

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	06/08/25
DATE DECISION PUBLISHED	07/08/25
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	14/08/25

NAME AND TITLE OF THE CABINET MEMBER

Cabinet Member for Housing and Property: Cllr Paul Rowlinson

SUBJECT - The disposal of the Council's freehold interest in 1 Sŵn y Gwynt, Bala

DECISION

To approve the disposal of the Council's freehold interest in 1 Sŵn y Gwynt, Bala, to the current leaseholder on terms and conditions to be determined by the Head of 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

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

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

Name and title of Cabinet Member(s):	Cllr. Paul Rowlinson
Name and designation of the Report's Author:	Efan Thomas MRICS Senior Estate Surveyor
Date of Decision:	06/08/2025
Cabinet Member(s)'s Signature:	

Subject: The disposal of the Council's freehold interest in 1 Sŵn y Gwynt, Bala

Recommendation for the Decision:

To approve the disposal of the Council's freehold interest in 1 Sŵn y Gwynt, Bala, to the current leaseholder on terms and conditions to be determined by the Head of Housing and Property Department.

The reason for the need for a Decision:

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

Rationale and justification for reaching 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 inviting bids so that any interested party has the opportunity to purchase or leasing. This will ensure the best price and ensure transparency.

In this case, the property is already leased to the tenant on a long-term lease while the Council continues to own the freehold title to the land. As such, the tenant is willing to pay an element of premium in order to combine their lease with the freehold title.

Should the Council offer the property on the open market subject to the existing lease, there would be a limit the value that a third party would be willing to pay for the site.

The freehold interest in this property is deemed surplus to the Council's requirements.

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

Record of any personal interest by any Cabinet Member consulted and any dispensations approved by the Standards Committee:

None.

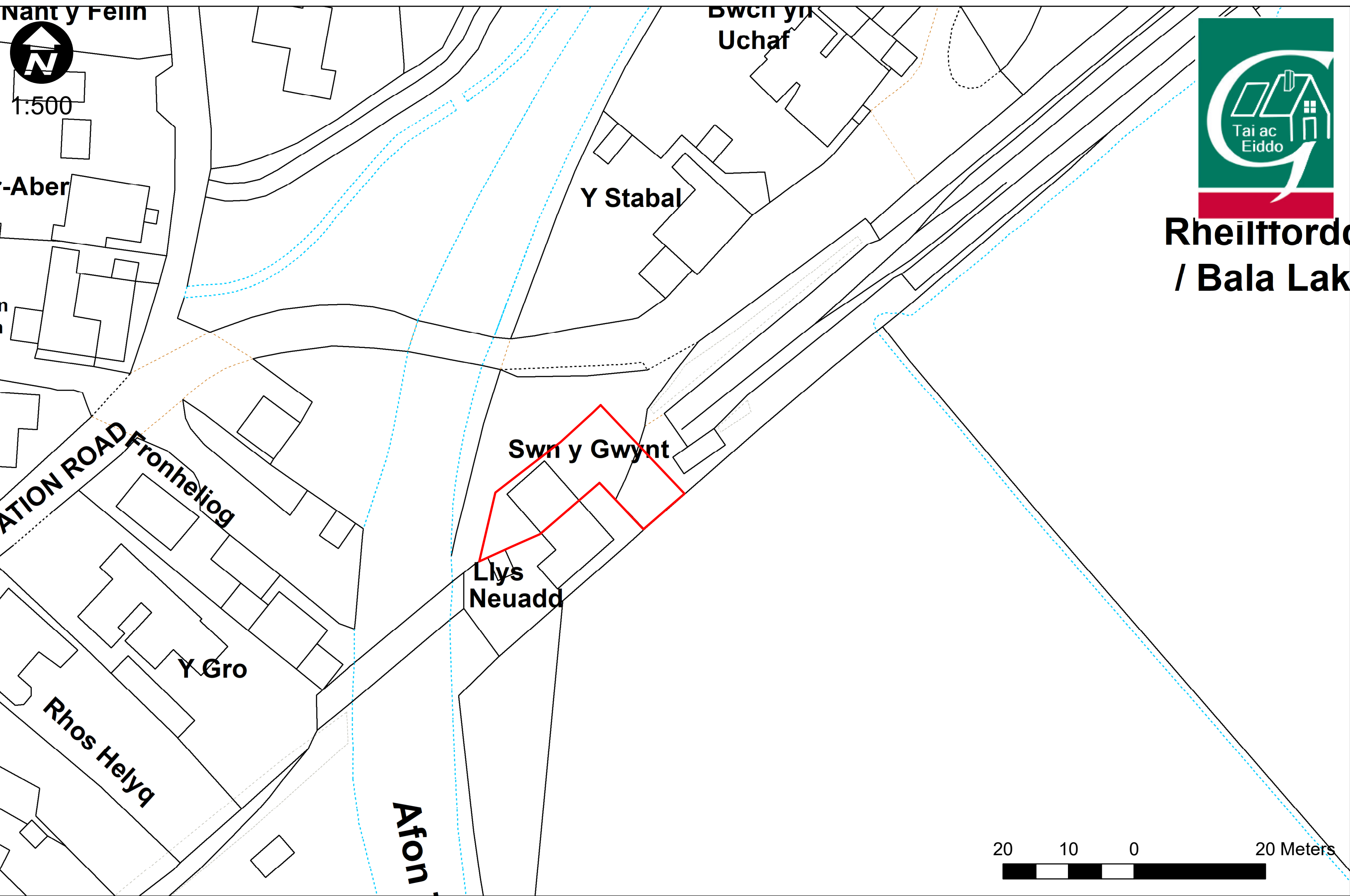
Any consultations undertaken prior to making the Decision:

None.

Chief Finance Officer – Dewi Morgan – “No objections from the perspective of financial propriety.”

Monitoring Officer – Iwan Evans – “I am satisfied with the propriety of the recommendation”

Local Member/s: Cllr. Alan Jones Evans – “I cannot see any reason for opposing this transaction”



Nant y Felin



1:500

-Aber

Bwch yn
Uchaf

Y Stabal

Swn y Gwynt

Llys
Neuadd

ATION ROAD
Fronheliog

Y Gro

Rhos Helyg

Afon



Rheilffordd
/ Bala Llanochair



Swn y Gwynt - Plan