DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	31/03/2026
DATE DECISION PUBLISHED	12/08/2026
DATE DECISION WILL COME INTO FORCE (An urgent decision, in accordance with part 14.15.2 of the Constitution, that should be excluded from the call in procedure so that the Council can meet the transfer timeline. The Chair of the Care Scrutiny Committee Chair agreed that it is an urgent matter and that a decision offered is reasonable under the circumstances)	12/08/2026

NAME AND TITLE OF THE CABINET MEMBER:

Councillor Paul Rowlinson (Cabinet Member for Housing and Property)

SUBJECT – The purchase of Bron Menai, Ffordd Bangor, Caernarfon and Elm Bank, Ffordd Siliwen, Bangor

DECISION

To approve the purchase of Bron Menai, Caernarfon and Elm Bank, Bangor shown outlined in red on the attached plan, (including a commitment to agree a management fee for a period of 5 years to the current owners of the sites) in accordance with terms and conditions to be determined by the Head of Housing and Property.

REASON WHY THE DECISION IS NEEDED

Please see attached Officer Report.

Appendix 1 cannot be released as it contains exempt information in accordance with Paragraph 14 of Schedule 12A of the Local Government Act 1972.

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
Cyngor Gwynedd Statutory Officers and Local Members.

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

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

(An urgent decision, in accordance with part 14.15.2 of the Constitution, that should be excluded from the call in procedure so that the Council can meet the transfer timeline. The Chair of the Care Scrutiny Committee Chair agreed that it is an urgent matter and that a decision offered is reasonable under the circumstances)

Name and title of Cabinet Member(s):	Councillor Paul Rowlinson
Name and title of Report Author:	Lowri Roberts – Assistant Head of Housing and Property Department
Date of Decision:	31/03/2026
Cabinet Member Signature:	Paul Rowlinson

Subject: The purchase of Bron Menai, Ffordd Bangor, Caernarfon and Elm Bank, Ffordd Siliwen, Bangor

Recommendation for the Decision:

To approve the purchase of Bron Menai, Caernarfon and Elm Bank, Bangor shown outlined in red on the attached plan, (including a commitment to agree a management fee for a period of 5 years to the current owners of the sites) in accordance with terms and conditions to be determined by the Head of Housing and Property.

Reason why Decision is needed:

The Council has adopted a Housing Action Plan (HAP) which aims to ensure that the people of Gwynedd have access to a suitable quality home that is affordable, which improves their quality of life, in alignment with one of the Council's main priorities.

Approving these purchases and related management agreement would enable the Council to meet its statutory duty in relation to accommodating individuals facing homelessness, while delivering revenue savings.

Reason and justification behind the Decision:

The Council has a statutory duty to provide accommodation to individuals who face homelessness, with both Bron Menai and Elm Bank currently providing private provision of this service, through usual bed and breakfast arrangements, on a cost per night basis.

The owner has agreed to sell the sites to the Council subject to a commitment by the Council to enter into a management agreement with the owner, ensuring uninterrupted continuity of service, without causing any interference to the current residents.

Purchasing Bron Menai and Elm Bank subject to a management agreement with the current owner would provide assurance that the units are available for Council purposes in meeting its statutory duties in the field of homelessness, whilst leading to savings compared to the costs of the current arrangement.

Currently, there are approximately 130 households housed in Emergency Accommodation such as B&B provision or private hotels in the Arfon area. There is a significant cost in depending on B&Bs and hotel provision, and such accommodation does not always offer the basic facilities for residents.

Bron Menai and Elm Bank offers a high level of accommodation and service, and while the Housing and Property Department have ongoing plans to develop puropse-built Emergency and Transitional Accommodation in the Arfon area, the purchase of Bron Menai and Elm Bank, committing to a management agreement and ensuring service continuity, offers the potential to realise immediate savings.

A provision which offers several units centralised in two buildings would enable the Homelessness Service to provide support to residents where needed, in order to help them sustain a social housing tenancy when an offer for a permanent home is made.

Confirmation of funding sources, and the case for purchasing is highlighted in Appendix 1, which is excluded from publication due to the commercially sensitive nature of its contents.

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

Declarations of personal interest by any Cabinet Member consulted with and any relevant dispensations approved by the Standards Committee:

None.

Any consultations undertaken prior to making the decision:

None.

Head of Finance:

I have been involved in the discussions regarding this unconventional procurement situation, and I believe that the financial risks arising from the arrangements have been properly analysed. I am satisfied that the relevant legislation has been taken into account in establishing the purchase arrangements and I have no objection to what is being proposed from the perspective of financial propriety.

Monitoring Officer:

This matter has been the subject of input from the Legal Services and we will continue to support this work. As noted in the report, the procurement aspects related to the purchase have been specifically verified. No further comments to add from a propriety perspective.

Local Members:

Councillor Huw Jones:

I am supportive of the plan for the council to buy Elm Bank for housing purposes.

Councillor Medwyn Hughes:

I agree with the intention of purchasing.

Councillor Olaf Cai Larsen

I agree for the Council to proceed with this matter in accordance with what is described above.