



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

Wednesday, 3 June 2020

Committee: Housing Supervisory Board

Date: Thursday, 11 June 2020

Time: 2.00 pm

Venue: THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

Members of the public will be able to listen to this meeting by clicking on this link:

[Link for the Housing Supervisory Board Meeting 11th June 2020](#)

Please note that this meeting will be made available through Microsoft Teams Live Events - your device will need to meet the minimum specification as detailed on the Microsoft website at this link: [Device Specification](#)

- You will need to download MS Teams (free) and click on the link to listen to the meeting if you are using a PC
- If using a mobile device, you will need to download the MS Teams app (free) before clicking the link
- Use the link at 11.00 am on the day of the meeting and click on 'Join as Guest'
- You may receive an error message or a request for login details if you try to gain access before 11.00 am

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 on 23rd January 2020 (Pages 1 - 4)

To confirm the minutes of the Housing Supervisory Board meeting held on 23rd January 2020.

4 Public Question Time

To receive any 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 9th June 2020.

5 Member Question Time

To receive any questions of which Members of the Council have given notice. Deadline for notification for this meeting is 5.00pm on Monday 8th June 2020.

6 Cornovii Developments Ltd Sites Update Report (Pages 5 - 12)

To consider the Cornovii Developments Ltd, Sites Update Report [Report attached]

Contact: Mark Barrow Tel 01743 258916

7 Exclusion of the Press and Public

To resolve 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.

8 Cornovii Developments Limited - Update Report (Pages 13 - 34)

To receive a presentation and consider the Cornovii Developments Ltd, Update Report. [Report attached]

Contact: Mark Barrow Tel 01743 258916

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Committee and Date

Housing Supervisory Board

11th June 2020

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 23 January 2020

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

2.00 - 2.35 pm

Responsible Officer: Tim Ward

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

Present

Councillors Mark Jones, Rob Gittins, Vince Hunt, Simon Jones, Cecilia Motley, Tony Parsons, Keith Roberts and Roger Evans (Substitute) (substitute for Heather Kidd)

31 Apologies for Absence and Substitutions

Apologies for absence were received from Councillor Heather Kidd.

Councillor Roger Evans substituted for Councillor Kidd

32 Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

33 Minutes of the Meeting Held on 21st November 2019

The minutes of the meeting held on 21st November had been circulated.

A member pointed out that there was an error in resolution B in paragraph 26 as the final figure should read £1,625,000 not £1,625,00 as published.

RESOLVED:

That subject to the above, the minutes of the meeting of the Housing Supervisory Board held on 21st November 2019 be approved as a true record and signed by the Chairman

34 Public Question Time

There were no public questions.

35 Member Question Time

There were no questions from Members.

36 **Cornovii Developments Limited - Update Report**

Members received the report of the Director of Place which gave an update from Cornovii Developments Limited on the company's progress since the last meeting of the Board.

The Chairman introduced Lucy Heath who had been appointed as the Business Manager for Cornovii Developments. The Director of Place advised members that the Business Manager would act as "Company Secretary" for the company.

The Business Manager informed members that Harpreet Rayet had been appointed as lead Director of Development and would start with the Company on 27 January and that appointment to the post of Interim Development Manager was underway and should be concluded shortly.

The Business Manager confirmed that contract negotiations were nearing completion and that once this was in place, detailed designed works for both sites would be undertaken prior to submission of the planning applications. The Director of Place informed the meeting that it was hoped that the planning applications would be submitted in early June which would mean that development would commence in early October.

In response to a request from a Member the Director of Place confirmed that the project specifications would be brought to the Board prior to the submission of the planning applications. It was also confirmed that the Board members would carry out site visits as previously agreed.

A Member asked for confirmation that the properties would be built to the highest specifications. The Director of Place confirmed that this would be the case.

A Member asked whether fire sprinklers would be installed as standard in the new properties. The Director of Place stated that it would depend on the type of property being built and appropriate risk assessed.

RESOLVED:

That the contents of the Cornovii Developments Limited – Update Report be noted.

37 **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.

38 **Exempt Minutes**

The exempt minutes of the meeting held on 21st November had been circulated.

RESOLVED:

That the exempt minutes of the meeting of the Housing Supervisory Board held on 21st November 2019 be approved as a true record and signed by the Chairman.

Signed (Chairman)

Date:

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<u>Committee and Date</u>	<u>Item</u>
Housing Supervisory Board 11 th June 2020	
	<u>Public</u>

CORNOVII DEVELOPMENTS LIMITED SITES UPDATE REPORT

Responsible Officer Mark Barrow
e-mail: mark.barrow@shropshire.gov.uk Tel: 01743 258916

1. Summary

- 1.1 The following report provides the Housing Supervisory Board with an update from Cornovii Developments Limited on the Company's progress since the last Board meeting on the 23rd January 2020, on the three development sites at Crowmoor, Frith Close, Monkmoor, Shrewsbury; Ellesmere Wharf, Ellesmere; and Overton Road, Ifton Heath.

2. Recommendation

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

3. Risk Assessment and Opportunities Appraisal

- 3.1 N/A.

