

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

**DATE OF DECISION;** 4 September 2024

**DATE DECISION PUBLISHED:** 4 September 2024

**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: 11 September 2024

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Cabinet Member: Councillor Craig ab Iago

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### **SUBJECT**

Disposal by way of long leasehold of plot 2, Glyn Rhonwy.

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### **DECISION**

It is recommended that the Council grant a lease for the construction of an industrial unit to include on-site storage, office and community spaces outlined in red on the attached plan directly to Always Aim High.

The prospective tenant will have the option to acquire a long-term interest in the form of a 125-year lease once the development is complete.

The lease is subject to terms and conditions to be specified by the Head of Housing and Property.

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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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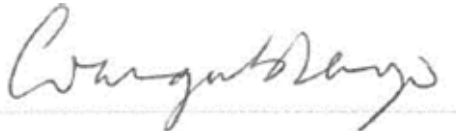
### **ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION**

Consultation with  
Gwynedd Council Statutory Officers

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 Craig ab Iago
Name and title of Report Author :	Daniel Lewis – Estates Manager
Date of Decision :	4 September 2024
Signature of Cabinet Member/s :	

**Subject :**

Disposal by way of long leasehold of plot 2, Glyn Rhonwy.

**Recommendation for the Decision :**

It is recommended that the Council grant a lease for the construction of an industrial unit to include on-site storage, office and community spaces outlined in red on the attached plan directly to Always Aim High.

The prospective tenant will have the option to acquire a long-term interest in the form of a 125-year lease once the development is complete.

The lease is subject to terms and conditions to be specified by the Head of Housing and Property.

**Reason why Decision is needed :**

To enable the development of the plot at Glyn Rhonwy which has remained vacant for a number of years.

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

**Reason and justification behind the Decision :**

In order to ensure the 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 parties have the opportunity to buy or lease. This will ensure the best price and ensure transparency.

Following several failed marketing attempts over a number of years, an offer was received from Always Aim High who are ready to develop the site returning their headquarters to Gwynedd. It is anticipated that this move will lead to a boost in hosting outdoor events in Gwynedd, and provide wider economic benefits to the area.

Mae hawl cynllunio eisoes wedi ei dderbyn ar gyfer gwireddu'r datblygiad.

To ensure that the development is realised, providing employment opportunities and economic boost, the transfer will take place in two phases.

As a first step, a 5-year 'Construction Lease' will be granted to Always Aim High to enable them to undertake the development work, in exchange for a premium which amounts to the open market value of the site. The deal will include the right for Always Aim High to acquire a long-term interest in the form of a lease (125 years) once the development of the unit has been completed to an acceptable standard.

Always Aim High has successfully secured grant funding through the Shared Prosperity Fund (SPF) which will contribute significantly towards the development costs. The SPF grant also sets a timetable for completion of the development work.

As a second phase, and as long as development of the unit is completed within the building lease period, Always Aim High will have the option to secure a 125-year lease of the site for a nominal amount.

Should the development not be completed, the site will revert to the Council and the Department for Economy and Community recognises that they would face fiscal and managerial implications from the site if that were to happen. Given that an observable percentage of the development costs is funded through SPF, and it has been accepted that the rest of the financing is in place, the risk is considered very humiliating.

**Declarations of personal interest by any Cabinet Member consulted with and any relevant dispensations approved by the Standards Committee**

None.

