

**DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL
CABINET**

DATE OF DECISION 9 February 2024

DATE DECISION PUBLISHED 12 February 2024

DATE DECISION WILL COME INTO FORCE and implemented, unless the decision is called in, in accordance with section 7.25 of the Gwynedd Council Constitution 19 February 2024

Cabinet Member: Councillor Craig ab Iago, Cabinet Member for Housing and Property

SUBJECT

Freehold purchase of Tŷ Meurig, Dolgellau

DECISION

To purchase Tŷ Meurig, Dolgellau, to meet the demand of the Adults Department for a supported housing provision, in accordance with terms and conditions to be determined by the Head of Housing and Property Department.

REASON WHY THE DECISION IS NEEDED

Please see attached officer report

**DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS
APPROVED BY THE COUNCIL'S STANDARDS COMMITTEE**


None

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

Consultation with
Gwynedd Council Statutory Officers

The results of the consultations are reported upon in the attached report

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF CYNGOR GWYNEDD CABINET – OFFICER'S REPORT

Name and title of Cabinet Member(s):	Councillor Craig ab Iago
Name and title of the Report's Author:	Lowri Cadwaladr Roberts Assistant Head of Housing and Property Department
Date of Decision:	09:02:2024
Cabinet Member/s Signature:	

Subject: Freehold purchase of Tŷ Meurig, Dolgellau

Recommendation for the Decision:

To purchase Tŷ Meurig, Dolgellau, to meet the demand of the Adults Department for a supported housing provision, in accordance with terms and conditions to be determined by the Head of Housing and Property Department.

The reason for the need for a Decision:

The Adult Department have identified the need for supported accommodation in the Dolgellau area.

Tŷ Meurig is a building that offers itself to be converted into self-contained units, and buying the property, and securing investment to convert it into self-contained units, would enable the Council to provide supported accommodation for approximately 4 individuals to live independently. Subject to securing funding and planning permission, Tŷ Meurig could contribute towards the Council's ambition of supporting the residents of Gwynedd to live a full and safe life in their communities.

The Cabinet Member for Housing and Property is required to approve the purchase in accordance with the Council's Constitution dated May 2015.

Rationale and justification for reaching the Decision:

The Adult Department has a waiting list for Supported Housing locations across the county. Dolgellau has been identified as a central and convenient location to serve the Meirionnydd area.

There are no suitable properties to be converted for such use in the Councils ownership in the vicinity, and because of restrictions in terms of the nature of the town's properties and planning restrictions, we have previously failed to identify a suitable property for the development.

The size of Tŷ Meurig, as well as its location, extensive garden, and associated parking offers a unique opportunity and provides an element of flexibility. The Adult Departments' vision for Tŷ

Meurig would for its conversion to self-contained units for use by the learning disabilities service; mainly because of its convenient location in the centre of the town, and its proximity to the proposed Dolfeurig development, which could provide support and work opportunities. Currently, there are 16 individuals who could take advantage of this kind of provision in the area.

It should be noted that the Council's ability to realise the development is subject to the ability to secure funding, and planning permission for adaptation of the property, but there is a way to control this risk by not paying more than the market value for the property, enabling the Council to reclaim expenditure on the property by selling the site in the future if required.

Such opportunities are not often available, and to prevent losing this opportunity to secure a valuable development for the Dolgellau area, it is proposed to fund the purchase from the Council Tax Premium, whilst the Adults Department submit bids to the Government for grant money to fund the development.

It is inevitable that the property will stand empty for a period whilst funding sources are sought, and the Adults Department is aware of the requirement to fund the costs associated with the property from its revenue budgets during this period.

Should the bids for grant funding to realise the development prove unsuccessful, it is anticipated that the Council would not have an alternative use for the property, and therefore would move to sell the property.

There is no intention to pay more than the market value for the property.

Record of any personal interest by any Cabinet Member consulted and any dispensations approved by the Standards Committee:

None

Any consultations undertaken prior to making the Decision :

None

Chief Finance Officer – I can confirm that there is sufficient funding in the Council Tax Premium Fund to bridge the cost of this procurement, and this would be an appropriate step. As has been noted in the notice, further steps have been identified if the grant application is unsuccessful.

Monitoring Officer - Section 120 of the Local Government ACT 1972 permits the Council to acquire property for the purpose of carrying out its functions. The section extends to permitting acquisition of property notwithstanding that it is not immediately required for the function or functions. As noted in the report there is an element of risk attached to the need to secure funding for the development, and the need to secure planning permission. However, these risks have been mitigated, and the nature of the proposed use will be relevant in assessing this risk against the provisions of the Development Plan.

Local Member/s - I agree with this purchase and agree the property offers a unique opportunity, which is ideal for the Council's proposed plans.