



# Gwynedd Council Asset Plan 2019/20 – 2028/29

## Introduction

1. This is Gwynedd Council's Asset Plan for the ten year period starting in 2019/20.
2. The Council's Corporate Plan sets out the Council's aims and improvement priorities, and also sets out our well-being objectives in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.
3. In order to achieve these aims, services have to use a variety of assets.
4. The first step in establishing this plan was to ask every Council Department to identify those schemes they needed to undertake over the next 10 years in order to deliver those aims.
5. Every Council Member was then given the opportunity to take part in a prioritisation process by identifying the priority he or she considered should be given to an individual scheme and the Cabinet considered the results of this consultation process in creating this Plan.
6. Apart from some specific schemes where appropriate emphasis had to be given to the risk of not fulfilling that scheme, in general, the Cabinet followed the prioritisation determined by members during the consultation process.
7. This Asset Plan therefore takes all of the capital spending requirements the Departments have noted they need in order to fulfil the aims noted in the Council's Corporate Plan, and sets out the relative priority to be accorded to those schemes.
8. The Council would obviously like to undertake every scheme identified by the departments, but considering what we currently know of the capital resources that will be available to the Council over the next ten years, this resource will not permit us to carry out every scheme.
9. Having said that, the situation could change over this period and we would review this scheme in light of any additional resources made available or any change in circumstances.
10. This Plan will form the basis of our capital spending strategy for the ensuing ten years and this Plan will also therefore drive our annual capital budgets.

## RESOURCES

11. The key context to all of this of course is the resource which is going to be available for us to fund the Plan.
12. Our current capital settlement shows that we receive £6.6m of capital resources every year. Therefore over a period of 10 years it is anticipated we will have £66m.
13. On top of that, in a recent budgetary statement the First Minister of Wales declared that he will provide an additional £100m for local authorities to spend on capital over a period of 3 years. The first two instalments will be paid in respect of 2018/19 and 2019/20 and our share of this resource is anticipated to be £4.5m. There is also £1.4m from the old Asset Strategy Fund still available making a total capital resource of £72m available over the 10 year period.
14. It is possible over the next 10 years that we will see additional resources arising in the form of grants towards specific purposes and we should be alive to this possibility so as to try to ensure that we maximize the resources available for our core needs.
15. Over a period of 10 years, there is also a strong likelihood that we will dispose of some assets which will increase resources available but as the Council's Capital Plan for the period 2009-2018 is already based on selling a large amount of assets surplus to our requirements, there do not appear to be any opportunities at the moment to supplement our resources with any certainty.
16. The spending needs identified by the different departments are noted below. The schemes are divided into three groups:-
  - Schemes that we will be able to undertake within the resources available;
  - Schemes that will have to be addressed by other means;
  - Schemes where we will have to wait and see whether we can add to the resource available before they can be completed
17. If we receive further resources either through individual grants for approved schemes or otherwise we will prioritise schemes that cannot currently be approved in the order noted in part C which represents the priority accorded to them by the Council.

## PART A – SCHEMES THAT ARE POSSIBLE TO ACHIEVE WITHIN THE AVAILABLE RESOURCES

### Education Department

18. **Potential Scheme to ensure suitable post-16 education provision in Arfon. (£6,300,000).** A review of the post-16 provision in Gwynedd is currently being undertaken, with a clear focus on Arfon schools, where post-16 pupils receive their education in the secondary schools rather than in a tertiary College provision as is the case in the rest of the county. The Isle of Anglesey Council will be looking at this provision at the same time. Although we do not currently know what the exact conclusions of the research will be, but accepting that there will be a strong possibility that capital expenditure will be needed in order to deliver any solution, be that through schools or any other solution, Welsh Government has already agreed in principle to include the match funding as a part of the investment in Band B of the 21st Century Schools Programme which means that we will receive 65% of the scheme's possible cost (£18m) through grant aid. It is possible that the cost will be less depending on the response which will become clear in the review.
19. **A new school to replace Ysgol Treferyth, Criccieth which is in a serious condition (£1,750,000).** The existing Ysgol Treferyth building is in a serious condition (the only school in Gwynedd in Category C or lower). Match funding for a new school has been agreed in principle in Welsh Government's Band B schemes which means that 65% of the total cost of the scheme (£5m) will be grant funded.
20. **Upgrade the condition and suitability of schools (3,570,000).** The Council has already invested in the schools' field in order to raise the quality of our schools and Welsh Government has acknowledged that by agreeing in principle to earmark match funding from money in Band B in order to assist the Council to further realise the programme which means that 65% of the total cost of the scheme (£10.2m) will be grant funded.

