

# BROADNOOK COMMUNITY TRUST ESTATE HANDBOOK

B R O A D N O O K



*a place to grow...*

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# WELCOME TO BROADNOOK GARDEN VILLAGE

Welcome to your new forever home: Broadnook Garden Village. This welcome pack tells you all you need to know about the Broadnook Community Trust, our responsibilities to you and how we aim to benefit you every single day.

Broadnook is not your average development, it is a connected and thriving place to live, mixing modern amenities with a heritage feel.

This brochure will help you to get the most out of your new village community, including information about the community facilities in Broadnook, how to get involved with your community, as well as useful tips on recycling, transport, and some useful contacts.



# What makes Broadnook Garden Village so special?

Broadnook Garden Village is inspired by the century-old garden suburb movement- Bourneville in Birmingham being a brilliant example- that forms an important part of Britain's urban development history. It brings together the best of town and country living. Garden villages are well designed, green and healthy places to live with thriving communities and facilities on your doorstep. Somewhere to live, work and play.

Broadnook has been built with the same principles and seeks to create a vibrant, diverse, welcoming and active community with high-quality community facilities, public green spaces and beautiful, energy efficient homes that reflect the beauty of the local area. At the heart of Broadnook Garden Village are the people who live here - you - making Broadnook not just a place, but a true village community.

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# BROADNOOK COMMUNITY TRUST

## About Us

Broadnook Community Trust (BCT) was established in April 2023 to own, manage, and protect community buildings and spaces for the benefit of residents and the wider community. Unlike other management companies, it is owned and led by the community to respond to your local needs and shape the future of Broadnook.

BCT want to prioritise your wellbeing and actively encourage your participation in Broadnook's growth and future. We know this approach leads to building a sense of community, fosters a sense of identity and pride in where you live - and is a great way to get to know your neighbours! We want to make you feel a part of something special by providing you access to new public spaces and social groups, while ensuring all local residents can benefit from use of the community facilities.

Broadnook is a place to grow - whatever your stage of life.

## The Facilities

Broadnook Garden Village will comprise 1,950 new homes. Integrated into the new village will be brand new facilities including:

- A new primary school
- Broadnook village centre with shops and a community square
- A pavilion and sports pitches
- Broadnook Court (a community building with a farm shop, café, and community halls)
- Allotments and a community garden
- Play areas and green open spaces

Broadnook Community Trust will ensure all the facilities in the village will be maintained to high standards so you can enjoy them now- and in the years to come.

# WHAT IS BROADNOOK COMMUNITY TRUST?



The Broadnook Community Trust is an integral part of the Garden Village concept and is an independent, charitable organisation that will respond to local needs, and bring about social, economic and environmental benefits to your local community.

## Key principles:

- A community-led organisation
- Working in partnership on an enterprise approach for social benefits
- Community ownership and responsibility for land, buildings and other assets
- A registered charity
- All profits reinvested for the community
- Bringing residents and stakeholders together to meet local needs

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## OUR AIMS

Broadnook Community Trust has four main aims:

1. To provide and maintain accessible open spaces
2. Promote the conservation, protection, management, maintenance and improvement of the physical and natural environment
3. Provide, manage and maintain facilities for education, recreation, mental and physical health, well-being and leisure
4. Promote and advance community development and citizenship

# WHAT WE LOOK AFTER

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## Community Facilities

Broadnook Community Trust will own buildings, spaces, roads and land – as the development grows, community assets are transferred to the Trust



## Financial Income

Revenue is generated to ensure these facilities are run and maintained to a high standard now and into the future - with profits reinvested in Broadnook Garden Village



## Partnerships

We will work in partnership with local organisations and the wider community to meet local needs



## Activities and Events

We will support the community to deliver activities, events and functions based on what you would like to see happen in community spaces in Broadnook



# HOW IS BROADNOOK COMMUNITY TRUST FUNDED?

- Initial start-up funding from developer contributions
- An annual Community Management Charge paid by residential and commercial properties to ensure Broadnook stays as desirable in the future as it is now- protecting your investment
- Income from commercial assets
- Hire or letting income from facilities e.g. sports pitches, community hall, allotments etc.
- Wear & Tear fund and Covenant enforcement
- Any other grants, interest or in-kind support

\*Homeowners at Broadnook were made aware of their Community Management Charge arrangements when they bought their homes. More information can be found in the Community Charge Deed and Transfer Purchase document also known as a TP1.

# ANNUAL COMMUNITY MANAGEMENT CHARGE

The annual Community Management Charge will be paid by all residential and commercial properties in Broadnook. It is calculated based on the number of bedrooms, and the size of commercial units.

