

**BOURNVILLE VILLAGE TRUST
LIGHTMOOR VILLAGE ESTATE MANAGEMENT
COMMITTEE**



**Minutes of the Lightmoor Village Estate
Management Committee meeting held at
the Oak Tree Centre, Lightmoor Village,
on Thursday 1st February 2018.**

PRESENT:

Alison McKittrick (Chair), Becci Youlden (Secretary), Roger Wilson, Caroline Cadbury, Martin Barrett, Ann Atkins.

IN ATTENDANCE:

Peter Roach, Fleur Hemming, John Haywood, Jackie Mansell – (minute taker).

VISITING TRUSTEES: Duncan Cadbury.

APOLOGIES: Tony Kimber, Sharon Tipping

NON - ATTENDANCE: Simon Walmsley, Christie Short.

555 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 1ST November 2017, were circulated, and it was noted that Roger Wilson was omitted from the attendance list and the minutes should be amended to reflect his attendance on this occasion.

Following the amendment, the Committee **APPROVED** the minutes.

556 DECLARATION OF INTEREST

None.

Roger Wilson brought to the attention of the Committee that Christine Bolingbroke had stepped down as a Resident Representative, due to leaving the Village. Roger requested that the Committee send Christine a card and a bunch of flowers to thank her for her valuable contribution to the Committee.

557 MATTERS ARISING

Minute No.493/500/510/512/531 - Funding Opportunities for Squatters Cottage

Work on the building is continuing to move at pace. Alison McKittrick requested a visual documentary on the progress that is being made. John Haywood to implement and update.

Minute No.519(ii)/522/531 IRS

To be discussed under agenda item 4a.

Minute No.519(iii)/522/531 AOB – Smartphone application

Becci Youlden reported that Simon Walmsley had installed the application before Christmas and is testing it to confirm that the functionality is working correctly. Simon Walmsley is going to role it out to trial it.

Minute No.550 Winter Gritting

To be discussed under agenda item 5b.

Additional Comments

Minute No.547 Alteration Application Appeal

Roger Wilson requested feedback on the Alteration Application Appeal that was rejected at the previous meeting as consent was refused requiring the resident to remove the alteration.

John Haywood responded that no response had been received and that the next step would be to utilise the new Breach Policy which comes into effect on Friday 2nd February 2018 and that legal action may be considered.

Not included in Matters Arising

Martin Barrett wished to raise the issue that the Winter had brought 8 trees down in the footpath in Woodlands Lane.

Alison McKittrick wished to thank Officers for the good quality of the papers.

558 INTEGRATED RECEPTION SYSTEM (IRS)

John Haywood presented this report (**copy filed with the minutes**). John Haywood highlighted the options for the future of the IRS in Lightmoor Village, which is dependent upon liability and cost and maintenance.

The options were presented to residents using social media, a flyer drop and a wider consultation called Village Voices which was held on 7th November 2017. The majority consensus was that the Residents would like to defer a decision.

John Haywood reported that Sky has announced that they intend to provide a dishless service which would result in the incompatibility becoming irrelevant. Sky's intention is to roll this service out at the end of this year.

Martin Barrett commented that being dishless would be entirely dependent on fast Broadband requirements. John Haywood responded that it is available in the Village for Residents to sign up to.

Roger Wilson raised a concern that as technology is moving so fast that for all future developments ducting for cabling should be put in place to the front of the property. John Haywood reassured the Committee that each property already has 2 ducts fitted, 1 for the telephone and 1 for the IRS, and that the software for Broadband is available to the Village.

Roger Wilson stressed that any additional costs, must be met by the Householder.

John Haywood stated that BT are not currently offering a service but David Deen (a Lawley Resident Representative), who works for Talk Talk, are intending to offer fibre installation directly to the home.

Alison McKittrick enquired that if a Resident cannot have a dish that they will not have access to the service, but John Haywood reassured the Committee that once Sky rolls out the dishless service then it will be accessible to all.

Becci Youlden suggested that a full consultation should be implemented to obtain consensus of the whole Village.

Ann Atkins stated that the cost implications were vague and John Haywood stated that Officers would evaluate the costs.

The Committee **AGREED** to postpone a decision and undertake a full consultation.

559 RESIDENT FEEDBACK PROGRESS REPORT

Becci Youlden presented this report (**copy filed with the minutes**).

Becci Youlden asked the Committee if there were any questions.

Peter Roach referred to the Speed Indicator Device (SID) which was installed prior to the school holiday and commented that it was odd that no feedback from the results was available.

Becci Youlden responded by saying that a further SID has been installed and the results should be received in February or March. Becci also stated that the survey that took place one year ago recorded an average speed of 24 mph.

Roger Wilson enquired as to who owns the SID equipment, and was informed that it is Telford & Wrekin Council. Roger Wilson also commented that as the Parish Council has bought one would it not be viable for BVT to buy one and do our own independent surveys.

Becci Youlden stated that concerns had been raised in previous discussions, and that BVT are not responsible for irresponsible drivers and that BVT are working in partnership with Telford & Wrekin Council to address the issue.

John Haywood stated that there is not the volume of traffic to warrant a speed camera van and that the PCSO's hands are tied. Becci Youlden also highlighted the fact that the PCSO for Dawley had resigned from the Police Force, and that Lightmoor is a low crime area.

Ann Atkins voiced a concern about the speed of drivers entering the courtyards, who seem to consider them to be an extension of the road. These drivers are coming in too fast, and not taking into consideration that children may be playing in the courtyards.

The Committee **NOTED** the report.

560 WINTER GRITTING

John Haywood presented the report (**copy filed with the minutes**).

