

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

<b>DATE OF DECISION</b>	02/01/2026
<b>DATE DECISION PUBLISHED</b>	06/01/2026
<b>DATE DECISION WILL COME INTO FORCE</b> and implemented, unless the decision is called in, in accordance with section 7.25.1 of the Gwynedd Council Constitution	13/01/2026

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### NAME AND TITLE OF THE CABINET MEMBER:

Councillor Paul Rowlinson (Cabinet Member for Housing and Property)

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### SUBJECT

**Option Agreement to Firmhelm Limited**

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### DECISION

To grant an Option Agreement to Firmhelm Limited for Ystafell Erch on terms and conditions to be determined by the Head of the Housing and Property Department.

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### REASON WHY THE DECISION IS NEEDED

Please see attached Officer Report.

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### DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE COUNCIL'S STANDARDS COMMITTEE

None.

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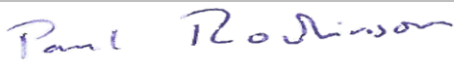
### ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

Consultation with  
Cyngor Gwynedd Statutory Officers and Local Members.

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

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

Name and title of Cabinet Member/s:	Councillor Paul Rowlinson
Name and title of Report Author :	Gethin Jones (Senior Estates Surveyor)
Date of Decision :	02/01/2026
Signature of Cabinet Member/s :	

**Subject :**

Option Agreement to Firmhelm Limited

**Recommendation for the Decision :**

To grant an Option Agreement to Firmhelm Limited for Ystafell Erch on terms and conditions to be determined by the Head of the Housing and Property Department.

**Reason why Decision is needed :**

The Council's Constitution states that approval by the Cabinet Member is required for any direct lease of property that is not on the open market.

**Reason and justification behind the Decision :**

The Council intends to occupy Ystafell Erch (the 'Property') within the Hafan building in Pwllheli Harbour for its own operational purposes. This occupation is essential to improve the services provided in the Harbour and is in line with the Council's Pwllheli Placemaking Plan to regenerate the area.

At present, the property is leased to Firmhelm Limited. Firmhelm has a contractual right to renew the current lease for a further period of five years. Given the tight timetable for securing vacant possession, legally surrendering the lease is the most appropriate option to achieve this goal.

The Council's ability to renovate the Property and secure the necessary funding is subject to a strict timetable.

Both parties propose to enter into a time limited Option Agreement which gives Firmhelm Limited the option to take a new lease if the Council vacates the Property. The Option Agreement will ensure that the Market Rent will be paid if the Option is taken by Firmhelm.

**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 – “No objections from the perspective of financial propriety.”

Monitoring Officer – “Obviously, there are specific circumstances regarding the use of part of the Hafan building in question here. As the Council does not wish to renew the current lease with Firmhelm, the option offers an opportunity to realise the Council's objectives and give the company the opportunity to regain possession of the resource should the Council terminate its use.”

Local Member (Councillor Elin Hywel) – No comments received.

Local Member (Councillor Hefin Underwood) – No objection.