

ISLE OF ANGLESEY COUNTY COUNCIL

Minutes of the Extraordinary meeting held on 6 November 2024

PRESENT: Councillor Glyn Haynes (Chair)
Councillor Non Dafydd (Vice-Chair)

Councillors Geraint Bebb, Paul Ellis, Jeff M Evans, Neville Evans, Douglas Massie Fowlie, Kenneth P Hughes, T LI Hughes MBE, Carwyn Jones, John Ifan Jones, R LI Jones, A M Jones, G O Jones, Dyfed Wyn Jones, Euryrn Morris, Pip O'Neill, Llio Angharad Owen, Gary Pritchard, Dylan Rees, Alun Roberts, Dafydd Roberts, Keith Roberts, Margaret Murley Roberts, Nicola Roberts, Dafydd Rhys Thomas, Alwen Pennant Watkin, Ieuan Williams, Robin Williams, Sonia Williams and Arfon Wyn

IN ATTENDANCE: Chief Executive,
Deputy Chief Executive,
Director of Function (Council Business)/Monitoring Officer,
Director of Function (Resources)/Section 151 Officer,
Head of Regulation and Economic Development,
Head of Highways, Waste and Property,
Head of Democracy,
Chief Economic Development Officer (THJ),
Team Leader Building Control (AR),
Communications Officer (GJ),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).

APOLOGIES: Councillors Jackie Lewis, Derek Owen, Ken Taylor and Liz Wood

1. DECLARATION OF INTEREST

Councillor Alwen P Watkin declared a personal interest in item 4 – To authorise and fund unanticipated repair works and following legal advice she was able to take part in the discussion and voting thereon.

2. TO RECEIVE ANY ANNOUNCEMENTS FROM THE CHAIRPERSON, LEADER OF THE COUNCIL OR THE CHIEF EXECUTIVE

The Chair made the following announcements:-

The Chair congratulated Councillor Kenneth P Hughes on his recent election as an Elected Member for the Talybolion Ward.

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The Chair extended his condolences to the family of the former Councillor Jim Evans who has passed away recently. He said that Mr Evans was a former Chair of the Council and a former Postmaster in Llanfairpwll.

Members of the Council paid tribute to Mr Jim Evans and said that he was well respected for his work as an Elected Member and within the community of Llanfairpwll.

Members and Officers stood as silent tribute.

3. EXCLUSION OF THE PRESS AND PUBLIC

It was RESOLVED to adopt the following:-

“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 may involve the disclosure of exempt information as defined in Schedule 12A of the said Act and in the attached Public Interest Test.”

4. TO AUTHORISE AND FUND UNANTICIPATED REPAIR WORKS

The report of the Head of Regulation and Economic Development was presented for consideration.

The Chief Executive reported that in March 2024 the Council served notices, pursuant to Section 78 of the Building Act 1984 on the owners of three adjacent buildings, requiring them to carry out emergency works to their properties in order to ensure public safety.

Two of the owners carried out the works but the third did not.

Consequently, the Council was compelled to step in and will be seeking recovery of the cost.

In carrying out the said works it became clear that the condition of the buildings, and one of those buildings in particular, was considerably worse than originally thought. Further independent engineering expert evidence was commissioned identifying serious structural weaknesses. This evidence has been shared with the owners from whom a response is awaited, with regard to their intentions. It is to be hoped that this work will be carried out without need for further active intervention by the Council. However, if the owners fail to act, the Council will apply to the Magistrates' Court under Section 77 of the Building Act 1984 for an order to close the building and compel the owners to undertake the required works. Should they fail to act, though, the Council will undertake the remaining emergency works and seek to recover the costs of such works from the property owners.

The release of funding from the Council's general balances is therefore required to ensure that the Council is in a position to carry out these works should it be necessary to do so.

The considerable work put in by Council Officers in addressing works needed to ensure the safety of the building, for now, and any legal proceedings required was acknowledged by the Members of the County Council. Officers provided responses to questions by Members with regard to the arrangements in place to ensure public safety and the recovery of public money expended on private property.

It was RESOLVED to:-

- **Note the dangerous condition of the building and the immediate risk to public safety requiring urgent action.**

- **Authorises the release of a maximum of £500,000 from the Council's general balances to enable urgent structural works to be undertaken to maintain public safety.**
- **Authorise officers to pursue such legal proceedings as they consider reasonable to recover the costs incurred by the Council in undertaking remedial works to the building/s and to fund any unrecovered legal costs.**
- **Granting an exception "for contracts involving such urgency that it is not possible to comply with these Rules" and these works will require an exemption given the urgency.**

The meeting concluded at 10.50 am

**COUNCILLOR GLYN HAYNES
CHAIR**