

Subject: Working Group Meeting

Present: Roger Pritchard (FFC)

Pete Cole (FFC)

Author: Lisa Marshall

Julie Turnpenney (FFC)

Date: 27.06.16

Phil Parker (ACC)

Lisa Marshall (YGC)

Location: Dolgellau Offices

Copy: Fairbourne Project Board

Item No	Action	By who	Date
1	Apologies received from Cefin Edwards, Louise Pennington, Reuben Woodford, Louise Hughes, Sylvia Stephenson, Mark Wiles.		
2	<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 asked those present to think of ideas for the Community Resilience project and revert accordingly. All present asked for copies of these bids to enable them to give further consideration.</p>	All	ASAP
3	<p>Property issues</p> <p>3a LM had managed to speak with an appropriate person at Barclays, Mark Hemsby – Regional Manager for North Wales. MH committed to speak with someone in Barclays policy division to ascertain why the 60 year rule was in place and if it could be changed. LM is persevering with this action.</p> <p>3b PP stated that he had heard someone had recently purchased a property in Fairbourne, only to find out upon moving in, about the SMP2. It was unclear at the time whether the property was purchased with a mortgage or cash and also which estate agent had marketed the property. LM stated she would find out whether the SMP2 was actually coming up in property searches currently and SS stated she would try to find out a little more about the situation within the village.</p>	LM	Next Meeting
4	<p>Council Tax Reduction:</p> <p>LM reported that after speaking with Cllr John Wynn Jones, it would not be possible to remove council tax for second home owners (this would have encouraged people to buy a second home in Fairbourne, thus minimising chances of the village becoming derelict). The possibility remains however, to have council tax for Fairbourne residents reduced, but this is something that will take some time to lobby and convince the council of, in these times of financial hardship. It also needs to be clear why the reduction would be made. LM to maintain contact with Cllr Jones to progress this matter.</p>	LM	Next Meeting

5	<p>Frequently Asked Questions:</p> <p>This document has now been distributed via the post and all homeowners and residents should have received a copy by now. Future distribution will be via ACC, email or for collection from locations across the village (to be advised).</p> <p>5a Missing responses: In the recently issued version, responses were missing to questions 101 and 111. This was not deliberate (although it could be seen as being so due to the nature of the questions). This was due to an administrative oversight on our part, which has now been rectified and the responses to these questions will be provided in the above-mentioned letter to residents/homeowners.</p> <p>5b Colour-coding of responses: Recent responses were colour-coded in green. This does not mean that the questions are deemed as being appropriately-answered and FFC will undertake the task of reviewing all responses and providing a new colour-coding in the near future.</p> <p>5c Overhaul of document: It has been some time since the document was first issued and from September 2016, all responses to the documents will be reviewed and it is hoped it will be published prior to Christmas 2016.</p>		
6	<p>Project Information and Communication</p> <p>6a Drop-in Sessions: LM has been holding drop-in sessions at the Railway Café, every Friday from 10.30 – 1pm from 10th June 2016. These will cease while the railway is in high season, but recommence in the same format from Friday 16th September 2016. Please put this in your diaries and come along if you have any questions or concerns.</p> <p>The Drop-in sessions have been reasonably well-attended; please make sure you take the opportunity to use this facility which is there for you.</p> <p>6b Community Noticeboards: The FMF Project will be funding two noticeboards for the community to assist in communicating project activities and provide a communication portal for those who do not use a computer. The location of these is yet to be decided and will be agreed between ACC and FFC.</p> <p>6c Annual Report: This has now been written and it is currently out for comment with FMF board members. It is hoped that the report will be available for distribution from the end of August 2016.</p> <p>6d Letter to all residents: FMF will be writing to all residents and homeowners in the near future on issues relating to the Buy to Let scheme and the Frequently Asked Questions.</p>		
7	<p>Buy to Let/Equity Release</p> <p>As publicised at the public event in May, LM is due to meet with the North Wales Strategic Housing Group to talk about the opportunity in</p>		

	<p>Fairbourne. This was scheduled to occur in July, however, it has now been postponed until September by the Group. An update will be published after this has taken place to bring all up-to-speed.</p> <p>LM will be sending a letter out to all residents/homeowners in the near future in relation to the Buy to Let scheme, amongst other things. This letter will be to inform of progress of the project and provide clarification where confusion/concern exists. It will also refer to progress with the Property Condition Surveys and the way forward.</p>		
8	The Fairbourne Masterplan		
8a	<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. To-date, no other suggestions have been received.</p>		
8b	<p>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.</p>	LM	Next meeting
8c	<p>It was suggested that contact be made with the NHS to ensure they are included in the consultation process for the Masterplan.</p>	LM	Next meeting
8d	<p>PP stated that ACC will be responsible for communication of the Masterplan.</p>		
8e	<p>LM stated that the hydraulic modelling consultant had recently visited Fairbourne in order to produce a ‘Scoping report’ on the area to be modelled. This is to ensure that we are all agreed on the factors to be taken into account prior to producing the Groundwater modelling, ie, how the groundwater will behave as time goes by, and its effect on the natural and built environment. This scoping report will be available upon request and not distributed routinely, due to the technical nature of the report.</p>		
9	Any Other Business		
9a	<p>State of the village. PP commented that the village seems ‘unkept’ in appearance, mainly due to the lack of grass cutting, weeds appearing on verges and over-flowing public bins, etc. LM stated this is possibly due to council cuts to the service responsible for this and is unlikely to be confined to Fairbourne. LM to investigate and report accordingly.</p>	LM	Next meeting

10	Dates of forthcoming Working Group/Masterplan Meetings: Tuesday 23 rd August 2016, 10.30am in Dolgellau Tuesday 27 th September 2016, 10.30am in Dolgellau Tuesday 25 th October 2016, 10.30am in Dolgellau		
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