

Frequently Asked Questions

Why do we have two different rates?

In Lightmoor all residents contribute to the maintenance of the Village through the Stewardship Charge.

Those residents who have the use of an access road, shared driveway or courtyard that is maintained by BVT pay a higher rate of Stewardship Charge and all other residents pay the basic rate of Stewardship Charge

The policy to charge a higher rate Stewardship Charge was introduced in 2007 following approval by the Lightmoor Village Estates Management Committee (LVEMC, a committee that includes BVT Trustees and Resident Representatives) and reviewed in 2016 following a consultation with all residents.

It was considered and agreed that the cost of maintaining the access roads, shared driveways and courtyards should be partly covered by all residents, as all residents and the Village as a whole benefit from these areas being well maintained. However, the residents with vehicle access off these areas benefit more and therefore, it was felt that they should contribute more towards the maintenance costs.

Who has to pay the higher rate?

Any household that has vehicle access over a shared area (courtyard, driveway, mews link, private road etc.) will be liable to pay the higher rate. This includes residents with a parking space in a courtyard, garages or driveways accessed off a shared drive, private road or mews link.

We do not apply the charge to residents who only have pedestrian access over a shared driveway as it is felt that this would not significantly contribute to the wear and tear.

Currently, it is a flat rate regardless of the actual costs of that particular shared area or how much it is used, even if you do not actually use the parking space the right to use it means the charge is applied as it is not possible to reasonably determine how often a particular household is using the shared area.

What is defined as a Shared Area?

Shared areas are shown on Plan 2 of the property transfer (TP1). They are defined as shared driveways or as part of the amenity lands.

I haven't had to pay the higher rate before, why am I being charged now?

Until now your shared area will have been the responsibility of the developer. The developer would have been paying for the electricity for lighting and undertaking any repairs. The areas have or are about to be transferred to the Trust and the costs incurred will be recovered through the Stewardship Charge.

My courtyard is much smaller than others, shouldn't we pay less?

The additional charge does not cover all of the costs, it is just a contribution and therefore the size of the area does not affect the charge. Smaller areas may cost less to maintain or renew, but they also have less households using them, so the cost per household is higher.

A flat rate is the most efficient and effective method to levy the charge. Many other methods were considered as part of the 2016 review, but were discounted as they become overly complicated and cause significant extra costs to administer.

What rights does the Trust have to charge me more?

The Trust has the ability to recover all the costs incurred in maintaining all the areas of the Village that it is responsible for through the legal rights granted in the property transfers (also known as Deeds or a TP1) or tenancy agreement.

The covenants allow the variation of the way the charge is administered along the lines of good estate management practice. The Trust only does this after consultation and in agreement with residents through the Lightmoor Village Estate Management Committee.

Will the charges change?

The level of the charge is reviewed and set annually by the Lightmoor Village Estate Management Committee. This includes a number of Resident Representatives who work closely with the Trust during the budget setting process.

The method for apportioning the costs is also reviewed on a regular basis as the Village grows and circumstances change, to ensure that it is still the most suitable method.

Where can I find out more information?

If you have any questions please contact a member of the Stewardship team on 01952 898524 or via email stewardship@bvt.org.uk