

July 2013

**CYNGOR SIR POWYS COUNTY COUNCIL
CABINET EXECUTIVE- portfolio decision.
Date July 2013**

**REPORT AUTHOR: Neil Mathews
Senior Manager, AHLS, Youth Service & Service
Development**

**SUBJECT: Ty Gwyn disposal (Gwynedd)
Staylittle reconfiguration(Outdoor Education)**

REPORT FOR: Portfolio Decision / Approval

Summary

In 2009 Outdoor pursuits were delivered to majority of youngest Powys children, via 3 premises:

- 1) Ty Gwyn - coastal centre Gwynedd (occupied/ managed / maintained by Powys, owned by Gwynedd)
- 2) Staylittle – purpose built bunkhouse/ lecture rooms/ accommodation
- 3) Adjacent `Old School` instructors' accommodation/ office/equipment store.

In 2010 it was identified that significant repairs to two premises were necessary in order to maintain the premises in reasonable condition;

- Ty Gwyn (Gwynedd, and not in Powys ownership) circa £200k and
- Old School (adjacent to Staylittle Bunkhouse). Circa £150k

Recognising declining capital availability, and need to retain any investment within Powys, the proposal to withdraw from Ty Gwyn in order to focus remaining resources on Staylittle/ Old School was considered by Scrutiny, with conclusion in their report October 2010 agreeing to withdraw funding/ service delivery from Ty Gwyn and to:

“13.1 Powys Cease delivery from 30th September 2011”

“13.2 Powys negotiate with Gwynedd disposal of Ty Gwyn, and share of proceeds. “

That process is now nearing conclusion with sale agreed at £190K, 50% of which is payable to Powys.

In May 2013 members and officers visited the Ty Gwyn site, to inform them of location/ condition sufficient to be able to form a view on whether the potential sale price appeared acceptable.

This report is now seeking acceptance of that sale price as reasonable, mindful of listed building status, condition, and current economy considerations.

Proposal

The purpose in first considering disposal of Ty Gwyn was in order to rationalise remaining resources to safeguard delivery of outdoor pursuits/ education at Staylittie.

Of the original 3 premises funded/ maintained by Powys there are now 2 (Staylittie and Old School). However Old school, a former Victorian school, is in need of significant modernisation and requires works to walls, roof, flashing, rainwater goods, damp proof course if to remain in use. Need to do so was identified by Property in 2009, prompting consideration of disposal of Ty Gwyn in order to rationalise resources.

The sale proceeds to be derived from Ty Gwyn disposal are needed to maintain/ sustain the Staylittie ODP (namely repairs to Old School)

The proceeds are not from the disposal of a Powys asset, because although Powys maintained the asset for many years, it was owned by Gwynedd.

The possibility of also selling Old School, retaining both capital receipts (Ty Gwyn and Old School) and reinvesting that sum into Staylittie was investigated, however covenants on Old School prevent effective sale (must be retained in educational use)

Powys Change Plan

The withdrawal from Ty Gwyn has reduced the number of premises to be maintained. Re-investment of sale proceeds will fund essential repairs to Old School without seeking additional capital funds.

Options:

The option to withdraw from funding Ty Gwyn has been taken, and the remaining task is to agree selling price/ share of proceeds. Gwynedd have agreed to pay Powys 50% of sale proceeds, with an indicated sale price of £190K and therefore £95K to Powys.

The option of either to accept that agreement, or to negotiate for a higher selling price and/ or higher proportion of sale proceeds remains an option.

Preferred Choice and Reasons

The preferred choice is:

Accept proposed sale price of £190K negotiated by Gwynedd, of which £95K is payable to Powys, accepted as realistic by our property/ legal department mindful of building condition (grade 2 listed), condition and property market factors.

Allocate the total disposal proceeds to repairing Old School sufficient to retain that premises in use/ safeguard delivery of Outdoor Pursuits.

Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc

Staylitt Outdoor Education delivers youth engagement and young offenders programs, works closely with Learning and the wider community in Powys. Disposal of Ty Gwyn, whilst removing `coastal access` from the Outdoor offer, was undertaken in order to strengthen the sustainability of remaining premises.

Children and Young People's Impact Statement - Safeguarding and Wellbeing

Outdoor Education are primarily focused on delivery to Powys CYPP, Learning and youth activity programs.

Local Member(s)

Disposal of Ty Gwyn, outside the Powys boundary, had limited impact on Powys local members. They were however engaged in the decision.

Other Front Line Services

Not applicable

Support Services (Legal, Finance, HR, ICT, BPU

Necessary to retain the capital receipt within the service, following acceptance of sale / receipt of sale proceeds.

Local Service Board/Partnerships/Stakeholders etc

Not applicable beyond comments above.

Corporate Communications

Not applicable; mindful Powys withdrew from use of Ty Gwyn 2012, and Communications team were appropriately involved at that time.

Statutory Officers

Portfolio holders attended the site meeting earlier this year and support disposal. Legal and property officers have received copies of this report and support disposal

Members' Interests

Not applicable beyond comments above.

Future Status of the Report

Not applicable beyond evidencing Portfolio approval to accept the sale price and 50% capital receipt offered by Gwynedd.

Relevant Policy (ies):			
Within Policy:	Y	Within Budget:	Y / N

Relevant Local Member(s):	
----------------------------------	--

Person(s) To Implement Decision:	Neil Mathews
Date By When Decision To Be Implemented:	Immediate effect

Contact Officer Name:	Tel:	Fax:	Email:
Neil Mathews	01597 827615		neil.mathews@powys.gov.uk

Background Papers used to prepare Report:

Scrutiny (Ty Gwyn) report – September 2010
Minutes from Scrutiny Meeting – October 2010