

Subject: Fairbourne Project Board

Present: Huw Williams (YGC)

Author: Steffan Williams

Lisa Marshall (YGC)

Steffan Williams (YGC)

Mark Wiles (ACC/FFC)

Sylvia Stephenson (FFC)

Greg Guthrie (RHDHV)

Emyr Williams (PCC)

Philip Bennett- Lloyd (JBA)

Reuben Woodford (NRW)

Gareth Evens (NRW)

Kevin Giles (NR)

Gareth Lloyd (SNP)

Richard Williams (WG)

Date: 29.09.16

Location: Council Offices, Dolgellau

Apologies: Phil Parker (ACC)

Louise Hughes (Cllr)

Item No	Action	By who	Date
1	<p>Welcome and Apologies</p> <p>Huw Williams opened the meeting by allowing everyone to introduce themselves. Apologies received from Phil Parker and Louise Hughes.</p>		
2	<p>Review and actions from last minutes of meeting</p> <p>Reuben Woodford stated that the action required from the last meeting had been addressed and a statement copy had been sent to ACC accordingly. More details in item 9.</p>		
3	<p>Project Governance</p> <p>HW opened the item by stating that there was a lack of clarity on governance highlighted by the absence of legal certainty surrounding the implementation of the Masterplan. The need therefore for the formation of a decision board was suggested which would see authoritative figures from all involved organisations coming together to make decisions. HW also suggested that the Masterplan is the blueprint for moving forward and that it would make sense for the community to lead the way under authoritative guidance.</p> <p>Greg Guthrie stated that the Fairbourne project is very different to other coastal projects and there is a need to understand what actually is the project governing? For decisions to be made by a decision group – treasury and legal changes would be required. HW replied that it would be beneficial for an official statement from bodies such as the treasury which would provide clarification on this.</p> <p>Mark Wiles raised concerns with HW’s suggestion that the community take the lead regarding the Masterplan stating that a legal framework was not present. Sylvia Stephenson also stated that community engagement was vital in the progress of the Masterplan but that sufficient understanding is not currently present to take an effective lead on the project. GG agreed that authority has a duty to clarify the situation but ultimately it would come down</p>		

	<p>to the individual's responsibility. SS stated that informed decisions by members of the community are only possible with absolute clarity and understanding – which she claimed isn't the case.</p> <p>PBL explained that the implementation structure of the Masterplan may have to change over time as situations vary – individual decisions by community members will potentially force structural change. EW stated that tough decisions will have to be made independent from a political motive. There was complete agreement that the implementation of the Masterplan must be politically neutral.</p> <p>GL suggested a need to change the terms of reference and that implementing a Memorandum of Understanding between all active and appropriate bodies which defines their individual responsibilities within the project – this would therefore justify the need for delegated decision making powers. HW seconded this by stating that a cross-organisational understanding is crucial. EW suggested that there will be pressure on the Welsh Government to create a post to address coastal management with regards to climate change. GG agreed but that coastal management and climate change would have to be separate because climate change is not limited in its effects to the coast. PBL raised concerns that this could possibly open the door to political points scoring which would obviously need to be avoided to ensure stability regarding the Masterplan.</p> <p>PBL – there is a need to understand the purpose of the project before looking at appropriate structures of implementation. It may require change and adaptation over time in relation to changing factors. RW agreed and stated that this point makes life difficult for the technical group which has been formed to try and get a clearer indication of what might happen in the future. HW assured that the technical group however, is key to the reporting group's duties. SS agreed with RW and declared a need for the project to be flexible to adapt to any future changes – specifically regarding the outcome of the 2019 IPCC report.</p> <p>A briefing note will be produced explaining the need for improved governance, prior to the next meeting.</p>	LM	Next Meeting
4	<p>Update on Funding</p> <p>LM reported that WG had still not approved funding for management of the project and that GC had been funding this aspect of the project from their own budget. WG should address this issue through the minister as a matter of urgency as any further delay would mean that GC are forced to pull-back on management of the project.</p> <p>The bid for the Masterplan is yet to be completed due the inclusion of the social/academic research element to be provided by Bangor University. LM stated that this funding was vital and we would be sending an application for continued funding over three years of about £80,000 per year.</p> <p>Onus is on WG to respond. RW was confident that the outstanding funds for the project management would be supplied in the near future and that he would speak to James Morris about this, but funding structure for 2017/18 Flood Branch had not yet been provided.</p>	RW	ASAP
5	<p>Feedback from Working Group</p> <ul style="list-style-type: none"> • FAQs – responses to questions required by LM ASAP to be able to complete the document and deliver along with the annual report. • Annual Report – it was agreed that the community would receive cost 		

