

CYNGOR CYMDEITHAS BODFARI
BODFARI COMMUNITY COUNCIL

Meeting of Bodfari Community Council
Held on the 8th December 2020

***Held ONLINE via ZOOM due under s78 of the Corona Virus Act 2020**

Present

Cllr Martin Shutt (MS)
Cllr Sue Davidson (SD)
Cllr Julie Burnage (JB)
Cllr Alan Waterfield (AW)
Cllr Rebecca Parrin
Cllr Heather Griffiths
Cllr Naomi Luhde-Thompson (NLT)
CCllr Christine Marston (CM)
Clerk Antony Burnage (AB)

1. Apologies for absence

Julie Burnage. Joined the meeting at 19:30pm.

2. Declarations of Interest

None received.

3. Minutes of the previous meeting

Minutes accepted as a correct record of the previous meeting. pRP sSD

4. Matters arising from the previous meeting

- i. Roadside field between Ty Nant Helygen and Forge Farm. Address of owner now established and a letter is to be raised. Ongoing. **Action MS**
- ii. Speed restrictions through the village. Ongoing. A notice will be placed on the website asking for comments and opinions of local residents. **Action HG**
- iii. The new gate for the playground has been ordered. Payment of £156 has been approved, cheque to be raised. **Action AW AB**
- iv. Installation of the ceramic map ongoing. **Action AW.**
- v. Wind Farm Funding and potential uses. **Ongoing.**
- vi. Park Access. The area has been strimmed to give a better view of the work required. Date for fence repair and improved access to be advised. **Action AW**
- vii. Candidate sites for development. Ongoing. **No Action**
- viii. Bodfari Environmental to be contacted about the condition of the boules court – is maintenance included in the contract? **Action AB**
- ix. War Memorial. Inspection completed and the monument is in general good order but the area around it requires tidying and cleaning. War Memorial Trust to be contacted to establish if funding is available for this. **Action MS.**

5. County Councillor's Report

See attached report.

6. Planning and Highways

Planning.

No new planning applications have been received.

- i. Concern has been raised about the size of a barn installed at a property behind Bodfari and whether it complies with the original planning agreement. Adam Turner (DCC Planning Dept) has been contacted but has advised that there will be a delay in assessment because of a backlog of cases. A complaint will be made using the new complaints procedure. **Ongoing.**
- ii. It is reported that the footpath behind the playground and School House is covered in debris and mud being potentially hazardous. Request to DCC for clearance. **Action CM**
- iii. Potholes reported in the road at Maes y Graig. Request to DCC for inspection and repair. **Action CM**

7. Finance

- i. The council was advised that the bank account balances remain almost the same as last month with little or no activity. **No Action.**

8. Village playground and park

- i. It was proposed that the strip of ground behind Bank y Chwarel between the houses fence line and the park boundary fence be dug out to remove the brambles etc and re-planted with trees. A mini-digger may be available locally NLT to investigate. **Action NLT.**
- ii. The cost of replacing the goal posts to be established. They were originally supplied by Agriquip in Denbigh. **Action AB**

9. Correspondence

- i. Correspondence by email has been received from the Charities Commission requesting submission of accounts by 31/01/21. **Action AB**

10. AOB

- i. A message regarding BT and access to fibre broadband is to be placed on the website. **Action HG.**

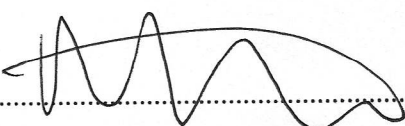
Date of next meeting

Next meeting Tuesday 12th January 2021 under s.78 Coronavirus Act 2020 tbc to take place ONLINE at 7pm unless otherwise advised.

There being no other business, the ONLINE meeting closed at 20:27pm.

Minutes prepared by A Burnage.

Distribution MS, NLT, SD, RP, HW, JB, CM, AW

Signed.......... Chair

Date...18/01/21...

County Councillors Report.

Wooden viewing platform installed at Prestatyn wetland

A viewing platform has been installed as part of a wetland restoration project.

Work is continuing on the Morfa, a 35-acre wetland in Prestatyn which was purchased by Denbighshire County Council after securing Welsh Government funding to protect its status as a natural wetland resource.

