

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

**PWNC/SUBJECT: ADEILAD AR GYFER CANOLFAN IAITH YM MANGOR /
BUILDING FOR A LANGUAGE CENTRE IN BANGOR**

**AELOD CABINET/CABINET MEMBER:
Y CYNGHORYDD / COUNCILLOR DAFYDD MEURIG**

PENDERFYNIAD/DECISION :

Awdurdodi prynu adeilad ym Mangor i ddiben sefydlu Canolfan Iaith yn y ddinas ar delerau i'w pennu gan yr Uwch Reolwr Eiddo Corfforaethol / To authorise the purchase of a building in Bangor for the purpose of establishing a Language Centre in the city on terms to be set by the Senior Corporate Property Manager

RHESYMAU DROS Y PENDERFYNIAD/REASONS FOR THE DECISION:

Bu adroddiad blaenorol gerbron y Cabinet ar 19 Chwefror, 2015 pan y penderfynwyd awdurdodi cymryd lês ar adeilad penodol ym Mangor i ddiben sefydlu Canolfan Iaith yn y ddinas.

Roedd elfennau o risg ynghlwm â'r penderfyniad hwnnw ond cytunwyd bod modd cyfarch y risgiau'n ddigonol ar y pryd. Fodd bynnag, ers hynny, cododd posibilrwydd arall ar gyfer lleoliad y Ganolfan, y tro hwn gyda chyfle i brynu ac addasu'r eiddo ym Mangor (Gweithdai Menai, Lon Pobty, Bangor), gan ddefnyddio arian grant cyfalaf "Bwrw Mlaen" gan Lywodraeth Cymru.

O ystyried amryw o ddewisiadau, daethpwyd i'r casgliad gan swyddogion y Cyngor a hefyd Menter Iaith Bangor mai'r opsiwn prynu hwn oedd y dewis gorau o safbwynt gofynion y Fenter a'r angen i ddefnyddio'r arian grant cyn diwedd Mawrth 2016. Mae prynu'r adeilad hefyd yn sicrhau ased y gellir ei ddal yn erbyn unrhyw risgiau mewn modd llawer gwell na'r trefniant o sicrhau lês ar yr adeilad a oedd dan sylw yn flaenorol. Mae swyddogion yr Adran Eiddo wedi bod yn rhan o'r trafodaethau ac wedi cynnal archwiliad cychwynol o'r adeilad. Maent yn fodlon gyda'r bwriad o ran rheolaeth eiddo. Bydd yr eiddo ym mherchnogaeth y Cyngor ar y cychwyn ond bydd hyn yn cael ei adolygu wrth i waith y Fenter Iaith ddatblygu ac efallai bydd trefniant lês yn y dyfodol.

A prior report came to the Cabinet on 19th February, 2015 when it was decided to authorise taking out a lease on a specific building in Bangor for the purpose of establishing a Language Centre in the city.

There were elements of risk associated with that decision but it was agreed that it was possible to address those adequately at the time. However, since then, another possibility has arisen, this time with the purchase and adaptation of a property in Bangor (Gweithdai Menai, Lon Pobty, Bangor), using "Bwrw Mlaen" capital grant money from the Welsh Government..

Having considered various options, the conclusion of the Council officers and also Menter Iaith Bangor was that the purchasing option was the best one from the standpoint of the Menter and the need to spend the grant money before the end of March, 2016. Buying the building also safeguards an asset that could be set against any risks far better than the other lease option on the building considered previously. Officers from the Property Service have been part of the discussions and have undertaken an initial assessment of the property. They are happy with the intention from the perspective of property management. The property will initially be in the ownership of the Council but this will be reviewed as the work of the Menter Iaith develops and there may be a leasing arrangement in the future.

YSTYRIAETHAU PERTHNASOL/ RELEVANT CONSIDERATIONS
YSTYRIWYD OBLYGIADAU'R MEYSYDD CANLYNOL AR Y
PENDERFYNIAD

*CONSIDERATION WAS GIVEN TO THE FOLLOWING WHEN REACHING
THE DECISION*

CYLLID / FINANCE – Mae'r Tim Eiddo yn fodlon â'r pris a gytunwyd ar gyfer yr eiddo ac yn hyderus iawn hefyd y bydd modd cwblhau'r pryniant ag unrhyw addasiadau angenrheidiol o fewn cyfanswm yr arian grant sydd wedi ei ymrwymo gan Lywodraeth Cymru a'r amserlen ar gyfer gwario'r arian.

The Property Team is happy with the price agreed for the property and is also very confident that it is possible to complete the purchase within the grant moneys allocated by the Welsh Government and the timetable for spending the money.

Y CYNLLUN STRATEGOL / STRATEGIC PLAN – Mae Hybu Defnydd y Gymraeg yn un o Amcanion Gwella Cynllun Strategol y Cyngor ac, yn benodol, mae cymunedau yn Hyrwyddo'r Gymraeg yn un o'r prif brosiectau strategol yn y maes hynny. Mae Strategaeth Hunaniaith, y bartneriaeth sydd yn arwain yn y maes, wedi adnabod Bangor fel un o sawl ardal y mae'n dymuno canolbwyntio arno yn y blynyddoedd a ddaw. Bydd rôl allweddol i'r Ganolfan Iaith yn y gwaith hynny.

Promoting the use of the Welsh Language is one of the Improvement Objectives in the Council's Strategic Plan and, specifically Communities Promoting the Welsh Language is one of the main strategic projects in that field. The Strategy of Hunaniaith, the partnership that leads in this field, has identified Bangor as one of several areas that it wants to concentrate on in the coming years. The work of the Language Centre will have a key role in that work.

ASESIADAU CYDRADDOLDEB / EQUALITY ASSESSMENTS - Mae datblygiad y Ganolfan yn ceisio gwella mynediad trigolion Bangor at ddigwyddiadau cymdeithasol trwy gyfrwng y Gymraeg. Mae hygyrchedd yr

adeilad ei hun wedi ei asesu a bydd yr addasiadau i'r adeilad yn cyfarch y gofynion hynny.

The development of the Language Centre will seek to improve the Access of the residents of Bangor to social events through the medium of Welsh. The access to the building itself has been reviewed and the adaptations to the building will address those needs.

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:-

"Nodaf fod y Tîm Eiddo yn gysurus gyda chyflwr a phris yr eiddo. Bydd angen sicrhau cydymffurfiaeth o ran telerau ac amodau grant "Bwrw Ymlaen" a hefyd dilyn proses ffurfiol gyfreithiol o ran y pryniant. Rwyf felly yn fodlon gyda phriodoldeb y daflen benderfyniad.

I note that the Property Team are comfortable with the condition and price for the property. It will be necessary to ensure compliance with the requirements of the "Bwrw Mlaen" grant and also to follow the legal process with the purchase. Therefore, I am happy with the propriety of the decision notice. "

3. Prif Swyddog Cyllid/Chief Finance Officer:-

"Cadarnhaf fod arian grant digonol wedi ei ymrwymo gan Lywodraeth Cymru ar gyfer prynu'r adeilad.

I confirm that sufficient grant moneys have been committed by the Welsh Government for the purchase and adaptation of the building."

BARN YR AELOD LLEOL/VIEW OF LOCAL MEMBER

Dim sylwadau/No observations

LLOFNOD /SIGNED



DYDDIAD/DATE

22/10/15
