

ISLE OF ANGLESEY COUNTY COUNCIL

Minutes of the extraordinary meeting held on 30 March 2015

- PRESENT:** Councillor Vaughan Hughes (Chair)
Councillor Jim Evans (Vice-Chair)
- Councillors Lewis Davies, Richard Dew, Jeff Evans, John Griffith, Kenneth P. Hughes, Trefor Lloyd Hughes, Victor Hughes, W.T. Hughes, Llinos M. Huws, R. Llewelyn Jones, R. Meirion Jones, Alun Mummery, R.G. Parry, OBE, Dylan Rees, Alwyn Rowlands, Ieuan Williams.
- IN ATTENDANCE:** Chief Executive
Director of Community
Head of Function (Council Business)/Monitoring Officer
Head of Democratic Services
Head of Housing Services
Business Manager (Housing Services) (NM)
Committee Officer (ATH)
- APOLOGIES:** Councillors Ann Griffith, D R Hughes, A M Jones, Carwyn Jones, G O Jones, H E Jones, Raymond Jones, Richard Owain Jones, J A Roberts and Nicola Roberts

The Chief Executive reported that this extraordinary meeting of the Council had been convened by the Chair of the Council under the provisions of the Constitution, subsequent to the confirmation by the Welsh Government of additional Social Housing Grant funding for the development of 10 homes on the a Council owned site adjoining Bryn Paun, Llangoed. The additional funding has been allocated at the end of the financial year and must be claimed before 31 March, 2015 at the latest.

1. **DECLARATION OF INTEREST**

Councillor Lewis Davies sought clarification whether having been involved with the Bryn Paun development as a Local Member, he needed to declare an interest in the matter.

The Monitoring Officer confirmed that his involvement in that capacity did not create an interest.

No other declaration of interest was received.

2. EXCLUSION OF THE PRESS AND PUBLIC

It was resolved under Section 100(A)(4) of the Local Government Act 1972 to exclude the press and the public from the meeting during the discussion on the following item on the grounds that it involved the disclosure of exempt information as defined in Schedule 12A of the said Act and in the Public Interest Test presented.

3. SOCIAL HOUSING DEVELOPMENT – LAND ADJOINING BRYN PAEN, LLANGOED

The report of the Head of Housing Services which set out the background to the identification of Bryn Paun, Llangoed as a potential social housing development site and the considerations involved in advancing the scheme was presented for the Council's consideration.

The Portfolio Holder for Housing and Social Services confirmed the Council's success in securing the additional Social Housing grant funding from the Welsh Government and referred to the recommendations of the report to progress the matter.

The Head of Housing Services reported that the original objective for the site in 2012 was to implement a proposal to meet the needs for affordable homes in communities by developing a model where the land value is used as the subsidy to achieve affordability. The Rural Housing Enabler identified the need for affordable homes in Llangoed which has since been supported by the Community Council and a potential development site adjoining Bryn Paun which was owned by the Housing Services was identified. North Wales Housing was chosen to work in partnership with the Housing Services to develop the scheme. The Officer referred to issues which have had to be addressed in the intervening 3 years and confirmed that a viable development for 10 homes has since been worked up by North Wales Housing in partnership with the Housing Services. The development layout has been agreed and full planning permission obtained. The scheme was prioritised for the Additional Social Housing Grant Bid because having full planning approval and agreed development cost it was ready to commence and qualified for consideration. The award of the additional allocation enables the development of these much needed homes as a bonus to the annual Grant Allocation which has been reducing over recent years. The Officer referred to the financial considerations involved in the scheme, and she confirmed that since the drafting of the report an independent valuation report on the land value has been received.

Councillors Lewis Davies and Alwyn Rowlands as Local Members welcomed the award of the additional grant funding and acknowledged the work and efforts expended in bringing the scheme to fruition.

It was resolved unanimously –

- **To approve the disposal of the Housing Revenue Account site adjoining Bryn Paun, Llangoed, to North Wales Housing at a price reflecting social**

housing purposes, which will be evidenced by an independent valuation report.

- **To approve the disposal of the site to North Wales Housing for the development of 10 social housing rented homes due to the additional Social Housing grant becoming available.**

**Councillor Vaughan Hughes
Chair**