

# Your Home Your Village.



## Welcome to your community in Lightmoor Village

**Dear Resident,**

### **Welcome to Lightmoor Village!**

We hope you have settled into your home and have had the chance to explore the beautiful surroundings and excellent facilities in the village. We have put together this short welcome pack to give you lots of useful information to support you to get to know your village.

Each factsheet in this pack provides a brief overview of key information. There is a unique QR code in each section that will lead you to a website page which will give you more in depth information. If you need further details or support, contact details are included.

The Lightmoor Village community is truly special, and we look forward to seeing you around the village or at one of our community events and activities. Please follow us on social media to keep up to date with all our news and find out about key events that are going on.

We wish you many happy years in Lightmoor Village!

*Jordan Taylor*

#### **Jordan Taylor**

Chair of the Lightmoor Village  
Estate Management Committee

*Fleur Hemming*

#### **Fleur Hemming**

Lightmoor Village Estates  
& Stewardship Manager

**Scan me!**



Call us on: 01952 898524

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## Your Village

Lightmoor Village was created by Bournville Village Trust and has many green spaces, play areas, meadows and orchards. It's also known for its community spirit, where every resident has the opportunity to be involved. On the Your Village section of our website you can find out more information about:

**The BVT Lightmoor Team** are based in the Oak Tree Community Centre (situated in the same building as Lightmoor Village Primary School).

The team provide the estates and stewardship services within the village. Services range from supporting residents during applications for home alterations and improvements to liaising with developers before areas are officially handed over to us.

They also spend time applying for community funding, organising school holiday activities and running events such as the Christmas celebration.

Our estate caretakers work to keep the village clean, green and safe. They work on a rota (available on our website) to ensure all areas of the village are maintained. But also respond to any sudden urgent maintenance required for example, clearing up after storms or repairing park equipment.

**Get Involved** there are plenty of opportunities for residents to get involved, whether it's attending the activities/events taking place or joining a community group such as the community crew or green gang.

You can access the 'Your Village' section of our website by scanning the QR code on the right or visit:  
[www.bvtlightmoorvillage.org.uk/your-village](http://www.bvtlightmoorvillage.org.uk/your-village).

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## Your Village

Visit the Your Village section of our website to find out more about:

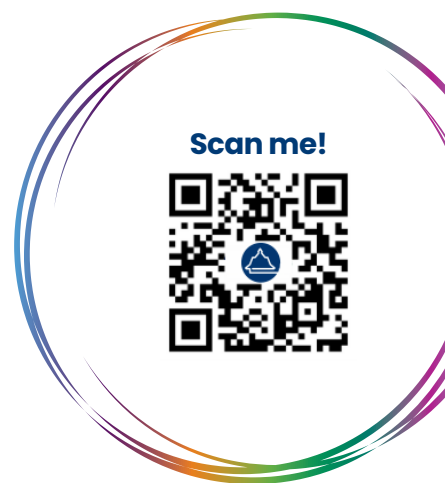
**Parks, open spaces and play areas** find out where all these places are and the facilities available across the village. You could join one of our welcome walks, where a member of BVT Estates & Stewardship team give a guided tour of different areas. Dates and times are on the website, as well as our Facebook page.



**Village maps** depending on where you live, your area may still be the responsibility of a developer. The maps on our website give details of responsibility. However, if you are unsure, please get in touch with the BVT Estates & Stewardship team who will be happy to help.

**Local contacts** if you're new to the area, visit our website to find contact details for local services and organisations.

To access this section on our website, simply scan the QR code on the right or visit:  
[www.bvtlightmoorvillage.org.uk/your-village](http://www.bvtlightmoorvillage.org.uk/your-village).



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## Lightmoor Village Estate Management Committee

The Lightmoor Village Estate Management Committee (LVEMC) is the resident-led committee responsible for overseeing the work of BVT's estates and stewardship services.

### The committee is responsible for:

- Considering and recommending the annual budget for the Stewardship Charge, which is paid by all residents.
- Receiving quarterly financial reports on expenditure against budget, estate management activities, community engagement and local partnership working and development in Lightmoor Village.
- Approving an annual service plan which prioritises plans and projects.
- Approving the annual planned maintenance programme.
- Being involved in the regular review of the Lightmoor Village Design Guide and approving any amendments.
- Reviewing and reaching decisions on appeals regarding home alteration applications.



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To find out more about the committee members and opportunities to join scan the QR code or go to [www.bvtlightmoorvillage.org.uk/your-village/lightmoor-village-estate-management-committee](http://www.bvtlightmoorvillage.org.uk/your-village/lightmoor-village-estate-management-committee)

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## Your Home

Visit the Your Home section of our website to find out more about:

**Lightmoor Village Design Guide** details the alterations that can be made to your home according to your covenants (see below). The updated Lightmoor Village Design Guide was launched in 2024. Our Estates & Stewardship team are available to support throughout the process of applying for an alteration.

**Covenants and breaches** when buying/renting a home, a TPI document or tenancy agreement is signed. The agreement details what can and can't be done to the outside of your home and within its boundaries (these are called covenants).

If a covenant is broken, it can lead to the start of the breach process, which could result in you having to apply for retrospective permission or even undo the work that has been carried out. We never want this to happen. Key information that you need to know about can be found within the Your Home section of the website.