4. Financial Implications

- 4.1 N/A.

REPORT

5. Background

- 5.1 Cornovii Developments Limited, Shropshire Council's wholly owned Local Housing Company, has been progressing the development of its first three sites at Crowmoor, Frith Close, Monkmoor, Shrewsbury; Ellesmere Wharf, Ellesmere; and Overton Road, as part of its five-year development programme.
- 5.2 The report in Appendix A, provides an update on progress since the last meeting of the Housing Supervisory Board on 23rd January 2020.

6. Additional Information

- 6.1 None.

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

Cllr. Pam Moseley, Cllr. Ann Hartley & Cllr. Steve Davenport

Appendix A

CDL Sites Update Report



Cornovii Developments Limited

Sites Update Report 11th June 2020

1. Purpose

- 1.1 To update the Housing Supervisory Board on Company progress since the previous meeting held on 23rd January 2020.

2. Introduction

- 2.1 The Company has been progressing the development of its first three sites at Crowmoor, Frith Close, Monkmoor, Shrewsbury; Ellesmere Wharf, Ellesmere; and Overton Road, Ifton Heath.

3. Recommendations

- 3.1 The Housing Supervisory Board notes progress made to date and confirms its approval of the actions and activities undertaken outlined in this report.

4. Crowmoor

- 4.1 CDL submitted a planning application for 33 homes, 21 for market sale and 12 affordable homes including 1nr. 1 bed wheelchair adaptable bungalow, 1nr. 2 bed wheelchair adaptable bungalow, 12nr. 2 bed, 13nr. 3 bed and 6nr. 4 bed houses in April 2020 (proposed site plan attached in appendix A).

- 4.2 A planning application decision is expected in early Autumn 2020, with works commencing on site by Winter 2020. Procurement of a contracting partner will begin once draft planning conditions have been issued in Summer 2020.

5. Ellesmere Wharf

- 5.1 CDL are proposing a residential development of 24 homes, 16 for market sale and 8 affordable homes including 6nr. 2 bed wheelchair adaptable bungalows, 5nr. 2 bed, 10nr. 3 bed and 3nr. 4 bed houses (proposed site plan attached in appendix B).
- 5.2 Work is in progress to gather information from various surveys, however, despite the remediation works completed to date, the site remains challenging for several reasons:
- Proximity of trees with large root protection areas
 - Additional site contamination
 - Possibility of an underground culvert running through the site
 - Existing live underground electrical cable running through the site
 - A gas easement preventing construction on significant portion of the site.
- 5.3 Additional remediation funding has been secured and CDL anticipate submitting a planning application in summer 2020, upon completion of public consultation. Subject to planning being achieved, start on site is anticipated early 2021 with completion in Summer 2022.

6. Ifton Heath

- 6.1 The CDL team are proposing to submit a planning application for Ifton Heath site in early June 2020. The residential development of 40 homes, 25 for market sale and 15 affordable homes including 3nr. 1 bed wheelchair adaptable bungalows, 3nr. 2 bed wheelchair adaptable bungalows, 5nr. 2 bed, 24nr. 3 bed and 5nr. 4 bed houses (proposed site plan attached in appendix C).
- 6.2 A planning decision is expected in late Autumn 2020 and a start on site is anticipated early 2021 with completion in Summer 2022. Procurement of a contracting partner will begin once draft planning conditions have been issued in late Summer 2020.

Appendix A Proposed Layout Crowmoor, Frith Close, Shrewsbury



Appendix B Proposed Layout Ellesmere Wharf



ACCOMMODATION SCHEDULE				
Part	Area	Type	Unit Type	Total
200	200	1B	SEMI-BUNGALOW	1
112	112	2B	SEMI-BUNGALOW	1
79	79	2B	SEMI-BUNGALOW	2
124	124	2B	SEMI-BUNGALOW	2
100	100	2B	SEMI-BUNGALOW	2
UNITS SUB-TOTAL				9
TOTAL CAR PARKING				30
TOTAL NET AREA (SCHEDULE)				617

- KEY:**
- RED LINE BOUNDARY
 - EXISTING TREES
 - EXISTING TREES TO BE REMOVED
 - BLOCK PAVING
 - SOFT LANDSCAPING
 - AFFORDABLE RENT
 - SHARED OWNERSHIP

Notes: - Copyright in this drawing remains the property of BM3 Architects Limited. - Do not reuse this drawing. - Work to agreed dimensions only. - Contractors and consultants are to adhere to BM3 Architects Limited's terms and conditions.	Revision: E GAS LINE EASEMENT ADDED F AFFORDABLE DWELLINGS NOTED	Date: 27.4.20 10.5.20	By: DJF DJF	Client: Land of Brogwater Street Ellesmere Wharf Ellesmere	Drawing: Site Layout Plan	Client: [Blank]
	Scale: 1:5000	Date: 08.02.2020	Issue No: 71155	Drawing No: 1/011	Drawn by: JJC	Checked by: JJC



Appendix C Proposed Layout Overton Road, Ifton Heath



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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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