

Subject: Working Group Meeting **Present:** Pete Cole (FFC)

Hugh Harrison (FFC)
Mark Wiles (ACC)

Phil Parker (ACC)

Louise Pennington (NRW)

Lisa Marshall (YGC)

Location: Dolgellau Leisure Centre

Lisa Marshall

23rd April 2015

Author:

Date:

Copy: Fairbourne Project Board

Item No	Action	By who	Date
1	LM welcomed two members of ACC to the meeting.		
2	House Prices: LM spoke about the report written by Greg Guthrie and those who attended the project board understood and accepted the contents. LM committed to send copy via email of the report to the project board members.	LM	Done
	LM stated she had been undertaking research into house values in Fairbourne compared with Barmouth and Dolgellau and had not found any remarkable differences, other than the amount of properties that had actually sold. In terms of value of house prices and length of time on the market, the outcomes were comparable with that of the two neighbouring settlements. This outcome was supported by Greg's report. MW had also carried out a brief investigation into this and had come to the same conclusion, although HH quoted some anecdotal evidence from a local homeowner that was to the contrary.		
	It was decided that it would be more productive at this stage to have a separate meeting with RICS to discuss the house prices combined with the best way to tackle mortgage lenders who are refusing to lend on properties in Fairbourne. LM committed to arrange this.	LM	Next Meeting
3	Business Values: PP raised the query as to whether any comparable research had been carried out relating to the value of businesses in Fairbourne. It is reported that the development at the Penrhyn Bar and Grill appears to have been a great success. LM to speak with Greg to ascertain whether any comparable research is available for business values.	LM	Next Meeting

4	Public Realm Improvements: MW raised the question as to whether it would be possible for work to be done on the public realm, given that Fairbourne is to remain a viable community for the next few decades at least. The village has numerous aspects which need attention, including crumbling tarmac on main roads, car park, pedestrian crossing etc. Also, it was suggested that there be more appropriate signage at the entrance to Fairbourne indicating all facilities/attractions that were available within the village. LM committed to speak with colleagues at the council to ascertain their funding priorities and whether	LM	Next Meeting
	investment in Fairbourne, would be possible given the spending cuts. Other avenues for funding were the Community Council and also Snowdonia National Park. ACC committed to raise this issue at their next meeting and LM would do the same with SNP.		
5	Transportation Infrastructure: Following on from discussions in the recent Project Board Meeting, LP explained that she attended coastal meetings on a regular basis at which Network Rail were also in attendance. She committed to provide these contacts to HW in order that we could make the necessary in-roads and start a regular dialogue with Network Rail in relation to the future of the Cambrian Line.	LP	Next Meeting
6	Frequently Asked Questions: LM advised that the additional were currently being answered by GG and HW and this task should be complete by the end of April.	LM	End April
	With regard to distribution, LM stated we would not be distributing the whole FAQ pack, but simply the additional questions. FFC would then respond with their colour-coding depicting whether they felt the question had been answered appropriately.	FFC	ТВА
	With regard to the re-organisation of the full FAQ document, PC stated that FFC would initially work on this document and try to categorise the document, which could then be edited and re-designed by YGC as appropriate.	LM	ТВА
7	Annual Report: All present concurred that the Annual Report was a good effort and were pleased with the content and tone. LM		

	stated that the report was almost complete, with just a few modifications required and that it would be going to print by the end of w/c 27 th April 2015.		
	The section relating to the ACC statement needs revisiting for accuracy etc.	PP/MW	ASAP
	The matter of distribution was discussed in view of the costs of mailing out copies of what would be a reasonably heavy document. LM stated that the document would be available on all related websites and it was suggested we publicise that copies of the report would be available from, eg, local shop, library van and CAB van. This way, money would not be wasted on distributing copies of the report to people who may not wish to have a copy. LM stated that copies would be sent to all key stakeholders and the press, as a matter of course.	LM	Next Meeting
	It was also suggested that copies be sent to all local estate agents to inform them of the work that is being undertaken within Fairbourne, in addition to a small flyer being produced for estate agents to hand-out to prospective buyers of Fairbourne property, advising them about the work that's being done in Fairbourne and where they can obtain a copy of the Annual Report. It was felt that this would help to counteract negative perceptions about Fairbourne, from a homebuyers perspective. LM concurred this was a good idea and committed to undertake.	LM	Next Meeting
	LM stated that copies of the report could also be made available at the next public meeting and would be given out to attendees of the ICE Conference 'Learning to Live with Flooding' which YGC are attending in June 2015.		
8	Flood Leaflet: LM had previously sent a copy of the 'Flooding – How does it affect me?' leaflet. FFC and ACC confirmed they would like a version producing for Fairbourne (not a generalised one). LM accepted this and agreed to produce a version for approval by those present and the Project Board. This would then be distributed to Fairbourne residents in the same manner as the Annual Report (above) to minimise costs.	LM	ТВА
9	Next Public Event:	LM	Update
	Discussions took place regarding the content of the next		at next

	event. The desire remained to launch the Flood Warden Scheme and LM stated she would contact Mike Scott and Matt Burrows to meet with them in order to support them in making this happen. PP also stated he would attend that meeting, on behalf of FFC to ensure the residents needs were being duly considered in this aspect of the event. PC also stated that it would be useful to have an update of other activities within Fairbourne: Moving Forward at the event. These would be a table each for the following: a) Three new projects to be funded by WG, eg, Feasibility of the Buy to Let scheme (and what this involves), Impact the SMP2 has had on the people and community of Fairbourne and finally, asking how the residents of community can establish their own 'knowledge bank' as part of the 'Building Community Resilience' project. b) Groundwater Monitoring Project, with locations of boreholes, progress so far, etc. c) Update on work at Friog Corner, by NRW		meeting
	It was agreed that we should invite all local estate agents with a view to establishing positive relationships with them, helping them to counteract any negative perceptions potential buyers may have. Suggested dates are: Tuesday 30 th June, Friday 3 rd July, Tuesday 7 th July or Friday 10 th July 2015. LM to ascertain availability of those who need to work at the event that day.		
10	Chair of the Emergency Planning Task/Finish Group: The matter of the prospective Chair of the above group was discussed in view of the comments made in the Project Board minutes. LP stated that it was felt that Eirian Redmayne was working over-capacity as it was and could possibly not dedicated the time to this role, however by the same token, Huw Davies was part-time retired and also may struggle to bring the group to a conclusion. LM asked if anyone else in the room would like to chair the group however, it was suggested that maybe a better	LM	Next Meeting

	solution would be to gather then remaining tasks into a package and then gain commitment from Eirian and Huw to work on these few tasks until the group reaches a natural conclusion and could be included within this Working Group. This was accepted as being the best solution and LM committed to gather tasks and approach the aforementioned with a view of the outstanding tasks being completed at the earliest opportunity.	
13	Date of next meeting: Tuesday 26 th May 2015, 10.30am at Council Offices, Dolgellau.	