



Shropshire Council
Legal and Democratic Services
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Wednesday, 13 November 2019

**Committee:
Housing Supervisory Board**

Date: Thursday, 21 November 2019

Time: 2.00 pm

**Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6ND**

You are requested to attend the above meeting.
The Agenda is attached

Claire Porter
Director of Legal and Democratic Services

Members of Housing Supervisory Board

Mark Jones
Pauline Dee
Rob Gittins
Vince Hunt
Simon Jones

Heather Kidd
Cecilia Motley
Tony Parsons
Keith Roberts

Your Committee Officer is:

Julie Fildes Committee Officer

Tel: 01743 257713

Email: Julie.Fildes@Shropshire.gov.uk

AGENDA

1 Apologies for Absence and Substitutions

2 Disclosable Pecuniary Interests

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

3 Minutes of the Meeting Held 31st October 2019

To confirm the minutes of the Housing Supervisory Board held on 31st October 2019.

4 Public Question Time

To receive any public questions or petitions from the public, notice of which has been given in accordance with Procedure Rule 14. The deadline for this meeting is 2pm on Tuesday 19th November 2019.

5 Member Question Time

To receive any questions of which Member of the Council have given notice. Deadline for notification for this meeting is 2.00pm on Monday 18th November 2019.

6 Cornovii Developments Ltd - Share Capital Report

To consider the Cornovii Developments Ltd, Share Capital Report [Report to follow]

Contact: Mark Barrow, tel. 01743 258919

7 Cornovii Developments Ltd - Business Plan 2020 - 23

To receive the Cornovii Developments Ltd Business Plan 2020 – 23 [Report to follow].

Contact Mark Barrow, tel 01743 258919

8 Cornovii Developments Ltd - Developments Update Report

To consider the Cornovii Developments Ltd, Developments Update Report
[Report to follow]

Contact Mark Barrow, tel 01743 258919

9 Date and Time of Next Meeting

To note that the next meeting of the Board is scheduled for Thursday 23rd
January 2020.

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Committee and Date

Housing Supervisory Board

21st 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

Email: Julie.Fildes@Shropshire.gov.uk Tel: 01743 257713

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 5th 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 Members' question the Director of Place confirmed that the affordable housing would not be subject to the Right to Buy legislation unless it was transferred to Housing Association stock.

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 21st 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 5th September 2019 be agreed as a correct record.

Signed (Chairman)

Date:

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