

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION 13 February 2026

DATE DECISION PUBLISHED 18 February 2026

DATE DECISION WILL COME INTO FORCE This Decision sheet is presented as an urgent decision, in accordance with section 14.15.2 of the Constitution, and exempted from the call-in procedure to ensure that the Council can complete the agreement within the specified timeframe. The Scrutiny Committee Chair's agreement has been received confirming that he agrees that it is an urgent matter and that the proposed decision is reasonable under the circumstances.

18 February 2026

Cabinet Member: Councillor Paul Rowlinson, Cabinet Member for Housing and Property

SUBJECT

Purchase of the Canonry, Ffordd Gwynedd, Bangor

DECISION

To approve the purchase of the Canonry, Bangor shown outlined in red on the attached plan, in accordance with terms and conditions to be determined by the Head of Housing and Property.

REASON WHY THE DECISION IS NEEDED

Please see the 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 GWYNEDD COUNCIL
CABINET**

Name and title of Cabinet Member(s):	Councillor Paul Rowlinson
Name and title of Report Author:	Lowri Roberts – Assistant Head for Housing and Property
Date of Decision:	13:02:2026
Cabinet Member Signature:	

Subject : Purchase of the Canonry, Ffordd Gwynedd, Bangor

Recommendation for the Decision:

To approve the purchase of the Canonry, Bangor shown outlined in red on the attached plan, 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.

Purchase of the Canonry would enable the Council to convert the building to provide 9 living units, relocating 9 households from emergency accommodation to transitional "meanwhile" accommodation, allowing those households to benefit from a stable, self-sufficient homes, while awaiting an offer for permanent accommodation.

Reason and justification behind the Decision:

There are currently approximately 130 households housed in Emergency Accommodation such as private B&Bs or hotels in the Arfon area. Dependency on B&Bs and hotels come at a substantial cost, and such accommodation does not always offer basic facilities for residents. While the Housing and Property Department has ongoing schemes to develop purpose-built Emergency Accommodation in the city of Bangor, there is an associated desire to develop transitional units (accommodation for a period of up to two years as a step forward from Emergency Accommodation) in order to provide an element of stability to households while they await an offer of permanent accommodation through the social housing procedure. Such a provision will enable the Homelessness Service to provide support to residents where needed, aiming to provide residents with the necessary skills to sustain a social housing tenancy when they are offered a permanent home. The Council would also benefit from an associated reduction in accommodation costs.

In the past the Canonry building has been home to a Gallery and Museum, and more recently an independent school, however the listed building has now been vacant for several years with a risk of falling into disrepair. Purchasing and renovating the property for residential purposes in accordance with planning permission which has already been approved will allow the Council to provide nine homes within a stone's throw from facilities and businesses at the heart of the City, while protecting a central and prominent listed building.

Planning permission has been approved to convert the property into 9 living self-contained units (6 x 1-bed units and 3 x 2-bed units) and based on the inspections and feasibility studies carried out on the site, no practical obstacles or unforeseen costs are anticipated in connection with converting the building for the intended use.

Confirmation of financial sources, and the case for purchase is highlighted in Appendix 1 which has been exempted from publication due to the commercially sensitive nature of the information contained within.

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

The purchase price does not exceed market value.

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 am satisfied that the funding resources for this project have been identified and that implementing this scheme will offer financial savings as well as suitable accommodation, and the Finance Department will continue to support the Housing and Property Department.”

Monitoring Officer: Nothing to add from a propriety perspective

Local Member/s:

Councillor Nigel Pickavance – I support this project. This is a vital progression for tenants of Glyn House and I hope the project will be a great success.

Councillor Dylan Fernley - I'm fully in support of this proposal to create good quality accommodation to help alleviate the housing crisis affecting many local people .

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 24 October 2025 shows the state of this title plan on 24 October 2025 at 10:13:36. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Wales Office .

Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EF.

Mae'r copi swyddogol hwn a gyhoeddir ar 24 Hydref 2025 yn dangos sefyllfa'r cynllun teitl hwn ar 24 Hydref 2025 am 10:13:36. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr. Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