**Stewardship Charge** all Lightmoor Village residents, regardless of whether you're a tenant or homeowner, pay the stewardship charge, which goes towards the running of Lightmoor Village. A full breakdown of previous charges and what the charges go towards are available for you to view.

**What to do when selling your home** we hope you will be happy in Lightmoor Village for many years but if the time comes to sell your home, there are processes to follow and full details are available on our website or pop in to the Oak Tree Community Centre and speak to one of the team.

You can find more information on any of the above by scanning the QR code on the right or go to: [www.bvtlightmoorvillage.org.uk/your-home](http://www.bvtlightmoorvillage.org.uk/your-home)

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## Bournville Village Trust (BVT)

**BVT is a values-led charitable trust working to create and sustain communities where people can thrive.**

Since we were founded by George Cadbury, we have continued to be inspired by our legacy and heritage. But, we're not afraid to be bold and try new things, just like George did.

Today, we serve communities across Birmingham and Telford and our services are broken down into four main areas. The work we do includes:

- Managing environmentally sustainable estates, including the Bournville Estate.
- Providing 3,400 social-rented and affordable homes.
- Delivering community-support services that help people thrive and lead successful lives.
- Ploughing surplus from commercial activities back into our neighbourhoods.

On our main website, you can find further information about our legacy and work today. You can also read and download resources such as annual reports, the Lightmoor Village Design Guide and how to make a complaint/compliment.

To find out more about BVT, you can scan the QR code on the right or go to our main website; [www.bvt.org.uk/about-us/](http://www.bvt.org.uk/about-us/)

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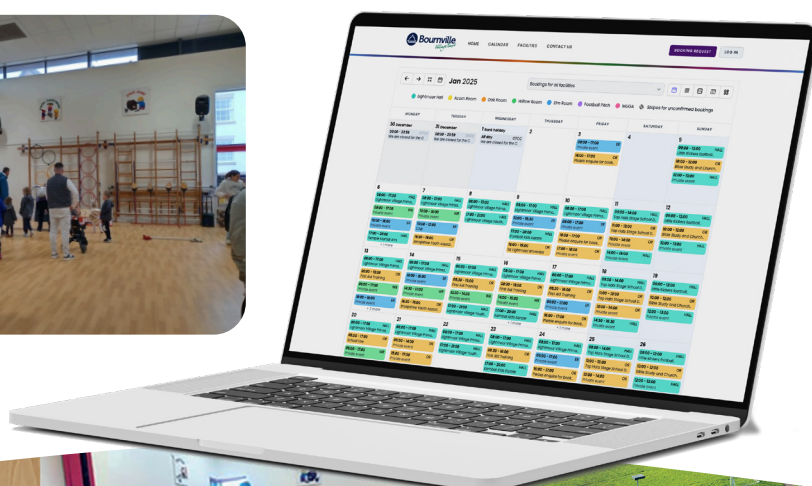
## Oak Tree Community Centre

In the heart of Lightmoor Village is the Oak Tree Community Centre. As well as a great hub for local activities and events, it's also where our Estates and Stewardship team are based.

There are a number of rooms available to hire including small meeting rooms, the school hall and a multi-use games area (MUGA). Our facilities are available for Lightmoor Village residents, organisations and partners in the wider Telford area, although Lightmoor Village residents receive discounted hire prices. So, if you're looking for a venue whether it's for a professional/ community meeting or a private party/celebration, it's right on your doorstep.

**Activities** there are already a number of regular activities and groups taking place at the centre. These range from kombat sports to drama classes, football to netball. Details of when they take place and contact details are available on our website.

**Easy Booking** a live calendar is available on the website, which details what's on and when the rooms are available to be booked and you can also book online. For further details, scan the QR code below or visit [www.oak.lemonbooking.com/page/booking-request-form](http://www.oak.lemonbooking.com/page/booking-request-form) Our team will always be happy to discuss any requirements with you or support you with a booking.



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## Events, News & Contact Us



**Events** there are always lots of events taking place throughout the year, whether it's craft fairs within Bournville House (the extra care facility next to the school) or the hugely popular Christmas fayre, which takes place in the Village Centre, Oak Tree Community Centre and Bournville House.

School holidays have various indoor and outdoor activities for young people and both the BVT team and committee members love to see residents at the welcome walks and walk and talks. These give you the opportunity to meet us and other residents. Explore the local area and learn all about our amazing village.




Events are advertised on our website and social media together with local news. Simply scan the QR code below or visit:

[www.bvtlightmoorvillage.org.uk/events](http://www.bvtlightmoorvillage.org.uk/events)  
[www.bvtlightmoorvillage.org.uk/news](http://www.bvtlightmoorvillage.org.uk/news)

**Contact us** the Estates & Stewardship team are based in the Oak Tree Community Centre, so you are always welcome to pop along in person. Otherwise you can contact us via:

 [lightmoorstewardship@bvt.org.uk](mailto:lightmoorstewardship@bvt.org.uk)  
 01952 898524

**Social media** if you would like to follow us on social media, you can via:

 [www.facebook.com/BVTlightmoorVillage](http://www.facebook.com/BVTlightmoorVillage)  
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