



### Committee and Date

Housing Supervisory Board

21<sup>st</sup> November 2019

## **HOUSING SUPERVISORY BOARD**

### **Minutes of the meeting held on 31 October 2019**

**In the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**2.00 - 2.40 pm**

**Responsible Officer:** Julie Fildes

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### **Present**

Councillor Mark Jones

Councillors Pauline Dee, Rob Gittins, Vince Hunt, Simon Jones (Vice Chairman), Cecilia Motley, Keith Roberts and Roger Evans (Substitute) (substitute for Heather Kidd)

### **12 Apologies for Absence and Substitutions**

Apologies were received from Councillors Tony Parsons and Heather Kidd. Councillor Roger Evans attended as substitute for Councillor Kidd.

### **13 Disclosable Pecuniary Interests**

There were no declarations of pecuniary interest.

### **14 Minutes of the Last Meeting**

The minutes of the meeting held on 5<sup>th</sup> September 2019 were agreed as correct record.

### **15 Public Question Time**

There were no public questions.

### **16 Member Question Time**

There were no questions from Members.

### **17 Cornovii Developments Ltd - Sites Update Report**

The Director of Place introduced the Cornovii Developments Ltd, Sites Update report which outlined the progress of the two development sites at Overton Road, Ifton Heath and Frith Close, Shrewsbury.

Members noted that a series of design workshops with interested parties had been held and all aspects of design had been considered including environmental impact, creative problem solving and innovative design features. The Interim Head of Housing Development commented that the design team were aiming to capture as

many aspirations in the housing design as would be practical in the commercial environment. The Director of Place added that this was an opportunity to set a new housing standard in the County above that required by housing regulations.

The Director of Place confirmed that the housing design would incorporate whole life costs as part of the cost model for developments. He agreed with a Members suggestion that there was a challenge to achieve high specification housing at an affordable cost and it was important not to build houses that were too expensive for the target client group. He explained that the first developments would be a testing ground to identify what was achievable for the finance available. With reference to green technology he observed that initially the Housing Company would be looking to incorporate proven green technology and utilise existing delivery models for green energy, as the financial risk of using unproven cutting-edge technology was too great for a new company

In response to a Members question regarding profit margins, the Director of Place responded that it was important that with limited resources the Company generated a surplus to enable the funding of future projects. Other aspects of added value, such as improved social care would also be taken into account in the costing equation.

Members requested further information on how housing provision in areas of the County where the Council did not have substantial land holdings suitable for development would be served. The Interim Head of Housing advised that these areas were often ones with poor access and increased labour costs. Where land could be purchased alternative construction methods such as off-site modular construction would be considered. Work would be undertaken with Town and Parish Councils to identify suitable development sites.

Members received reassurance regarding provision being made for all vulnerable groups in the community including care leavers. In response to a Member's question the Director of Place confirmed that the affordable housing would not be subject to the Right to Buy legislation unless it was transferred into the Council's Housing Revenue Account.

Members noted that a report would be considered at the next meeting of Council in December regarding funding for the next wave of development.

## **18 Date and Time of Next Meeting**

Members noted that the next meeting of the Housing Supervisory Board would be held on Thursday 21<sup>st</sup> November 2019.

## **19 Exclusion of the Press and Public**

### **RESOLVED:**

that in accordance with the provisions of Schedule 12A of the Local Government Act 1972, and Paragraph 10.4[3] of the Council's Access to Information Procedure Rules, the press and public be excluded during consideration of the following item.

20 **Exempt Minutes**

**RESOLVED**

That the exempt minutes of the meeting of the Housing Supervisory Board held on 5<sup>th</sup> September 2019 be agreed as a correct record.

Signed ..... (Chairman)

Date: .....