

**TAFLEN BENDERFYNIAD AELOD CABINET
CABINET MEMBER'S DECISION NOTICE**

PWNC/SUBJECT:

Canolfan Awyr Agored Rhyd Ddu, Rhyd Ddu /
Rhyd Ddu Outdoor Pursuits Centre, Rhyd Ddu

AELOD CABINET/CABINET MEMBER

Y Cyngorydd / *Councillor* Dyfrig Siencyn (Dirprwy Arweinydd)

PENDERFYNIAD/DECISION

Awdurdodi prydlesu Canolfan Awyr Agored Rhyd Ddu i Antur Nantlle Cyf. ar delerau ac amodau i'w pennu gan yr Uwch Reolwr Eiddo Corfforaethol.

To authorise the grant of a lease of the Rhyd Ddu Outdoor Pursuits Centre, Rhyd Ddu to Antur Nantlle Cyf on terms and conditions to be determined by the Senior Manager - Corporate Property.

RHESYMAU DROS Y PENDERFYNIAD/REASONS FOR THE DECISION

Ystyriwyd dyfodol y Ganolfan Awyr Agored fel rhan o Strategaeth Asedau fabwysiadwyd 22/10/2009. Bryd hynny barnwyd y dylid gwarchod y ddarpariaeth, ond y dylid rhedeg y Ganolfan ar sail fasnachol fel nad oes galw ar gyllideb y Cyngor i'w chynnal a'i chadw.

Mae rhedeg y Ganolfan ar seiliau hunangynhaliol wedi profi i fod yn heriol iawn, ac mae – methu a chyllido gwariant cynnal a chadw ar adeilad oedd eisoes wedi dyddio wedi golygu dirywiad cyflwr, sydd wedi gwneud y Ganolfan y llai deniadol gan wneud llogiadau ac incwm yn brinnach.

Felly, yn dilyn ystyried yr holl opsiynnau a gan geisio cadw'r amcan o ddarparu Gwasanaeth o'r adeilad, anelwyd i adnabod partner i redeg y Ganolfan fuasai yn gymwys ar gyfer Grant Cyfenter i ariannu gwelliannau i'r adeilad; yn parhau i gynnig y ddarpariaeth hanesyddol i ysgolion; rhoi cydnabyddiaeth deilwng i bwysigrwydd yr eiddo i drefnadaeth Gymreig.

Yn dilyn rhaglen o ymgynghori gyda darpar bartneriaid, hysbysebwyd y cyfle i brydlesu yn eang a gwahoddwyd datganiadau o ddiddordeb. Er hynny, wedi proses negodi ymddengys mai Antur Nantlle yw'r unig ddarpar bartner.

The future of the Outdoor Pursuits Centre was considered as part of the Corporate Asset Strategy adopted 22/10/2009. It was decided that the provision should be retained, but that the Centre should be operated on a commercial basis to avoid demands on the Council's repair and maintenance budget.

Operating the Centre on a self-sufficient basis has proven to be extremely challenging and an inability to finance repair and maintenance to an already dated building has meant deterioration in condition, which has made the Centre less attractive and in turn reduced bookings and income.

Therefore, having explored all options with the objective of continuing to provide a service from the building, it was decided to seek a partner organization to operate the Centre that would; qualify for a Cyfenter grant to finance improvements to the building; continue to offer the historic provision for schools and recognize the importance of the building to Welsh heritage.

After a programme of consultation with potential partners, the opportunity to lease the property was widely advertised and expressions of interest were invited. However, after a negotiation process it has become apparent that Antur Nantlle is the only suitable partner.

YSTYRIAETHAU PERTHNASOL/RELEVANT CONSIDERATIONS

Nid yw ymgymryd â'r gwelliannau angenrheidiol i'r eiddo yn hyfyw heb fynediad i gyllid grant. Mae Grant Cyfenter sydd yn cefnogi mentrau cymdeithasol wedi ei adnabod fel ffynhonnell addas, ond golyga amodau'r grant mae dim ond Mentrau Cymdeithasol sydd yn gymwys ac felly mae dim ond Menter Gymdeithasol all fod yn bartner.