The land had previously been in private ownership.

As well as the wooden viewing platform to allow enhanced access to the site, further work will include the excavation of ponds, which will attract a host of wading birds and insects, while grazing will be extended to other parts of the site to bring down the vegetation levels as part of the Welsh Government's Sustainable Solutions project.

Additional funding secured to help Denbighshire residents with Rent to Own scheme

An extra £5million has been secured for an assisted home ownership scheme in Denbighshire.

Denbighshire County Council administers the Rent to Own grant for Welsh Government, a scheme which supports applicants who do not have the minimum five per cent deposit to buy a home, but are otherwise able to access a mortgage.

The scheme in Denbighshire, which is operated through Registered Social Landlords (RSLs), was initially allocated £1.8m over a three-year period between 2018 – 2021 and due to the success of the scheme in the county, an additional £5.8m has been secured from Welsh Government.

The funding is used by RSLs to build new homes specifically for the Rent to Own Scheme and currently includes new build sites in Rhyl, Rhuddlan, Meliden, St Asaph, Denbigh and Llanfair DC.

Applicants rent one of the new build properties and after a period of up to five years they buy the property, with 25 per cent of the rent paid being returned to the applicant as a deposit for the home.

The scheme has proved very popular in Denbighshire with a total of 99 new build properties being made available between 2018 and 2022.

These properties are in addition to properties secured for affordable or social housing through the planning process and also complements the 24 council houses being built on land above Tan y Sgubor, Denbigh, the first new council homes to be designed and built for the Denbighshire area in 30 years.

A total of 139 affordable homes were also provided in the county by private developers and RSLs including Cartrefi Conwy, Grŵp Cynefin, Clwyd Alyn and Wales & West between April 2019 and March 2020.

As part of the Rent to Own scheme there are two bedroom and three bedroom properties available under the scheme, applicants need to have a household income of between £18,000 to £60,000 to be eligible.

Those interested in the scheme should contact Tai Teg on [03456 015 605](tel:03456015605) or info@taiteg.org.uk

Survey to hear the views of private tenants during Coronavirus

Councils in North Wales want to find out how the Coronavirus pandemic might be affecting people who rent their homes from private landlords by asking tenants to complete a questionnaire.

Nearly 1 in 5 households live in a privately rented home – that's homes that aren't rented from a housing association (or a Council house).

In the first survey of its kind specifically for North Wales, Councils are consulting with private tenants to see how they are faring during the pandemic.

Councils and their partners offer a range of services for private tenants such as:

- advice and assistance to private tenants to prevent the loss of tenancies;
- help with budgeting and maximising income;
- signposting for support for domestic abuse;
- tenancy rights and, if it is not possible to save a tenancy, help to find alternative accommodation.

To help local councils plan for the delivery of services into 2021 private tenants are being invited to complete a short questionnaire and share their experiences.

Councillor Tony Thomas, Denbighshire County Council's, Lead Member for Housing and Communities, said: "This consultation with Denbighshire residents who rent privately, will give us first hand evidence of the challenges they have faced during the pandemic and allow us to better shape our services to meet their needs."

The questionnaire is available on the TPAS Cymru (Tenant Participation Advisory Service) website. TPAS work with landlords and tenants in Wales to help shape housing services. All the responses will be anonymous.

To answer the questionnaire, visit <http://doo.vote/prs>

TPAS also organise 'Tenant Pulse', carrying out surveys throughout the year to get the views of people in a wide range of rented accommodation. Everyone answering this questionnaire will be invited to join Tenant Pulse with the chance to win £150 shopping vouchers.

They will have the opportunity to provide feedback and share their experiences through regular surveys. Their views will be heard by Local Authorities, the Welsh Government and Landlord Organisations.

For more information about TPAS Cymru or to join Tenant Pulse visit <https://www.tpas.cymru>

Denbighshire launches pledge to unpaid carers

Denbighshire County Council has launched its Carers Charter on Carers Rights Day 2020.

The charter, produced in consultation with local adult and young carers and Denbighshire Carer's Strategy Group, sets out the Council's commitment to carers.

