

TAFLEN BENDERFYNIAD AELOD CABINET CABINET MEMBER'S DECISION NOTICE

PWNC/SUBJECT:

Gwerthu rhydd-ddaliad Cyn Safle Ysgol Glanadda i 'Grwp Cynefin'.

Sell the freehold interest in Cyn Safle Ysgol Glanadda to 'Grwp Cynefin'.

AELOD CABINET/CABINET MEMBER:

Cynghorydd Dafydd Meurig
Councillor Dafydd Meuring

PENDERFYNIAD/DECISION:

Bod rhydd-ddaliad yr eiddo'r safle a adnabyddir fel Safle Cyn Safe Ysgol Glanadda, Ffordd Caernarfon, Bangor, LL57 4SG (amlinellwyd yn goch ar y cynllun cyplysedig) yn cael ei drosglwyddo i 'Grwp Cynefin' ar delerau ac amodau i'w pennu gan yr Uwch Reolwr Eiddo Corfforaethol.

That the freehold of the property known as Safle Cyn Safe Ysgol Glanadda, Ffordd Caernarfon, Bangor, LL57 4SG, (edged red on the attached plan) be transferred to 'Grwp Cynefin' on terms and conditions to be determined by the Senior Manager – Corporate Property.

RHESYMAU DROS Y PENDERFYNIAD / REASONS FOR THE DECISION

Mewn achos o dan, difrodwyd yr adeilad gwreiddiol i'r fath raddau ble nad oedd dewis ond ei ddymchwel am resymau iechyd a diogelwch. Mae'r safle yn weddill i anghenion y Cyngor ar gyfer darparu gwasanaeth.

Er mwyn cyflawni ei ddyletswydd dan Adran 123 o Ddeddf Llywodraeth Leol 1972, rhaid i'r Cyngor sicrhau'r pris gorau posib wrth waredu eiddo. Gan hynny, polisi'r Cyngor yw gwaredu ar y farchnad agored fel bod gan unrhyw un sydd â diddordeb gyfle i brynu neu brydlesu. Bydd hyn yn sicrhau'r pris gorau ac yn sicrhau tryloywder. Fodd bynnag, mae rhai eiddo na fyddent oherwydd eu maint, eu natur a'u lleoliad, dim ond o ddiddordeb i un defnyddiwr yn unig. Mewn achosion o'r fath argymhellir peidio gwaredu ar y farchnad agored ond yn hytrach gwerthu neu ei osod yn uniongyrchol i'r unig brynwr neu denant tebygol drwy drafodaeth breifat. Gofynnir am ganiatâd penodol i wneud hyn ym mhob achos.

Oherwydd natur bod y safle hwn o fewn ffin datblygu Dinas Bangor fe'i hadnabuwyd fel tir addas ar gyfer datblygiad trigiannol a allai, o'i ddatblygu mewn ffordd benodol gyfrannu tuag at gyrraedd amcan polisi Adran Dai y Cyngor o ddarparu mwy o unedau llai ar rent fforddiadwy yn ardal Bangor. Bernir fod mynediad i'r Grant Tai Cymdeithasol yn hanfodol er mwyn sicrhau hyfywdra datblygiad o'r math yma, ac felly bernir mai landlordiaid cymdeithasol cofrestredig lleol yw'r unig ddatblygwyr addas. Mae caniatâd cynllunio ar gyfer datblygiad Cynefin wedi ei sicrhau eisoes, rhagwelir fod llwyddiant cais amgen yn annhebygol oherwydd ystyriaethau cynllunio.

Gwahoddwyd datganiadau o ddiddordeb gan y landlordiaid cymdeithasol cofrestredig oedd yn weithredol ym Mangor, a Cynefin yn unig ddatganodd ddiddordeb ac felly adnabuwyd Grwp Cynefin fel yr unig brynwr addas.

Ni does unrhyw fwriad gwerthu am lai na gwerth y farchnad, ac fel sydd yn arferol mewn trosglwyddiadau eiddo rhwng cyrff cyhoeddus comisiynwyd prisiad annibynnol gan y Prisiwr Dosbarth er sicrhau tryloywder.

An incident of fire caused extensive damage to the original building, leaving no options other than to demolish it on health and safety grounds. The site is surplus to the Council's needs for service provision.

In order to discharge its duty pursuant to Section 123 of the Local Government Act 1972, the Council must ensure best value when disposing of any surplus property. Therefore, it is the Council's policy to dispose on the open market ensuring that all interested parties have an opportunity to buy or rent. This will ensure that the best price possible is achieved and ensures transparency. However, there are certain portions of land that are due to their size, nature and location only of interest to one prospective user. In such cases; it is recommended that the property is not disposed of on the open market; rather that it should be sold or let to the one prospective purchaser or tenant. Particular authority is sought in each such case.

As this site is within the City of Bangor's development boundary it was identified as land suitable for residential development that, developed appropriately could contribute towards achieving the Council's Housing Department's aim of providing additional small residential units at affordable rents in the Bangor area.

It is considered that access to the Social Housing Grant is essential to the viability of such a development, and therefore considered that local registered social landlords are only suitable developers.

Planning permission for Cynefin's proposed development has already been secured; it is not considered that permission for an alternative development would be easily forthcoming due to planning issues.

Expressions of interest were invited from the registered social landlords that operate in the Bangor Area, it was only Cynefin that declared and therefore they have been identified as the only suitable purchaser.

