

**Title of Meeting:** Fairbourne - Planning Property and Insurance T&F Group

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**Date of Meeting:** 8<sup>th</sup> September 2014

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**Present :** R Weston (NRW), Huw Davies (GC), P Cole (FFC), M Wiles (FFC),  
D Siencyn (RICS), D Morgan (RICS)

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**Apologies:** L Marshall (GC), N Davies (GC), J Kirkham (ACC), G Lloyd (SNP),  
C Edwards (GC)

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## Previous Minutes / Actions

One alteration required to the previous minutes – It was Mike Scott who attended on behalf of ACC not Mark Scott.

2 outstanding actions: Feedback required regarding whether prospective purchasers would be made aware of SMP2 Policy via searches **Action ND**. Feedback required on discussions with Council of Mortgage Brokers / Lenders **Action CE**.

Otherwise minutes agreed.

## Planning

PC stated that FFC are pleased the Planning ‘Guidance Note’ has been produced.

Two queries raised by members of the community:

- 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. **Action ND**
- There is a piece of land within Fairbourne which is up for sale with Planning Permission for 5 houses. What is Gwynedd Councils position statement on this and does ND Planning Guidance need to address extant permissions? **Action ND**

Need to check the Guidance Note for replacement Dwellings – should it have a tick/cross not just a cross **Action ND**.

## Insurance

RW confirmed that an ‘Insurance Related Request’ letter had been supplied to a property owner in Fairbourne and the information contained within the letter had helped with getting Insurance.

NRW have written to the ABI to request them to ensure their members are aware that NRW has taken over the role formally undertaken by Environment Agency Wales.

NRW will also be writing to Lloyds and the Managing General Agents Association to raise awareness of NRW and its role, following the problems with Vasek refusing to recognise NRW.

PC raised concerns that NFU will not insure properties in Fairbourne. DM offered to consult with NFU to clarify their position **Action DM**. DS suggested an informal approach as well to the local NFU office **Action DS**.

## Property Values

Buy and Lease Back case study is currently being put forward by LM to Welsh Government for funding.

PC stated that the main issues regarding property values are associated with the availability of Mortgages. This is potentially related to the mortgage lenders need for a 60 year residual life on a property.

One local estate agent currently has 7 properties for sale with three of them under offer from cash buyers. MW questioned whether there was any historical evidence regarding the ratio of cash buyers and whether it would be possible to obtain such info from local agents.

DM offered to circulate a questionnaire to the RICS North Wales Management Group regarding property values and cash buyers. **Action RW** to produce questionnaire

DS stated there was a need for hard evidence rather than anecdotal evidence regarding present property values.

DS stated that there was a need for an evidence paper covering residual life of 60 years, mortgage availability, insurance and planning.

Local discussions need to be held regarding availability of mortgages – discussion with the Council of Mortgage lenders. May have already been done as action from previous meeting. If no suitable answer the RICS may be able to help.

MW asked DM if RICS were aware of any similar issues elsewhere in the UK. DM offered to see if there are any examples. **Action DM**

DM offered a round table meeting between T & F Group members and RICS. To be discussed at next meeting.

## **Issues for Project Board**

PC suggested proposed doubling of rates for holiday homes will have an additional adverse impact on Fairbourne.

PC suggested future of Cambrian Coast Railway may also have impact on Fairbourne.

## **AOB**

PC informed group that he is in discussion with BBC regarding an updated 'Week in Week out' television programme.

## **Next Meeting**

17<sup>th</sup> October at 10am