

# THE EXECUTIVE

## Minutes of the meeting held on 19 December 2016

- PRESENT:** Councillor Ieuan Williams (Chair)
- Councillors Richard Dew, Kenneth Hughes, Aled Morris Jones, H. Eifion Jones, Alwyn Rowlands
- IN ATTENDANCE:** Chief Executive  
Assistant Chief Executive (Governance and Business Process Transformation)  
Assistant Chief Executive (Partnerships, Community and Service Improvement)  
Head of Function (Resources) and Section 151 Officer  
Head of Learning  
Head of Service (Highways, Waste and Property)  
Head of Democratic Services  
Project Director (Major Projects) (AR)  
Housing Services Technical Services Manager (DR)  
Housing Strategy and Development Manager (LR)  
Committee Officer (ATH)
- APOLOGIES:** Councillor J A Roberts
- ALSO PRESENT:** Councillors Ann Griffith, John Griffith, Trefor Lloyd Hughes, Llinos Medi Huws, R. Meirion Jones, Alun Mummery, Nicola Roberts.
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### 1 **DECLARATION OF INTEREST**

Councillor Richard Dew declared a personal and prejudicial interest with regard to item 9 on the agenda.

### 2 **URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HIS APPOINTED OFFICER**

None to report.

### 3 **MINUTES**

The minutes of the previous meeting of the Executive held on 28th November, 2016 were presented for confirmation.

**It was resolved that the minutes of the previous meeting of the Executive held on 28th November, 2016 be confirmed as correct.**

#### **4 THE EXECUTIVE'S FORWARD WORK PROGRAMME**

The report of the Head of Democratic Services incorporating the Executive's Forward Work Programme from the period from January to August, 2017 was presented for the Executive's consideration.

The Head of Democratic Services reported that item 26 (Interim Homeless Strategy) scheduled for consideration at the Executive's 20th March, 2017 meeting is new to the Work Programme. Item 18 (Annual Equality Report 2015/16) and item 31 (Welsh Language Standards Annual Report) are included as additional items on the Work Programme being decisions that are delegated to the relevant Portfolio Members; they are scheduled to be made in March and in June, 2017 respectively.

**It was resolved to confirm the Executive's updated Forward Work Programme for the period from January to August 2017 as presented.**

#### **5 TREASURY MANAGEMENT STRATEGY STATEMENT 2017/18**

The report of the Head of Function (Resources) and Section 151 Officer incorporating the Treasury Management Strategy Statement for 2017/18 was presented for the Executive's consideration.

The Portfolio Member for Finance reported that the Treasury Management Strategy Statement was scrutinised by the Audit and Governance Committee at its meeting held on 6th December, 2016. The Portfolio Member said that the TM Strategy for 2017/18 has not fundamentally changed from that in effect during 2016/17 and similarly advocates an approach considered likely to yield the best value in the current economic circumstances based on using internal cash balances to avoid new external borrowing due to the fact that medium term investment rates are expected to continue to be below long term borrowing rates.

**It was resolved –**

- **To note the contents of the covering report.**
- **To endorse the contents of and the assumptions and proposals made within the Treasury Management Strategy Statement (including the Prudential and Treasury Management Indicators) for 2017/18 as at Annexe A to the report.**
- **To forward the Statement to the County Council without further comment.**

#### **6 TREASURY MANAGEMENT MID YEAR REVIEW 2016/17**

The report of the Head of Function (Resources) and Section 151 Officer incorporating the mid-year review report of treasury management activity for 2016/17 was presented for the Executive's attention.

The Portfolio Member for Finance reported that the mid-year review report was scrutinised by the Audit and Governance Committee at its meeting held on 6<sup>th</sup> December, 2016. The Portfolio Member said that the prospects for interest rates

remain low and the position remains largely unchanged from that of six months ago. Although consideration has been given to the possibility of debt rescheduling, taking this course of action has been discounted for now because the cost of debt repayment is more than the Council would save in interest due to the early repayment premiums imposed by the Public Works Loan Board.

**It was resolved to accept the Treasury Management Mid-Year Review report 2016/17 and to forward it to the County Council without further comment.**

## **7 COUNCIL HOUSING GARAGES**

The report of the Head of Housing Services regarding the treatment of the Council's garage stock was presented for the Executive's consideration.

