

LIGHTMOOR VILLAGE JOINT VENTURE

MINUTES OF A MEETING

Held on: Wednesday 7th March 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 7th February 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 was discussed. Nick presented a resume on progress with approvals and also on the required documentation. Homes England is meeting Wates on Friday 9th March. Kevin asked that Wates meet with the JV team (mainly, BVT and Aecom for drainage matters) before meeting officers of T&WC.
- 05.2 The programme for completing the contract and the supplemental JV agreement was discussed. The aspiration remains that of having documents agreed and engrossed by Friday 23rd March, with completion before the end of March. Completion remains subject to a resolution of several items.
- 05.3 Tony advised of progress with approvals by BVT. Kevin is to arrange a meeting of the Design Group of Trustees to fit within the programme. A public information exercise is to be arranged.
- 05.4 The distribution of the BVT housing ("pepper potting") was discussed, as was the "across the grain" distribution - BVT may prefer to take slightly more 2 beds. BVT may be prepared to accept less than 25% housing conditional on the balance being redressed within The Woodlands.
- 05.5 Ecology work is to continue with FPCR and NE.
- 05.6 Land value was discussed, as was the timing of distribution of surplus from the proceeds account. The cost of providing the car parking required by trustees was discussed. Kevin is to liaise with BVT Director of Finance to ensure that the correct figures are reported in BVT accounts as matters become better defined.

06 HIGHWAYS

- 06.1 Kevin reported on general highways matters, including a brief overview of the work with T&WC. Changes are required to street lighting to achieve consistency of lighting along Lightmoor Way by installing LEDs instead of bulbs.
- 06.2 Kevin reported on the position reached with Lightmoor Roundabout, where re-surfacing had been delayed as traffic management was not resolved in good time. A further report will be brought to the JV once matters have been clarified with McPhillips and with T&WC.
- 06.3 The meeting briefly discussed the unauthorised use of The Bache by third party construction traffic. A further report will be brought to the JV following a meeting with David Wilson Homes and T&WC to be held in mid-March.

07 ENGINEERING CONSULTANCY

- 07.1 The JV noted that the present instruction with Aecom was coming to an end and noted the range of work under way. Approval was not given to a renewal of the instruction pending a resolution of matters within the JV budget for 2018 to accommodate revised predictions for expenditure on engineering consultancies.
- 07.2 The budget for Lightmoor Roundabout was discussed. Tony asked that the JV budget be assessed on a monthly basis with forecasting and reconciliation. Information is to be obtained from BVT's Director of Finance. Nick noted that the annual reconciliation of accounts would be done in April, and the monthly re-charge arrangements agreed for the next financial year.

08 HEALTH AND SAFETY

- 08.1 Kevin reported that there had been no accidents on The Paddocks, but that Keepmoat has not provided the required safety reports.

09 MISCELLANEOUS

- 09.1 It was noted that the third and final land value payment from Keepmoat for The Paddocks is due at the end of March.
- 09.2 There was a discussion on the marketing of The Woodlands, and also regarding the available ground investigation material – where Homes England will require warranties to be given (as is the case for recent work completed by WYG). Homes England is to further consider marketing after Easter, possibly reverting to a more traditional disposal but requiring an element of accelerated construction.
- 09.3 Kevin reported on slow but steady progress by Keepmoat on completion various work items within The Croppings phase 1.

10 ANY OTHER BUSINESS

- 10.1 None.

11 DATE OF NEXT MEETING

- 11.1 Wednesday 18th April 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, 14th March 2018 and approved at the meeting of the Joint Venture on 18th April 2018.

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

Signed 

Chair of the Joint Venture

 2018

Date

