

**Lawley Village Developer Issues Log**

Reference	Issue	Phase	Date Reported to Developer	Developer Responsible	Date Responded	Comments from Developer	Resolved Y/N
BVT.DIR3.2019.001	Temporary Pathway Phase 3 Stoney Fold	3	18/01/2019	Developer Group	18/01/2019	Work to be completed with Section 38 works (Spring)	Yes
BVT.DIR3.2019.002	Request for temporary bridal path installation	3	18/01/2019	Taylor Wimpey	18/01/2019	The bridal path is actually installed but, the road surface needs completing there at Stoney Fold, this is pavers not tarmac.	Yes
BVT.DIR3.2019.003	Raised Inspection Covers	3	21/01/2019	Persimmon			Yes
BVT.DIR3.2019.004	Repair to 2 street lights in a courtyard on Birchfield Way	3	28/01/2019	David Wilson / Barratts	21/02/2019	Advised that the lighting columns have been repaired	Yes
BVT.DIR3.2019.005	3 Missing trees on Phase 3 near Barclay Fold	3	06/02/2019	Persimmon	07/02/2019	These will be picked up in Spring 19 by the highways and landscape remedials agreed to close out phase 3/4.	Yes
BVT.DIR3.2019.006	BT cover on Birchfield Way	3	20/02/2019	Taylor Wimpey	25/02/2019	I have spoken with our engineer about this particular repair in more detail now ( I am not familiar with all defects). However, as result we agree this particular one needs bringing forward for immediate action.	Yes
BVT.DIR3.2019.007	Dead tree on Barclay Fold	3	16/05/2019	Persimmon	30/05/2019	The tree at Barclay fold is now flowering and needs time to establish.	Yes
BVT.DIR3.2019.008	Streetlight not working on Light Lane	3	23/05/2019	Persimmon	24/05/2019 & 30/10/2019	British Gas to attend site on 02/11/2019 and install a meter.	Yes
BVT.DIR3.2019.009	Replacement of shrubbery outside properties on Birchfield Way i.e when this is going ahead.	3	24/05/2019	Taylor Wimpey			Yes

BVT.DIR3.2019.010	Maintenance of grassed area along Tuold Mews from the bridge all the way to the bridle path across Webs Meadow, Coppice Grove and Forest Glen.	3	24/05/2019	Taylor Wimpey			Yes
BVT.DIR3.2019.011	Replacement of the street sign for Plimmers Lane, which has been damaged by a vehicle	3	24/05/2019 & 06/08/2019	Taylor Wimpey			Yes
BVT.DIR3.2019.012	Developer landscaper spraying weedkiller which is killing plants within property boundaries	3	29/05/2019	Taylor Wimpey	29/05/2019	Comment from landscapign contractor: 'I think that it's frost damage, some of the plants are starting to grow back. There is no other problems with the rest of the border.'	Yes
BVT.DIR3.2019.013	Broken Aco drain on Birchfield Way	3	12/06/2019	Persimmon	09/08/2019 & 30/10/2019	Snagging to be completed by end of October.	Yes
BVT.DIR3.2019.014	Missing gully drain cover on Pantulf Close	3	12/06/2019	Taylor Wimpey			Yes
BVT.DIR3.2019.015	Street Light not working on Tuold Mews	3	12/06/2019 & 26/06/2019	Persimmon			Yes
BVT.DIR3.2019.016	Planted area being driven over in the middle of the road on Cheshires Way	3	14/06/2019	Persimmon		Long term options are being discussed with Telford & Wrekin Planning	Yes
BVT.DIR3.2019.017	Light not working in courtyard on Cheshires Way	3	17/06/2019	Taylor Wimpey			Yes
BVT.DIR3.2019.018	Maintenance of courtyard on Tuold Mews	3	13/06/2019	David Wilson Homes	05/07/2019	Being maintained on Monday 8th July.	Yes
BVT.DIR3.2019.019	Overgrown landscaped area on Hobbins Lane	3	24/06/2019	Taylor Wimpey			Yes
BVT.DIR3.2019.020	Maintenance landscaped areas on Light Lane	3	26/06/2019 & 04/07/2019	Persimmon Homes	26/06/2019 & 04/07/2019 & 09/08/2019 & 30/10/2019	Our Contractor started the courtyard remedial works on Monday. All of the courtyard remedials for Phase 1A, 3, 4 & 7 should be completed by end of August at the latest at which point we will transfer ownership to BVT. UPDATE: Date changed to the end of september for all remedial works. Snagging to be completed by end of October.	Yes
BVT.DIR3.2019.021	Unfinished paths on Stoney Fold, damaged Plimmers Lane sign & weeds in courtyard on Plimmers Lane	3	10/07/2019 & 06/08/2019 & 12/03/2020	Taylor Wimpey & Persimmon	10/07/2019 & 09/08/2019 & 20/11/2019	All of the courtyard remedials for Phase 1A, 3, 4 & 7 should be completed by end of August at the latest at which point we will transfer ownership to BVT. Unfinished sign and pathways will be picked up during the remedial works. The road / path works are expected to be finished in December	Yes

