

# CYNGOR CYMUNED BODORGAN

**Cofnodion cyfarfod arbennig o'r Cyngor a gynhaliwyd yn Y Ganolfan,  
Bodorgan ar Nos Fawrth, 17eg EBRILL 2018.**

**1 Presennol:**

**Cyng Gwilym Looms (Cadeirydd), Cyng Dafydd Jones,  
Cyng Andrew Hughes, Cyng Selwyn Williams,  
Cyng Alwyn Rowlands.  
Cyngorydd Sirol Mr Bryan Owen a Peter Rogers.  
Mr J Alun Foulkes (Clerc).  
Mr Rhys Evans - Trysorydd Pwyllgor y Ganolfan.**

**2 Ymddiheuriadau:**

**Cynghorwraig Gwen Burns, Cyngorydd Myfyr Davies  
Cyngorydd Gareth Evans a Cyngorydd Tim Owen.**

**3 CROESO & DIOLCHIADAU.**

- 3.1 Croesawyd pob aelod i'r cyfarfod gan y Cadeirydd ac fe eglurodd y rheswm am alw'r cyfarfod ar fyr rhybudd a diolchodd i'r Clerc am drefnu.
- 3.2 Croesawyd Mr Rhys Evans i'r cyfarfod ac fe ddiolchodd ynte am y gwahoddiad.
- 3.3 Diolchwyd i'r DDAU Cyngorydd Sirol am ddod i'r cyfarfod ac dangos cefnogaeth i'r Cyngor Cymuned.

**4 Datgan Diddordeb.**

- 4.1 Dangosodd Cyng Dafydd G Jones diddordeb personol fel Cadeirydd Elusen Canolfan Bodorgan ond nid oedd y diddordeb yma yn un sy'n rhagfarnu ac felly fe gymerodd ran yn yr eitem.

Arwyddo.....

## 5 Dyfodol yr Ysgol Gymuned

### 5.1 Hanes

Cafwyd adroddiad hanesyddol unwaith eto gan y Cynhorydd Dafydd Jones ac fe cyfeiriodd at ddogfen gyfreithiol wedi ei ddyddio yn 1987 a cyfarfodydd gyda'r Cyngor Sir rhwng 2013-2016 gan cynnwys cyfarfod gyda Prif Weithdredwr y Cyngor Sir. Dywedodd fod pethau wedi distewi nes iddo dderbyn ebost oddiwrth Mr Dylan Edwards o'r Adran Eiddo yn gofyn iddo fynychu cyfarfod anffurfiol heb ragfarn er mwyn ceisio trafod y cam nesaf gan bwriedir cau yr Ysgol ymhen blwyddyn – 18 mis.

### 5.2 Perchnogaeth Prisiad & Cyllid.

- 5.2.1 Penderfynwyd ac fe gytunwyd symud ymlaen gyda Opsiwn 3 sydd wedi ei gynnig gan y Cyngor Sir ac y bydd rhaid i'r Cyngor Cymuned weithio ar y cyd mewn partneriaeth gyda Pwyllgor y Ganolfan. (AR/AH).
- 5.2.2 Roedd Dafydd wedi cysylltu gyda Mr Elfed Williams, Erw Consulting, Bryngwran er mwyn trefnu prisiad yr adeilad – cost £400.00. Cytunwyd derbyn y pris yma. (AH/SW).
- 5.2.3 Cytunwyd y bydd rhaid trefnu Arolwg Strwythuredig o'r adeilad ac bydd hyn yn cael ei wneud pan fo amser yn caniatáu.
- 5.2.4 Disgwylir fod pris prynnu o gwmpas £90,000 ond bydd rhaid derbyn pris prynnu oddiwrth y Cyngor Sir yn gyntaf.
- 5.2.5 Trafodwyd sawl ffynhonell all y Cyngor Cymuned cysylltu er mwyn cynorthwyo tuag at unrhyw gynllun unwaith bydd y Cyngor Cymuned wedi penderfynnu ar y cam nesaf.
- 5.2.6 Yn olaf, cytunwyd galw cyfarfod cyhoeddus gyda'r gymuned er mwyn ceisio darganfod a oes angen cadw'r cyfleustr. **Dyddiad y Cyfarfod Cyhoeddus – 14eg Mai 2018.**

## 6 Cau'r Cyfarfod.

- 6.1 Diolchwyd pawb i Dafydd am ei waith yn y mater yma.
- 6.1 Diolchodd y Cadeirydd i pob aelod am fynychu. Clowyd y cyfarfod am 8:25yh.

