

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	24/09/25
DATE DECISION PUBLISHED	25/09/25
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	02/10/25

NAME AND TITLE OF THE CABINET MEMBER

Cabinet Member for: Councillor Paul Rowlinson (Cabinet Member for Housing and Property)

SUBJECT - Purchase of Tŷ Glyn, Bangor

DECISION

To authorise the purchase of Tŷ Glyn, Bangor shown outlined in red on the attached plan, on terms and conditions to be determined by the Head of Housing and Property.

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

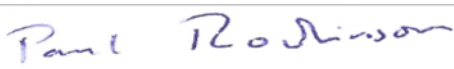
None.

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 GWYNEDD COUNCIL
CABINET – OFFICER REPORT**

Name and title of Cabinet Member/s:	Councillor Paul Rowlinson
Name and title of Report Author :	Daniel Lewis Estates Manager
Date of Decision :	24.09.2025
Signature of Cabinet Member/s :	

Subject :Purchase of Tŷ Glyn, Bangor

Recommendation for the Decision :

To authorise the purchase of Tŷ Glyn, Bangor shown outlined in red on the attached plan, on terms and conditions to be determined by the Head of Housing and Property.

Reason why Decision is needed :

The Council adopted a Housing Action Plan (HAP) in December 2020 which came into force in April 2021. The HAP incorporates a range of schemes that work towards the aim of ensuring that the people of Gwynedd have access to a suitable quality home that is affordable, and which improves their quality of life.

The purchase of Tŷ Glyn would enable the Council to relocate around 55 households from unsuitable emergency accommodation, to self-sufficient living space, and realise significant revenue savings annually. Centralising the provision in a single building would also enable officers to provide appropriate supervision and guidance to these residents whilst supporting them to live independently, as part of the community.

Reason and justification behind the Decision :

There are currently around 130 households housed in Emergency Accommodation provision such as B&B or private hotels in the Arfon area. Such accommodation does not always offer basic facilities such as the provision of a kitchen to prepare meals or en-suite bathrooms. In addition, the current emergency accommodation provision is spread across the City of Bangor, and more broadly, making it challenging to provide suitable support to the households located in the area.

Tŷ Glyn in its current form provides 60 standard self-contained living units. With minor modifications, Tŷ Glyn could offer the potential to house around 56 local households facing homelessness in standard self-contained units.

That would reduce the Council's reliance on unsuitable emergency accommodation, enable the Council to house the people of Gwynedd in standard and safe accommodation while waiting for permanent housing, and lead to a reduction in costs. Centralisation of provision would also enable the Homelessness Service to provide suitable support to households to live independently where necessary, with the aim of ensuring that they have the necessary skills to move into a permanent home.

We have received confirmation that planning permission is not required to accommodate the change in use of the building, and initial feasibility work has already been prepared to identify the minor modifications that will need to be addressed to ensure effective site management. On the basis of the feasibility work, it is not anticipated that there will be any practical hurdles or unusual costs associated with the adaptation of the site for the intended use.

Further to approval of the recommendation it is inevitable that the site will stand vacant for a period while the modifications to systems etc are being addressed, and of course costs associated with the property will be incurred during this period.

Funding from the Council Tax Premium on second homes has been identified to cover these costs, along with the cost of the purchase and associated adjustments.

There is no intention to pay more than 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 can confirm that the Council Tax Premium Fund is an appropriate funding source for this purchase which meets the objectives of the fund, and that there are adequate resources in the fund to allow the purchase to proceed.

Monitoring Officer;

No comments to add from a propriety perspective.