### Environment Department

21. **Carry out feasibility studies and complete preparatory work to attract grant funding towards highway and environmental schemes. (£750,000)**  
Carrying out feasibility studies and completing preparatory work enables us to persuade a variety of public bodies and landowners to finance schemes within the County and enables us to respond quickly when grants become available. Since 2005, the Council has managed to deliver capital projects to the value of approximately £75 million to improve the highways infrastructure and a vast majority of these (89%) have been funded with grants or a combination of

grants, with 70% supported by a feasibility study. Failing to carry out feasibility studies would reduce the ability to do so. The Department had asked for £1m over the scheme's lifetime but we do not have funds available to meet this sum in its entirety and we will therefore be providing £750,000 for this plan.

22. **Maintaining the Lonydd Glas Recreational Network (£140,000).** The Lonydd Glas network attracts over 300,000 annual journeys and it has been developed over the past 20 years at a cost of approximately £5m (mainly through external grants). However they require maintenance and unless we carry out the necessary maintenance work some sections would have to be closed.
23. **Disposing of asbestos from our properties (£1,708,000)** - Every year, the Council inspects every piece of asbestos in our buildings, in accordance with the statutory requirements. If the asbestos is in a dangerous condition, it must be disposed of, otherwise the building must close. There are serious implications to the health of building users unless asbestos is managed very carefully. This is the amount that we estimate will be required over the years in order to meet the need.
24. **Replace the drinking water purification systems in smallholdings (£400,000)** - Some smallholdings are located in isolated areas and do not have access to a public water supply. The families who live there are dependent on being able to use water from a well or natural reservoirs. This water is unsuitable to drink without being purified and the purification systems are now old and are reaching the end of their lifespan.

### **Economy & Community Department**

25. **Health & Safety Issues in Leisure Centres (£250,000)** - Health & Safety assessments have shown that there are risks deriving from the failure to sufficiently separate pedestrians and vehicles in the Plas Silyn Leisure Centre, Penygroes and Arfon Tennis Centre, Caernarfon. We need to rectify the situation by undertaking these schemes.
26. **Parc Padarn, Llanberis (£175,000)** - This site is obviously full of risks as it is a quarry. It includes a network of paths that are open to the public - which meander through former quarries and ancient woodland. The quarry area includes a number of old buildings that are now deteriorating and collapsing (roofs, walls, etc.). In addition, a substantial number of trees (over 100 oak trees) have collapsed in recent storms. It is considered that work needs to be done to protect the safety of visitors to the Park, and the users of relevant public footpaths.

27. **Multi-purpose playing fields (£1,300,000)** - A number of AstroTurf pitches were developed in the 90s that are extensively used by schools and the broader community. The pitches are now reaching the end of their lifespan and unless they can be replaced, they will be dangerous to use and must be closed. This will have a substantial impact on schools' ability to meet the physical education curriculum and on a substantial number of clubs (football, hockey, rugby etc. [both children and adults clubs]).

### **Children and Family Support Department**

28. **Canolfan Maesgeirchen/Ty Cegin (£500,000)** - Our family support strategy is in its infancy; however, one certainty is that the area of Maesgeirchen, Bangor deserves specific attention in terms of providing support. Although the Council does have a presence there already, it could be argued that a different provision is needed if we are to realise our vision in our family support strategy. Although we are yet to define exactly what needs to be done, obviously investment will be needed if the aim of seeing the principle of "one service" is to be realised and whilst it will be possible to target some grants, the Council may have to contribute as well.