BVT.DIR3.2019.022	Faulty lights in courtyard on Birchfield Way // Work started but has been left with barriers in place half blocking access to the courtyard	3	19/08/2019 & 12/09/2019 & 26/09/2019 & 04/10/2019 & 15/01/2020 & 11/02/2020 & 01/09/2020	Taylor Wimpey	19/08/2019 & 04/10/2019 & 20/10/2019 & 06/11/2019 & 15/01/2020 & 11/02/2020 & 18/02/2020 & 01/09/2020	<p>1. I have had a conversation with Energetics (contractor making the connection) and all is ready to be booked in. Therefore as soon as I can get McPhillips to dig the joint hole we will have it connected.</p> <p>2. Not sure if it will quite be next week but possibly the week after? I'll update you as soon as I have a firm date.</p> <p>The light will be connected on Friday 15th November.</p> <p>3. Organised repair however delayed due to duct issues.</p> <p>4. We have had some issues, i.e. the duct was put in at the wrong level after waiting for all the snags at phase 3 to be completed.</p> <p>5. McPhillip's are now due to sort and will be back on site in 2 weeks, Eon are already primed to return and connect.</p> <p>End of March is the deadline we have set for lights on as EON will have a lead in.</p> <p>6. We appreciate the delay and mistake on the duct level.</p> <p>7. We have had all the works on Lawley 3 &amp; 4 signed off now and instructed McPhillips to progress. Im am awaiting a start date however I have requested that this street light is completed first.</p> <p>8. We have escalated the connection within UKPS (formally energetics) as per the emails attached. As soon as we can get a date I can get the trench cleared out and completed..</p>	
BVT.DIR3.2019.023	Missing bin collection point on Birchfield Way	3	09/08/2019	Taylor Wimpey	12/08/2019	I have snagged the S38 area and will rectify to approved designs.	Yes
BVT.DIR3.2019.024	Broken street light on Plimmers Lane	3	28/08/2019 & 26/09/2019	Taylor Wimpey	26/09/2019	I have chased Eon up, sorry for the delay but, people are trying to sort. The adoptions are targeted End of Oct, so assume any lighting will be picked up this month.	
BVT.DIR3.2019.025	Slabs replaced that dont match the existing on Birchfield Way	3	23/09/2019	Taylor Wimpey	23/09/2019 & 26/09/2019	I believe Seven Trent have been back and done this I am being told. Trying to chase why and who is the contact at the ST as LVDG have not done this. The paving work at Birchfield was Severn Trent repair, which is an issue now, as this will be a highway snag and they have made a mess. I am chasing but, it is not the consortiums fault.	
BVT.DIR3.2019.026	Bricks, building debris and leftover cement is being left of the grass by builders putting in bollards new Birchfield Way	3	26/09/2019	Taylor Wimpey			Yes
BVT.DIR3.2019.027	Concrete has crumbled around a drain on Barclay Fold	3	23/10/2019	Persimmon	23/10/2019	The section of the private drive has been deeded to the plot owner in March 2015, the property Owner is therefore responsible for the maintenance of the area	Yes
BVT.DIR3.2020.001	Loose water meter cover on Birchfield Way	3	08/01/2020	Taylor Wimpey	14/01/2020	I will report it and pass it on for inspection.	Yes

BVT.DIR3.2020.002	2 lights not working on Birchfield Way	3	13/01/2020	Taylor Wimpey			
BVT.DIR3.2020.003	4 Streetlights out on Birchfield Way between the junctions of The Foxholes and Cheshire Way	3	31/01/2020	Taylor Wimpey			
BVT.DIR3.2020.004	1 street light not working on Birchfield Way by the junction on Bray Lane	3	06/02/2020	Barratts			
BVT.DIR3.2020.005	Planted tree blown over in the wind on Barclay Fold	3	17/02/2020	Barratts	20/02/2020 & 27/08/2020	I have asked all missing or dead trees at phase 1b and phase 3/4 to be replaced in this planting season Oct 2020 without fail.	
BVT.DIR3.2020.006	Slab on the pathway with no grip	3	10/07/2020	Taylor Wimpey			
BVT.DIR3.2020.007	Bollard knocked over on the corner of Birchfield Way and Reynolds Fold and damaged the BT cover	3	29/06/2020 & 29/07/2020 & 31/07/2020	Taylor Wimpey	30/06/2020 & 29/07/2020 & 31/07/2020	<p>1. TW/McPhilip's are now looking at this asap. However, to note the bollard is not on the highways plans for adoption. It will get repaired again.</p> <p>2. When highways adopt they need to do something. The bollard is not accepted by them and keeps getting knocked down too, so understand. We can not stop the wagon cutting corners, so a rock and hard place. The BT box is not moveable either.</p> <p>3. I will chase TW up, all the highways defects have been programmed in for work asap. However, I cannot stop the bin wagon or other wagons mounting the kerbs and damaging the verge constantly. The boxes cannot be moved, so highways going out may offer a solution/change to requirements. These have be made safe several times now, this was not the final repair for highways maintenance. The verges are not for traffic, this is the issue.</p>	Yes
BVT.DIR3.2020.008	Damaged drain cover on Stoney Fold	3	01/07/2020	Taylor Wimpey	01/07/2020	I can assure it's on the list to be done.	
BVT.DIR3.2020.009	Disfigured fencing on Barclay Fold	3	09/10/2020	Persimmon			
BVT.DIR3.2020.010	Severe rain damage to the paths at the park area phase 3 off Gresham drive/Stoney fold	3	24/09/2020 & 12/11/2020	Developer Consortium	13/11/2020	<p>This is Homes England's land that we have maintenance obligations under the DA.</p> <p>It is not for us to renew/replace the paths we believe in full. I will speak with the consortium to see if we can do something more. However, storm runoff is the main problem from the area above.</p>	
BVT.DIR3.2020.011	Broken manhole cover	3	12/11/2020	Persimmon	12/11/2020	Will get someone to look at this	

BVT.DIR3.2020.012	Road sign damaged on Miriam Lane	3	21/01/2021	Persimmon	21/01/2021	I have forwarded this out to our contractor and asked them to order and install a new road sign.	
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