

Lightmoor Village Estate Management Committee

Following the last meeting held in July below is a summary of what was discussed and actions agreed. If you would like to find out more or have any queries, please email lightmoorstewardship@bvt.org.uk or pop into the BVT office in the Oak Tree Community Centre.

Committee Members present: Jordan Taylor (Chair), Pete Jones (Vice Chair), Beth Taylor, Louise MacLeod, Wendy Rhoden, Hannah Morris, Moci Wang

Officers present: Tracey Rowe (BVT Head of Estates & Stewardship) Fleur Hemming (Estate & Stewardship Manager) Rebecca Stevens (Project Director) Jackie Mansell (minute taker) Jude Ayling-Whitehouse (Estate Officer) Donna Charway (Customer Communications Officer)

Visitor: Tom Broadway, Managing Director of Morro Partnerships (West Midlands)

Apologies: Pete Richmond (BVT Chief Executive, Arthur Tsang, BVT Director of Communities)

It was explained the meeting was not quorate, which meant no decisions could be made but there were no decision reports on the agenda. If any decisions did need to be made, they would have to be ratified by Pete Richmond or Arthur Tsang.

The focus of the July meeting was to discuss the developments of Croppings 2 and The Woodlands by Morro Partnerships with an update and Q&A. Tom Broadway, the Managing Director of Morro Partnerships had agreed to attend the meeting to discuss committee concerns and queries.

Topic	Action required	Next steps
History of Morro	Tom advised the committee of the background of Morro. Three years ago, Morro had acquired Jessups' business and subsequently rebranded it. He acknowledged the concerns raised around the work carried out by Jessups. He joined Morro in January 2025 and expressed his enthusiasm for the upcoming phase of development at Lightmoor Village, confirming his full commitment both personally and on behalf of the business. He outlined the proposed timeline for the future phases noting that in total 145 homes are planned, of which 34 will be allocated to BVT as originally agreed. The sales office is scheduled to open in September, with the show home due for completion	None required

	the same month. He also reported that there has already been interest in this forthcoming phase.	
Woodlands Park Extension	Reason for Delay: Opening of the Woodlands Park extension has been delayed due to incomplete work. Updates from Tom: Drainage and Landscaping Works • Significant ongoing work regarding drainage. • Liaison with BVT continues to make sure the correct drainage design and other measures are implemented. • Morro is committed to completing the work • Resident ecologists are overseeing the project. • Expected completion is after 31st August • All designs now go through BVT and thoroughly checked by engineering teams. Pathway Surfacing • New paths will be solid, providing durable and reliable surfaces. Security and Communication • Committee raised questions regarding security due to fences being damaged. Morro assured that appropriate measures would be put in place. • Lack of communications, committee felt Morro should enhance their public profile and improve communications, giving regular updates on development and specifically regarding roadworks and temporary traffic management plans to avoid confusion among residents.	Morro to complete drainage works. Morro to advise completion date. Update: the work is still to be completed and BVT are pushing Morro for information. Morro to advise of completion date for paths. Morro advised monthly meetings are taking place with BVT. They advised they would look at issuing regular communications. Update: Morro have issued one newsletter giving an update on work completed to date. Morro would also provide communications in advance of roadworks or traffic management

		schemes taking place.
Grounds Maintenance and Landscaping	Grounds Maintenance and Landscaping The Committee noted concerns regarding the condition of the new homes completed, specifically that some utilities had been left scattered, cables were not tidied, and utility boxes had been placed in the middle of driveways. Additionally, the quality of grounds maintenance was reported as poor. Morro advised that they had conducted a walkthrough with BVT, who had not accepted these areas for adoption. The utility boxes had been reported, and a new landscaping contractor had been appointed to bring the landscaping up to the required standard. The Committee also asked about the car park in The Croppings Phase Two. Morro stated that the blocks in the car park would be replaced, working on three spaces at a time. Communications about this work had been issued earlier, and a new contractor had been engaged to carry out the work.	Morro to advise completion dates. Update – the car park has been completed and the road resurfaced.
Morro left the meeting	Tom informed committee he is aware of several issues that need to be resolved. He stated he will take ownership and ensure communications are issued to keep residents informed. The committee thanked Tom for attending, and he then left the meeting.	None required
Alterations appeals	Committee were advised there were no appeals	None required
Key performance Indicators	FH presented the report and highlighted the high level of good performance committee noted.	None required
Estates & Stewardship report	FH presented the report and highlighted the following points: • The work of the estate caretakers. • The efforts of the ground's maintenance team. • Developers had been contacted to address their respective areas for the weeds; all had complied except for Crest Nicholson. In the meantime, the caretakers had attended to these areas and completed de-weeding. Committee noted the report.	None required
Quarterly Financial reports	TR presented the report, stating that it was within the agreed budget. She congratulated the team on achieving better usage of the Oak Tree Community Centre. She invited questions, but the committee had none and noted the report.	None required

Community Development & Partnership Report	FH reported on VE Day celebrations and noted strong community attendance at the beacon lighting. She highlighted that the centre now has evening bookings, including Slimming World and Line Dancing, with Slimming World fundraising for the youth club. The committee noted the report.	None required
Communications report	DC highlighted items in the report. The committee asked about collecting residents' email addresses. It was noted that under GDPR, there must be a legitimate reason to store them. BVT is reviewing its data strategy. Currently, residents' details are saved in the customer management system when they make contact, and they can opt in to the bi-monthly newsletter.	None required
Lightmoor Village Commercial update	The committee noted the report.	None required
Lightmoor Village Development Update	The committee noted the report	None required
Sharing with Lightmoor residents	Committee chair asked for updates from Morro to be shared through BVT's communication channels.	None required
Dates to note	Committee were reminded of dates remaining this year. • 23rd September Project Group • 21st October Project Group • 11th November Quarter 3 Committee meeting • 9th December Project Group	None required
Any other business	Committee were asked for any questions, none took place, and the meeting was closed at 8.08pm.	None required