABERDYFI	Cyng / Cllr. Dafydd Meurig	Dafydd Gibbard	8 - 11

**THE CABINET 10/04/18**

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**Present-**

Councillors: Dyfrig L. Siencyn, Craig ab Iago, Gareth Wyn Griffith, Peredur Jenkins, Dafydd Meurig, Dilwyn Morgan, W. Gareth Roberts, Gareth Thomas and Ioan Thomas

**Also present:** Dilwyn Williams (Chief Executive), Iwan Evans (Head of Legal Services), Dewi Morgan (Senior Manager - Revenue and Risk), Morwena Edwards (Corporate Director)

Item 7: Vera Jones (Democratic Services Manager)

Item 8: Gwyn Morris Jones (Head of Highways and Municipal Department)

Item 9: Roland Evans (Senior Manager, Tourism and Heritage)

**1. APOLOGIES**

Cabinet Members and Officers were welcomed to the meeting.  
No apologies were received.

**2. DECLARATION OF PERSONAL INTEREST**

A declaration of personal interest was received by Cllr. Dilwyn Morgan for item 6 as his grandson attended Ysgol Bro Tegid. It was a prejudicial interest and he withdrew from the meeting for this item.

**3. URGENT MATTERS**

There were no urgent item.

**4. MATTERS ARISING FROM OVERVIEW AND SCRUTINY**

There were no matters arising from overview and scrutiny.

**5. MINUTES OF THE MEETINGS HELD ON 13 MARCH 2018**

The Chairman signed the minutes of the Cabinet meeting held on 13 March 2018, as a true record.

**6. FUTURE OF EDUCATION IN BERWYN CATCHMENT AREA**

The item was submitted by Cllr Gareth Thomas

**RESOLVED**

To implement the proposal published on 26 February 2018 to close Ysgol Bro Tegid, Ysgol Beuno Sant and Ysgol y Berwyn in Bala on 31 August 2019 and establish a 3-19 Learning Campus, Welsh Medium, community status, ("The Campus"), on the existing Ysgol y Berwyn site to open on 1 September 2019.

## **DISCUSSION**

The report was submitted noting that on 13 February, the Cabinet approved the proposal for the closure of Ysgol Bro Tegid, Ysgol Beuno Sant and Ysgol y Berwyn on 31 August 2019 and for the Welsh Medium 3-19 Learning Campus, community status, to be established on the existing site of Ysgol y Berwyn to open on 1 September 2019. An objection period was then held and statutory notices were issued on the proposal to close the schools. No objections were received during this objection period.

It was added that this would be the last step in the process of opening the new Campus. It was noted that a Shadow Governing Body would be established following the Cabinet's decision that would appoint a new Head teacher to the Learning Campus. It was explained that the building would be ready in September 2018, there would be a bridging period where the schools would be able to use the resources available at the new building

## **7. RESPONSE TO THE BOUNDARY COMMISSION**

The report was submitted by Cllr Dyfrig Siencyn

### **DECISION**

To approve Gwynedd Council's response to the Local Democracy and Boundary Commission's draft proposals published in January 2018 with the aim of strengthening point 36 of the response and emphasising the unique circumstances of the wards in Bangor in light of the substantial influx of students in the Garth and Menai wards.

### **DISCUSSION**

The report was submitted noting that the draft response to the Local Democracy and Boundary Commission consultation had been created based on the clear instructions given by the Full Council. It was added that the Council had resolved to respond to the draft proposals by submitting alternative proposals for Gerlan and Ogwen and Dolgellau and to confirm the Council's proposals.

It was explained that substantial work had been done to engage with the members and specifically the Local Members representing wards where it was considered prudent to chose an alternative option.

Observations arising from the discussion

- It was noted that the report offered sensible answers to the Boundary Commission's draft Proposals. When looking at the Porthmadog area the

proposed boundaries disregarded the historic boundaries of the old counties and this had caused dissatisfaction locally.

- It was noted that comments had been received noting that the Commission had completely ignored the number of students living in the Garth and Menai wards for most of the year and there was a need to strengthen point 36 in the response

## **8. STREET LIGHTING SCHEME**

The report was submitted by Cllr Gareth Griffith

### **DECISION**

To approve the bid for funding from the Welsh Government Green Growth fund to deliver a scheme to change the remainder of the Council's street lights to LED technology.

### **DISCUSSION**

The report was submitted noting that the Highways and Municipal department was eager to bid for an investment of £1,298,795 from the Welsh Government Green Growth Fund to change 7778 street lights to LED technology. It was noted that this was a financial loan to be repaid with no interest to the Government. It was added that the first application for the money had been approved, and the Cabinet's seal of approval was required before proceeding with the application.

