

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

DATE OF DECISION	12/04/2017
DATE DECISION PUBLISHED	18/04/2017
DATE DECISION WILL COME INTO FORCE and implemented, unless the decision is called in, in accordance with section 7.25.1 of the Gwynedd Council Constitution.	25/04/2017

NAME AND TITLE OF CABINET MEMBER -

Councillor Dafydd Meurig

SUBJECT

To sell the freehold interest in Ysgol Llidiardau

DECISION

To authorise as noted in the Officer Report

REASON WHY THE DECISION IS NEEDED

Please refer to the Officer Report

**DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT
DISPENSATIONS APPROVED BY THE STANDARDS COMMITTEE**

None

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

Consultation with - Community Council, Local Member, Gwynedd Council Statutory

Officers.

The results of the consultations are reported upon in the report

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

Name and title of Cabinet Member/s: Councillor Dafydd Meurig

Name and title of Report Author : Lowri Cadwaladr Roberts
Uwch Syrffewr Stadau

Date of Decision : 12 : 04 : 2017

Signature of Cabinet Member/s :



Subject :

To sell the freehold interest in Ysgol Llidiardau.

Recommendation for the Decision :

That the freehold of the property known as Ysgol Llidiardau, together with the associated land (edged red on the attached plan) be sold on the open market, on terms and conditions to be determined by the Senior Manager – Corporate Property.

Reason why Decision is needed :

In its meeting of the 15.09.2009 the Council Board adopted a Post-Use Policy pertaining to the Re-organisation of Primary Schools.

The Policy recognises that the re-organisation of Primary Schools is likely to result in situations where school sites are surplus to the Council's requirements for the provision of services.

It was resolved that school sites declared surplus to requirements would be disposed of in accordance with the usual property disposal principles and policies and statutory requirements. A core part of the post-use policy was to invite the communities effected by a school closure to consider formulating a business plan for the community ownership of the school site.

It was also resolved that a sale report should be submitted to the Area Committee for approval in relation to all school sites. Following the constitutional reorganisation in 2012, the equivalent authority now rests with the relevant Cabinet Member.

Reason and justification behind the Decision :

In the case of Ysgol Llidiardau, The Council consulted with the Community Council, who were eager to see the site utilized for affordable housing. A Social Housing provider was identified to develop the site, however following initial discussions they decided against the development. In the absence of community interest, there is a presumption in favour of selling on the open market.

In order to discharge its duty pursuant to Section 123 of the Local Government Act 1972, the Council must ensure best value when disposing of any surplus property. Therefore, it is the Council's policy to dispose on the open market, ensuring that all interested parties have an opportunity to buy or rent. This will ensure that the best price possible is achieved and ensures transparency.

There is no intention to dispose for 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 :

The Council consulted with the Community Council. Their wish was to see affordable housing developed on the site, however despite identifying a social housing provider to realise their desires, the social housing provider ultimately decided against developing the site.

Chief Executive

"No further comments."

Head of Finance

"No objection from the perspective of financial propriety."

Monitoring Officer

"No comments in terms of propriety."

Local Member/s – Councillor W. Gareth

"Happy to support this recommendation, and eager to see the site being sold to a local person."

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