It sets out the Council's pledge for carers to have the right to be treated with courtesy, respect and dignity as well the right to an individual assessment for the needs of the carer to be identified separately from the person for whom they are caring, as well giving carers a voice.

Cllr Bobby Feeley, the Council's Lead Member for Well-being and Independence, said:

"Carers play a pivotal role in our society and the Council values the important contribution unpaid carers play as part of our workforce, services and communities.

Across Wales 370,000 people are carers, supporting a loved one who is older, disabled or seriously ill, with 11,600 of those in Denbighshire.

As part of its Corporate Plan, the Council has committed to supporting carers by improving the services that exist and ensuring young, young adult, parent and adult carers are aware of the support available to them.

The Council has produced an information leaflet with North East Wales Carers Information Service (NEWCIS) to provide carers with a range of information.

Carers Rights Day 2020 is organised by Carers UK and takes place on Thursday, November 26 to ensure carers are aware of their right and lets them know where to get help and support.

You can find the Carers Charter at <http://www.denbighshire.gov.uk/en/health-and-social-care/carers/denbighshires-carers-charter.aspx>

DCC Briefing:- new grant regime for businesses

The First Minister has, announced additional grant schemes to support Local Businesses across Wales due to the ongoing Covid19 Pandemic and the need to place further restrictions within the Hospitality, Tourism, Leisure and Supply Chain Sectors from 4th December 2020.

The two headline schemes are known as the:

- Restrictions Business Rates Fund (Administered by Revenues & Benefits)
- Restrictions Fund Discretionary payments (Administered by Economic Development)

It is hoped that the formal guidance for the schemes will be issued in the next few days. A virtual meeting was held on the 30th November where the proposed schemes were discussed and points from the Local Authorities and Welsh Local Government Association (WLGA) were raised with officers from Welsh Government, from which the finalised guidance and application forms should be issued to all Local Authorities. We have already asked further questions through WLGA, which will be passed through to Welsh Government in advance of the meeting.

Once the Webpages and application forms are available, they will be highlighted on our Coronavirus webpages:

www.denbighshire.gov.uk/coronavirus

www.sirddinbych.gov.uk/coronafeirws

The two schemes will have specific guidance and qualification criteria, and we have summarised the proposed headlines below

Restrictions Business Rates Fund

- Businesses with a rateable value of £12,000 or less and which are in the Leisure and Hospitality Sectors, receiving Small Business Rates Relief and are materially impacted as a result of the restrictions will receive a payment of £3,000
- Tourism, leisure and hospitality businesses and their supply chains with a rateable value of between £12,001 and £150,000 and materially impacted by the restrictions will receive a payment of £5,000
- The maximum number of awards for the £3,000 grant is two, which is in line with the Small Business Rates Scheme. There is no maximum number of awards under the retail, hospitality and leisure scheme.
- We are still awaiting confirmation of the grant funding allocation the total projected awards from Welsh Government.

It has been suggested that for both levels of awards we must use the previous grant scheme guidance notes for eligibility

The Restrictions Discretionary Fund scheme

- We understand that this scheme will be put in place to support Businesses that do not have a Business Rates liability, such as, multiple businesses operating from one property etc,
 - Discretionary grants of up to £2,000 will continue to be available for those not on the non-domestic rating list
 - It is likely that there will be qualification criteria to be met, as set out by Welsh Government before any award can be made, such as the organisation must have either a Company number, VAT registration Number or Unique Tax Reference
- As with the Business Rates Grants, it is unknown what the level of funding allocation is for the discretionary fund, however this information has been requested from Welsh Government as a matter of urgency, so that we know how many Businesses we can support.

Key actions and dates

- We have an internal meeting between Finance, Economic Development to discuss the initial documentation
- We are attending the Welsh Government / WLGA meetings to discuss the scheme, updated guidance, state aid questions, grant allocations and the proposed go live date
- Further internal meetings will be scheduled to go through the key messages from the Welsh Government guidance and to plan changes to the website, briefings etc.
- The Revenues and Benefits team will be working through the evenings and weekends to understand the full implications of the guidance and how to implement this so that we can ensure payments are made as quickly as possible
- Further briefing notes will follow once we have more detailed information and guidance.

Cynsghorydd / Councillor Christine Marston

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