

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	29/07/25
DATE DECISION PUBLISHED	29/07/25
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	05/08/25

NAME AND TITLE OF THE CABINET MEMBER

Cabinet Member for Housing and Property: Cllr. Paul Rowlinson

SUBJECT - Lease of part of Ysgol Gynradd Y Felinheli direct to Clwb Chwaraeon Seilo for the development and management of a new synthetic sports field.

DECISION

To lease part of Ysgol Gynradd Y Felinheli (the 'School') direct to Clwb Chwaraeon Seilo (the 'Club') for a period of 25 years in order to develop a synthetic sports field for the use of the School, the Club and the community, and that on terms and conditions to be determined by the Head of the 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
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 :	29 / 7 / 25
Signature of Cabinet Member/s :	

Subject :

Lease of part of Ysgol Gynradd Y Felinheli direct to Clwb Chwaraeon Seilo for the development and management of a new synthetic sports field.

Recommendation for the Decision :

To lease part of Ysgol Gynradd Y Felinheli (the 'School') direct to Clwb Chwaraeon Seilo (the 'Club') for a period of 25 years in order to develop a synthetic sports field for the use of the School, the Club and the community, and that on terms and conditions to be determined by the Head of the Housing and Property Department.

Reason why Decision is needed :

The School's ability to make use of the playing field was very limited due to its condition, and a significant capital investment was required in order to upgrade the quality of the field.

The not-for-profit company Clwb Chwaraeon Seilo was established jointly by Y Felinheli Juniors Football Club, Y Felinheli Women's Football Club and Y Felinheli Football Club because it was recognized that the facilities of local sports clubs were not sufficient to meet the demand locally, and they established Clwb Chwaraeon Seilo in order to enhance the sports facilities available in the area.

The School's playing field is in a central location in the village, and the Club recognized the potential to maximize its use by applying for grant funding through

the funds of the Football Association of Wales and Grymuso Gwynedd in order to develop a synthetic pitch on the site. The Club was successful in receiving a finance from these grant funds and was able to move on to secure planning rights and develop the new pitch, securing a capital investment of over £418,000 in the site.

The Football Association of Wales' grant commitment is conditional on the Club receiving a 25-year lease of the site, and as part of the arrangement, the School will have exclusive use of the site during school hours. There will be specific clauses to ensure that the Club maintains the site to a suitable standard and to protect community use of the site.

Offering a lease directly to the Club will improve the school's leisure facilities, create a community asset to enrich the opportunities available to pupils at the school and children in the area more widely.

The School has worked together with the Club as they develop their plans for the site. The School's Governing Body, the Education Department, and the Community Council have declared their support for the application.

The Council will ensure that appropriate provision is in place by the Club to ensure that the site is maintained into the future for the benefit of the School and the community.

There is no intention to lease for less than the open market value.

Reason and justification behind the Decision :

The traditional method of securing the best value for assets in accordance with section 123 of the Local Government Act 1972 is through advertising on the open market to ensure the best price and transparency.

In the case of this property, it is recommended that the property be let directly to the Club to ensure a significant investment in the provision available for school pupils, local sports clubs, and the local community.

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 :

A statutory notice was advertised under Section 123(1)(2A) of the Local Government Act 1972 on 12/12/2024 and no objections were received

