

LIGHTMOOR VILLAGE JOINT VENTURE

MINUTES OF A MEETING

Held on: Wednesday 4th July at 10 a.m.
At: The Oak Tree Centre, Lightmoor Village

01 PRESENT

01.1	Tony Kimber	Bournville Village Trust	Chair
	Pete Richmond	Bournville Village Trust	
	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 18th April 2018 were approved.

03.2 The meetings proposed to be held on Wednesday 2nd May and Wednesday 6th June were cancelled. Kevin met separately with Nick and Tony in early June, and some JV business was concluded in those meetings or later e-mail correspondence.

04 MATTERS ARISING AND GENERAL ITEMS

04.1 None other than on the agenda.

05 PHASE 2 OF THE CROPPINGS

05.1 Nick reported on liaison with Wates and the anticipated arrival of the ground investigation report. This report will allow Wates to conclude consideration on design and cost issues. Homes England hope to then pursue completion of the agreement for lease and the lease.

05.2 The pre-application meeting with officers of T&WC and the distribution of the BVT housing ("pepper potting") was discussed, as was the overall programme – with a start on site still anticipated in mid-2019.

05.3 The general scope of legal work and the fees were discussed, with BVT seeking reimbursement of legal fees from Homes England with regard to the required supplemental JV agreement.

06 THE WOODLANDS

06.1 The marketing programme for The Woodlands was discussed. Tony asked that Homes England agree to BVT taking the lead in the process, the details of which were then briefly considered. Kevin is to draft a formal proposal.

06.2 Nick confirmed that Homes England had a new form of building lease documentation, and is to see if this might be made available to BVT at this stage.

07 JV BUDGETS

07.1 Kevin reported that the planning obligation funds had not yet been received from T&WC, but would be reflected in the monthly re-charge to Homes England, as would the final land value payment for The Paddocks.

07.2 The monthly charge would be nil for 2018, reflecting both the balance of funding by the JV partners and the current & planned BVD expenditure for JV work.

08 HIGHWAYS AND DRAINAGE

08.1 Kevin and Nick reported on the positive meeting with officers of T&WC on Friday 29th June 2018. Whilst remaining reluctant to accept highways into management whilst there remains a risk of damage by construction activity, the Highways Authority is now more willing to pursue completion matters. The JV agreed to push ahead with work to pursue adoptions of both roads and sewers.

08.2 The JV approved the principle of transfers of non-development land (mainly highways sub soil) from HCA titles to BVT.

08.3 Lightmoor Roundabout has been re-surfaced as required by T&WC. Details of works and the test results have been sent to the Highways Authority, with a request that the works be accepted into the maintenance period (nominally a year). The JV remains responsible for maintenance and for the costs of any required works during this period, until handover to T&WC.

08.4 Kevin reported on the negotiations with David Wilson Homes, advising that the developer would be made responsible for any costs that may arise from a review of junction and road traffic capacity, and any ensuing improvements or works that may be sought by T&WC.

08.5 Kevin advised that further work would be required to SUDS Pond 4, where a control had been omitted on construction. A quote for this item is being sought and will be reported to the JV for approval.

09 KEEPMOAT

09.1 The reorganisation of Keepmoat seems to have been largely completed, with operations for both sites at Lightmoor now administered by the East Midlands office in Nottingham.

09.2 Croppings Park was accepted by the Trust three years ago this month, and the last house sold by Keepmoat in August 2015. There are still works to be completed by Keepmoat before all public realm is accepted into management by BVT. These are to be pursued, as is the matter of the arisings at Stoney Hill.

09.2 Kevin reported briefly on the work at The Paddocks. Partly because of considerations of cost, Keepmoat is investigating the possibility of constructing a pond instead of the approved attenuation tanks. Kevin reported that the initial sketch design is unacceptable, and discussions continue. Approval will be required

from the JV, from T&WC (planning, drainage and possibly highways), STW and Natural England.

10 STOCKING PARK, L6

10.1 Kevin reported that the reserved matters application has been made and registered. A decision (hopefully, an approval) is anticipated in September.

10.2 The meeting briefly considered procurement and also the appointment of a landscape architect (or other) for contract administration. Kevin is to report further.

11 HEALTH AND SAFETY

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

12 DATE OF NEXT MEETING

12.1 The next meeting is to be Wednesday 1st August at 10 am at the Oak Tree Centre, Lightmoor Village.

Draft minutes prepared by Kevin Webb, 5th July 2018 (and approved at the meeting of the Joint Venture on 5th September 2018).

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

Signed



Chair of the Joint Venture

5th September 2018

Date