Martin Barrett informed the Committee that he had attended a Council Meeting where funding had been provided to the Ironbridge Gorge to do the gritting, and that maybe this was an option to explore.

John Haywood stated that it was decided at the previous Committee meeting that this issue should be brought back for further discussion. John explained that Homes England had previously organised and paid for a contractor to grit and clear the snow on major roads through the Village, and although Homes England had stated they would no longer pay for this, the contractor was still providing the service.

John Haywood explained that in order to provide a similar service, Officers would have to spend time to research and provide detailed costings, to include a range of costings depending on the level of service required.

Becci Youlden informed the Committee that the consensus of Residents on Social Media is that they would like BVT to explore the possibility of providing a service and to obtain quotations for costs.

Becci Youlden had previously stated that Simon Walmsley had made a suggestion that if BVT decided to implement this service, then in order to avoid asking Residents to pay up front, they could possibly borrow the money from the surplus on the 2016 account for the IRS, which amounts to £19,000. Then in the event of a severe snow fall BVT could draw from it and replenish during the following year.

Roger Wilson commented that if Residents wanted this kind of service they must pay for it, as BVT will not pay for or subsidise it. It would be possible to pay for the service in arrears depending upon the severity of the weather. However, Roger stressed that this is not a service that BVT should provide, as it is not BVT's business and would involve a lot of work.

Alison McKittrick proposed that BVT should manage the expectations of the Village and that it was still a viable option to explore the possibility of Snow Wardens.

Martin Barrett commented that the Village is self supporting and that Residents had been helping one another and people should be encouraged to continue to assist.

Ann Atkins stressed that the continued provision of grit to the courtyards is essential.

Peter Roach reminded the Committee that as BVT provide grit it is the Communities responsibility to grit the courtyards and the feeder roads, and that as Lightmoor Way is a Bus Route, with a school, the Council should grit these main roads.

John Haywood commented that Homes England seemed to be complacent and advised to wait for the service to end.

The Committee AGREED to leave the current system in place and investigate the feasibility of using the TWC scheme of the Snow Warden.

561 STEWARDSHIP REPORT

Fleur Hemming presented the Community section of this report (**copy filed with the minutes**).

Fleur Hemming referred to the Christmas programme of events that took place over the festive season. Fleur explained that unfortunately due to the heavy snowfall the event was postponed. However, it took place the following week and was well attended and all those residents enjoyed the event.

Funding for the Community Garden has been granted and quotations for Wooden items for the gardens have been requested.

A resident in the Paddocks who is a Beekeeper has offered to install and look after a Beehive.

The Lightmoor Village Babies orchard is now full, so new trees will be planted in the Community Garden.

Duncan Cadbury wished to congratulate Fleur on what has been achieved.

John Haywood presented the Estate Management section of this report (**copy filed with the minutes**).

John Haywood highlighted some of the problems that had arisen due to the heavy snowfall, damaging some trees and hedges in the Bath Spout

woodland area. John also brought to the attention of the Committee that some residents who had enjoyed sledging in Croppings Park had removed sections of the protective fencing and the Wildflower planting seeds which would incur further costs.

Becci Youlden expressed a concern that it was mainly adults who had removed the fencing and that it is a matter of personal responsibility. Becci stressed that the cost would run into thousands of pounds rather than hundreds and this cost would be passed on to residents.

Roger Wilson requested that an article regarding this matter be published in the next newsletter, highlighting that the actions of a few people have cost the Village a lot of money. Roger also requested that officers quantify the cost of the Vandalism to each household.

John Haywood informed the Committee that planning consent for the Squatters Cottage project has been granted. The tender for a Consultant has been issued and an up to date photograph of Squatters Cottage will soon be available.

John Haywood advised the Committee that the new Breach Policy has been posted to each household in Lightmoor and Lawley and came into effect on the 1st February 2018. John explained that the administration charges were an added deterrent and that the revenue would be ring fenced and added to the Community Fund.

Becci Youlden stated that a review of the Breach Procedure and Covenants would take place in April/May.

Ann Atkins commented that she feels that the Covenants are essential to keep the Village tidy and in order, but are not so definitive, and that car parking issues are not black and white. Ann also stated that there is no provision for working people with vans.

John Haywood responded by stating that the wording of the Covenants are fairly well received on the whole, but the legal wording is not accessible to all. However, the wording cannot be changed because of the legal structure of the Covenants. John also stated that residents cannot be forced to use their parking spaces, and the parking on the roads is outside the jurisdiction of the Covenants, which relates only to the property. The overflow car park is currently available for extra parking.

Becci Youlden informed the Committee that parking issues would be discussed in more detail as part of the Design Guide Review in April/May.

The Committee NOTED the report.

562 KPI REPORT

Becci Youlden presented the report (**copy filed with the minutes**).

Alison McKittrick commented that the targets against performance were excellent results.

Duncan Cadbury felt that the estimated targets for the Oak Tree Centre was over enthusiastic.

John Haywood stated that the minor breaches would be improved by the Breach policy.

The Committee NOTED the report.

563 LIGHTMOOR ESTATE FINANCIAL REPORT

Becci Youlden presented the report (**copy filed with the minutes**).

Becci Youlden apologised for tabling this report, and that the projected surplus had not been finalised.

The Committee NOTED the report.

564 AOB

Ann Atkins raised a concern that there are not sufficient places in the school. Becci Youlden responded that it is outside of the remit of BVT. Roger Wilson also commented that it is the responsibility of Telford & Wrekin Council.

Alison McKittrick gave Becci Youlden the Committees' Best Wishes for the future.

DATE OF THE NEXT MEETING:

The next meeting will be held on:

Wednesday 20th June at 11.15 am.

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Chair

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Secretary

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Date