Mae amodau beichus y brydles, i gynnwys rhoi'r dewis cyntaf i Ysgolion Gwynedd a Mon logi'r eiddo am gyfnodau sylweddol o'r flwyddyn a hynny am bris ffafriol, yn golygu mae gwerth enwol sydd i'r brydles.

Nid yw'n fwriad i brydlesu'r eiddo am lai na gwerth y farchnad.

Undertaking the improvements necessary improvements to the building is not viable without access to grant funding. The Cyfenter Grant which supports Social Enterprises has been identified as a suitable funding source, however the grant conditions mean that only Social Enterprises qualify and therefore the partner must be a Social Enterprise.

The burdensome obligations of the proposed lease, to include granting Gwynedd and Mon Schools the opportunity to hire the property for a substantial part of the year at a favourable rate, means that the lease only has a nominal value.

There is no intention of leasing the property for less than market value.

BARN Y SWYDDOGION STATUDOL/VIEWS OF STATUTORY OFFICERS

1. Y Prif Weithredwr/Chief Executive:-

"Rwy'n ymwybodol o'r gwaith caled sydd wedi arwain at y cynnig sydd gerbron yma gyda'r Cyngor yn allanoli'r ased hwn i fenter gymdeithasol leol. Rwy'n cymeradwyo'r bwriad."

"I am aware of the hard work that has led to the proposal, which is to externalise the asset to a Social Venture. I support the recommendation."

2. Swyddog Monitro/ Monitoring Officer:-

"Fe nodir yn y daflen fod y penderfyniad yma yn deillio o ganlyniad prosiect i adnabod ffordd i gynnal defnydd Canolfan Rhyd Ddu mewn modd cynaliadwy. Mae'n adlewyrchu canlyniad proses gaffael briodol sydd wedi adnabod ffordd ymlaen a phartner ar gyfer gwireddu'r amcanion ynglŷn â'r ganolfan gan gynnal mewnbyn i'r Cyngor i ddiogelu'r defnydd at y dyfodol.

It is noted that this decision derives from the result of a project undertaken to identify a way of ensuring continued use of Rhyd Ddu Outdoor Pursuits Centre in a sustainable manner. It reflects the result of a proper procurement process that has identified a way forward, and a partner to deliver the objectives for the Centre whilst ensuring that the Council retains an appropriate stake to secure its use in the future."

3. Prif Swyddog Cyllid/Chief Finance Officer:-

"Gwelir fod ymdrech wedi ei wneud i redeg y Ganolfan ar sail fasnachol, ond os nad yw hyn yn gynaliadwy rwyf yn croesawu'r bwriad i brydlesu'r adeilad i'r fenter gymdeithasol. Bydd hyn yn rhoi'r cyfle i fanteisio ar grantiau addas fydd yn rhoi cefnogaeth i ymdrechion i gadw'r Ganolfan ar agor. Rwyf felly'n cefnogi'r penderfyniad a geisir o safbwynt priodoldeb ariannol.

It is seen that an effort has been made to run the Centre on a commercial basis but if this is not sustainable, I welcome the intention to lease the building to the social enterprise. This will offer the opportunity to take advantage of suitable grants that will support endeavours to keep the Centre open. I therefore support the decision sought from the perspective of financial propriety."

BARN YR AELOD LLEOL/VIEW OF LOCAL MEMBER: Cyng. Eurig Wyn (Waunfawr)

"Rwyf yn derbyn y drefn newydd a argymhellir.