The Community Management Charge pays for all the services that the Trust provides.

## **Around 80% of the Community Management Charge is spent on estate management services including:**

- landscaping of all green spaces
- repairs, maintenance, cleaning and litter-picking of the public areas including roads
- staff and sub-contractors
- transport (Broadnook Bike Scheme)
- security and drainage
- communication
- legal, financial costs, and insurance

## **Around 20% of the Community Management Charge is spent on community services including:**

- providing information, assistance, advice and support
- delivering and promoting events, activities, exhibitions, workshops, meetings
- managing and promoting community facilities
- researching and collecting information on the history and heritage of Broadnook Garden Village
- representing the community on a local, regional and national basis

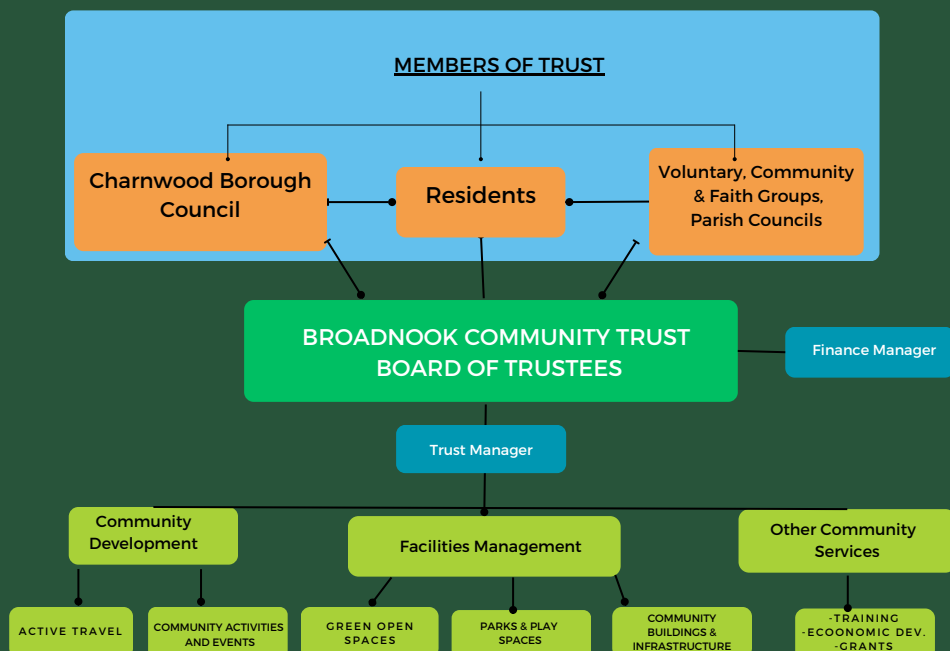
# HOW IS BROADNOOK COMMUNITY TRUST GOVERNED?

## BOARD OF TRUSTEES

Broadnook Community Trust will be run by a board of up to ten dedicated Trustees, representing a cross section of stakeholders with a strong mix of skills, attributes and experience who will be fully accountable and transparent. All Trustees will operate in the best interests of the Trust.

The Trust was started with four seats occupied by the Developers, Cora and Davidsons. The Board will continue to grow through the addition of residents, local voluntary/ community/ faith organisations, local authority and parish council representatives, and local businesses. The flow chart below outlines the governance structure of the Trust. Once Broadnook Garden Village has been completed, the developers will depart from the Trust board.

### COMMUNITY TRUST GOVERNANCE STRUCTURE



# GETTING INVOLVED

As a proud resident of Broadnook Garden Village, you can apply to be a member of Broadnook Community Trust, attend the Annual General Meeting (AGM), and have your say on the design and development of parks, open spaces, and community buildings - both now and in the future. You can find out more about what we do, how to get involved, and apply for membership on our website [www.broadnooktrust.org.uk](http://www.broadnooktrust.org.uk)



As BCT's operations expand to manage the land and buildings, further community and stakeholder representatives will be invited to join a new Broadnook Community Forum.

The Community Forum will be made up of residents, and other local stakeholders to support and advise the work of the Trust. In this way, residents can be confident there is a good cross section of voices being heard to inform decision making within the village.

More information on the Community Forum can be found on the Broadnook Community Trust website [www.broadnooktrust.org.uk](http://www.broadnooktrust.org.uk)





# COVENANTS

In order to safeguard the integrity of the design of the development, and to build a flourishing community where people choose to live, every privately-owned property at Broadnook will be bound in a legal agreement , aka a covenant, with Broadnook Community Trust.

