

## LIGHTMOOR VILLAGE JOINT VENTURE

### MINUTES OF A MEETING

**Held on:** Wednesday 7<sup>th</sup> February 2018 at 10 a.m.  
**At:** The Oak Tree Centre, Lightmoor Village

#### **01 PRESENT**

01.1	Tony Kimber	Bournville Village Trust	Chair
	Nick Rees	Homes and Communities Agency	
	Kevin Webb	Bournville Village Trust	

#### **02 APOLOGIES**

02.1 None

#### **03 MINUTES OF THE LAST MEETING**

03.1 The minutes of the meeting held on 10<sup>th</sup> January 2018 were approved

#### **04 MATTERS ARISING AND GENERAL ITEMS**

04.1 None other than on the agenda.

#### **05 PHASE 2 OF THE CROPPINGS**

05.1 The programme for Homes England approvals and processes was discussed. Nick described progress with the award of the contract to Wates, and also the briefing meeting with Keepmoat held on Friday 2<sup>nd</sup> February.

05.2 The programme for completing the contract was discussed. Homes England will now review the documentation with Wates. The aspiration is to complete legal work before Easter. The meeting reviewed key items on the critical path leading to a start on site, hopefully in late 2018. It was noted that, if there was any delay to a major element within the workload, then the date for a start on site would slip to mid-2019.

05.3 The Joint Venture discussed the various legal appointments, confirming that there were no conflicts of interest.

05.4 Tony advised of progress with trustees, the need now to arrange a meeting of the Design Group of trustees, and the later need for full committee and Trust approval.

05.5 The site investigations works were discussed, works on site having completed last week. Initial reports are due in a fortnight. This work then has to be assimilated by Wates, to help inform foundation and drainage design, and allow financial matters then to be concluded.

05.6 The meeting discussed the "pepper potting" of BVT housing and other matters related to the affordable housing to be taken by the Trust – to be discussed now

with Wates. Design and technical matters require further work by Tibbalds and Aecom to ensure compliance with the overall JV requirements.

- 05.7 The meeting discussed the supplemental Joint Venture agreement, mainly with regard to the provision for dealing with possible unsold properties. It was noted that the draft agreement is subject to final review once the contract between Homes England and Wates is concluded.
- 05.8 Kevin presented the draft ecology work, now being prepared to undertake the pre-application consultation with Natural England. The receptor site is proposed to be at the southern end of Woodlands Park. Other areas might be offered and enhanced in mitigation for lost habitat. The Joint Venture approved the principles in this work.
- 05.9 The meeting discussed practical aspects of ecology work on site. The Joint Venture instructed that the contract work for fence erection be tendered. The processes and the general budgets were approved in 2017. The work on site will be the subject of a further report in due course.

## **06 JOINT VENTURE BUDGETS 2018**

- 06.1 The draft budgets for 2018 were approved subject to Kevin:-
- Reporting further on ecology costs for phase 2 of The Croppings,
  - Advising David Robinson on aspects of the highway work (reported below)
  - Further consideration of the arisings at Stoney Hill (below).
- 06.2 The approval of the draft BVD budgets is also subject to approval by the Trust – by the Director of Finance and by trustees.

## **07 HIGHWAYS**

- 07.1 Kevin presented information on the scope of works needed to try to secure the initial handover of the northern sections of Lightmoor Way to T&WC. The various matters were noted and the scope of works was approved in general terms, subject to further assessment of the workload and the costs – most particularly if T&WC is to require highways bonds (which are not within previous or current Joint Venture budgets).
- 07.2 The meeting noted that no roads could be offered as public highway immediately as work had first to be done with STW on surface water sewer adoptions, on various legal agreements with T&WC and on other matters.
- 07.3 Kevin is to report further to David Robinson on overall costs and possible liability for highways bonds. The Joint Venture noted that some liability for works and management might be offset against third parties (notably the developer of The Woodlands).

## **08 KEEPMOAT, THE PADDOCKS**

- 08.1 Kevin described progress on site for housing completions. Overall house construction work is still planned to complete in 2020.
- 08.2 Kevin described progress with the open spaces to be managed by BVT, where the first areas might now pass to the Trust in early summer. It was noted that this

handover is conditional on completion of the access to the electricity substation by Keepmoat and to a satisfactory resolution of land drainage matters.

- 08.3 Kevin advised that Keepmoat was disputing the obligations for the pipeworks access road, The Bache.

## 09 MISCELLANEOUS

- 09.1 Health and safety was not discussed in detail
- 09.2 Kevin reported on slow but steady progress being made by Keepmoat at phase 1 of The Croppings, where site works might complete in the spring, allowing open space areas to be taken into Trust management. Keepmoat remains liable for completion of sewers and procuring adoption by STW; and for completion of all highways works and then procuring adoption by T&WC.
- 09.3 Kevin is to compile a dossier of the arisings at Stoney Hill. The Joint Venture is to pursue Keepmoat, seeking removal of the arisings. It was agreed that Keepmoat be pressed to complete the required work in 2018.
- 09.4 The meeting discussed the programme for marketing The Woodlands. Nick advised that whilst the contractor model was not now to be used, the overall concept remained one of Accelerated Construction. The form of documentation and the possible split of assessment and evaluation as between finance and design elements were briefly discussed. Nick is to advise further on the requirements of Homes England.

## 10 ANY OTHER BUSINESS

- 10.1 None.

## 11 DATE OF NEXT MEETING

- 11.1 Wednesday 7<sup>th</sup> March at the Oak Tree Centre.
- 11.2 The JV will continue to meet monthly during 2018 but only as required for key business items - focussing attention initially on the disposal of phase 2 of The Croppings, and later on The Woodlands.

Draft minutes prepared by Kevin Webb, 7<sup>th</sup> February 2018 (and approved at the meeting of the Joint Venture on 7<sup>th</sup> March 2018).

I certify that these minutes form a true and accurate record of the Joint Venture meeting.

Signed



Chair of the Joint Venture

07/03

2018

Date

