

## DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

**DATE OF DECISION 4 August 2023**

**DATE DECISION PUBLISHED 4 August 2023**

**DATE DECISION WILL COME INTO FORCE** and implemented,  
unless the decision is called in, in accordance with section 7.25 of  
the Gwynedd Council Constitution 11 August 2023

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Cabinet Member: Councillor Craig ab Iago, Cabinet Member for Housing and Property

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### **SUBJECT**

Sale of Freehold, Land at Outer Harbour, Pwllheli.

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### **DECISION**

It is recommended that the Council sells the Freehold of the site outlined in red on the attached plan directly to the existing tenant on terms and conditions to be determined by the Head of Housing and Property.

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### **REASON WHY THE DECISION IS NEEDED**

Please see attached officer report

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### **DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE COUNCIL'S STANDARDS COMMITTEE**

None

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### **ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION**

Consultation with  
Gwynedd Council Statutory Officers  
Local Member

The results of the consultations are reported upon in the attached report

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**DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL  
CABINET – OFFICER REPORT**

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|-------------------------------------|--|
| Name and title of Cabinet Member/s: | Councillor Craig ab Iago   |
| Name and title of Report Author :   | Daniel Lewis – Senior Estates Surveyor   |
| Date of Decision :                  | 4 August 2023  |
| Signature of Cabinet Member/s :     |  |

**Subject :**

Sale of Freehold, Land at Outer Harbour, Pwllheli.

**Recommendation for the Decision :**

It is recommended that the Council sells the Freehold of the site outlined in red on the attached plan directly to the existing tenant on terms and conditions to be determined by the Head of Housing and Property.

**Reason why Decision is needed :**

Enable the Council to proceed with the disposal of properties surplus to requirement for operational use.

**Reason and justification behind the Decision :**

In order to ensure the best value for its assets in accordance with section 123 of the Local Government Act 1972, the traditional method of disposing of the Council's property is by advertising on the open market inviting offers so that anyone interested has the opportunity to purchase or leasing. This will ensure the best price and ensure transparency.

In this case, the site is currently leased to a tenant on a long-term ground lease, with the tenant owning the buildings, while the Council owns the freehold title to the land. As such, the tenant is willing to pay an element of premium in order to combine their lease and the freehold title in order to obtain full ownership of the site.

If the Council were to offer the site on the open market subject to the existing lease, the existence of the lease would limit the value a third party would be willing to pay for the site. It is therefore considered that the prospective buyer is willing to pay above what any other party would be willing to pay for the site.

In accordance with the Council's Constitution, a Cabinet Member Decision is required to dispose of property when its value is above £25,000.

There is no intention to dispose of less than market value.

**Declarations of personal interest by any Cabinet Member consulted with and any relevant dispensations approved by the Standards Committee**

None.

**Any consultations undertaken prior to making the decision :**

**Head of Finance** – “Under the circumstances, I believe that the proposals are reasonable and a fair reflection of the available options. I have no objection, therefore, from the perspective of financial propriety.”

**Monitoring Officer** – “No observations to add in relation to propriety”

**Local Member/s – Councillor Hefin Underwodd** – . No objection