

GWYNEDD CABINET DECISION NOTICE

Date of Cabinet Meeting:	15 December 2020
Date decision will come into force and be implemented, unless the decision is called in, in accordance with section 7.25 of the Gwynedd Council Constitution	4 January 2020

SUBJECT

Item 6: HOUSING ACTION PLAN

DECISION

- a) Approve the projects noted in the Housing Action Plan for the period from now to 2026/27.
 - b) Further approve the allocation recommended for the individual projects, within the financial envelope that has already been approved for this field of work, and up to the total resources already collected.
 - c) In order to allow for flexibility when responding to changes in the housing market over time, authorise the Head of Housing and Property Department, in consultation with the Cabinet Member for Housing and Property Department and the Head of Finance Department, to vary the exact allocation for individual projects as information about the costs of individual projects, and the demand for various types of support, become firmer over time.
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REASONS FOR THE DECISION

At a meeting of the Full Council in July 2019, the Council adopted a Housing Strategy which notes a vision to:

"Ensure that the people of Gwynedd have access to a suitable home of a high standard, that is affordable and improves their quality of life."

The purpose of this report is to outline how we as a Council will attempt to address the objectives noted in the Housing Strategy between now and 2026/27.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

No declarations of personal interest were received.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the

report.

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SUBJECT

Item 7: HOLIDAY HOMES RESEARCH WORK

DECISION

In light of the need to obtain better control of houses being taken out of the supply available for local people, and thus benefit local residents first, the research was approved for submission to Welsh Government and that we should:

- a) Call on the Government urgently to emulate what is happening in Scotland and amend the Town and Country Planning (Use Classes) Order to include an additional use class for short-term holiday accommodation. This in turn would allow authorities to identify 'management areas' where it would be required to obtain planning consent in order to change a residential house to be used as short-term holiday accommodation within a specified 'management area'.
- b) In order to assist to maintain control, a call should also be made for a mandatory licensing plan for short-term holiday accommodation where the local authority would be responsible for its implementation.
- c) Whilst the above would assist the Council to obtain better control of housing being used for holiday purposes, it would not be possible to avoid/control houses from being converted into second homes (excluding those let occasionally/permanently). In order to ensure that the Council has the financial means to assist to compensate for the shortcomings in the supply that this would cause, that we call on the Government to change its stance and to act urgently to change the Local Government Finance Act so that any dwelling house that is not the main or sole residence for an individual (whether a second home or a house used for short-term holiday accommodation purposes), is defined as a dwelling house for tax purposes (and thus has to pay any Council Tax premium determined locally). Any short-term holiday accommodation that has received purposeful planning consent for that use would continue to be eligible to pay Non-domestic Business Rates.
- d) To delegate the power to the Head of Environment Department, in consultation with the Cabinet Member, to consider how the research can be used in the context of the local planning policy framework.

REASONS FOR THE DECISION

Over recent years, huge concerns have arisen regarding the number of residential units used as holiday accommodation. It is likely that the popularity of Wales as a holiday

destination, the use of holiday accommodation as a financial investment, people's ability to work from home and the emergence of the internet and marketing platforms such as AirBnB has contributed substantially to the recent growth in the number of residential units being used as holiday accommodation.

Naturally, negative impacts are associated with the increase in the number of holiday homes, with an increasing demand politically, from organisations and local residents in order to gain better control of residential units for holiday use.

In July 2019, the Cabinet commissioned research on behalf of the Council, specifically relating to the impact of holiday homes in the context of Gwynedd, as well as a broader national context. The decision represents the Cabinet's response to the findings

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

No declarations of personal interest or relevant dispensations were received.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Communities Scrutiny Committee and Statutory Officers were consulted for their views, which are included in the report.

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SUBJECT

Item 8: HOLDING A VOTE ON THE CAERNARFON BUSINESS IMPROVEMENT DISTRICTS

DECISION

- It was noted that the Business Improvement District (BID) Proposal and supplementary documents from the Caernarfon Business Improvement District Area Company have been received from the Council and that they comply with the Regulations;
 - That the Cabinet instructs the Returning Officer to hold the Caernarfon BID vote;
 - To approve the financial arrangements and implications noted in Part 3 of the report;
 - To delegate the right to the Cabinet Member for the Economy to vote on behalf of the Authority in the BID vote.
 - If the vote is successful in Caernarfon, and in accordance with the Business Improvement District (Wales) Regulations 2005, to delegate rights to the Head of Economy, Environment, Highways and Municipal, Legal and Finance Services to approve the final version of the Practical Agreement and the Baseline Agreement and ensure that the legal arrangements are completed correctly.
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REASONS FOR THE DECISION

It is noted in the Business Improvement District (Wales) Regulations 2005 that there is a need for local authorities to authorise the process of holding the Business Improvement District vote. In accordance with the Council's constitution, the Cabinet is responsible for authorising this.

