Bangor City Council

Minutes of Assets Committee

Monday 28th September 2026, Penrhyn Hall, 18:30

Attendees

Councillors:	Cllrs: John Wyn Williams (Chair), Gareth Parry (Deputy Chair), Delyth Russell, Jackie Spence, Steve Bell, Eirian Williams Roberts, Medwyn Hughes, Jac Jolly, Gwynant Roberts, Lisa Toth
Officers:	Lisa Goodier, Acting City Director Carwyn Davies, Administration Officer Aaron Davies, Senior Maintenance Officer
Others:	Sioned Elin Jones, Translator Avril Wayte, Chair of the Friends of Bangor Garth Pier
Apologies:	-
Absent without apology:	-

The meeting commenced at 18:30.

Item	Reference	Action
1.	**AO01/26**	**Apologies:** None received.
2.	**AO02/26**	**Declaration of Financial Interest or Personal Connection:** Cllr. Delyth Russell declared a Financial and Personal Connection on **Item 13**. Minute reference **AO13/26**.
3.	**AO03/26**	**Election of Committee Chair** The Chair of the Committee asked for proposals for the election of a new Chair of the Assets Committee for the Municipal Year 2026/27. The name of Cllr Gareth Parry was proposed and seconded. No other names were put forward. **Resolved: To appoint Cllr Gareth Parry as the Chair of the Assets Committee for the Municipal Year 2026/27** *Cllr Gareth Parry then took the Chair for the rest of the meeting.*
4.	**AO04/26**	**Election of Committee Deputy Chair** The Chair of the Committee asked for proposals for the election of a new Deputy Chair of the Assets Committee for the Municipal Year 2026/27. The name of Cllr Lisa Toth was proposed and seconded. No other names were put forward.

Resolved: To appoint Cllr Lisa Toth as the Deputy Chair of the Assets Committee for the Municipal Year 2026/27

5. **AO05/26** **Public Participation**
Nothing to note.

6. **AO06/26** **Correspondence**
The Acting City Director presented one item as Correspondence: a proposal for a Continental Market to be held on Bangor High Street in 2027.

Members expressed support for the concept in principle, recognising the potential benefits to the city centre and local economy.

It was noted that further clarification was required regarding the existing market licence and the organisers' responsibilities for obtaining the necessary licences and permissions, managing security and engaging with local businesses.

The Committee indicated its support for the proposal in principle, subject to the organisers addressing the matters raised and ensuring that the necessary arrangements were in place.

The Committee further noted that the organisers would be responsible for the operational arrangements associated with the market.

Resolved: That the Committee support the proposed Continental Market in principle, subject to the organisers addressing the concerns raised and confirming the necessary licensing, security and operational arrangements.

7. **AO07/26** **To approve the minutes of the Assets Committee 13th April 2026**
The Committee considered the minutes of the Assets Committee meeting held on 13 April 2026.

Resolved: That the minutes of the meeting held on 13 April 2026 be approved as a true and accurate record.

8. **AO08/26** **To consider any matters arising from the previous minutes that are not included elsewhere on the agenda**
No matters were raised at this time.

9. **AO09/26** **To consider the revised Terms of Reference**
The Committee considered the revised Terms of Reference for the Assets Committee.

Members discussed the Committee's role in relation to asset management, maintenance, planning and oversight. It was noted that the Committee would operate as a scrutiny and recommendation body, with matters requiring approval or expenditure being referred through the appropriate Council process.

Resolved: That the revised Terms of Reference for the Assets Committee be recommended to Full Council for approval.

10. **AO10/26** **To receive an update about Asset Management**
a) IT Asset Management System

The Committee received an update on the implementation of the Council's asset management system. It was noted that a live system had been purchased to record asset locations, inspections, maintenance requirements and condition. It was noted that the system will need to be set up and implemented by Officers.

b) Overview of Assets and Assumed Assets

The Committee considered the draft asset register and the Council's current asset records.

Members noted that the register required further development, with several assets having incomplete or uncertain ownership, lease, insurance and maintenance records. Concerns were also raised regarding the accuracy of the valuations currently recorded, which were considered to be significantly understated.

It was noted that further work was required to establish an accurate and comprehensive record of the Council's assets and associated responsibilities.

c) Overview of Acquisitions in Progress

The Committee considered the information available regarding assets and acquisitions in progress.

Members noted the importance of ensuring that appropriate records and supporting documentation were maintained for assets acquired or brought into the Council's management.

Action: The Acting City Director to investigate and update missing or uncertain entries in the asset register, including buildings, leases and insurance records.

11. **AO11/26** **To receive an update about Garth Pier**
a) Operational Update from Friends of Garth Pier

The Committee received an operational update from Friends of Garth Pier. Members noted the strong volunteer support, increased visitor income and successful commercial activities at the Pier.

The Committee also noted the growing use of the Pier for events and its contribution to the local community and visitor economy.

b) Maintenance and Costs

Members discussed the maintenance requirements of the Pier and the need for a comprehensive understanding of historic works, maintenance expenditure and future requirements.

It was noted that the Council's existing records were incomplete and that further information was required to support effective long-term asset management.

c) Health and Safety

The Committee considered the health and safety arrangements for the Pier.

Members noted the need for a comprehensive assessment of the Pier's condition and safety requirements, together with appropriate specialist advice to inform future maintenance and management decisions.

d) Pier Insurance

The Committee noted that the Council's current insurer would cease providing cover for the Pier at the end of the 2026/27 financial year.

Members discussed the need to explore alternative insurance arrangements before the existing policy expired.

Action: The Acting City Director to explore alternative insurance cover for the Pier and bring options back to the Committee for consideration before 31 March 2027.

e) Raspberry Watersports

The Committee received an update concerning Raspberry Watersports.

f) Lease/Operating Licence – Pier and Piermaster's House

Members discussed the need to establish an appropriate legal framework for Friends of Garth Pier to undertake commercial activities at the Pier.

It was noted that a suitable operating licence or lease would be required to clarify the arrangements and responsibilities of the parties involved.

Action: The Acting City Director to obtain legal advice and prepare options for an operating licence to enable Friends of Garth Pier to undertake commercial activities lawfully at the Pier.

g) External Support

The Committee considered the need for external specialist support to assist with the strategic assessment and future management of the Pier.

Members discussed the importance of obtaining further specialist costings and establishing a clear brief before any wider procurement decision was made.

Action: The Acting City Director to obtain at least one further specialist comparison cost and prepare a clearer brief for the Pier safety and strategic assessment work.

12. **AO12/26** **To receive an update on Nantporth Stadium**

The Committee considered to resolve to exclude the press and public from the meeting in accordance with the Council's Standing Orders, in order to consider confidential matters relating to Nantporth Stadium.

Resolved: To exclude the press and public from the meeting for this item.

The Committee received an update on the current lease arrangements, rent, land ownership and the 3G pitch, together with the relationship between the Council and the Community Interest Company (CIC).

Action: The Acting City Director to arrange an independent legal review of the stadium file and report back to the Committee.

Following the conclusion of the confidential discussion, the press and public were readmitted to the meeting.

13. **AO13/26** **To reconsider the acquisition of Maes Ni Community Centre**

Cllr. Delyth Russell declared a Financial and Personal Connection *on* ***Item 13.*** *Minute reference* ***AO13/26.***

Members discussed the financial, legal and operational implications of the proposed acquisition, including the availability of capital funding, the anticipated costs of the required works and the ongoing liabilities associated with the building.

The Committee also discussed the need for additional project management and delivery support to assist with the proposed works.

Action: The Acting City Director obtain quotations for project management and delivery support for the proposed works at the Community Centre.

14. **AO14/26** **To receive an update on Clwb Hirael**

The Acting City Director informed the Committee that the lease for Clwb Hirael had now been completed.

The Committee noted the update.

15. **AO15/26** **To consider planning applications (if applicable)**

The Committee considered the planning and licensing matters presented to the meeting, including a paddle court licence and a residential planning application.

Gwynedd | Council Direct | Application | 37399 – **No objections recorded.**

Premises Licence - S3 Padel, Uned F1, Bryn Llwyd, Bangor, Gwynedd LL57 4SP – **No objections recorded.**

The meeting closed at: 21:40.

Signed by: …….

Date: …….