

**Subject:** Fairbourne Project Board

**Present:** Huw Williams (YGC)  
Cefin Edwards (YGC)

**Author:** Lisa Marshall

Lisa Marshall (YGC)  
Phil Parker (ACC)  
Peter Cole (FFC)  
Sylvia Stephenson (FFC)

**Date:** 23.11.16

Mark Wiles (ACC)  
Greg Guthrie (RHDHV)  
Louise Pennington (NRW)  
Charlotte Beattie (JBA)  
Kevin Giles (NR)

**Location:** Council Offices, Dolgellau

**Apologies:** Julian Kirkham (ACC)  
Kerry Keirle (WG)

Item No	Action	By who	Date
1.	LM thanked all for attending and welcomed Kevin Giles from Network Rail to his first Project Board Meeting.		
2.	<b>Update from last minutes:</b>		
2.1	<b>FAQ's:</b> LM stated that all but three of the FAQ's received from FMF's and FFC's events had been answered and would be sent out as soon as the responses had been approved by the Project Director. LM referred to a discussion that had taken place the previous day in the Working Group meeting in relation to the distribution of this document. Work was underway to put the FAQ's on <a href="http://www.fairbourne.info">www.fairbourne.info</a> where the reader could search for FAQ's by topic. The possibility of having a pile of hard copy FAQ's in the corner shop was discussed, rather than causing frustration amongst residents by posting out a large bilingual document to each house. LM to check with business owners to see if they would be happy to accommodate hard copies of the document on their premises.	LM	Next meeting
2.2	<b>Funding:</b> LM reported that the FMF project had c£1,400 left to spend this year and this would probably be taken by the FAQ web work (above). LM has requested a further £72,000 to run the main FMF project for next year (16-17). Other funding streams to be researched this coming year, including the Rowntree Foundation, who had previously turned-down an application from the project. Better engagement is required with them it was felt.	LM	Ongoing
2.3	<b>Opportunity from WLGA:</b> LM stated that this opportunity was still ongoing and was awaiting communication with JFD to progress.		
3.	<b>Update from JBA/WG Researcher</b> CB stated that the work JBA were doing for WG was in two parts: (a) Reflection & Review and (b) Learning partner work. To-date, work that has		

	<p>been completed: Attended meetings with key stakeholders, produced residents survey and a newsletter item for FFC's newsletter. Nine interviews have been conducted with key stakeholders, 60 responses to the residents survey have been received, literature review has been conducted and end of March report has been produced. JBA are currently in the process of producing a lessons learned report for distribution to all key stakeholders.</p>		
4.	<p><b>Update on Funding</b> See 2.2, above.</p>		
5.	<p><b>Feedback from Working Group</b> Key points were:</p>		
5.1	<p>Removal of council tax for second home owners or reduction in council tax to all homeowners. LM stated after speaking with Cllr John Wynn Jones, it would not be possible to stop council tax for second home owners and it is likely that Gwynedd would follow Anglesey's lead of increasing it by 100%. However, the Cllr did state that a possible option could be to reduce council tax generally for all homeowners in Fairbourne, but this would need to be looked into further.</p> <p>FFC asked for us to be clear upon what basis the reduction would be offered? Would this mean that Fairbourne residents then experienced a reduction in services or would it possibly stigmatise the village further.</p>	LM	Next meeting
5.2	<p>Reuben Woodford had recently joined NRW, taking over Dafydd's role as part of the asset management team. Reuben spoke extensively at the Working Group meeting about future monitoring and works to be carried out at Friog Corner. These are: (a) Import additional rock armour to reinforce a section of the defence at Friog Corner, (b) replenish the beach with shingle on the seaward side of the new armour to help protect it, (c) create a maintenance programme to sustain the defence and the important synergy between the hard engineered defence and the natural beach and, (d) monitor changes so that they know how well the structures perform over time and when maintenance may be needed.</p> <p>A separate briefing note has been produced by Reuben and is available upon request or via <a href="http://www.fairbourne.info">www.fairbourne.info</a>.</p>		
5.3	<p>LM expressed her disappointment at the continued lack of engagement by RICS in terms of engaging with surveyors/valuers for the purpose of challenging them on their valuation practices in Fairbourne. It was suggested that WG were contacted for their support in persuading RICS to engage with the project.</p>	LM	Next meeting
6.	<p><b>Feedback on progress with PAR/Masterplan</b> LM stated that the facilitated session on 17.03.16 went well, although it was not as well attended as hoped. Notes from the meeting are being typed-up and will be distributed shortly.</p> <p>It is intended to hold three more similar sessions, two being for residents of Fairbourne, who are <b>not</b> already engaged with the project in any way and one with business owners in Fairbourne. ACC have agreed to support with this.</p>	ACC/LM	Next meeting