Local Members:

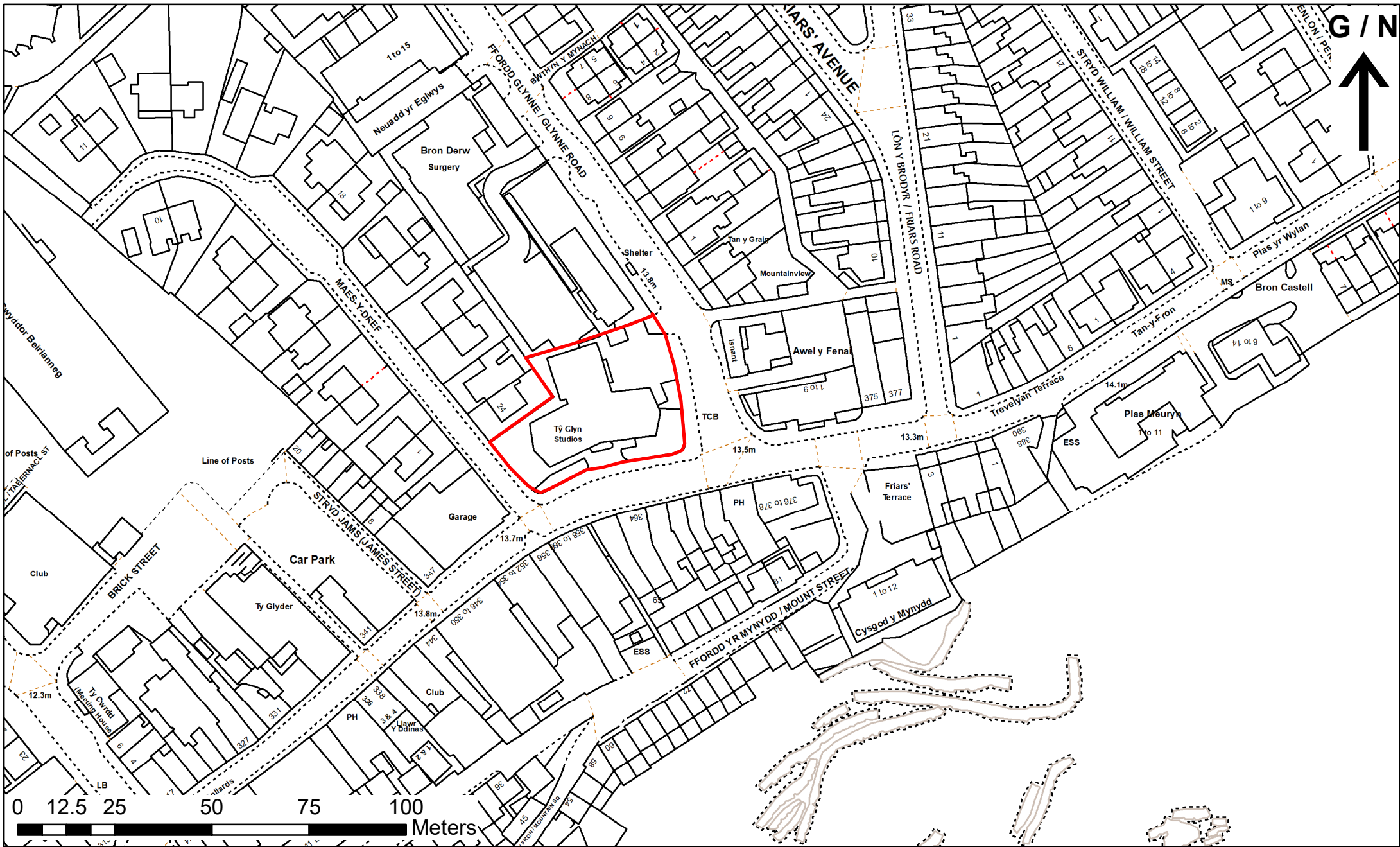
Councillor Dylan Fernley:

I am in favour of the purchase provided all necessary resources will be allocated to ensure the effective running of the project. This should include adequate support to enable the residents to live independently as part of the wider community, together with 24-hour on-site presence.

Councillor Nigel Pickavance:

I support the project in general, however I have received a number of concerns from the community to which I have a responsibility to support and represent. To address these concerns, it is essential to ensure 24-hour on-site presence, and

certainty that people with a connection to the Bangor area can benefit from the project.



Cynllun: **Tŷ Glyn, Bangor**
Plan:

Graddfa / Scale @ A4:
1:1,250

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Dyddiad:
Date: 01/09/2025