There is no intention of disposing for less than market value, and as is usual in property transactions between public bodies an independent valuation was commissioned by the District Valuer to ensure transparency.

BARN Y SWYDDOGION STATUDOL / VIEWS OF STATUTORY OFFICERS

1. Y Prif Weithredwr/Chief Executive:-

*"Dim i'w ychwanegu.
Nothing to add."*

2. Swyddog Monitro/ Monitoring Officer:-

*"Dim sylwadau i'w hychwanegu o safbwynt priodoldeb.
Nothing to add from a proprietary perspective."*

3. Prif Swyddog Cyllid/Chief Finance Officer:-

"Nodaf fod pris y trosglwyddiad wedi ei bennu yn annibynnol gan y Prisiwr Dosbarth, ac nid oes gennyf wrthwynebiad o safbwynt priodoldeb ariannol.

I note that the price of the transfer will be set independently by the District Valuer, and I have no objections from the perspective of financial propriety."

BARN YR AELOD LLEOL / VIEW OF LOCAL MEMBER

Y Cynghorwyr / Councillors Edward Thomas Dogan (Dewi) a John Wynn Jones (Hendre) (gan fod y safle ar ffin y ddwy ward):

"Cefnogi'r gwerthiant, a'r datblygiad arfaethedig gan bod angen am y math yma o dai yn yr ardal."

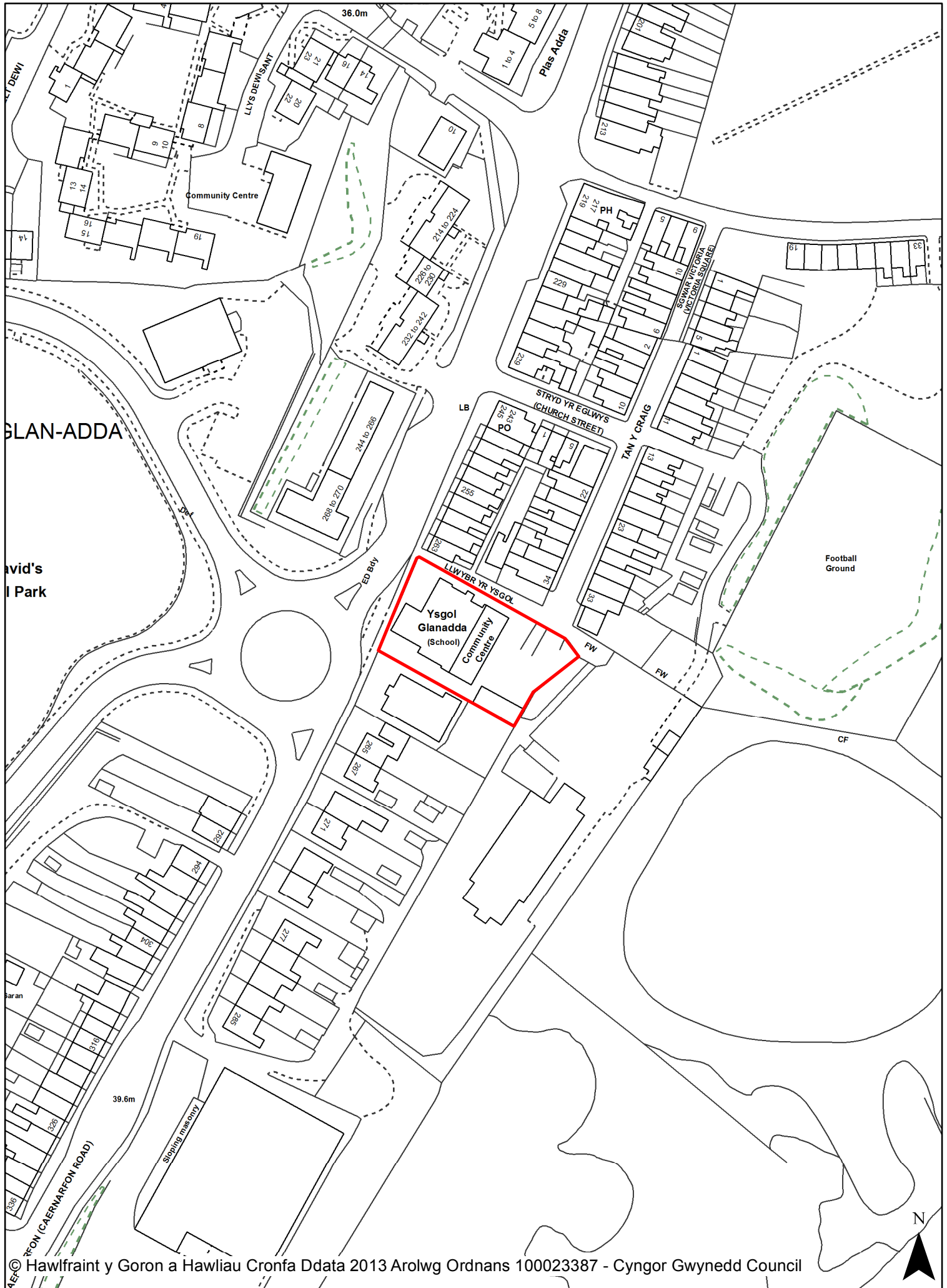
"Supportive of the sale and the proposed development as there is a need for this type of houses locally."

LLOFNOD / SIGNED



DYDDIAD/DATE

12.02.2015



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