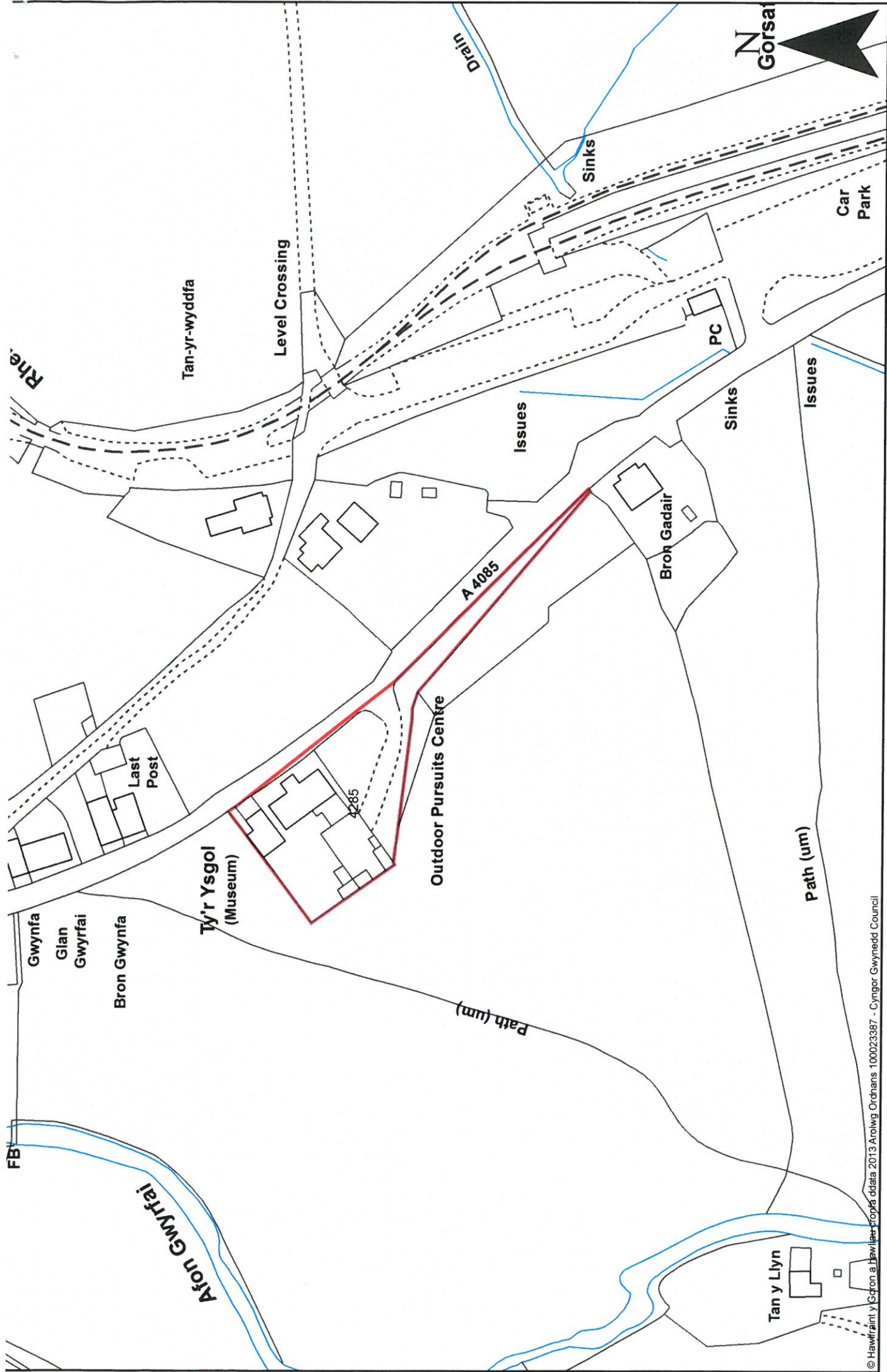
I accept the new procedures proposed."

LLOFNOD / SIGNED



DYDDIAD / DATE

11-6-15



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Canolfan Rhyd Ddu