### **Adults, Health & Well-being Department**

29. **Housing Adaptation Grants (£13,000,000)** - A substantial proportion of the housing grants spend is statutory expenditure on adaptations (£1.3m per annum), to enable disabled people to continue in their homes or to facilitate hospital discharge. This funding pays for the Disability Facilities Grant (DFG) and the minor adaptations to property scheme. We have a duty to provide adaptations if an assessment has noted that it is essential and necessary. Adaptations are important in order to promote independence and to support carers and avoid challenges.
30. **Hostels for the Homeless (£500,000)** - The nature of the current resources is dated and investment and alterations are needed to provide a quality service and to comply with expectations in terms of quality. Without upgrading, there will be challenges in the future, in terms of an increase in protecting the interests and privacy of individuals, particularly in terms of the current requirement to share some facilities such as bathrooms and kitchens.
31. **Extra Care Housing (£2,500,000)** - Extra Care Housing allows us to meet the real needs of older people by offering them a property that allows them to live independent lives whilst receiving appropriate support. The demand is increasing and whilst we are likely to be able to develop two such sites by means of grants etc., there is room to extend the provision for individuals with learning disabilities, physical disabilities and mental health conditions as well as provision for older people only. The provision means that individuals have

their own tenancy and are able to receive timely support if needed in order to enable them to remain independent for as long as possible within their local communities. There is evidence that it is possible to provide care to individuals with very intensive needs within the schemes. They also allow couples to stay together and receive support and enable families to continue to provide elements of support should they so wish.

32. The department had requested that they be given the resource to develop two additional schemes at a cost of £5m. The Plan provides for one scheme and priority to be given to the second scheme will be considered as part of the Housing Strategy prioritisation process.
33. **Penygroes Health and Care Hub (£3,500,000)** - This would be an innovative scheme to provide an integrated health and care hub with the opportunity to use the development as a catalyst for community and economic recovery at the same time. The scheme would ensure a timely response, by the most suitable person, to local residents. It would develop collaboration and integration between the local community, third sector and statutory bodies in order to make the best use of resources and deliver what matters to the community. The geographical location of Penygroes means that the development would benefit the local community and the residents of the County in a broader sense. The scheme would include a housing provision for older people and individuals with specific needs and would create an opportunity to adapt the care provision offered from Plas Gwilym residential home. Developing an equipment facility that allows specialist equipment to be trialled to ensure suitability before providing or purchasing their own equipment, provides a local service that can respond in a timely manner. Similarly, there is an opportunity here to strengthen the county provision to support children and families, in particular by working in partnership on preventative work.
34. **Canolfan Dolfeurig, Dolgellau (£1,200,000)** - In our efforts to ensure that people with Learning Disabilities are able to live complete lives and participate in society, we give them opportunities during the day in Meirionnydd at Canolfan Dolfeurig. The building is in a very poor condition and is unfit for purpose. It raises many concerns in relation to health and safety matters. The report of the Property Department notes that the cost of repairing the building properly to maintain the service for 20-25 years would make less sense than building a smaller resource with purpose-built space. This would also reduce running and maintenance costs. The aim would be to develop a community hub in this building in order to continue the existing services on the site and develop a broad range of day and work opportunities for adults with learning disabilities in the south of the county. In addition, it would be possible to develop a range of services and group work to be held from the Hub.