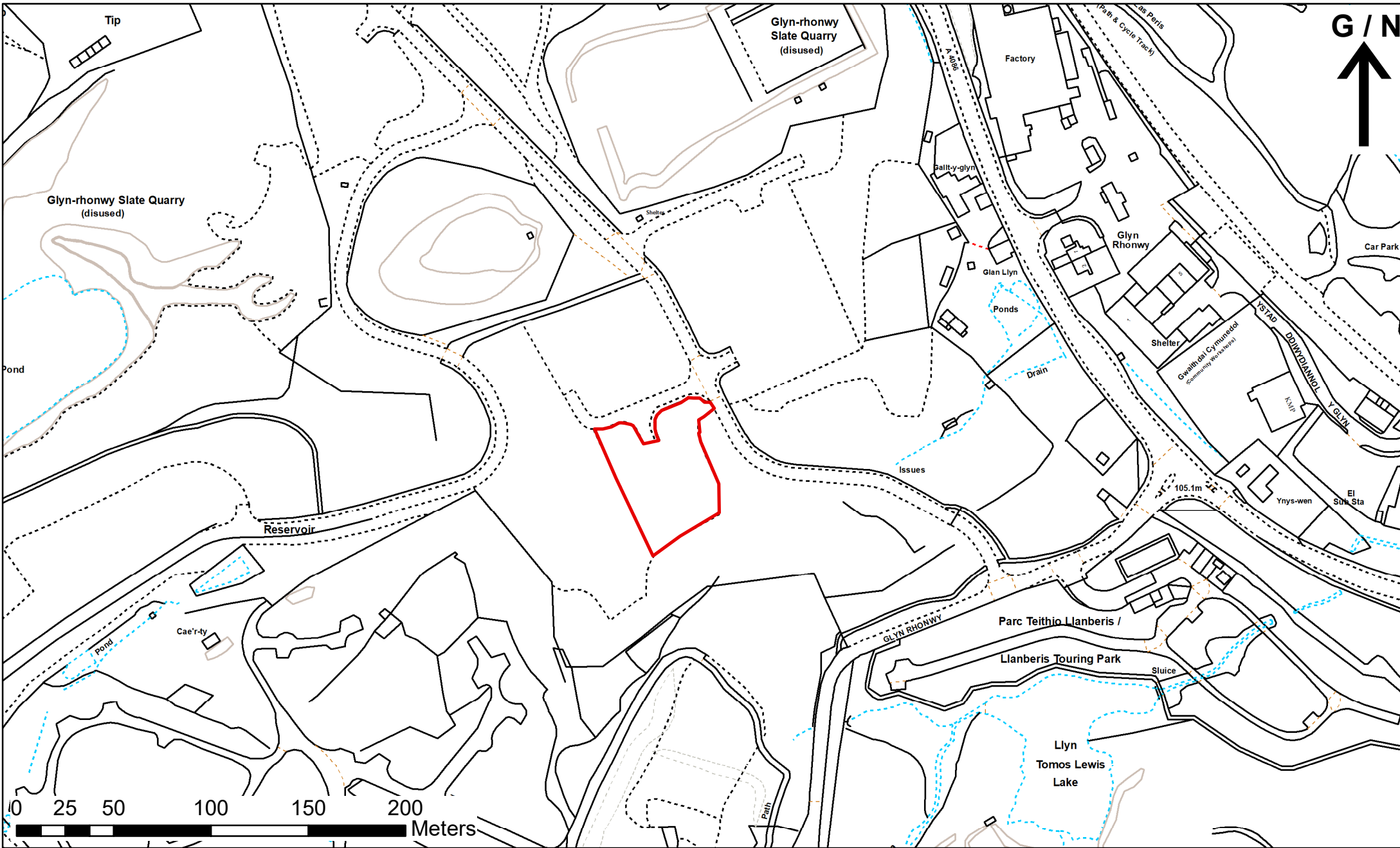
**Any consultations undertaken prior to making the decision :**

**Head of Finance – Dewi Morgan** - No objection to the decision sought from the perspective of financial propriety. There is a tight timetable for completing expenditure through the SPF scheme and granting the leases as outlined in the decision notice will allow the Council to dispose of an unwanted plot of land while supporting employment efforts. As has been noted, some risk exists should the property be returned to the

Council after the initial period but that is outweighed by the opportunities offered by the decision sought.

**Monitoring Officer – Iwan Evans** - No comments to add from a proprietary perspective.

**Local Member/s – Councillor Edgar Owen** – Supportive of the proposal.



Cynllun: **Plot 2 Glyn Rhonwy**  
 Plan:

Graddfa / Scale @ A4:  
 1:2,500

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Dyddiad: 24/04/2023  
 Date: