

Subject: Planning, Property Values & Insurance Task Group Meeting

Present: Lisa Marshall (GC)
Peter Cole (FFC)
Phil Parker (FFC)
Hugh Harrison (FFC)

Author: Lisa Marshall

Apologies: Richard Weston (NRW)
Nia-Haf Davies (GC)
Gareth Lloyd (SNP)
Dyfrig Sciencyn (RICS)
Dewi Morgan (RICS)

Date: 3rd December 2014

Location: Gwynedd Council Offices, Dolgellau

Copy: Fairbourne Project Board

Item No	Action	By who	Date
1	Apologies were received from Richard Weston and Nia-Haf Davies.		
2	<p>Planning Guidance Note: Three queries raised by members of the community:</p> <ul style="list-style-type: none"> A recent Channel 4 Grand Designs television programme featured a property being built in Criccieth which was in a coastal location and susceptible to coastal erosion. They have queried how this received Planning Permission. There is a piece of land within Fairbourne which is up for sale with planning permission for 5 houses. What is Gwynedd Council's position statement on this and does ND Planning Guidance need to address exact permissions? Need to check the Guidance Note for replacement Dwellings – should it have a tick/cross not just a cross 	NHD	By next meeting
3	<p>Searches on properties by prospective buyers: HH (FFC) quoted a recent case where he had sold his property to an existing resident of Fairbourne. The individual who purchased the property reported that upon receiving the results from searches relating to this property, there was no mention of the SMP2 or flooding in the area. The question was asked as to why is this happening and does more communication need to take place between council departments to ensure that prospective purchasers are 'better informed'.</p>	LM	By next meeting
4	<p>Insurance: FFC have received a few reports of individuals not being able to renew their house insurance with their existing</p>	PP	By next meeting

	<p>providers. This has been largely overcome by homeowners contacting an alternative insurance provider – “Moreth>n” has proven successful in one case.</p> <p>PP (FFC) to provide details of companies who have refused to provide insurance.</p> <p>LM reiterated that if homeowners are having problems in obtaining house insurance then please contact NRW for support.</p>		
5	<p>Availability of mortgages for Fairbourne Properties: The matter remains that prospective buyers are unable to obtain a mortgage for Fairbourne properties due to lenders requiring at least 60 years residual life in the property. RICS have offered to produce and distribute a questionnaire to all their members with a view to each member approaching their respective lenders to try and obtain information relating to the 60 year rule.</p> <p>Upon receipt of such information a report would be produced with a view to approaching a selection of lenders to try and influence their decision relating to the 60 year rule. The desired outcome from this would be to persuade 1-2 lenders to produce a mortgage with ‘special conditions’ and trial this within Fairbourne. The outcome of this could then be publicised to all lenders and best practice shared across the UK with other areas who are confronted with the same difficulty.</p> <p>RICS have committed to identify whether there are any such instances anywhere else in the UK and whether/how this has been overcome.</p> <p>RICS have offered a round table meeting to discuss the above.</p>	RICS	By next meeting
6	<p>Property Values: RICS have stated that it would be necessary to have actual evidence of property prices changing across Fairbourne as opposed to anecdotal evidence. With this in mind, LM stated that she would undertake a piece of work within the Task/Finish Group to identify a property value baseline prior to the storm of January 2014 and then analyse property trends upto the current date (or latest dataset available).</p> <p>The outcome from their piece of work would be used to support activities in (5) above.</p>	LM	ongoing
7	<p>Buy to Lease Scheme: LM reported she had received significant positive feedback in relation to the above scheme, which was publicised briefly in the most recent FFC Newsletter.</p>		

	Individuals who attended the recent public information event were keen to have their houses valued at the earliest opportunity and for the scheme to go ahead. LM explained that we were awaiting funding from WG to undertake a feasibility project on this scheme and therefore, house valuations would be quite a way into the future.		
8	Holiday Home Rates: FFC have asked if we could investigate a discount for holiday home owners. LM to pursue within Gwynedd Council.	LM	By next meeting
9	Date of next meeting: Date to be agreed, at Dolgellau council offices.		