	<p>saving formatted copies but professionally designed brochures would also be required for stakeholders.</p> <ul style="list-style-type: none"> • Buy to Let – North Wales Strategic Housing Group have cancelled three meetings with LM so far but another is arranged in November. LM reported that only certain properties would be eligible to house older and more vulnerable people (such as 2 bedroom bungalows). MW explained the concept of the Community Interest Company, details of which are in item 7. 		
6	<p>Feedback on progress with the PAR/Masterplan</p> <p>Details of the technical group which will see representatives with expertise and particular interest in Fairbourne come together and meet on a quarterly basis to discuss flood risk management and modelling. The group will aim to cast a clearer light over future uncertainties and will meet for the first time in Fairbourne on the 4th of October.</p> <p>All other aspects were discussed in items 3 and 4.</p>		
7	<p>Update on Buy to Let/Releasing Equity Scheme</p> <p>MW has researched extensively the viability of setting up a Community Interest Company (CIC) and has had a positive response from Joyce Watson (Regional Assembly Member for Mid and West Wales). Details of MW's CIC model follows:</p> <ul style="list-style-type: none"> • The SMP2 has broken Fairbourne's housing market. Some houses have been valued worthless which could mean that intervention is necessary to fix this. • If a house has been on sale for 6-12 months without interest or a sensible offer, the owner could apply to the CIC for a last resort purchase. • The CIC would purchase the property at roughly pre-SMP2 value and then transfer the asset to GC to manage. • The CIC would initially be funded to the tune of about £1.5million (from the WG) reflecting the average value (£150,000) of 10 houses in the village pre-SMP2. • It would then be able to generate income through the management of assets to self-fund future purchases. • There would be no shareholders, this will allow any profit generated to be directly invested back into the company and there may be a possibility to favour local tradesmen to carry out asset maintenance which would benefit the local economy. • A board would be setup formed by relevant representatives and also a small professional team to take care of legal and admin work. • The model could possibly be applied to other areas not only affected by climate change but for example housing markets affected by loss of hard industry. <p>MW expressed a keen desire to get the ball rolling with the company to benefit from potential funding heading into the new financial year 17/18. GG suggested a task group be setup to explore the idea further, specifically, potential sources and methods of funding the CIC. LM explained that this idea had already been discussed and that the group should consist of other similar CICs from around the country as well as legal and accounting experts.</p>		

	HW explained that he had a meeting arranged with Liz Saville-Roberts MP and Sian Gwenllian AM in the near future and that he could discuss the idea further then. MW agreed to send HW a brief.	MW	ASAP
8	<p>Update from JBA/Researchers</p> <p>The learning bulletin has been sent to translation and should be ready in the coming weeks along with an easier breakdown version also available.</p> <p>PBL confirmed that the next bulletin was likely to focus on governance of the project with 10 sessions being made available to perform 'critical friend' duties. The project involving Fairbourne is breaking new ground as there aren't any previous projects, certainly within the UK that can relate to it. Therefore a bulletin on governance is especially appropriate to report back nationally on any similar projects in the future, which is increasingly likely due to climate change.</p>		
9	<p>Update on Friog Corner from NRW</p> <p>RW was confident that Friog corner was progressing well. Recent works on the corner had re-located shingle from higher up the beach back into the corner thus regaining the necessary protection. Capital investment for maintaining the corner had been reassured and NRW are now in partnership with GC focusing efforts on gaining a greater understanding of the processes at work in the corner via drone surveying.</p> <p>SS expressed unhappiness over NRW's inconsistent statements regarding the methods used to protect the corner especially the absence of additional rock armour installed during the recent maintenance works despite promise to do so by NRW in the past. RW stated that managing the risk to Fairbourne required pro-active management of the corner and that methods of doing so could change over time depending on circumstances. MW suggested that NRW should contribute to the FMF newsletter to diffuse such situations in future which RW confirmed had been agreed in the recent Working group meeting.</p>		
10	<p>Update from Network Rail</p> <p>KG confirmed that NR is committed to maintaining the Cambrian line. Numerous areas of the line are under maintenance currently and there should be no doubts about their commitment. Recent developments in Fairbourne include an additional sea defence on the line but as KGs responsibilities lie with maintenance, he was not able to give further information regarding this.</p>		
11	<p>Update from Arthog Community Council</p> <p>Thanked RW for attending their recent community meeting.</p>		
12	<p>Update from Fairbourne Facing Change</p> <p>SS explained that the group is due to meet Liz Saville-Roberts MP and Joyce Watson AM in the near future. A meeting is also arranged with Dafydd Ellis-Thomas AM in November, which HW was aware of and will be attending along with LM.</p>		
13	<p>Any other business</p> <p>RW announced that the WG is setting up a new flood and coastal erosion committee and that the deadline for any suggestions to be discussed is the 3rd of November.</p>		

	<p>GG made aware that the committee of climate change's Climate Change Risk Assessment 2017 goes to parliament in January and is available for anyone to read.</p> <p>The Technical Group is due to meet on the 4th of October 2016, bringing expertise from bodies including Royal Haskoning, University of Wales, Trinity and St David, Civil Engineering Solutions, Welsh Government, National Resources Wales and YGC round the table. The initial aim of the group is to find answers to the following questions:</p> <ul style="list-style-type: none"> a) When will we need to start defending? b) What's involved with 'holding the line'? c) What investment will be required? d) Is it still 40 years (from 2014)? e) Will additional adaptation be required? f) How much will this cost? 		
14	<p>Date of next meeting</p> <p>Wednesday 21st December, 10.30am, Council Offices, Dolgellau.</p>		