35. **Residential Homes (£2,125,000)** - We have a number of residential homes in need of adaptations so that we can in the future provide the service that responds to the true needs of our residents in the . This would allow us to provide specialist dementia care and to respond to more intensive needs such as health needs and support end of life needs as well as being able to provide respite care. The residential homes in question are :-

- Hafod Mawddach Residential Home, Barmouth
- Bryn Blodau Residential Home, Blaenau Ffestiniog
- Cefn Rodyn Residential Home, Dolgellau
- Plas Hafan Residential Home, Pwllheli
- Plas Hedd Residential Home, Bangor
- Plas Pengwaith Residential Home, Llanberis
- Tanymarian Residential Home, Pwllheli

### Highways and Municipal Department

36. **Preventing deterioration of roads (£7,000,000)** - Whilst the comparative condition of our class A and B roads places us "central" in the national tables, the condition of our class C roads - namely the longest length we have, is in the 18th position across Wales. The current expenditure on road maintenance (a revenue budget of £6.961m) is insufficient to avoid a deterioration and on the current level of expenditure, a deterioration of approximately 1% per annum is anticipated. To keep the roads in their current condition, it is anticipated that an additional investment of approximately £1m per annum would be required. Naturally, more would need to be spent if one wishes to see an improvement.

37. We will be receiving £3.9m of additional resources for our roads from Welsh Government which will be sufficient to meet the need for the first three years of the Plan and we will consider providing £1m per annum after that time if further resources from Welsh Government do not materialise.

38. **Replace traffic lights (£650,000)** - We need to replace columns and traffic lights which are coming to the end of their operational life. In the past, the small numbers arising from the road maintenance budget could be coped with; however, the numbers are increasing as more reach the end of their lifespan.

39. **Replace sub-standard safety fences (£1,000,000)** - During the first 10 years of the previous Asset Plan, half of the sub-standard Safety Fences (timber posts), were replaced (34 locations). Another 34 still need replacing.

40. **Defective Bridges (£1,778,500)** - Following the Council's Highway Maintenance Review published in 2016 it was decided that we would deal with bridges by moving to a risk based inspection and assessment system for bridges and retaining walls (i.e. ensuring that we have clear and definitive



arrangements for establishing and targeting our main risks). The assessments show that a number of our bridges require attention if we are to continue using them. Failure to do so could result in traffic restrictions on the bridges with possible diversions or even closure. The following are the bridges in question:-

- Pont Mwnwgl y Llyn, Bala
- Cadfan Road Bridge, Tywyn
- Penllyn Bridge near Brynrefail
- Llanystumdwy Bridge
- Capel Horeb Bridge, Arthog
- Dysynni Bridge, Tywyn

41. **Flooding on the Highway (£1,000,000)** - We do not currently have a specific budget to deliver minor schemes in order to prevent water from flowing onto the road and cause damage to residential property. Recently, many cases of this has occurred and consideration must be given to using the roads maintenance budget as a way of dealing with the worst examples. Obviously, there are implications to the residents in those places that suffer as well as to the Council's reputation. There could also be legal implications. We therefore need to provide a budget for such work.
42. **Providing Land for Burials (£682,000)** - Failing to deliver this scheme would mean that we would not have sufficient burial land in three urban areas within the county.
43. **Replacement of Housing Estate Water Pipes (£2,400,000)** - A report was submitted to the Cabinet on 7/6/16, noting that there is a responsibility on the Council to maintain unadopted water pipes that serve Council housing. This work (that would remove sub-standard water pipes), would continue in the long-term and it is estimated that this amount is needed over the plan period. Failing to do so would create a risk of legal challenge and could mean that CCG tenants would receive sub-standard supplies.
44. **Develop and Renew the Caerylchu Site (£718,000)** - There is a need to renew the building's roof and meet fire requirements to ensure that recycling and transfer activities continue.
45. **Develop the Coed Fridd Arw Waste Transfer Site (£210,000)** - Currently only a section of the site can be used under the waste treatment and recycling material licence. The exception to the rest of the site under the licence will end within a year unless a surface water management system is provided on the site.

