

Subject: Working Group Meeting

Present: Roger Pritchard (FFC)
Sylvia Stephenson (FFC)

Author: Lisa Marshall

Phil Parker (ACC)
Mark Wiles (ACC)

Date: 24.05.16

Louise Pennington (NRW)
Reuben Woodford (NRW)

Location: Dolgellau Offices

Louise Hughes (GC)
Lisa Marshall (YGC)

Copy: Fairbourne Project Board

Item No	Action	By who	Date
1	Apologies received from Cefin Edwards, Julian Kirkham and Pete Cole.		
2	<p>Merge of Working Group with Masterplanning Group</p> <p>A discussion took place to discuss the merits of merging the above two groups, given the 'quieter' phase of the project. This quieter phase is due to modelling currently taking place for the Masterplan (which is being undertaken by an external consultant due to its specialised nature) and few new issues being raised at the Working Group.</p> <p>In addition, the group was finding that more often, issues raised at one meeting were relevant at the other meeting, ie, there was an overlap of topics and it therefore seemed sensible to discuss the topic once, at a joint meeting rather than twice, at two separate meetings.</p> <p>All present agreed that for the time being, it would be wise to combine both meetings, however, if a matter required particular attention, then a separate meeting would be held accordingly.</p> <p>Going forward, LM stated that she would therefore cancel all future Masterplan meetings and the Working Group meetings would remain, and become joint Working/Masterplan Group meetings.</p>	LM	Done
3	<p>Project Spend</p> <p>LM stated that she had submitted a bid to WG for the overall management of the FMF project to the value of £72,000 for 2016/2017, this was likely to be funded at 75% which would mean we would receive £54,000 in grant funding, leaving the project to match-fund £18,000.</p> <p>LM went on to discuss three other projects for which FMF had received funding, these were: Community Resilience & Self-Sufficiency - £20,961.17, Effect the SMP2 has and will have on the people & community of Fairbourne - £24,152.58 and Buy to Let/Equity Release Scheme - £13,998.40.</p> <p>LM stated that work had already started on the 'Effects of SMP2' project in the form of research being undertaken using the STEAM</p>	LM	ASAP

	<p>online copy via this medium.</p> <p>FFC have stated they will put an item in their next newsletter about the FAQ and asking those who would like a hard copy, to get in touch with FFC who will hold a stock of the new FAQ's to deliver upon request, to local residents.</p> <p>The FAQ has been reconfigured on the www.fairbourne.info website to enable readers to search for relevant questions/responses by category. This will go live imminently.</p>	FFC	Next meeting
7	<p>Mini Public Event – Buy to Let</p> <p>The event was well attended with nearly 80 people registering. LM expressed her disappointment at the number of quite vulnerable people who had been mis-informed by village gossip in relation to the scheme. The majority of the more senior residents of the village who attended seemed to be under the impression that '<i>...the council were just going to come along and kick them out of their homes with (2) weeks' notice...</i>'. All residents that LM spoke with left the event reassured that this would definitely not be the case and that the project would do everything it could to support the villagers. In order to counteract such gossip and mis-information going forward, LM has agreed to hold an open surgery, every fortnight (see also 10c, below). Commencement date to be advised.</p> <p>The event was not only aimed at informing residents of the progress the project had made, but also helping them to think about the consequences of demanding such a scheme. There was a great deal of concern in relation to avoiding a village full of '<i>societies undesirables</i>' yet some residents said they just wanted to '<i>take the cash and leave</i>'. It is clear that there needs to be some recognition that if the community wants such a scheme then there could be consequences they will have to accept.</p> <p>Upon discussing the number of additional registrations for Property Condition Surveys, LM stated that only a further 10 were received on the day. This takes the total number to c40 – considerably less than the c180 predicted by FFC.</p> <p>RP stated that many residents who were in receipt of benefits were nervous of the scheme, as a lump sum of cash would mean that any means-tested benefits could be lost.</p> <p>The opportunity for a Community Interest Company (CIC) was raised again and it was felt this was a good way of 'managing' the type of residents wanting to move to Fairbourne. LH and SS mentioned approaching Sarah Rochira – Older People's Commissioner for Wales, with a view to gaining her support for such a scheme. LM to action.</p> <p>LM advised that following a meeting with Gwynedd's Strategic Housing Manager, she had been invited to present Fairbourne at the North Wales Strategic Housing Partnership – this will now take place on 6th</p>	LM	Next meeting

