

Lightmoor Village Stewardship Charge

Estimated Budget 2025



Even though all residents contribute towards the running costs, it costs more to look after Lightmoor Village than the income we receive. The shortfall is currently funded by BVT to reflect our commitment to making sure Lightmoor Village continues to be a community where people can thrive.

This document shows the estimated budget for 2025 and the costs all residents pay per household. We have included some examples so you can see what the cost is for some of our services weekly.

Income	2025 Stewardship Charge income	Resident contribution per property, per year	Resident contribution per courtyard, per year	BVT Contribution per property, per year
Stewardship Charge This is the Stewardship Charge all residents, whatever their tenure, pay to BVT as a contribution to running and looking after Lightmoor Village.	£393,215	£390.87		
Courtyard Charge	£28,886		£76.02	
Expenditure				
Estate Management				
Parks and Landscapes Includes the costs of looking after all of the parks, open spaces, play areas, courtyards and trees.	£106,368	£60.60	£14.65	£39.60
Lighting and Utilities Lighting, including electricity costs and repairs in communal spaces.	£17,800	£10.14	£2.45	£6.63
General Repairs Repairs to BVT owned property such as fences, drains and hardstanding.	£18,554	£10.57	£2.56	£6.91

Insurance & Legal Fees Liability and other Insurances & Legal Fees.	£7,716	£4.40	£1.06	£2.87
Staffing Costs Staffing costs for Estates Management and Community Development.	£149,203	£85.01	£20.55	£55.54
Communications Posting of invoice letters, newsletters and other information to residents.	£11,048	£6.29	£1.52	£4.11
Estate Caretaker Costs The Estate Caretaker Service costs include staffing costs, uniform, tools, equipment and cleaning materials.	£81,508	£46.44	£11.23	£30.34
Winter Grit Provision of grit for communal areas and gritting service of the main roads in Lightmoor Village.	£17,391	£9.91	£2.40	£6.47
Total Estate Management Costs	£409,588	£233.37	£56.42	£152.47
Community Development & Partnerships				
Community Development & Involvement Activities Costs incurred for events and other community development activities.	£4,604	£2.62	£0.00	£1.95
Communications Creation of posters, postage of information regarding community development activities.	£2,199	£1.25	£0.00	£0.93
Support for Residents Group/Association Support for resident and Youth Groups.	£3,070	£1.75	£0.00	£1.30
Grants and Donations Expenditure Expenditure of the grants received.	£8,184	£4.66	£0.00	£3.47

Total Community Development and Partnerships Costs	£18,057	£10.29	£0.00	£7.66
Total Office Running Costs Including office rental, cleaning, compliance etc.	£3,581	£2.04	£0.00	£1.52
Oak Tree Centre Total cost of facilities at the Oak Tree Community Centre.	£56,138	£31.99	£0.00	£23.82
Squatters Cottage Total cost of facilities at Squatters Cottage.	£5,320	£3.03	£0.00	£2.26
Administration Charge Governance and Corporate Services.	£51,052	£29.09	£0.00	£21.66
Transfer to Wear and Tear Fund The Wear and Tear Fund collects money for large future expenditures such as new lampposts and bins to large scale block paving replacements or pathway renewals. This is calculated as a set amount each year according to our 30-year plan.	£142,292	£81.07	£19.60	£52.97
Total cost of managing Lightmoor Village	£686,028	£390.87	£76.02	£262.35
Shortfall	-£263,927			
Other Income – Contribution from Lightmoor Commercial, Grants, Oak Tree Centre and Squatters Cottage.	£80,729			
Even though all residents contribute towards the running costs, it costs more to look after Lightmoor Village than the income we receive. This shortfall is funded by BVT to reflect our commitment to making sure that Lightmoor Village continues to be a community where people can thrive.	£183,198			

Parks & Landscapes

Lightmoor Village is surrounded by huge amounts of green and open space, with many beautiful parks, play areas, courtyards and trees.

It is estimated in 2025 this will cost:

£106,368

This means the cost is £60.60 per household a year, or **£1.17p per week**



Community events & activities



Each year there are many community events and activities for residents to get involved with.

It is estimated in 2025 this will cost:

£4,604

This means the cost is £2.62 per household a year, or **5p per week**

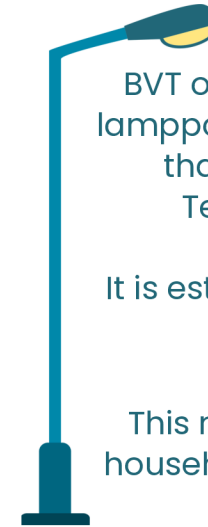
Lighting

BVT owns many of the lights and lampposts across Lightmoor Village that will not be adopted by Telford & Wrekin Council.

It is estimated in 2025 this will cost:

£17,800

This means the cost is £10.14 per household a year, or **20p per week**

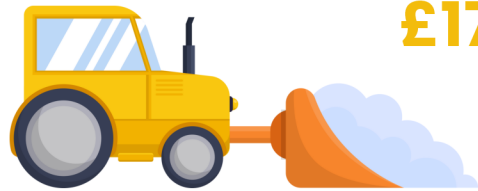


Gritting Service

Lightmoor Village has a unique gritting service, where we pay a contractor to visit during icy and snowy weather.

It is estimated in 2025 this will cost:

£17,391



This means the cost is £9.91 per household a year, or **19p per week**

Repairs

We want to ensure Lightmoor Village is a safe place to live, repairs can include replacing a broken slab or fence or repairing a swing in one of the play areas. Where possible the Estate Caretakers complete this work, keeping costs to a minimum.

It is estimated in 2025 this will cost:

£14,462

This means the cost is £8.24 per household per year, or **16p per week**



Wear & Tear Fund Transfer

The Wear and Tear Fund collects money for large future expenditures such as new lampposts and bins to large scale block paving replacements or pathway renewals.

This is calculated as a set amount each year according to our 30-year plan. In 2025 we will transfer:

£142,292

This means the cost is £81.07 per household per year, or **£1.59 per week**