## Gwynedd Consultancy Department

46. **Flood Prevention Schemes (£2,047,800)** - The Consultancy Department is responsible for assessing flood risk within the County and looks at ways of alleviating the risks. There are a number of schemes where an application could be made for grant aid to undertake alleviation works but that would depend on match funding from the Council. The schemes under consideration and the risks protected are:-
- **Aberdyfi Quay** - a structure that protects the area behind property from erosion and maintains a number of quay services in Aberdyfi
  - **North Promenade, Barmouth** - This is in order to release an investment of £1.6m to protect 200 properties from flooding.
  - **Viaduct Gardens, Barmouth** - This is in order to release an investment of £1.6m to protect 50 properties from flooding and would also assist with the long-term strategy of sand management in the town.
  - **Crugan Beach, Pwllheli** - This money will release an investment of £2m to protect 200 houses in Pwllheli.
  - **Repairing and upgrading drainage system at Hirael, Bangor** - Assist the long-term strategy and provide flood protection in the Hirael area in Bangor. Protect up to 120 homes and key infrastructure.
  - **Fordd y Traeth, Y Felinheli** - This would release an investment of £800k to prevent flooding to 33 houses.

## Renewal Shemes

47. **Vehicle Fleet (£2,037,000)** - A number of Council services utilise vehicles in order to deliver their services, and whilst some departments have renewals funds to replace those vehicles when that needs to be done, others are dependant upon the capital budget to replace them. The amount shown here is the amount which will be required to replace vehicles over the next 10 year period.
48. **Information Technology Equipment (£7,215,360)** - In the same way, the use of information technology is now key for all Council services, and this resource needs to be replaced when it comes to the end of its life. This sum is the amount required to fund that replacement programme over the 10 year timeframe of the Plan.

## **PART B – SCHEMES WHICH WILL HAVE TO BE UNDERTAKEN BY OTHER MEANS**

49. **Education Department - Complete the review of education organisation in Bangor. (£6,370,000)**
50. The Council and Welsh Government is already investing £12million in Band A of the Welsh Government's 21st Century Schools Programme in the primary sector in Bangor. This further investment in Band B that would see the Welsh Government funding 65% of the total cost of the scheme of £18.2m and is key in order to build on, and complete, the work of investing in education in the Bangor area.
51. However, in view of the financial constraints which we face; the resources required in order to undertake the Education schemes noted in paragraphs 18-20 of this Plan restraints and the comparative priority given to this scheme against other schmes, we need to consider other ways of delivering it.
52. There is a possibility that the cost of undertaking the post-16 scheme noted in paragraph 18 above could be less than that earmarked for it, and if so, we will divert any resources released as a result towards this scheme.
53. If there is no reduction in the cost of that scheme or if it is insufficient, if this scheme continues to be a priority for the Education Department, the scheme can be undertaken by borrowing additional moneys to do so, but that would entail the Education Department finding the revenue resources to pay the cost of that borrowing.
54. **Environment Department - Dealing with the repairs and maintenance backlog (£14,000,000) .**
55. At the beginning of our previous asset Plan, we had a £27m maintenance backlog as we had not been investing enough in the maintenance of our buildings. As a result of the expenditure earmarked in the previous plan, this amount has now reduced to £14m. To be able to deal with all condition issues identified in our buildings at present, e.g. leaking roofs, old windows, damp, kitchens and toilets in a poor condition, etc. there is a need for a greater investment than that set aside in the revenue budget which is spent to try and stop the situation getting worse.
56. This investment would meet all of the need and would avoid the risk of a building having to be closed due to a failure arising due to the historic deficit. However, it is such an enormous sum that the expenditure cannot be met if we wish to undertake the other elements of this Plan.
57. On that basis therefore we cannot give this scheme priority and will expect the

department to move funds from the revenue maintenance budget if a situation arises when a building would have to be closed for this reason.