	<p>July 2016. LM invited a resident member of ACC or FFC to accompany her.</p> <p>Information packs which were available at the event and also posted out to interested homeowners who live away from Fairbourne part-time, are still available on www.fairbourne.info or via FFC.</p>		
8	<p>Friog Corner/Morfa Friog</p> <p>In addition to the pending activities outlined in the press release distributed recently in relation to Friog Corner, RW stated that NRW were currently identifying which assets had been reviewed and when, whilst reviewing the asset inspection regime to check it was satisfactory given future predictions.</p> <p>Concern was voiced from FFC and ACC about the scheme at Morfa Friog, where it was felt that changes to the habitat had a negative effect on wildlife, in particular birds that return to the same nesting site year-on-year. RW stated that there was consultation prior to implementation of the scheme, however, there was a very limited response. If anyone has any concerns about the scheme at Morfa Friog, please get in touch with Reuben Woodford direct (03000 653706, reuben.woodford@naturalresourceswales.gov.uk).</p>		
9	<p>The Fairbourne Masterplan</p>		
9a	<p>Terminology: Concern was raised about the word ‘decommissioning’ in relation to the definition of the Masterplan, ie, ‘<i>The plan to decommission Fairbourne</i>’. This issue was originally raised by ACC in March 2016 and LM asked ACC to submit an alternative definition however nothing had been received to-date. PP proposed a statement which added the words ‘<i>if it becomes necessary</i>’ and whilst this was accepted by some members of FFC, others felt the addition of the word ‘<i>if</i>’ gave false hope to the residents that climate change may not be happening and there was possibly no risk to the village. Much discussion ensued and it proposed that the issue be taken back to FFC’s monthly meeting, where it would be discussed further in addition to the discussions to take place at ACC’s next meeting.</p>		
9b	<p>LM explained proposed activities for the Masterplan production:</p> <p>a) Work was currently underway in relation to the groundwater modelling, which, due to the number of influencing factors meant that we have had to procure a specialist consultant. A site visit/scoping session will be taking place on-site in Fairbourne on Thursday 2nd June 2016, after which the consultant will be able to start groundwater modelling. Upon completion of the groundwater modelling, this will be merged with the sea, rain and river level modelling to produce an overall model showing water levels in Fairbourne over the next 40 years.</p> <p>b) Upon completion of the above modelling, we will then work on how these natural processes will affect civil infrastructure, the built environment, the economy and people of Fairbourne and the</p>		

	<p>surrounding areas.</p> <p>c) Finally, when we have identified the effects and problems the natural processes will cause, we can include the solutions we've already identified along with producing solutions to those issues where currently there are none. At this point, we will hold a public information event, enabling residents to have their say about the plan and present solutions to the problems we will be facing.</p> <p>d) The above three aspects of the Masterplan will have a timeline against them, to facilitate an element of choice for residents and enable planning by statutory bodies. The Masterplan will be sufficiently flexible to enable it to be brought forward at short notice but also extended, should timescales change in the future, beyond 40 years.</p>		
9c	MW suggested that researching legislation and methodologies relating to work undertaken during the slum clearance may provide some insight and helpful information in relation to the Masterplan.		
9d	It was suggested that contact me made with the NHS to ensure they are included in the consultation process for the Masterplan.	LM	Next meeting
10	Any Other Business		
10a	<p>Reporting of incidents:</p> <p>LM produced a draft 'Who to contact when...' sheet. NRW to verify their own contact numbers and then FFC have offered to include a copy of this with their next newsletter in addition to it going on both the FMF and FFC websites.</p>	LP	ASAP
10b	<p>Annual Report:</p> <p>LM stated she had been working on the Annual Report recently and hoped that a draft version would be available for all to read and comment upon by w/c 13th June 2016. LM queried with ACC who would be producing the ACC statement for the report on who would be representing ACC in the report. PP and MW to revert accordingly.</p>	PP/MW	ASAP
10c	<p>Lack of 'positivity' about Fairbourne: Moving Forward:</p> <p>ACC stated that there seemed to be an element of disappointment about the project; the perception of some members of the community was that the project has not actually achieved anything. Discussion ensued and the comment was made that the general public may not be aware of the meetings and work that goes on that they don't necessarily see. Some members of the community are still getting FFC and the project mixed up. The consensus was that a regular 'surgery' in the village may be a good idea, so anyone with any question could just 'turn up' and ask, rather than giving the opportunity for gossip to fill a void. LM said she would adopt this and market accordingly. LM also spoke of an opportunity to work with Bangor University Social Research team who would also participate in such surgeries. LM to advise further in due course regarding work with Bangor University.</p>	LM	ASAP

11	Dates of forthcoming Working Group/Masterplan Meetings: Tuesday 28 th June 2016, 10.30am at Dolgellau Tuesday 26 th July 2016, 10.30am at Dolgellau		
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