

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION 11 February 2019

DATE DECISION PUBLISHED 11 February 2019

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 18 February 2019

Cabinet Member: Councillor Dafydd Meurig, Cabinet Member for the Environment

**SUBJECT: TO LEASE THE FORMER TOURIST INFORMATION CENTRE IN CAERNARFON
DIRECTLY TO CAERNARFON TOWN COUNCIL.**

DECISION

To lease the former Tourist Information Centre (Oriol Pendeitch) in Caernarfon directly to Caernarfon Town Council, on terms and conditions to be determined by the Senior Manager — Corporate 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
Local Members

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 Dafydd Meurig
Name and title of Report Author :	Lowri Cadwaladr Roberts Senior Estates Surveyor
Date of Decision :	11 February 2019
Signature of Cabinet Member/s :	Cllr Dafydd Meurig 

SUBJECT : TO LEASE THE FORMER TOURIST INFORMATION CENTRE IN CAERNARFON DIRECTLY TO CAERNARFON TOWN COUNCIL.

Recommendation for the Decision :

To lease the former Tourist Information Centre (Oriol Pendeitch) in Caernarfon directly to Caernarfon Town Council, on terms and conditions to be determined by the Senior Manager – Corporate Property.

Reason why Decision is needed :

Following the decision made by the Full Council on the 3rd of March 2016, to cease delivery of service at Caernarfon Tourist Information Centre from the 30th of November 2016, discussions were held between the Economy and Community Department and a number of local bodies including CADW, Antur Waunfawr, HWB Caernarfon, Caernarfon Town Council and North Wales Tourism (NWT), with the aim of identifying a provider, and ensure continuity of Service.

Following those discussions, one declaration of interest was received from North Wales Tourism (NWT). The property was let on licence to NWT in April 2017, however NWT decided to bring the arrangement to an end during early 2018. The Council does not have an operational use for the property, and a joint declaration of interest has now been received by Caernarfon Town Council and HWB Caernarfon; the intention being for Caernarfon Town Council to hold the lease on behalf of HWB Caernarfon.

Reason and justification behind the Decision :

In accordance with Section 123 of The Local Government Act 1972, there is an obligation on Gwynedd Council to obtain best value for its assets, however the Council is exempt from this obligation when granting leases for a period of less than seven years.

As such there is a general presumption in favour of disposing of property which is surplus to the Council's requirements on the open market. In the case of Oriel Pendeitch however, there are complicating factors. The property forms part of the Council's Headquarters, with many of the utility supplies interlinked, and the cost of separating these supplies would be significant. Furthermore, a proportion of the first floor has already been let to Consortiwm, providing the Council with a source of income, and as part of the Investment received from the European project Our Heritage in 2014, the Council is required to provide public Access to the Our Heritage exhibition, which is located on the mezzanine floor until at least 2020. Considering the above, it would be preferable to lease rather than sell the property.

The Economy and Community department are keen to ensure some element of continuity of Service. The objective of HWB Caernarfon is to improve the economy within the town centre for the benefit of the town's businesses, by working on short and long term objectives within three main categories – Clean and Green, Influential and Integrated and Promoting Proudly. In addition to providing Financial support for The Caernarfon Foof Festival, Gŵyl Arall, the Pirate Weekend and Caernarfon Carnival, HWB Caernarfon has been working numerous projects aimed at increasing the number of visitors visiting the town centre.

In short, they aim to spruce the town, change its appearance, bring together key partners, and create marketing materials, including a new website to market Caernarfon. Re-opening Oriel Pendeitch as a visitor information Centre is considered an important part of this vision. In addition, HWB is hopeful of the opportunity to share the space with the art Group CARN, in order to provide artistic opportunities which will benefit the town. HWB has already stated that they are willing to look after and continue to provide public access to the Our Heritage exhibition located on the mezzanine floor.

