

Date: Thursday, 22 April 2021  
Time: 2.00 pm  
Venue: Virtual Meeting  
Contact: Shelley Davies, Committee Officer  
Tel: 01743 257718  
Email: [shelley.davies@shropshire.gov.uk](mailto:shelley.davies@shropshire.gov.uk)

## HOUSING SUPERVISORY BOARD

### TO FOLLOW REPORT (S)

#### **6 Cornovii Developments Limited Update Report (Pages 1 - 6)**

To receive the Cornovii Developments Limited Update Report from the Assistant Director Homes and Communities, Place. (Report to follow)

Contact Jane Trethewey

#### **9 Cornovii Developments Limited Exempt Items Update Report (Pages 7 - 14)**

To receive an Exempt Items Update Report on Cornovii Developments Limited from the Assistant Director Homes and Communities, Place. [Exempt report to follow]

Contact: Jane Trethewey

#### **10 Shropshire Council Governance of Cornovii Developments Review Report (Pages 15 - 38)**

To receive a Review Report on the Shropshire Council Governance of Cornovii Developments from the Assistant Director Homes and Communities, Place. [Exempt report to follow]

Contact: Jane Trethewey

#### **11 Cornovii Developments End of Year Accounts 2020/21 (Pages 39 - 60)**

To receive a Report on the Cornovii Developments End of Year Accounts 2020/21 from the Assistant Director Homes and Communities, Place. [Exempt report to follow]

Contact: Jane Trethewey

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<u>Committee and Date</u>
Housing Supervisory Board
22 <sup>nd</sup> April 2021

<u>Item</u>
<b>6</b>
Public

## **CORNOVII DEVELOPMENTS LIMITED UPDATE REPORT**

**Responsible Officer** Jane Trethewey  
e-mail: [jane.trethewey@shropshire.gov.uk](mailto:jane.trethewey@shropshire.gov.uk)

### **1. Summary**

- 1.1 The report in Appendix A provides the Housing Supervisory Board with an update from Cornovii Developments Limited (CDL) on the Company's progress since the last Board meeting held on the 11<sup>th</sup> February 2021.
- 1.2 This includes updates on key company activities of, staff recruitment; the Virtual Tour held for Council Members; the Planned Housing Supervisory Board and CDL Board Away Day; and an update on the Frith Close, Shrewsbury development site.

### **2. Recommendation**

- 2.1 That the Housing Supervisory Board notes the Cornovii Developments Limited Update Report.

### **3. Risk Assessment and Opportunities Appraisal**

- 3.1 No new risks arise for the Council from the activities set out in this report. CDL is developing opportunities to maximise its social impact, as demonstrated in the report at Appendix A.

### **4. Financial Implications**

- 4.1 The CDL schemes in progress are being delivered within the terms of the approved Shareholder Agreement and loan funding arrangements.

## **5. Climate Change Appraisal**

- 5.1 The new homes being developed by CDL at Frith Close are located in a sustainable urban location and will be delivered to a high thermal performance standard.

## **REPORT**

## **6. Background**

- 6.1 The report in Appendix A, provides an update on progress since the last meeting of the Housing Supervisory Board on 11<sup>th</sup> February 2021.
- 6.2 Cornovii Developments Limited, Shropshire Council's wholly owned Local Housing Company, has been progressing the development of its first four sites at Frith Close, Shrewsbury; Ellesmere Wharf, Ellesmere; Overton Road, Ifton Heath; and Tilstock Road, Whitchurch, as part of its five-year development programme.

## **7. Additional Information**

- 7.1 The progress of CDL against its Business Plan is satisfactory as it grows its professional team and brings forward delivery of new homes on its first sites. This will continue to be monitored by the Council's Homes and Communities Team in detail.
- 7.2 Each site will present its own distinct requirements for development, in terms of scoping the site and opportunity, establishing a viable and appropriate scheme, seeking and obtaining planning consent, procuring a contractor and undertaking the works on site. As a result, some sites can be expected to progress faster than others within the overall programme.
- 7.3 Communication of CDL's activities is important in developing and maintaining an understanding of the company's role and approach, with Members, customers, neighbours, partners and landowners. To date this has been broadly positively received and will continue to be a priority in future.

**Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

None

**Cabinet Member (Portfolio Holder)**

Cllr. Robert Macey

**Local Members**

**Appendix A**

CDL Update Report

## Appendix A



Cornovii Developments Limited  
Update Report (Public)  
22 April 2021

### **1.0 Purpose**

- 1.1 To update the Housing Supervisory Board on Company progress since the previous meeting held on 11 February 2021.

### **2.0 Introduction**

- 2.1 The report will update the Housing Supervisory Board on key company activities including staff recruitment, shareholder engagement and progress at The Frith (formerly Crowmoor House).

### **3.0 Recommendations**

- 3.1 The Housing Supervisory Board are requested to note the content of this report.

### **4.0 Recruitment**

- 4.1 A Senior Commercial Accountant who will be supporting CDL has been appointed. The postholder has been recruited by Shropshire Council and will be contracted into CDL through the Finance Contract.
- 4.2 CDL is in the process of recruiting a company Business Support Assistant. It is hoped that a successful candidate will be appointed to the team during Q1 of 2021/22. The Business Support Assistant will support CDL with company administration and business support activity.

### **5.0 Virtual Tour**

- 5.1 CDL held its virtual tour with all members on 12 March. The tour was well attended and feedback following the tour has been positive. CDL plan now to make this an annual event.

## **6.0 Housing Supervisory and CDL Board Away Day**

- 6.1 The annual Housing Supervisory and CDL Board Away Day is currently scheduled to take place on 22 September, at Theatre Severn. This however remains subject to all social distancing measures being lifted and the prevailing government advice in respect of Covid-19.

## **7.0 The Frith (former Crowmoor House)**

- 7.1 The main construction contract with Morris Property has now been finalised and signed by all parties. Work on the site is now well underway with the demolition of the former Crowmoor House now completed.
- 7.2 Phase 1 plots (1-6, 32 & 33) have had foundations excavated and poured and are soon to have their beam and block floors installed. Phase 2 plots (7-12) are at foundation pour stage. Principal storm and foul drainage is progressed within the new road and is 75% complete, with technical approval for drains now in place from Severn Trent Water. The Timber Frame designs are completed and signed off, with the first frames (plots 32 & 33) due on site within the month of April. Principal sub-contractors (groundworkers, bricklayers, scaffold, timber frame, roofers) are all in place, with the electrical sub-contract package next to be let.
- 7.3 It is anticipated that the first homes will be available in early Autumn, along with the opening of the show home. The current projected completion date for The Frith is May 2022.
- 7.4 Help to Buy funding for The Frith has now been approved by Homes England. CDL will shortly begin marketing Help to Buy at The Frith, which is available to first time buyers purchasing a home for under £250k. Sales interest at The Frith remains strong and has been further driven by the launch of the company's new website [www.cornviihomes.co.uk](http://www.cornviihomes.co.uk) and increased social media activity.
- 7.5 In partnership with Belvidere Primary School, CDL ran a competition to name the roads at The Frith. CDL received a tremendous response with over 19 suggestions received. The suggestions are currently being reviewed with winning names being announced shortly. Engagement with communities continues to be one of the ways CDL is delivering social value to local areas. Another is the company's commitment to sponsor one school for each of its developments. At The Frith, CDL is sponsoring The Virtual School.

7.6 Together, CDL and Morris Property are providing opportunities for young people under the care of the Virtual School to gain insights into various careers. In partnership with the Virtual School, CDL and Morris Property will be providing personalised support sessions to young people, to increase awareness of a range of jobs and career pathways, giving young people an opportunity to develop the knowledge to enable them to plan and manage their career journeys.



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