Arwyddo..........Cadeirydd.....14/5/18.....Dyddiad.

**INFORMAL MEETING WITHOUT PREJUDICE - ANGLESEY COUNTY COUNCIL**  
**29<sup>th</sup> March 2018**

**PRESENT**

**Bodorgan** Community Centre – Dafydd Jones, Rhys Evans, Chris Rogers

**Anglesey County Council** – Dylan Edwards, Principal Valuation Officer

Dylan Edwards explained that because of the proposed school closures timings had come to a head.

Dafydd Jones commented on the length of time (25 months) it had taken the Council to come back to the Community Centre.

Dylan Edwards is keen for the matter to be taken forward. The authority is both the landowner and custodian trustee therefore a conflict of interest arises for the authority. Dylan Edwards was keen for the custodian trustee role to be transferred, ideally to the Community Centre Trustees or someone else of the community centre's choice.

Dafydd Jones explained that the Community Centre Trustees are only a representative body in law, so were not able to become custodians unless there was a change to their governing document.

Dylan Edwards wished to go over three options for the site. Dafydd Jones made it clear that he was under legal advice not to commit to anything merely listen to the options. Dylan Evans accepted this.

**OPTIONS FROM DYLAN EVANS**

**OPTION 1** - Close the site, board up all buildings. Although this would be in breach of the Trust Deed the authority would be prepared to pay damages. Dafydd Jones stated if this option was taken, the authority had already been informed that an injunction would follow. The authority did not want to be involved in legal proceedings.

**OPTION 2** - Leave part of the building open and board up the rest. The authority would look to sell off parts of the building, and renegotiate new contractual terms for continuing community use. Both Dafydd Jones and Dylan Edwards agreed that the school field only holds agricultural value, which would be on the low side as it had no natural water supply. Dafydd Jones made the point that the authority via Tim Rhodes the authority's solicitor at that time made an offer 21<sup>st</sup> December 2015 to sell the site to the Community Centre. Indeed the Community Centre Trustees had engaged a chartered surveyor work on their behalf to check the value of the site. Within a month after offer was made Tim Rhodes withdrew it.

**OPTION 3** – Community Asset Transfer from the authority to Bodorgan Community. This is Dylan Edwards's personal preference. Exclusive rights of purchase would be given to the community for approximately 18 months, although this could be flexible. After which time the community would purchase the site. When Dylan Edwards was asked for an approximate value, he stated it would be under £100,000. Dafydd Jones made it clear that if option three was adopted the community would have to look for substantial funding to purchase the site. The offer would be the sale of the freehold of the whole site.

Dylan Edwards stated that the 'Shell' fund has been a source of funding for some community groups on Anglesey ie Holyhead Boxing Club and Llanddona School. Dylan Edwards gave the example of Ysgol y Fron, Caernarfon which had been purchased by the community and changed to a community asset and suggested contact with them.

Dylan Edwards offered to send Dafydd Jones an electronic copy of site floor plan. Dafydd expressed an opinion that a possibility that the Community Council could hold the land, however all the options need to be discussed fully at a meeting.

Dafydd Jones agreed to come back to Dylan Edwards in the near future re the options and would be letting the Community Centre's pro bono legal firm, Ashurst know about this discussion, and would not respond until he had their guidance.

Dylan Edwards emphasised that the authority would have to do something about its conflict of interest before anything else could go forward. Therefore Dylan Edwards is keen for a new governing document to be drawn up. Dafydd responded that would happen, once a clear path forward had been fully agreed.