

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION 2 March 2021

DATE DECISION PUBLISHED 4 March 2021

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 March 2021**

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

SUBJECT: Freehold disposal of Plot 8 & 9 Penygroes Industrial Estate.

DECISION

It is recommended that the Council grant a lease for the construction of industrial units on the site outlined in red on the attached plan, with the option for the prospective tenant to purchase the freehold once the development is complete. The purchase to be subject to terms and conditions to be determined by the Head of Housing and Property.

REASON WHY THE DECISION IS NEEDED

Please see attached Officer report

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


None

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

Consultation with
Gwynedd Council Statutory Officers
The Local Member

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

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

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 :	02.03.2021
Signature of Cabinet Member/s :	

Subject :

Freehold disposal of Plot 8 & 9 Penygroes Industrial Estate.

Recommendation for the Decision :

It is recommended that the Council grant a lease for the construction of industrial units on the site outlined in red on the attached plan, with the option for the prospective tenant to purchase the freehold once the development is complete. The purchase to be subject to terms and conditions to be determined by the Head of Housing and Property.

Reason why Decision is needed :

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

Reason and justification behind the Decision :

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

Following several unsuccessful marketing attempts, an acceptable offer has been received from a potential buyer who is willing to commit to providing industrial units that will be available to the market, as well as meeting their own business needs.

In order to ensure that the development of the units is realised and provide employment opportunities in the area in accordance with the aspirations of the

Economy Department whom have responsibility for the site, the transfer will take place in two stages.

As a first step, a 5 year construction lease will be provided to the potential purchaser at a premium commensurate with the open market value of the site, enabling it to develop industrial units on the site. The lease will include the option for the potential purchaser to have a transfer of the site franchise once the Units have been completed.

As a second step, provided the units are completed within the lease term (5 years), the purchaser will have the option of the site's freehold for a nominal amount.

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

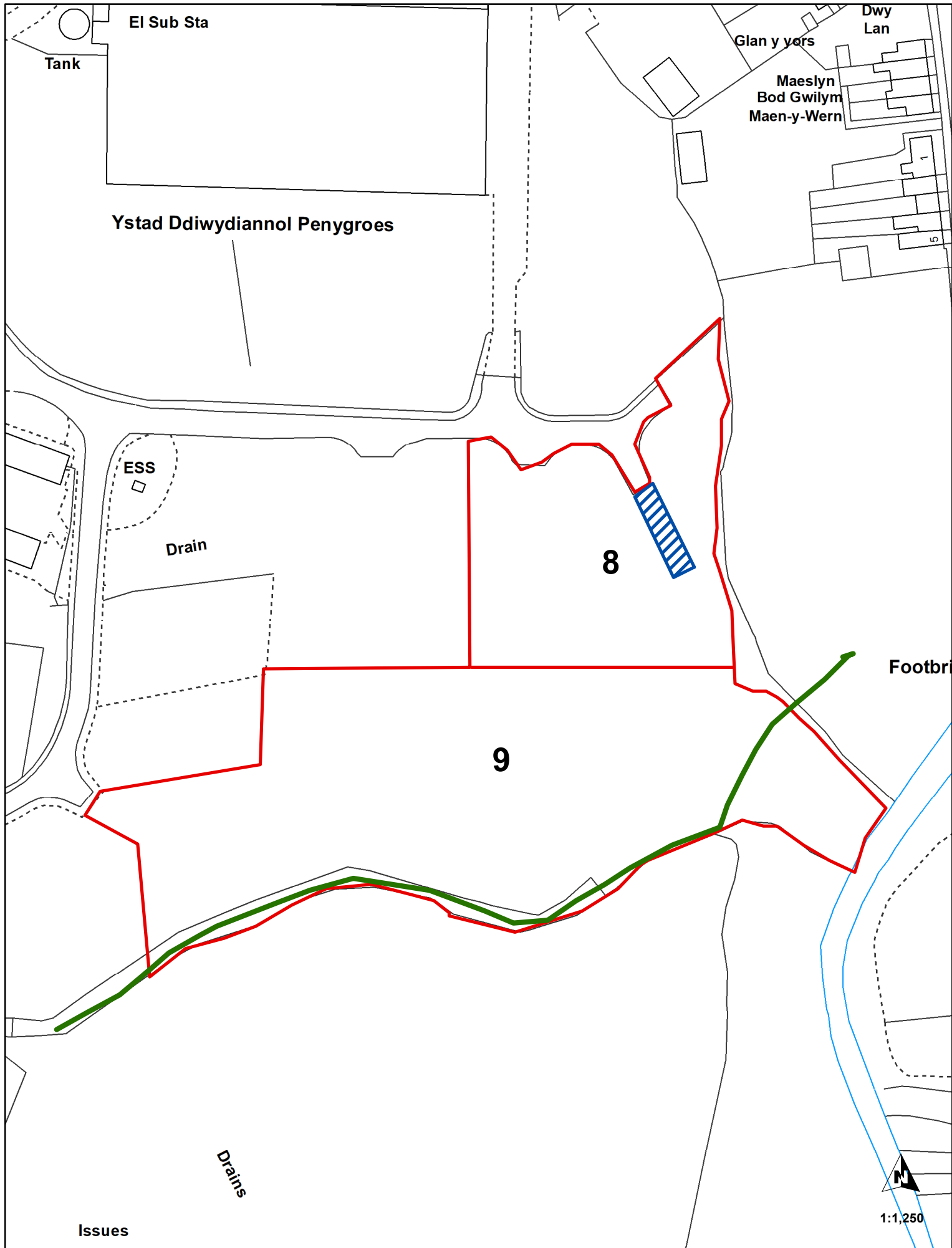
None.

Any consultations undertaken prior to making the decision :

Head of Finance – “As attempts to market the property have been unsuccessful to date, the steps outlined in this decision notice seem to me to be a reasonable way forward, and a way of ensuring that the Council receives the best possible consideration under the circumstances.”

Monitoring Officer – “Obviously Legal Services will need input will be required to ensure that the agreements provide for the achievement of the outputs. No specific observations in relation to propriety”

Local Member/s – Judith Humphries – No objection.



Issues



Plotiau 8+9 Plots
Er diben Adnabod yn unig
For Illustration Purposes Only