The Portfolio Member for Housing and Social Services reported that the Housing Service manages a stock of 764 garages. A review of the garages was undertaken in the first half of this financial year and a subsequent detailed survey of all garages deemed to be in fair or poor condition showed that the condition of the pre-fabricated concrete garage units are generally in an advanced state of disrepair in comparison with those built of traditional masonry construction and are recommended for demolition. In addition, a number of the more traditional garages are also recommended for demolition due to structural distress or advanced disrepair.

The Housing Services' Technical Services Manager said that while it is envisaged that the land released by the demolition of the garages will primarily be used to improve parking provision, paths and amenity areas on the Council's estates, as part of the demolition process careful consideration will be given to whether the vacant land offers opportunities for alternative use such as affordable housing developments. The Finance Service has confirmed that the scheme presented is affordable.

The Executive welcomed the proposed overhaul of the Council's garage stock and noted that the scheme carries a potential for developing affordable housing. The Executive also noted that all investment requirements associated with this proposal will be borne by the Housing Revenue Account. The Executive sought assurance that the proposed demolition of each of 33 blocks will be subject to consultation with local residents as well as the relevant Local Members and that the feedback received will inform the decisions taken as to the use of the land.

The Housing Technical Services Manager confirmed that residents and Local Members will be consulted with a view to agreeing on plans for future use of the land released. Likewise, the Portfolio Member for Housing and Social Services said that the view of tenants and Local Members will be sought and that the scheme will also seek to balance the need for parking and amenity provision with that for affordable housing.

**It was resolved –**

- **To approve the demolition of 33 garage blocks and associated expenditure.**

- **To delegate authority to the Head of Service (Housing) to consider the disposal of garage assets when disposal is deemed to be the most appropriate course of action.**

## **8 GYPSY AND TRAVELLER SITES**

The report of the Head of Housing Services outlining the progress to date in relation to the development of gypsy and traveller sites was presented for the Executive's consideration.

The Portfolio Member for Housing and Social Services said that the report explains the work undertaken since the Executive gave approval to proceed with preliminary site investigations at Penhesgyn and Star at its meetings on 31 May and 25 July, 2016 respectively. The report also provides an update on the land acquisition position and seeks approval in principle for the use of Compulsory Purchase Orders in circumstances where land necessary for the development of the gypsy and traveller accommodation cannot be secured by negotiation. The Portfolio Member highlighted that the Council is statutorily required to identify suitable sites for gypsy and traveller accommodation.

The Housing Technical Services Manager said that Capita has been appointed as consultants tasked with delivering the gypsy and traveller accommodation sites; the consultancy service being provided involves a range of undertakings as referred to in paragraph 2.4 of the report including preparation of site design and planning applications. Key project milestones have been identified and the project will be split into five principal stages as per paragraph 2.5 of the report.

The Assistant Chief Executive (Governance and Business Process Transformation) confirmed that the Anglesey and Gwynedd Joint Gypsy and Travellers Accommodation Needs Assessment, 2016 which was presented to the Executive in February, 2016 has now been approved by the Welsh Government.

Councillor R. Meirion Jones having requested to speak on this matter referred to the Council's resolution from its meeting on 25th July, 2016 to carry out further investigation of Site 1 (strip of land between A55/A5 between Llanfairpwll and Star Crossroads) to confirm its suitability and to further assess any safety or technical risks posed by this site, and he pointed out that the project management specification and timeline as at paragraph 2.5 do not factor in any decisions that may arise or have to be taken as a result of the investigation of these matters. The minutes of the Council's meeting on 25th July, 2016 make reference to a number of concerns that were raised during the debate on this issue including for example potential flooding problems, health and safety and impact on tourism in the area. Councillor R. Meirion Jones said that he was keen to ensure that the concerns raised are properly examined and a full assessment carried out before the project progresses to the next stage, that costs are clearly documented at each stage of the project and that a Local Member is invited to serve on the Project Board.

The Housing Technical Services Manager confirmed that Capita Consultants have been appointed to look into the range of factors which might influence whether or not the site is suitable; should there be any specific reason why development

cannot take place then the next stage of the project would not go ahead. The specialised work to assess the suitability of the site is currently ongoing and will continue into January; the outcome of this investigatory work will determine whether or not a planning application can be made.

The Assistant Chief Executive (Governance and Business Process Transformation) confirmed that she was happy to discuss the inclusion of a Member of the Executive as well as a Local Member as members of the Project Board.