Local authorities have the veto right if it considers that BID proposals would be likely to conflict significantly with existing policy, would place a financial burden on taxpayers or that the levy is too high. However, the proposal to hold a vote was supported as the Caernarfon BID proposal responded to challenges identified in the business communities and that it could attract additional investments to maximise the offer and profile of Caernarfon.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

No declarations of personal interest or relevant dispensations were received.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the report.

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SUBJECT

Item 9: HOLDING A VOTE - BANGOR BUSINESS IMPROVEMENT DISTRICTS

DECISION

- It was noted that the Business Improvement District (BID) Proposal and supplementary documents from the Bangor Business Improvement District Area Company have been received from the Council and that they comply with the Regulations;
 - That the Cabinet instructs the Returning Officer to hold the Bangor BID vote;
 - To approve the financial arrangements and implications noted in Part 3 of the report;
 - To delegate the right to the Cabinet Member for the Economy to vote on behalf of the Authority in the BID vote.
 - If the vote is successful in Bangor, and in accordance with the Business Improvement District (Wales) Regulations 2005, to delegate rights to the Head of Economy, Environment, Highways and Municipal, Legal and Finance Services to approve the final version of the Practical Agreement and the Baseline Agreement and ensure that the legal arrangements are completed correctly.
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REASONS FOR THE DECISION

It is noted in the Business Improvement District (Wales) Regulations 2005 that there is a need for local authorities to authorise the process of holding the Business Improvement District vote. In accordance with the Council's constitution, the Cabinet is responsible for authorising this.

Local authorities have the veto right if it considers that BID proposals would be likely to conflict significantly with existing policy, would place a financial burden on taxpayers or that the levy is too high. However, the proposal to hold a vote was supported as the Bangor BID proposal responded to challenges identified in the business communities and that it could attract additional investments to maximise the offer and profile of Bangor.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

No declarations of personal interest or relevant dispensations were received.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the report.

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SUBJECT

Item 10: ESTABLISH SPORT NORTH WALES PARTNERSHIP

DECISION

Approved to establish the North Wales Sports Partnership, with Conwy Council acting as host authority and Gwynedd Council committing to the arrangements as one of the regional partners.

REASONS FOR THE DECISION

The reason for the need for a decision was noted in order to be able to proceed to establish the Partnership by April 2021, commencing the recruitment process for this

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

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ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the report.

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SUBJECT

Item 11: NEW SCHOOL IN CRICIETH - INCREASING THE PROJECT'S CAPITAL BUDGET

DECISION

It was agreed to:

- Move resources within the capital programme and increase the capital budget for the project to construct a New School in Cricieth in order to address the additional costs that have been identified when planning the school on the new favoured site in Cricieth, and for this to be realised by transferring £380,000 from the Post-16 Project, which is a part of the 21st Century Schools Programme (Band B) in order to cover the additional costs identified when planning the school on a new site in Cricieth.
 - To underwrite the capital sum of £220,000 in order to secure an early years and 30 hour child care provision as part of the New School in Cricieth should not other financial source be available from Welsh Government that would coincide with the project's timetable.
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REASONS FOR THE DECISION

After completing land purchase discussions, alterations to the road and planning the school for the site, additional costs have been identified which means that the project's budget will need to be increased if this additional work is to be realised.

In order to enable us to meet the additional cost, there will be a need to transfer £380,000 from the Post-16 project within the 21st Century Schools Programme to the New School Project in Cricieth.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

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ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the report.

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SUBJECT

Item 12: ANNUAL REPORT OF THE NORTH WALES REGIONAL PARTNERSHIP BOARD

DECISION

To note the work and progress in 2019-20 on the areas of work that are brought forward regionally through the North Wales Regional Partnership Board.

