

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION 23/10/2023

DATE DECISION PUBLISHED 23/10/2023

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 30/10/2023

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

SUBJECT

Granting a lease for Unit 2A, Parc Busnes Eryri, Penrhyndeudraeth.

DECISION

To permit granting a lease for Unit 2A, Parc Busnes Eryri, Penrhyndeudraeth directly to Beauwood Holdings Limited on terms and conditions to be determined by the Head of the Housing and Property Department.

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

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 :	23/10/2023
Signature of Cabinet Member/s :	

Subject :

Granting a lease for Unit 2A, Parc Busnes Eryri, Penrhyndeudraeth.

Recommendation for the Decision :

To permit granting a lease for Unit 2A, Parc Busnes Eryri, Penrhyndeudraeth directly to Beauwood Holdings Limited on terms and conditions to be determined by the Head of the Housing and Property Department.

Reason why Decision is needed :

In order to grant a lease to a new tenant to operate as a NHS dentist from Unit 2A, as a replacement for the existing tenant who is scheduled to close their dental practice which currently operates from the unit.

Reason and justification behind the Decision :

The existing tenant is a dental practice which is scheduled to close on 1st November 2023. The existing tenant has agreed to transfer their dental business to Beauwood Holdings Limited. There is no provision in the current lease which would allow the current lease to be assigned to the new tenant. It is therefore proposed to surrender the current lease and simultaneously grant a new lease to Beauwood Holding Limited.

Approving the decision to grant a lease directly to the prospective tenant would result in maintaining a much needed desntistry service in the area, whilst ensuring that the council do not incur loss of income and the associated costs of a vacant property.

There is no intention to accept less than the market rent for the premises .

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: – “I have no objection to the decision sought from the perspective of financial propriety.”

Monitoring Officer: – No comments to add from an appropriateness point of view

Local Member/s: Meryl Roberts – No objection