

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

DATE OF DECISION 14 September 2022

DATE DECISION PUBLISHED 15 September 2022

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 **23 September 2022**

CABINET MEMBER NAME AND TITLE

Councillor Craig ab Iago
Cabinet Member for Housing and Property

SUBJECT – Disposal of the Council's interest in shop 5 Bridge Street, Caernarfon

DECISION

Dispose of the Council's interest in the shop known as 5 Bridge Street, Caernarfon directly to a third party on 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 results of the consultations are reported upon in the attached report.

GWYNEDD COUNCIL CABINET INDIVIDUAL MEMBER'S DECISION SHEET – OFFICER REPORT

Name and title of Cabinet Member/s :	Councillor Craig ab Iago
Name and title of Author of the Report :	Daniel Lewis Senior Estates Surveyor
Date The Decision was Taken:	14 September 2022
Cabinet Member/s signature :	

Subject : Disposal of the Council's interest in shop 5 Bridge Street, Caernarfon

Recommendation for the Determination :

Dispose of the Council's interest in the shop known as 5 Bridge Street, Caernarfon directly to a third party on terms and conditions to be determined by the Head of Housing and Property.

Reason for the need for the Determination :

To enable the Council to dispose of their interest in property that is surplus to the Council's requirement for the provision of services.

Rationale and justification for reaching the Decision :

As part of the Corporate Assets Strategy adopted in October 2009, Shops 5, 7 and 9 Bridge Street were identified as disposals as the shops did not have use in providing services. At the time, the shops had been leased to a business owner providing rental income to the Council. The former tenant has now surrendered his leases from the three units.

Shops number 7 and 9 are stand-alone buildings, and therefore can be sold in accordance with the authority given in the Corporate Assets Strategy.

However, the number 5 shop is merged with shop number 3, without a wall to separate them. In addition there is no separated services for the two shops, and in line with the lease, the Council was responsible for reinstating the wall between both shops at the end of the lease.

An application has been received from the owner of shop number 3 to purchase shop number 5 from the Council. Approval of the decision sought to sell directly to owner number 3 would result in the Council waiving the non-insignificant costs associated with separating the two units and associated supplies, and given the market and the condition of the building it is not anticipated that the Council would recover these costs.

Approval of the recommendation and direct disposal of the property to the owner of shop number 3 would enable the Council to proceed without delay to dispose of the property and avoid unnecessary costs in connection with the maintenance and protection of the property.

There is no intention to accept less than the market value andm of the property

A record of any interest declared by any Cabinet Member consulted and any dispensation by a Standards Committee :

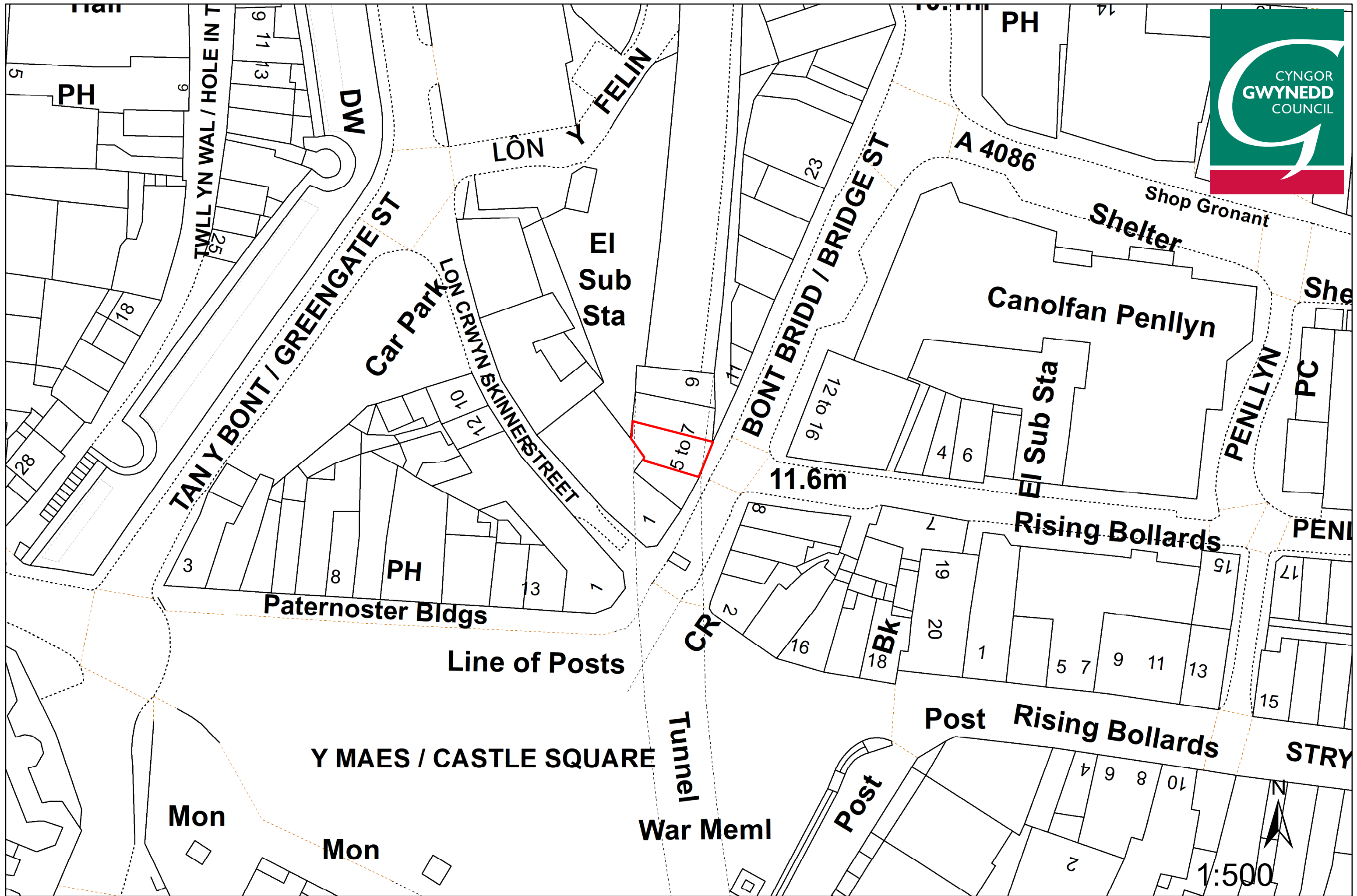
None.

Any consultations held prior to the decision being made :

Chief Finance Officer – The decision sought is reasonable in the current circumstances. Therefore, I have no objection in terms of financial propriety

Monitoring Officer – I am satisfied with the recommendation which provides a logical way of disposing of these particular properties.

Local Member/s – Councillor Olaf Cai Larsen – No Objection



5 Bridge Street Caernarfon