



# Ymgynghoriaeth Gwynedd Consultancy (YGC) Department



The Gwynedd Consultancy Department fulfils the Council's statutory roles in the fields of Flood Risk and Building Control. The remainder of the Department's work involves providing a commercial advisory service to internal and external clients, specialising in engineering or construction projects.

## Flood Risk



We achieve our statutory duties as the Lead Local Flood Authority (LLFA) for Gwynedd, following the principle of long-term planning to reduce the risk of floods to Gwynedd communities.

In the future we will develop our work further in these 3 critical areas:

### Planning for Investment

A duty under the Flood and Water Management Act (FWMA) is to investigate flood events which are reported to us – since the implementation of the Act in 2010 Gwynedd Council have investigated on average 42 incidents of internal flooding a year.

We also keep a database of near-misses and any flood related concerns raised by the residents of Gwynedd, where we aim to assist with solutions. We aim to respond to these in the shortest possible timeframe.

Collecting this information enables us to build a picture of local flood risk across Gwynedd, which is the basis of our flood risk management plan. Grant aid applications are subsequently made to Welsh Government to investigate and manage flood risk in the areas of most concern.

Similarly, we invest in the coastal areas that are most under threat of coastal erosion in order to try to manage the risks that face them. Current investment includes coastal defence in Borth y Gest, river defence works in Llanberis, and these schemes will reduce the risk to approximately 150 people.

### Asset Maintenance

We are responsible for the upkeep of 129 coastal structures extending along 19km of defended coastline and, and also 40 structures which control the risk of flooding from ordinary watercourses.



**19 km**  
coastal defences are  
maintained

The inspection and maintenance of these assets is essential in protecting hundreds of homes, businesses and critical infrastructure in communities throughout Gwynedd. We are able to give a snap shot at any one time of the most vulnerable areas in Gwynedd.

We also maintain a coastal monitoring programme to identify changes to the coastline as a consequence of climate change, which could affect our coastal communities in years to come. Each asset is given a condition score between 1 and 5, and a target condition is set for each asset, our aim is that every asset in Gwynedd is to meet its target condition score.

## Regulation

As LLFA Gwynedd Council have a regulatory role to prevent development and activities that could contribute to flood risk. These primarily include:

- Approving and adopting sustainable drainage systems for new developments that will control the risk of surface water from new developments. This is a new statutory duty that will be developed over the next few years, adopting and approving applications in a timely manner will assist the applicant and the planning process.
- Ensuring that any work carried out within an ordinary watercourse has the least possible impact on flood risk and the environment. We respond to 40 construction applications per year on average, with the statutory response time being 28 days, however we aim to approve these as soon as possible.





## Building Control Unit



**We work with the public and partners in order for our communities to have safe buildings that are in keeping with the latest technical requirements.**

Building work must be completed in accordance with the specific requirements of Building Regulations. This is important and valuable to the people of Gwynedd, as it will ensure that any building work is safe and is of the required standard.

### Customer Satisfaction (score out of 10)

2014-15	2015-16	2016-17	2017-18
			
<b>8.7</b>	<b>9.1</b>	<b>9.3</b>	<b>9.6</b>

We aim to go beyond the statutory requirements by providing a Building Control service which is customer-centred, by offering advice, technical support, planning assessments and site inspections for every type of construction work.

In terms of dangerous buildings, we offer a 24-hour service to ensure that the health and safety of Gwynedd residents is safeguarded from dangerous buildings and structures.

For Full Planning applications, the Building Control service aims to inspect the plans within 15 working days, with the decision being released as soon as possible. In order to approve the application (first decision), the Building Control officers offer to work with builders and architects in order to improve the standard of the application.

In future, we will develop our work further in these fields:

- Customer satisfaction survey questionnaire.
- Number of days to check full planning applications
- Percentage of full plans approved/conditionally approved (First Decision).
- Dangerous Structures – time taken to make building/site safe to members of the Public.

## Consultancy Services



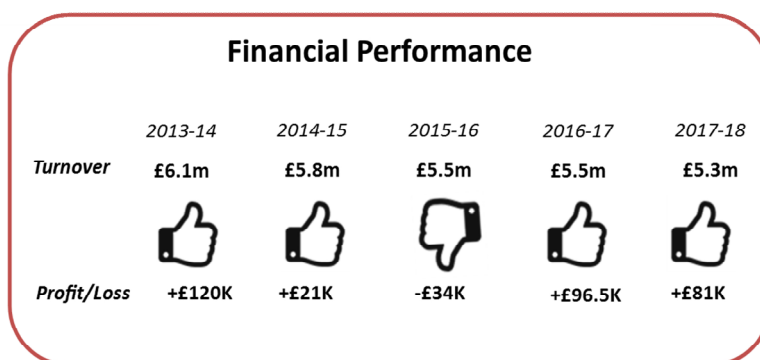
**We design and manage projects relating to roads, structures, buildings, etc. in Gwynedd and throughout Wales, creating and maintaining quality jobs across the County, and contributing towards Gwynedd Council costs.**

The costs of running the Consultancy Service are earned through client fees which, in turn, contribute towards the remainder of the costs of Gwynedd Council, by contributing towards financial overheads and targets.

### Consultancy Services Operational Structure

Gwynedd Consultancy deals with each piece of work as an individual project, whichever Unit the work derives from. This means that individuals from any Unit across the organisation can act as leader or members of the project team to ensure success.

Through our Consultancy Services, we create local professional jobs that would not be available in the County otherwise. The Consultancy Services have to operate through innovative and sustainable methods, in addition to being competitive in price.



### Highways, Construction and Building Units

We carry out project management work which includes designing, and environmental and geographical needs.

### Water and Environment Unit

The Unit works on designing coastal structures and flood prevention plans.

Gwynedd Council can attract funding for this work by gaining significant grants.

### Business Unit

We serve and support all units within the Department, and implement the required processes to sustain the business.

#### **In future, we will develop our work further in these fields:**

- Continue to compete for work in 2019/20 in designing roads, bridges and projects in order to support the Council's financial benefit and maximise the profit by £107k.
- Assist AECOM to deliver the upgraded A5025 from Valley to Wylfa Newydd.
- Employ six new staff members.