REASONS FOR THE DECISION

The Social Services and Well-being (Wales) Act 2014 requires that every Regional Partnership Board in Wales produce and publish an annual report on its work to be presented to the Welsh Government. It is appropriate that the Cabinet accepts the information about the Board's work.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

No declarations of personal interest or relevant dispensations were received.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the report.

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SUBJECT

Item 13: CARE INSPECTORATE WALES ANNUAL LETTER

DECISION

To note and accept the contents of the Care Inspectorate Wales Annual Letter.

REASONS FOR THE DECISION

Sharing CIW's judgement on the performance of our social services publicly is good practice in democracy. It is important that the Cabinet is given an opportunity to agree on any response or action that may, or may not, be required, following the letter's publication.

It is appropriate that the Cabinet formally accepts this report.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

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ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the report.

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SUBJECT

Item 14: COUNCIL'S PREPARATION FOR BREXIT

DECISION

To approve the preparations made.

REASONS FOR THE DECISION

Everyone is aware that the nations of the United Kingdom will leave the European Union on 1 January 2021. The Council needs to prepare to ensure service continuity and support the businesses and residents of the county from 1 January 2021.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

No declarations of personal interest or relevant dispensations were received.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

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Item 15: NORTH WALES CORPORATE JOINT COMMITTEE CONSULTATION

DECISION

- To approve the draft response to the Consultation
 - To delegate the right to the Leader, in consultation with the Chief Executive and the Head of Legal Services, to complete and submit a report on behalf of the Council.
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REASONS FOR THE DECISION

Welsh Government is currently undertaking a consultation on proposals to establish Corporate Joint Committees in four areas of Wales. The Local Government and Elections (Wales) Bill 2019 contains provisions which give permission to create Corporate Joint Committees via a Statutory Instrument. The current consultation on establishing Corporate Joint Committees is based on footprint; North Wales, Mid Wales, South-West Wales and South-East Wales.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

No declarations of personal interest or relevant dispensations were received

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the report.

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Item 16: COUNCIL TAX PREMIUM ON SECOND HOMES AND LONG-TERM EMPTY PROPERTIES

DECISION

Agreed to hold a public consultation on the proposal to increase the Premium on Second Homes and Long-term Empty Properties up to 100% for the 2021/22 financial year.

REASONS FOR THE DECISION

At a meeting of the Full Council meeting on 3 December 2020, the Council deferred the decision with regards to permitting Council Tax discounts and charging a premium, asking the Cabinet to consider the propriety of increasing the level by up to 100%. The Cabinet was requested to hold a consultation process on these grounds, considering the relevant factors, and to submit a further recommendation to the Council in March 2021 in accordance with Section 12, 12B and 12A of the Local Government Finance Act 1992. In order to comply with the legal requirements when considering increasing the level of the Premium, a public consultation should be held on the proposal.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

A declaration of interest was received by Cllr Dyfrig Siencyn as a close relative of his owned property affected by the Council Tax Premium; it was a prejudicial interest and he left the meeting for the item.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the report.

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SUBJECT

Item 18: NYTH FRANWEN

DECISION

- To support the 'Y Nyth' Scheme, Frân Wen, to develop a new centre in Bangor
 - To delegate the right to the Head of Economy and Community Department in consultation with the Head of Finance Department and Head of Legal Services to agree on a funding agreement with Cwmni'r Frân Wen, including a legal charge or other form of guarantee, if appropriate, to protect the Council's interests.
 - Subject to (b), the Head of Finance was authorised, in consultation with the Head of Economy and Community Department, and the Head of Legal Services, to sign-off the financial offer letter from Welsh Government.
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REASONS FOR THE DECISION

Welsh Government, in its letter dated 23 November 2020, offers a financial contribution of £1.2 million to Frân Wen, towards the £4.2m Nyth scheme, which is one of the priority schemes of Bangor Strategic Partnership. The £1.8m of Arts Council for Wales funding has been secured, which is subject to this approval.

As far as possible, the Council's interests need to be secured by establishing a legal contract with Frân Wen, which reflects and responds to the risks to the Council stemming from realising the scheme. There is also a need to ensure the responsibilities and risks on the Council from receiving this financial contribution.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE

A declaration of interest was received from Cllr Cemlyn Williams as his daughter works for Cwmni'r Frân Wen; it was a prejudicial interest and he left the meeting.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

The Statutory Officers were consulted to seek their views, which have been included in the report.