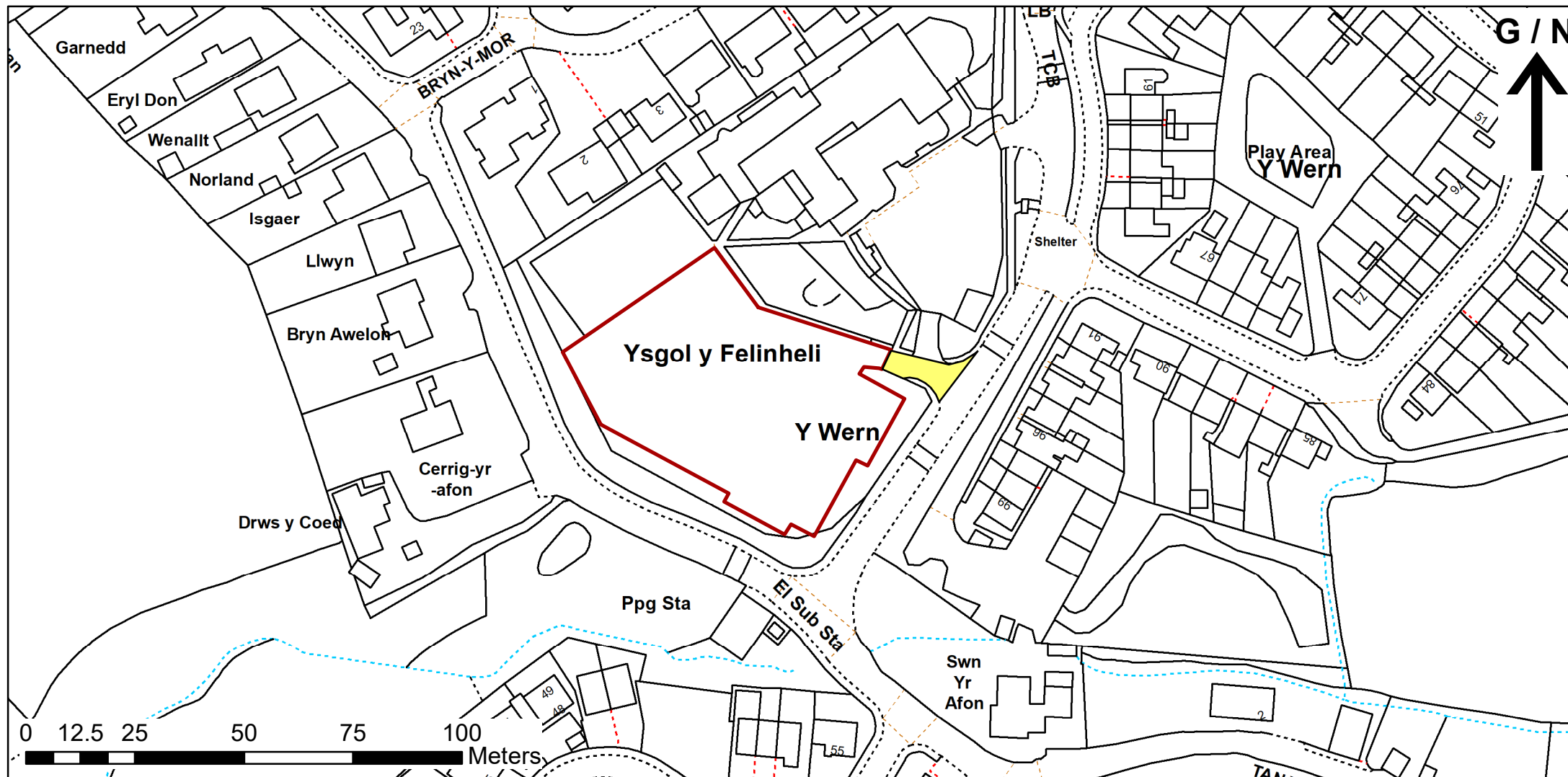
The Governing Body of the School – Have approved the proposed terms of the lease.

Head of Finance – “No objections to the decision sought from the perspective of financial propriety.”

Monitoring Officer – I am satisfied with the appropriateness of the decision sought and I note that the appropriate statutory steps have been followed.

Local Member (Councillor Iwan Huws) – No objections.

Local Member (Councillor Sasha Williams) – No objections.



Teitl / Title:

Part of Ysgol Gynradd
Y Felinheli Playing Field,
Y Felinheli

Allwedd / Key:



Premises



Access Road

Dyddiad / Date:

01/07/2025

Graddfa / Scale @ A4:

1:1,250