**It was resolved –**

- **To note progress since the Executive's approval to proceed with preliminary site investigations at Penhesgyn and Star and proposed key milestones for project delivery.**
- **To approve in principle, the use of Compulsory Purchase Order(s) in order to secure land essential for the development of Gypsy and Traveller Accommodation in the event that Officers are unable to secure the same by negotiation.**

## **9 SCHOOL MODERNISATION - LLANGEFNI AREA**

The report of the Head of Learning setting out the outcome of the non-statutory consultation on the reconfiguration of primary school education provision in the Llangefni area was presented for the Executive's consideration.

*Having declared a prejudicial interest in this matter, Councillor Richard Dew withdrew from the meeting for the discussion and determination thereof.*

The Portfolio Member for Education reported on the background to the matter, the stakeholder consultation events held and the recommendation for moving ahead based on a detailed analysis of the range of options that were put forward as possibilities. The Portfolio Member commended the report to the Executive.

The Head of Learning reported that an informal consultation process with parents, governors, and staff of the six affected schools in the Llangefni area was held in the period from 3 October to 13 November, 2016. Local Councillors, the Welsh Government and other stakeholders were also consulted. The main drivers for change are set out in section 2 of the non-statutory consultation report and while reducing the number of empty places in primary schools has been a leading factor for schools in other areas of the Island which have undergone or are undergoing a modernisation process this does not hold true for Llangefni where there is a shortage of primary school places. This accounts for why permission has been granted to place Llangefni in Band A rather than in Bands B or C of the 21st Century Schools Scheme. The Officer referred to the substance of the responses from each of the six schools the greater percentage of which has come from Ysgol Bodffordd and from Ysgol Talwrn. A petition by parents of pupils at Ysgol Talwrn has also been received via the full Council meeting on 15 December, 2016. Among the issues highlighted in the stakeholder response were the advantages of smaller schools; the centrality of smaller schools in community life; the importance of the schools to the Welsh language in the area and the community use of the school

buildings. Additionally young people from the Llangefni area were given the opportunity to put their views on the school modernisation proposals for the area and did so in an hour long session on 24th November, 2016. Their comments are summarised in section 11 of the report.

The Officer referred to the methodology used to evaluate the range of options and she outlined the criteria against which the options were assessed and scored. Two principal options – Options A and B in the report have emerged from the options analysis process and these are being proposed as the basis on which to undertake the formal, statutory consultation process on the reorganisation of primary education in the Llangefni area.

Councillors Dylan Rees and Nicola Roberts both addressed the Executive as Local Members. The former referred to the need to reduce the number of empty places as one of the main drivers of primary school reorganisation on the Island which he emphasised is not an issue in the Llangefni area where the opposite is true; he said that both Options A and B involve the closure of Ysgol Bodffordd and Ysgol Talwrn which the parents of pupils at the two schools strongly oppose as attested to in the report. Councillor Dylan Rees said that he hoped the Authority would prove itself to be the listening authority it says it is by taking into account the views expressed through the informal consultation process. In addition, the Welsh Government's Minister for Education has recently announced new rules setting out a presumption against the closure of rural schools in Wales. Councillor Nicola Roberts (who cited an interest on the basis of her daughter's attendance as a pupil at Ysgol y Graig) acknowledged the need to review primary education provision in the Llangefni area and said that the shortage of school places in the area needs to be resolved especially in light of added pressure from new housing developments. She sought clarification of the pupil numbers in the Officer's report which she said differed from those issued in the reports by the schools. Councillor Nicola Roberts referred also to the announcement by the Welsh Government's Communities and Children's Secretary regarding the introduction of a scheme to provide 30 hours per week of free childcare for working parents of 3 and 4 year old children in Wales for which Anglesey will be one of the test authorities. She highlighted the fact that currently, the Authority cannot incorporate nursery provision within its school reorganisation plans because the method for assessing a school's capacity does not allow authorities to take into account nursery school pupils only pupils of statutory school age. In light of the childcare scheme and the implications for capacity and provision in future she asked Officers to consider taking this issue up with the Welsh Government. She further made reference to the Safe Route to School scheme and sought assurance that the scheme will remain viable following the reorganisation of primary schools in the Llangefni area.

The Head of Learning said that the Authority is required within its plans to take into account the number of pupils in its schools as reflected in a census which is taken in January and provides a snapshot of pupil numbers at that time. She confirmed that school reorganisation plans are accompanied by a comprehensive traffic assessment which looks at the travel impact of reorganisation proposals on groups of children especially from a safety perspective. The Officer confirmed that the Authority had received support from the Welsh Government to implement the childcare pilot scheme and said that she would raise the issue of including nursery

school pupil numbers in capacity calculations with Welsh Government Officials. The Leader said that the Portfolio Member for Education could also raise the matter by letter with the Welsh Government's Minister for Education.

