Your Home
Your Village

Bournville Village Trust

Welcome to your community in Lawley

Dear Resident,

Welcome to Lawley

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

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 Lawley community is truly special, and we look forward to seeing you around the area or at one of our community events and activities. Please follow us on social media and visit our website to keep up to date with all our news and find out about events going on.

We wish you many happy years in Lawley.

James Haldron

Chair of the Lawley Management Committee

Mike Cunneen

Estates & Stewardship Manager for Lawley

Call us on: 0300 333 6540

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lawleystewardship@bvt.org.uk

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

Long-term stewardship: Bournville Village Trust is the long-term steward of Lawley; this means we work in partnership with developers and partners to maintain a distinctive and sustainable community.

Annual community charge: All Lawley residents, regardless of whether you are a tenant or homeowner, pay the community charge, which goes towards the running of Lawley. A full breakdown of our annual accounts is available on our website for you to view.

How to alter your home: If you are planning on making an alteration to your home, the Design Guide (available on our website) details what can and can't be done, according to the covenants for your property. Our Design Guide is produced to help you, and members of the BVT team will support you through the alteration process.

The Design Guide: The Design Guide details the alterations that can be made to your home according to your covenants (see below). A copy of the Design Guide is available on our website and the Estates & Stewardship team are available to support throughout the process of applying for an alteration.

To access this section on our website, simply scan the QR code on the right or visit **https://bvtlawleyvillage.org.uk/your-home**:

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What to do when selling your home: We hope you will be happy in Lawley for many years but if the time comes to sell your home, there are processes to follow. Full details are available on our website or pop into the Lawley Community Hub and speak to a member of our team.

Covenants: When buying/renting a home, a TP1 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 you need to know about, this can be found within the Your Home section of the website.

Breaches: Breaches take place if a covenant is broken. The process we follow can be found on our website.

BVT Annual Accounts for Lawley: On our website you can find copies of our annual accounts, which detail how your community charge is spent.

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Get involved: There are lots of opportunities to get involved within the community, whether it's joining a group, attending an activity or joining us at one of our events. Visit the website to find out more.

Grounds maintenance contract: Following a request from the resident-led Lawley Management Committee, we went out to tender for the grounds maintenance contract to make sure we are providing the best value for money. The contract was awarded to M&BG Limited and more information and weekly reports can be found on our website.

About Lawley: Due to be completed in 2028, Lawley is the largest new development in Telford. There are a host of facilities and community spaces close by including two primary schools, two care homes, a supermarket, pub and a range of shops. It is also conveniently located close to the M54 motorway and is just a five-minute drive to Telford town centre.

Parks and open spaces: Visit the website to find out where these are located and the facilities across the village. Every month an estate officer walks around different areas of Lawley on an estate date and you're very welcome to join them. Dates and times are on our website and Facebook page.

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

Meet the BVT team: Based in Lawley Community Hub (opposite Greggs in Lawley centre), the team provide estates and stewardship services in Lawley. Services range from supporting residents with home alterations, estate inspections and liaising with developers prior to adoption. The team also provide opportunities for resident involvement, for details see the get involved section.

Caretaking Services: Our estate caretakers and grounds maintenance teams make sure areas in our responsibility are maintained. They also respond to any sudden urgent maintenance work required, for example helping to clear up after storms or placing cones where there is a hazard, until a repair can take place.

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Lawley Management Committee

Lawley Management Committee (LMC) 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 community, 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 Lawley.
- Approving an annual service plan which prioritises plans and projects.
- Approving the annual planned maintenance programme.
- Being involved in the regular review of the Lawley Design Guide and approving any amendments.
- Reviewing and reaching decisions on appeals regarding home alteration applications.

To find out more about the committee members and opportunities to join, simply scan the QR code on the right or visit:
www. bvtlawleyvillage.org.uk/your-village/lawley-management-committee

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Lawley Community Hub

Lawley Community Hub
Connect. Develop. Engage.

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

There is a meeting room (for up to 10 people) available to hire and larger meetings (up to 20 people) can be held in the larger communal space. Our facilities are available for Lawley residents as well as organisations and partners in the wider Telford area, although Lawley residents and groups receive discounted hire prices.

The hub is popular with partner agencies as an outreach space including Citizens Advice, Armed Forces Covenant, ante-natal classes and SEND IASS amongst others.

Many local artists display their arts and craft work in the hub and you are welcome to pop in and have a look.

To find out more about using the hub, please pop in to see us or follow the link on the QR Code opposite and let us know what you have in mind.
https://bvtlawleyvillage.org.uk/your-village/lawley-community-hub

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Bournville Village Trust

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 3,700 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 Lawley 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

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Events, News & Contact Us

If you want to know what's happening in Lawley, you can find out the following information on our website:

Events: There's always lots of activities, events and community groups taking place in Lawley. Visit our website and check out the events calendar for details.

News: Keep up to date with the latest news from us, whether it's service updates, community news or important developer news. As well as our website, there are other ways to keep in touch:

- **Online newsletter** - sent out every month, containing information about a wide range of subjects both in Telford and Birmingham. To receive it, register at **www.bvt.org.uk/your-neighbourhood/ways-to-get-involved/stay-informed/**
- **Virtual noticeboard** - sent out every month, it contains information about activities, events and support services in Lawley and the surrounding areas. To receive a copy email: **lawleystewardship@bvt.org.uk**

Contact us: If you would like to contact us, you are very welcome to pop into the Lawley Community Hub to see us. If there's a specific person you would like to see, please book the date and time convenient for you. Otherwise, you can email: **lawleystewardship@bvt.org.uk**

How would you like us to contact you: If you have a preference on how you would like us to contact you and specific details on what you would like to hear about, you can complete this form: **https://forms.office.com/e/E2cRj99jBe**

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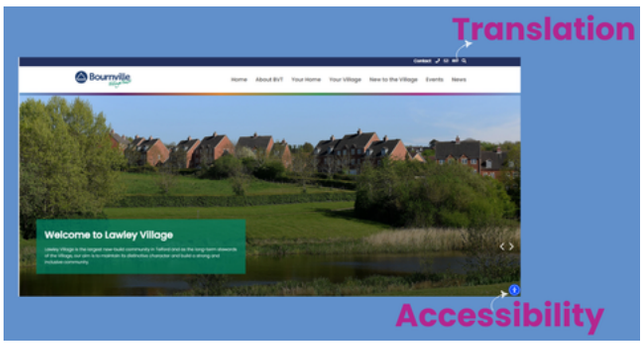
Translation & Accessibility

We want to make sure that all of our resources are fully inclusive and available to all residents in Lawley.

Website translation: We have a translation button available on our website that can translate into nearly 60 languages. The button can be found at the top right of the website (see image below). Also if there are any documents/resources that you would like translating, please contact our team in Lawley Community Hub, who will be happy to arrange this for you.

Website accessibility: On our website we have an accessibility button (see image below) whether it's a dyslexia friendly font, larger text, hiding animations or altering the layout the accessibility button can help you.

Paper versions: For those who need paper versions of any of our resources, please contact us and we'll be happy to print them for you.



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