It was noted that this scheme would succeed to the current £1.4 million, 4 year plan, which was funded by the Welsh Government's Invest to Save fund. As part of this project, by September 2018, the Council would have changed 10,279 street lights to LED technology.

Observations arising from the discussion

- Members noted their support for the plan, and a discussion was held on the price of carbon emissions for every pound and the differences between the carbon emissions we would be saving in future when compared to those of the past, and the comparative financial saving from doing so.

## **9. GWYNEDD PLAN 2018-2023 RESOURCES FOR THE 'INCREASING THE BENEFITS OF MAJOR EVENTS' SCHEME**

The report was submitted by Cllr Ioan Thomas

### **DECISION**

- To commit £50,000 of the Council's Transformation Fund during the 2018-19 financial year to realise the 'Increasing the Benefits of Major Events' Scheme.
- To review the progress of the activity and further commitments to support

the remaining period of the Scheme before the end of 2018.

## **DISCUSSION**

The report was submitted noting that this was a request to commit £50,000 of the Council's Transformation Fund during 2018-19 to realise the 'Increasing the Benefits of Major Events' Scheme. As a consequence of the project, over the last five years it was noted that £3.13m had been spent directly in Gwynedd by events organisers. It was also noted that a £163,000 investment by Welsh Government had been made to support major events as a result of Gwynedd Council's contribution, and that events had generated £24.24m in Gwynedd.

It was expressed that it was not intended for Gwynedd Council to give grants to event organisers but rather to work with them to invest in their events to get the best outcomes for the county. It was noted that without the money to invest in events, the Council would not be able to collaborate as efficiently with organisers or have as much influence to increase the benefits for the County.

Observations arising from the discussion

- i. It was discussed whether the areas that were receiving investment through major events were aware that the Council was investing. It was noted that the Council's presence could be seen in the events and on all marketing material, but it was possible there was room for improvement. It was noted, as part of the plan, that staff were trying to raise the profile of the Council and encourage organisers to spend locally.

## **10. FORWARD WORK PROGRAMME**

The report was submitted by Cllr. Dyfrig Siencyn

### **DECISION**

The Forward Work Programme included with the meeting papers was approved.

### **DISCUSSION**

The forward work programme was submitted, noting that there would be some additions to the forward work programme nearer to the dates

The meeting commenced at 1.00 pm and concluded at 1.25 pm

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**CHAIRMAN**

## REPORT TO THE CABINET

8 May, 2018

**Cabinet Member: Councillor Dafydd Meurig**

**Subject: Sale of former School Site, Aberdyfi**

**Contact officer: Dafydd Gibbard - Senior Property Manager**

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### **Decision sought**

Delegate authority for the Senior Manager Property to use powers under the General Disposal Consent (Wales) 2003 to sell the former Ysgol Aberdyfi site directly to Cartrefi Cymunedol Gwynedd (CCG) for less than market value to ensure the provision of social, economic and environmental benefits. Allocate the capital receipt towards funding the Council's contribution towards improving school buildings as part of the 21<sup>st</sup> Century Schools Programme.

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### **Local member's views**

#### **Councillor Dewi Owen**

*After reading the report, I can confirm that I'm very supportive of CCG building affordable housing in Aberdyfi. The site is an ideal one and 11 units will be beneficial to the village economy. Given that all the houses will be affordable houses, I can understand that the site will not be purchased for the market value. The most important thing for the Aberdyfi area is for more houses to be built here, especially considering that there are 38 on the waiting list. The village, shops and community will benefit from more affordable housing because the housing for sale in the village is out of the price range of the majority of local people.*

*As a village, we are very glad that something good is to come from the site and that local builders will be employed to do the work. Therefore, I support the idea 100%.*

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### **1.0 Introduction**

- 1.1 Following the closure of Ysgol Aberdyfi in 2013, children from Aberdyfi now attend Ysgol Penybryn following substantial upgrading, and the site of the former school stands empty. The development brief prepared by the Snowdonia National Park Planning Service states that the site is suitable for a housing development.

1.2 In accordance with the School Reorganisation Post-use Policy, discussions were held with the Community Council and the building was used for a time as a day centre for the elderly. However, following an unsuccessful application for a grant by the Lottery Fund to upgrade the building, it was not possible for the Community Council to continue with their plans for the future of the building.

1.3 Subsequently, discussions were held with the Housing Strategic Partnership, and an application was received from Cartrefi Cymunedol Gwynedd, as a Registered Social Landlord (CCG), to purchase the site for a residential development that would include a higher percentage of affordable housing than what is required on the site. The National Park's planning policy requires that 50% of any new houses on a site like this should be affordable. CCG wished to exceed the requirements and offered to develop them all as affordable housing.