It should be noted that letting directly to Caernarfon Town Council will result in a Gwynedd Council sacrificing open market rent for a three year period. However, the lease would contain a clause stating that the tenants shall be responsible for all running cost, and internal repair and Maintenance costs, resulting in a revenue saving for Gwynedd Council.

Should a favourable decision be made, the property unit will proceed to determine terms and authorise the legal unit grant Caernarfon Town Council a three year lease

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 :

As part of the consultations in 2016, discussions were held between the Economy Service and a number of local organisations including CADW, Antur Waunfawr, HWB Caernarfon, Caernarfon Town Council and North Wales Tourism (NWT). The intention being to ascertain whether the organisations were interested in continuing with the provision of tourism Service at Oriel Pendeitch. Following those discussions, a declaration of interest was received from North Wales Tourism (NWT). Gwynedd Council granted NWT a licence in April 2017, however NWT decided to terminate the licence during early 2018. A joint declaration of interest has now been received by Caernarfon Town Council and HWB Caernarfon.

Head of Finance –

“I believe that there are legitimate financial reasons for this decision. The report outlines significant practical issues that prevent Gwynedd Council from selling the property at present. Although leasing for a nominal amount is intended, there will be revenue savings since the tenant will pay the running costs and maintenance of the internal space. The proposed use of the building ensures an element of continuity, and it is very likely that it will bring financial benefit to the town of Caernarfon. I support the decision sought.”