Councillor Llinos Medi Huws spoke to welcome the consultation with young people in the Llangefni area and said that she hoped this would be replicated not only in the formal consultation process regarding the reorganisation of primary schools in the Llangefni area but would also become a characteristic of consultation and engagement on future transformation plans.

The Head of Function (Resources) and Section 151 Officer while acknowledging that a number of factors need to be considered in coming to a determination on the model of primary school education provision in the Llangefni area emphasised that any plan needs to be affordable given that Welsh Government will only be contributing 50% of the costs with the Authority expected to fund the remaining 50%. A report on the affordability of the 21st Century Schools Scheme will be presented to the Executive in the New Year.

The Chief Executive drew attention to the fact that the school modernisation programme also seeks to ensure improved standards, consistency of education provision and equal opportunities for all pupils and while such decisions are not easy to make there are many factors in the equation.

The Executive considered and noted the information presented as well as the representations made.

**It was resolved to authorise Officers to proceed to the formal or statutory consultation process when they consult on Options A and B as described in the report.**

**10 IMPROVEMENT WORKS TO THE HIGHWAY BETWEEN A55 J3 AND WYLFA NEWYDD ALONG THE A5 AND A5025**

The report of the Head of Service (Highways, Waste and Property) regarding improvement works to the highway between the A55 J3 and Wylfa Newydd along the A5 and A5025 was presented for the Executive's consideration.

The Project Director (Major Projects) reported that the Executive has previously authorised preparatory steps to be taken in relation to the making and serving of Compulsory Purchase Orders (CPOs) to progress highway improvement works as part of the development of Wylfa Newydd, and that this report now seeks the Executive's approval to make, serve and implement such Orders to move forward with the A5025 works. Prior to that, an Indemnity Agreement needs to be completed. The Officer referred to the CPO plans attached to the report showing the extent of the land required, and he drew the Executive's attention to the fact that as the scheme progresses, minor amendments may be required to the plans shown. The Executive recognised and accepted this.

**It was resolved to authorise the Head of Service (Highways, Waste and Property) –**

- Following completion of the Indemnity Agreement, to make and serve CPO(s) under sections 239, 240, 246, 250 and 260 of the Highways Act 1980 and the Acquisition of Land Act 1981 and all other powers considered by the Head of Service to be necessary in relation to the making and serving of CPO(s) in respect of all or part of the land outlined in red on the CPO plans at Appendix 1 to the report and such other land as may be considered necessary to deliver the A5025 including any mitigation.
- Following completion of the Indemnity Agreement, to make and serve any SROs and any other highway orders necessary to enable the carrying out of the AF025 works.
- Following completion of the Indemnity Agreement, to take all necessary steps to secure the making, confirmation and implementation of the CPO(s), any SROs and any other highway orders including the publication and service of all notices, requisitions for information, statement of reasons and the preparation and presentation of the Council's case at any public inquiry to secure confirmation of the CPO(s) and SRO(s) by the Secretary of State.
- Once the CPO(s) is/are confirmed, to exercise the powers conferred by the relevant CPO to acquire land and/or rights or acquire by agreement the land and/or rights.
- Following completion of the Indemnity Agreement, to enter into such agreements as the Head of Service considers appropriate with landowners and others with an interest in the land the subject of the CPO(s) to acquire land/rights and/or secure withdrawal of objections to the CPO(s) and any SRO(s).
- Following completion of the Indemnity Agreement, to make any necessary payments of compensation (including interim payments) either as agreed with landowners or as determined by the Lands Chamber of the Upper Tribunal in relation to acquisition of land interests.

## **11 EXCLUSION OF THE PRESS AND PUBLIC**

It was considered and resolved Under Section 100(A)(4) of the Local Government Act 1972, to exclude the press and 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 as presented.

## **12 MARKET HALL REDEVELOPMENT**

The report of the Head of Learning and the Head of Function (Resources) and Section 151 Officer with regard to matters relating to the re-development of the Market Hall Hub in Holyhead was presented for the Executive's consideration.

**It was resolved to approve the recommendation of the report with regard to the re-development of the Holyhead Market Hall Hub.**

**Councillor Ieuan Williams  
Chair**