## **2.0 Reasons for recommending the decision**

2.1 CCG intends to develop 11 affordable houses that would be let on social rent. The application coincides with the Council's objectives to increase the Affordable housing provision in Gwynedd and the Housing Department was supportive of the mix of houses proposed by CCG.

2.2 There is an urgent need for affordable housing in the area as the median property price is £290k and this means that 7.2 times the normal income is needed to be able to afford a house. There has been no Social property development has been seen in Aberdyfi for over 11 years (2007).

2.3 Some locations within Gwynedd are very challenging in terms of being able to provide affordable housing and Aberdyfi is one of these. By working in partnership with CCG, we can take advantage of a rare opportunity to provide affordable housing in this location. The Housing Service has earmarked an allocation from the Social Housing Grant for the development in Quarter 3 or Quarter 4 of 2018/19.

2.4 In accordance with the Council's usual procedure when determining a price for the transfer of assets between two semi-public bodies, a valuation was commissioned by the District Valuer, based on what is permitted from a planning perspective.

2.5 The site is located within the boundaries of Snowdonia National Park Authority. SNPA's planning policy requires that 50% of houses in a development of four or more houses should be affordable housing to satisfy local need. Based on this Planning policy, the District Valuer is of the opinion that the value of the site on the open market is £320,000 (three-hundred and twenty thousand).

2.6 An entire development of affordable housing is of lower value. The District Valuer has confirmed that £187,000 is a suitable amount for a development that would result in 100% affordable housing.



CCG have confirmed that their development will be financially viable provided that they can purchase the site for this amount.

2.7 The Council has a legal right in accordance with the General Disposal Consent (Wales) 2003, to sell for less than market value in cases where social, economic or environmental benefits are provided.

2.8 The Council's Housing Service is collaborating closely with CCG on this scheme and is of the opinion that disposing directly to CCG would yield the following benefits:-

- Provide a percentage of 100% affordable housing (11 units) which is substantially higher than the 50% that would be likely to be provided by a private developer in accordance with planning policies.
- Contrary to private developers, CCG are undertaking to ensure that all of the affordable housing (11 units) are social rent housing. The current waiting lists prepared by Gwynedd Council's Housing Options Team (April 2018) for the area confirm the need for social rent housing in the area with 38 applications on the register and there is commitment to have a range of property. Furthermore, the Council's Strategic Housing Unit has included the Aberdyfi site on the programme to receive the Social housing grant within the current financial year should the application be successful, emphasising the need for social rent housing on the site. It is believed that the majority of private developers would wish to sell all of the affordable units.
- In accordance with the agreement between CCG and the successful contractor, CCG's successful contractor will be required to provide training - through a combination of providing opportunities to apprentices and paid employment opportunities.
- CCG will also commit to encourage the use of local contractors and subcontractors. CCG will also encourage and facilitate relationships between the contractor and local further education colleges, as well as local support services such as Job Centre Plus to promote work and training opportunities.

2.9 Cabinet Members will be required to carefully evaluate these social, environmental and economic benefits against the financial loss from not selling on the open market.

2.10 Some of the Council's plans to improve school buildings as part of the 21<sup>st</sup> Century Schools Programme are dependent upon being able to make use of capital receipts realised from the disposal of surplus school sites to fund the required works. Therefore this disposal offers the opportunity to redirect the capital receipt towards this requirement.

### **Next steps and timetable**

Authorise the legal department to transfer the site to CCG and aim to complete the transfer as soon as possible.

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### **Views of the statutory officers**

#### **Monitoring Officer:**

As noted in the report it is a legal requirement (Section 123 Local Government Act 1972) that the Council disposes of property for a price that is not lower than that which could reasonably be expected. This requirement may be waived with the Government's consent and general consent is provided by General Disposal Consent (Wales) 2003 if the Council is satisfied that the tests within the order have been met. Therefore, in accordance with that which is reported, the Cabinet should satisfy themselves that the proposal in question satisfies the tests within the order and justifies waving the market consideration.

#### **Head of Finance Department:**

The General Disposal Consent (Wales) 2003 allows the Council to dispose of property for less than best consideration under certain circumstances. If the Cabinet wishes to dispose of this asset for less than best consideration (i.e. for a price that is less than the best that can be obtained), the Cabinet will need to satisfy itself that a robust methodology has been used to conclude that the economic, environmental and/or social advantages of this option outweigh the reduction in income. In this case, I am satisfied that there are clear advantages in proceeding with selling for less than the best consideration on the open market. Further, I can confirm (as the author outlines in paragraph 2.10 of the report) that the capital receipt for the Former School Site, Aberdyfi needs to go towards financing the Council's current plans to improve school buildings. Therefore, I fully support the decision sought.

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### **Appendices**

None