

LIGHTMOOR VILLAGE JOINT VENTURE

MINUTES OF A MEETING

Held on: Wednesday 18th April 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 England	
	Kevin Webb	Bournville Village Trust	

02 APOLOGIES

02.1 Lucy Blasdale Homes England

03 MINUTES OF THE LAST MEETING

03.1 The minutes of the meeting held on 7th March 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 the required documentation and other key matters. The agreement for lease and the lease will now be reviewed further. Nick is to liaise further with Wates.
- 05.2 The site investigation works were discussed. Further works are planned for the end of April with results available in May. The results, and the impact on design elements and on costs, will be scrutinised.
- 05.3 The meeting discussed the pre-application meeting between Wates and officers of T&WC, attended also by Kevin to represent the Joint Venture.
- 05.4 The distribution of the BVT housing ("pepper potting") was discussed, with related housing matters, including the attainment of the Life Time Homes standard.
- 05.5 The programme for completion of documentation was discussed, although this is not firm at this stage. The required supplemental agreement will be concluded once final drafts are agreed between Homes England and Wates. BVT is happy to take the lead on finalising the model forms of plot transfer.
- 05.6 The general scope of legal work and the fees were discussed. Kevin is to write to Nick with details of BVT costs relating to the supplemental Joint Venture agreement.

06 THE WOODLANDS

- 06.1 Tony advised that trustees were disappointed with the manner in which the disposal of phase 2 of The Croppings had been handled, although appreciating national instructions and practise.
- 06.2 The Trust is anxious to market The Woodlands at the earliest opportunity, is keen to lead the process, and requires that there be proper consultation and involvement at all relevant stages.
- 06.3 Nick is to advise further on the policy of Homes England for future site disposals.
- 06.4 Kevin is to assess what work might be required to complete the tender brief such that, once approved by the Joint Venture partners, the marketing of this last phase may proceed expeditiously.
- 06.5 The Joint Venture approved the recommendations in the paper presented by Kevin – to formally drop the concept of live / work units, to instruct Tibbalds and to approve the obligations to be placed on the developer of this phase.
- 06.6 The Joint Venture noted that there is no substantial cost attaching to this phase of development as regards major works of infrastructure, parks and open spaces or “off-site” works.

07 HIGHWAYS AND DRAINAGE

- 07.1 The Joint Venture approved the recommendations in the paper presented by Kevin to allow further works to be instructed to McPhillips under the current minor works contract. The works are primarily for repairs to manholes; the work being required to support adoption of surface water sewers by STW.
- 07.2 Kevin reported that quotes were being sought for street lighting works, as required by T&WC and reported previously, and also that the highways authority may now be slightly more receptive to pressing on with highways works.
- 07.3 Kevin reported that McPhillips had applied to T&WC for traffic management measures (road closures and diversions) such as to enable the re-surfacing of Lightmoor Roundabout towards the end of May. Nothing definitive has been heard on the subject of costs and claims.

08 STOCKING PARK, L6

- 08.1 The Joint Venture approved Kevin’s proposal for submission of the reserved matters application.
- 08.2 The meeting briefly considered procurement and also the appointment of a landscape architect (or other) for contract administration.

09 HEALTH AND SAFETY

- 09.1 Kevin reported that there had been no known accidents or problems on site.

10 MISCELLANEOUS

- 10.1 The final land value payment from Keepmoat for The Paddocks was duly received.
- 10.2 Keepmoat is making steady progress at The Paddocks but has done little more at phase 1 of The Croppings.
- 10.3 Kevin advised that Keepmoat was under re-organisation, with changes of personnel and offices.
- 10.4 The Joint Venture agreed that a strategy be prepared to manage the work with Keepmoat for the removal of the arisings remaining at Stoney Hill. Kevin is to write further and then as necessary seek legal opinion and prepare a suggested work programme.
- 10.5 The Joint Venture discussed the use of The Bache by David Wilson Homes. BVT is to pursue matters.
- 10.6 The Homes England legal panel was discussed. Nick is to provide further advice should this matter affect the work of the Joint Venture.

11 DATE OF NEXT MEETING

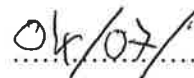
- 11.1 The meeting proposed to be held on Wednesday 2nd May was cancelled.
- 11.2 The next meeting is to be Wednesday 6th June at 10 am in the Willow Room at the Oak Tree centre, Lightmoor Village.
- 11.3 The JV will continue to meet monthly during 2018 but only as required for key business items - focussing attention initially on the disposal of phase 2 of The Croppings, and later on The Woodlands. Meetings are to be convened as may be required to discuss phase 2 of the Croppings and The Woodlands.

Draft minutes prepared by Kevin Webb, 19th April 2018 (and approved at the meeting of the Joint Venture on 4th July 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