## These include the following:

- ✓ Keeping drives, paths, gardens and other external parts of your property in a neat and tidy condition, including not leaving dustbins visible from the road or path
- ✓ Maintenance, repairs and renewal of hedges, fences, walls ,roofs, gutters, windows and other external structures within the boundary of your property
- ✓ Restrictions to the parking of lorries, large vans, caravans, trailers and other similar vehicles
- ✓ Not to erect other structures or carry out structural alterations to your property without consent from the Trust
- ✓ Not to commit or permit nuisance behaviour within or about your property or any public areas at Broadnook
- ✓ Not to keep offensive, noisy or dangerous animals within or around your property
- ✓ Restrictions on the use of your property other than as a single private dwelling

## SAFEGUARDING THE PHYSICAL ENVIRONMENT

Broadnook Community Trust will ensure that the high-quality character and visual appearance of Broadnook Garden Village is maintained and protected long term. The Broadnook approach is very much in the Garden suburb tradition and replicates the long established position at Bourneville and Letchworth.

Any alterations, extensions and changes require the approval of the Trust prior to implementation, as well as some alterations requiring separate planning consent from Charnwood Borough Council and the Developers. All proposals in accordance with the Broadnook Property Alteration Design Guide will be readily approved. Please note each application will incur an application fee. More information on the Design Guide, the Trust approval process and how to apply for consent can be found at [www.broadnooktrust.org.uk](http://www.broadnooktrust.org.uk)

## BREACH OF COVENANT POLICY

If Covenants are breached Broadnook Community Trust will work proactively with residents to resolve the breach quickly and efficiently. This may include a letter and visit from a Trust member of staff, before a final warning is issued. If the relevant party refuses to comply with any requests, the Trust may consider placing a charge on a property or taking legal action.

For more information on the covenant policy and your obligations please read the Community Charge Deed and TP1 you signed when completing the purchase of your home.

# COMMUNITY WELLBEING

Broadnook Community Trust want to ensure Broadnook Garden Village promotes and supports a culture of healthy living. We would like your help to develop activities, events and community projects that bring this vision to life.

We're open to all ideas, from organised walking, fitness and running groups, to community gardening projects, stay and play sessions, to large community events where everyone gets together.

Our aim is to create a sense of overall wellbeing- not just physical activity- which contributes to happiness, safety and neighbourliness, making Broadnook a special place to live.

We want to empower you to develop your own community initiatives because we believe that the people who live within a community are the experts. Broadnook Community Trust is here to offer support and guidance, by identifying funding opportunities, sharing knowledge through skills workshops, offering volunteering and training opportunities, and sharing information to make good ideas happen.

Community wellbeing is at the core of Broadnook Garden Village.





# COMMUNITY FACILITIES BROADNOOK GARDEN VILLAGE CENTRE

A lively, characterful, safe and interesting community hub

At the heart of Broadnook Garden Village you will find a range of commercial, community, leisure, social and cultural facilities - everything you might need, on your doorstep, including a coffee shop, community centre, pub, and healthcare facility.

Tree lined Market Street connects the Central Walk to the park, and to Broadnook Court, where you will find a café, farm shop, the Broadnook Trust office, and community spaces including a community hall complete with stage, meeting room and even a badminton court. A place to buy local produce, meet for a coffee or bite to eat, and get involved in a community project.

Broadnook Centre has been designed to be accessible by all on foot, bike, and by public transport, as well as car, with shops and community facilities to meet all your day-to-day needs. As well as open green spaces and public meeting points, such as Maypole square, you'll be spoilt for choice in ways you can get involved and become part of your beautiful new village attending local events, festivities and activities.



# SPORTS AT BROADNOOK

## Cricket Pavilion

The multi-sports hub playing pitch space will provide for a full age range for football and cricket. The high quality pavilion will cater for social, community and youth activities.

Additionally Broadnook Primary School plans to offer excellent facilities, including a junior football pitch, two tennis courts and a versatile multi-use games area. These combined amenities will be open for all residents to enjoy, too.



## PLAY AT BROADNOOK

There are an abundance of opportunities for recreation and play at Broadnook, specially designed to encourage children and young people to spend time outdoors in a rural, safe and secure setting.

There are open spaces which feature equipment for children aged 4-10, who are beginning to venture out and play, as well as play areas equipped and designed for older children.

Broadnook's network of paths, cycle routes and green spaces makes travelling and exploring on foot, bicycle or skates safe and easy for children and young people.