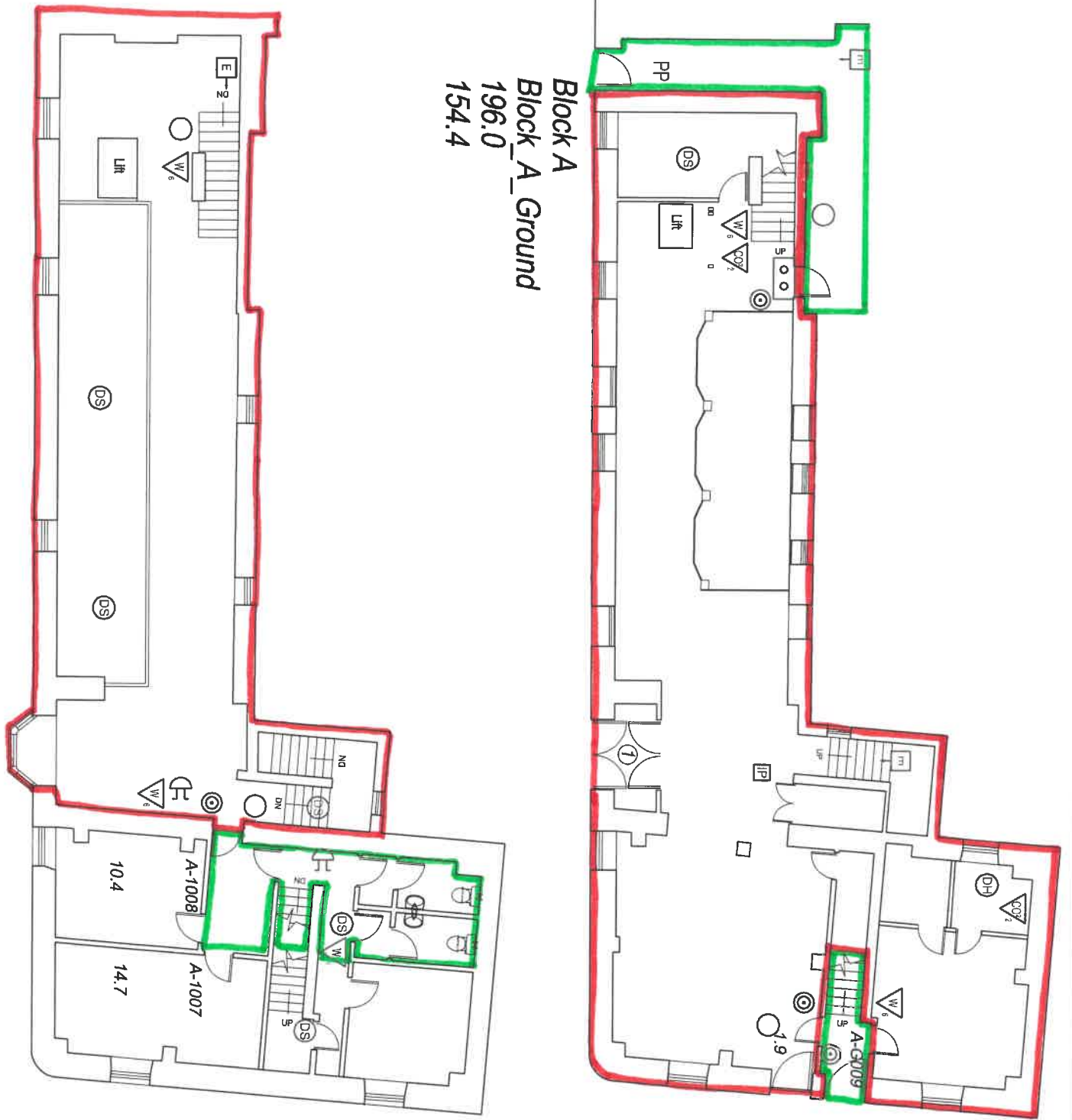
Monitoring Officer –

“The report appropriately records that the intention to let the property for three years represents a short tenancy which falls outwith the statutory requirements in relation to consideration in Section 123 of the Local Government Act 1972. The reasoning is also appropriate from the perspective of a meeting a general fiduciary duty.”

Local Member/s –

Cllr William Roy Owen and Cllr Cai Olaf Larsen

Both Local Members have declared interest as a result of their role as Caernarfon Town Councillors.



Block A
Block_A_Ground
 196.0
 154.4

Symbols	
[Symbol]	Fire Alarm Indicator Panel
[Symbol]	Fire Alarm Point (Break Glass Point)
[Symbol]	Heat Detector (With Integral Sounder)
[Symbol]	Manual Fire Alarm Sounder
[Symbol]	Smoke Detector
[Symbol]	Smoke Detector (With Integral Sounder)
[Symbol]	Sounder
[Symbol]	Visual Warning Device with Sounder
[Symbol]	Emergency Lighting Panel
[Symbol]	Exit Directional Sign (Arrow Non-Indicative)
[Symbol]	Fire Door with Push Bars
[Symbol]	Fire Exit Sign
[Symbol]	Illuminated Emergency Exit Sign
[Symbol]	Illuminated Emergency Exit Sign (Arrow Non-Indicative)
[Symbol]	Vertical Ladder
[Symbol]	Vison Panel
[Symbol]	Automatic Sprinkler Point
[Symbol]	Fire Blanket
[Symbol]	Fire Extinguisher (Aquous Film Forming Foam n litres)
[Symbol]	Fire Extinguisher (Carbon Dioxide n kg)
[Symbol]	Fire Extinguisher (Dry Powder n kg)
[Symbol]	Fire Extinguisher (Foam n litres)
[Symbol]	Fire Extinguisher (Water - Hydropropyl n litres)
[Symbol]	Fire Extinguisher (Water Chemical Foam n litres)
[Symbol]	Hose Reel 30m
[Symbol]	Sand Bucket
[Symbol]	Sprinkler Main Valve
[Symbol]	Water Bucket
[Symbol]	Hazard Location
[Symbol]	Pinpointing Reference



Adran Rheoleiddo
 Regulatory Department
Gwasanaeth Eiddo
Property Unit
 Dafydd Gibbard Uwch Reolwr Eiddo Corfforaethol
 Senior Manager Corporate Property

CYNLLUN JOB
ORIEL PENDEITSCH

RHIF No.

RHEOLWR PROSECT PROJECT MANAGER

DYLUNIAD DRAWING
CYNLLUN LLAWR

DYDDIAD DATE

GRADDFA SCALE

1:100 @ A3

DYLUNIADYD DRAWN

RHIF DRG No.