	<p>Some attending said they may not have understood what the Masterplan was, had they not been so close to it and therefore a clearer explanation needs to be given up-front for future sessions for those new to this type of event. LM to meet with GG to produce something suitable.</p> <p>SS stated that all actions coming from these events should be monitored for progress.</p>	LM/GG	Next meeting
7.	<p><b>Update on Buy to Let/Equity Release Scheme</b></p> <p>Quite a lot to report on for this project and a full update will be published in the forthcoming FFC newsletter. Salient points are:</p> <ul style="list-style-type: none"> <li>• Three appointments have been made with local organisations (CCG and two construction companies) to discuss the opportunity;</li> <li>• A prospectus has been produced to 'market' the village to prospective investors;</li> <li>• Property condition surveys are being considered to ascertain investment required by an investor to bring relevant properties up to Welsh Quality Housing Standards, as required by social landlords;</li> <li>• LM has met with Gwynedd's housing team to identify numbers of social housing in Fairbourne along with demand;</li> <li>• Also discussed with the housing team was 'what happens when homes become empty and cannot be sold';</li> <li>• ACC stated that there were quite a few privately rented properties and landlords in the village, that could be interested in the scheme and it would be worthwhile engaging with these people.</li> </ul> <p>See <a href="http://www.fairbourne.info">www.fairbourne.info</a> for copy of the FFC newsletter when available or contact the project for further information relating to this.</p>	ACC/LM	Next meeting
8.	<p><b>Next Public Event</b></p> <p>Nothing has been planned for the next public event as yet. The next event will be focussed on the Masterplan and will give homeowners the chance to have an input into the work that will have been done to-date.</p> <p>It was mentioned that some people who were turned away had come from afar to attend the event and this was clearly frustrating. In future, we may ask those who do not live in Fairbourne full-time to pre-book a place at our events to avoid future disappointments. This was agreed as a good way forward.</p> <p>The question was asked if it was felt the audience absorbed/understood information better due to predictions being given in terms of sea level rise, as opposed to dates. FFC responded positively stating they felt this had helped.</p>		
9.	<p><b>Shifting Shores Seminar</b></p> <p>LM spoke at National Trust's Shifting Shores seminar in November 2015 and accompanied by PC from FFC, held a stand which proved to be very popular with attendees.</p>		

10.	<p><b>Update from Network Rail</b></p> <p>Kevin Giles explained that in terms of the Cambrian Coastline, there has never been any doubt over continuing to defend it. Recent investment in Pont Briwet and the planned work on Barmouth viaduct demonstrates this. Work currently being undertake are the 'quick fixes' which will be followed by identifying parts of the line which are susceptible to flooding and over-topping. Kevin went on to explain that there is currently no works strategy post 2055, but felt sure this was purely due to the way that Network Rail operate, (ie, not looking that far ahead) as opposed to a case of not maintaining the line after that time. It was also likely to be a political decision in terms of funding.</p>		
11.	<p><b>Update from Arthog Community Council</b></p> <p>Confirmed they are now the communications conduit for matters relating to the Masterplan. Would like to accept clerical support from Gwynedd Council, in light of the current clerk's departure shortly.</p> <p>The Flood Warden scheme continues to gain momentum and along with ACC, had a stand at the public event on 22.01.16. Not all houses have signed-up to the scheme, but work continues to ensure this is the case.</p>		
12.	<p><b>Update from Fairbourne Facing Change</b></p> <p>FFC informed the group as to the impending legal challenge, of which all present were aware. In addition, FFC advised they were hosting a 'Hustings' event on 16.04.16 with two candidates from all political parties being invited.</p>		
13.	<p><b>Any other business</b></p> <p>LP asked if an Annual Report would be produced for this last 12 months. LM stated this was the case and anticipated a draft copy would be available for review by mid-May, end-June.</p> <p>SS asked if Gwynedd Council's Regeneration Unit would continue to be funded in terms of offering support to Third Sector organisations. HW confirmed that the Unit would still exist but committed to find out whether they would still have funding to support the Third Sector.</p>	HW	Next meeting
14.	<p><b>Fairbourne Legal Challenge</b></p> <p>Members of FFC and ACC were asked to leave the meeting in order that all member agencies could discuss the impending legal challenge from Fairbourne residents.</p> <p>All member agencies were asked whether they were fully aware of the potential challenge, how it may affect them and if they had managed to consult with their legal teams, where relevant.</p>		
15.	<p><b>Date of next meeting</b></p> <p>Wednesday 29<sup>th</sup> June 2016 – 10.30am, Dolgellau office</p>		