# GREEN OPEN SPACES

Access to the great outdoors is central to our way of living at Broadnook. In fact, over 50% of the land in Broadnook Garden Village is devoted to public green spaces for you to enjoy. We actively encourage all children and adults to spend more time outdoors in nature and make the most of the exceptional green spaces at Broadnook. All of this green infrastructure is looked after by dedicated landscape specialists, which forms a large proportion of the Community Management Charge.

To help you to understand how much green infrastructure we are talking about, we have included a map on the next page of the green spaces that require landscape management, as well the range of amenity green space and natural open spaces on offer below.



**18.4 Hectares of  
Park and Amenity  
Green Space**



**53.96 Natural  
and Semi-Natural  
Open Space**



**1.54 Hectares of  
Allotments**



**6 Play Areas**

# GREEN OPEN SPACES

● Areas of open space to be managed



# ROADS AT BROADNOOK

## Private roads

The majority of roads at Broadnook are privately owned by Broadnook Community Trust. This means that they are private property however members of the public will be permitted to use them.

The main spine road that loops through the village will be adopted by Leicestershire County Council and will be their responsibility to look after.

Ensuring that roads are well maintained is a top priority for the Trust. A percentage of the Community Management Charge will contribute towards the cost of maintenance of all residential roads, verges, footpaths and street lighting.



## KEY BENEFITS

Living on a privately owned road has many advantages. These include:

- Greater control to carry out repairs quickly and efficiently - the Trust are not bound by local authority budgets and resource
- Sinking funds, to allow for future repairs, means there are no hidden costs to residents
- Parking enforcement will be in place to ensure roads do not become cluttered with parked cars
- Less through traffic will create a quieter and less congested environment
- This creates safer neighbourhoods for children to play or for outdoor activities like walking and cycling
- As a resident it will be easier to hold community events such as a street party or celebration



# BROADNOOK ALLOTMENTS

For those of you with aspiring green fingers, we welcome you to get your hands dirty and help in the allotments, community garden spaces and orchard, as part of our aim to create a nature-friendly and healthy living environment for all.

There are so many benefits to having your own allotment, or getting involved with community gardening. Growing your own food is not only good for the environment, it's also good for your physical and mental health and wellbeing. Did you know that soil is a natural anti-depressant?

The Broadnook Allotments will consist of 1.54 hectares of land dedicated for food growing, some of this will be provided as allotment plots of varying size, as well as a dedicated area for communal gardening. There will be provision of raised beds, communal picnic benches, outdoor eating areas, and a communal storage shed.



**Grow Your Own  
Produce**

**Meet New People**

**Spend time in Nature**

**Get Active**

**Relax and De-stress**

**Share The Work**



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# GETTING AROUND

# BROADNOOK

Leicestershire's first Garden Village

### Points of Interest

- 1 Community Centre
- 2 Farm Shop
- 3 Retail / Apartments Above
- 4 Care Home
- 5 General Practice (GP)
- 6 Broadnook Cafe
- 7 Residential Apartments
- 8 Public House
- 9 Primary School
- 10 Care Village
- 11 Community Library
- 12 Residential Houses
- 13 Supermarket
- 14 Day Care Nursery
- 15 Great Central Railway Viewing Platform
- 16 Allotments
- 17 Sports Pitches
- 18 Open Green Space
- 19 Park
- 20 Ponds
- 21 Amphitheater

### Key

- Foot/cycle paths
- Davidsons Homes
- Cora Homes



# RECYCLING AT BROADNOOK

In Broadnook we want to encourage residents to reduce, reuse and recycle as much as possible. Disposing of your waste safely, including no littering, is one of the Broadnook covenants you have signed up to. Here are some things to consider:

## Step 1: Reduce

Buy long-lasting products with minimal or no packaging to minimise waste.

## Step 2: Reuse

Think twice before putting an item in the bin. Find another use for it, donate, or sell it.

## Step 3: Recycle

Separate household waste by type:  
Recyclable plastics, papers and metals.  
Remember to use the right bin.

## Step 4: Make Compost

Gather fruit and vegetable scraps and use a composting bin or make your own compost in your garden

## Step 5: Dispose of waste in a recycling and waste site

After following the four other steps, any remaining household waste or recycling can be taken to a recycling and waste site for disposal



# CONTACT US

Office Hours: 9:00 - 17:00



[info@broadnooktrust.org.uk](mailto:info@broadnooktrust.org.uk)



[www.broadnooktrust.org.uk](http://www.broadnooktrust.org.uk)

For matters concerning your home  
please contact your housebuilder:



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