58. In addition however, if any capital receipts are received during this Plan's lifetime which have not already been earmarked for other schemes, we will direct those capital receipts towards making inroads into the repairs and maintenance backlog. We will also start on that work by providing £600,000 of the Capital Plan's resources for that purpose.
59. **Adults, Health & Well-being Department - Grants for Empty Houses (£3,000,000)** - This investment would fund the Council's Empty Houses Scheme which brings 60+ empty houses back into use every year. Without the resource, the scheme cannot be continued. Gwynedd Council has been pioneering in the field and the housing units that are restored are recycled in order to provide accommodation for people on the housing register and the homeless. It is anticipated that reducing this investment would increase the demand on the register and the period to obtain permanent accommodation.
60. The empty homes scheme also supports first-time buyers, by offering them support to bring empty houses back into use. Expenditure on empty homes will obviously attract additional private investment within the County's boundaries. Between 2008 and 2017, it is estimated that £3.9m in Council money was spent on empty homes which led to a further private investment of £10.5m.
61. However, taking into account the sums already being allocated for the housing function in this Plan and the resources available, and knowing that there will be substantial sums available over the next 10 years to deliver the Council's Housing Strategy, we will transfer this scheme to receive consideration under the arrangements for considering the priorities for resources available to deliver the Housing Strategy.
62. **Extra Care Housing (£2,500,000)** - As noted in paragraph 31 of the Plan we intend to provide resources for one additional Extra Care Housing scheme but consideration of the second additional scheme will have to be transferred to the prioritisation process for the Housing Strategy.

**Part C - SCHEMES WHICH WILL HAVE TO WAIT TO SEE WHETHER WE CAN ADD TO THE RESOURCE AVAILABLE BEFORE WE CAN UNDERTAKE THEM**

63. **Grants to improve the condition and safety of sub-standard housing (£4,000,000)** - This investment funds schemes that improves the condition and safety of sub-standard housing. Money such as Gwynedd's contribution is used to attract match funding from external sources and to stimulate further improvements. A number of schemes administered on behalf of the Welsh Assembly are subject to the Council's match funding. It would be difficult for

the Council to attract money from Government and act and encourage restoration work without intervention and making a financial contribution. We assist vulnerable individuals that would not be able to supervise the necessary improvements themselves. The money enables the Council to give low-interest loans to applicants who would not otherwise receive assistance, and enables people to remain in their homes. The money also tops up the DFGs, which avoids the need for older and vulnerable people to receive permanent care.

64. **Replace play equipment in playing fields (£516,000)** - Without this investment, play equipment would not be replaced at the end of their operational life. During the 10 years, it is anticipated that 42 of the 131 Council playing fields would replace the play equipment and improve the safety measures.
65. **Installation of equipment to pay to use public toilets (£165,000)** - In order to facilitate the transfer of some public toilets to others, it would be desirable to install payment machines on those toilets so that those who are taking over the toilets could gain an element of income from them. Failing to do so would raise a question as to whether other organisations would be as prepared to take responsibility for them.
66. **Upgrade defective drainage system at Tremadog (£75,000)** - This money will release an investment of £500k to protect 20 houses in Tremadog.
67. **Waterloo Port, Caernarfon (£55,000)** - A scheme to protect the access to the beach below Waterloo Port in Caernarfon. The work is associated with a sea wall that is unable to hold the land back behind the cycle path. Also, to protect 8 houses from flood risk.
68. **Penpaled, Criccieth (£45,000)** - To protect the coast and four houses.
69. **Bangor Swimming Pool (£500,000)** - Currently, our fitness and "dry" sports offer is very restricted to the residents of Bangor due to a lack of suitable space in the existing building. In addition, the current design of the changing rooms restricts the number of swimming lessons we are able to offer and this leads to waiting lists. We are also open to possible challenge from protected groups via equality legislation, e.g. lack of women only changing space and restricted space for disabled people. It is also unsuitable for the users of the fitness room, e.g. open/poolside showers only.
70. **Hafan Pwllheli (£700,000)** - Hafan Pwllheli's income derives from the boat moorings located there. The pontoons and stakes at Hafan date back to the 90s and they need to be replaced. Failure to do so would lead to a deterioration in their condition and would lead to the need to remove pontoons from Hafan, thus reducing income (and therefore the profits), generated there. A reduction

in the number of customers would also be likely to affect businesses around Hafan. The need for further investment is anticipated in 2030.

71. **Neuadd Dwyfor, Pwllheli (£350,000)** - A scheme to the value of £340k has been submitted to the Welsh Government in order to make improvements to Neuadd Dwyfor - revamping the library (the project noted above), creating a joint reception, revamping the hallway and developing a space for hot drinks / Wi-Fi access and newspapers there and create an activity room. The bid was unsuccessful due to the pressure on the national fund. Without investment, the building will not be able to offer the experience that customers would expect and this could lead to a reduction in income. Investing in the building would place the Council in a much stronger position to discuss the transfer of the service with partners. Without investment, or transfer in the short/medium term, the viability of the Theatre/Cinema at Neuadd Dwyfor will be at risk and subsequently there would be implications to the Library and to the Council/community meeting spaces on the site. There would also be implications to the Council as the Theatre space in Neuadd Dwyfor is listed and the Council would be responsible for protecting it. Should Neuadd Dwyfor close, it would impact not only the service, but also the businesses in Pwllheli Town Centre and the broader area (it is a rainy day facility for tourists).
72. **Plas Ffrancon Leisure Centre, Bethesda (£100,000)** - Currently, a section of the Leisure Centre is used by Flying Start and income derives from that. Should that scheme end, the space would not be suitable to ensure that an income could be derived from and it would require some expenditure in order to return it to an use that would create income. Of course, this is dependent on whether or not Flying Start comes to an end.
73. **Improving the Lonydd Glas Recreational Network (£60,000)** - This would be a programme to update and improve signs and user information in the most widely used areas on the network. It would also provide a programme of access improvements along the network in order to facilitate greater use and improve user safety near road junctions along with undertaking a programme of fencing and protecting retaining walls where the liability rests with the Council.
74. **Adapt Pwllheli Library (£120,000)** - Work has been completed to introduce a self-service system to the Gwynedd library network in 2017/18. However, the space in Pwllheli Library restricted the service's ability to take advantage of opportunities to improve efficiency as a result of the new system. Investment is required to adapt the building and take full advantage of co-locating opportunities with the reception of the Theatre/Cinema in the building
75. **Dwyfor Leisure Centre (£75,000)** - There is an insufficient number of parking spaces on the site to cope with the number of users and they have to park on

the street or on nearby streets. The benefit of the scheme would be to improve user experience and reduce on-street parking problems for nearby residents.

76. **Adaptations to Bangor Library** - Bangor Library offers a very restricted provision of space for users considering that it is one of the main libraries in Gwynedd, one of the largest communities, and is also a University city. There is insufficient space in the current building to carry out any work to extend or partnership work with external agencies. Therefore, our ability to provide a comprehensive library service such as reading activities (Reading Clubs), health and well-being activities (information sessions, Mindfulness sessions), children's activities (story and rhyme sessions for babies, family literacy activities), is very low compared to other towns in the county. There is no opportunity to promote the library as a community information hub either, which has happened successfully in some of the other libraries.
77. If we manage to find further resources during the Plan's timeframe, we will try and undertake the schemes noted in Part C according to the rank order in which they appear above, which reflects the order in which they were placed by members during the consultation process.

## CONCLUSIONS

78. The total cost of schemes noted in Part A above and in paragraph 58 of Part B is £67m which is £5m lower than the £72m estimate we are likely to have available to us over the planning period.
79. However we need to be alive to the fact that other calls will arise during that 10 year period and it would be inappropriate for us to leave ourselves without the capability of meeting those requirements.
80. Accordingly, the £5m noted above will be retained in order to have £0.5m per annum to respond to such needs.
81. The priority to be given to any new requirement will have to be assessed against the priorities established in this Plan. If no new requirement arises, then the resource can be committed on an annual to fund those schemes which appear in Part C.
82. It also possible that further information could come to hand, be it further significant requirements; a significant adjustment in the resource available or a more detailed equality assessment which might affect the prioritisation accorded in this plan to various schemes and the Plan will periodically therefore need to be the subject of a review.

