

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

Date: Wednesday, 31 May 2023

Committee: Housing Supervisory Board

Date: Thursday, 8 June 2023

Time: 2.00 pm

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

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

There will be some access to the meeting room for members of the press and public, but this will be limited. If you wish to attend the meeting please email democracy@shropshire.gov.uk to check that a seat will be available for you.

Please click [here](#) to view the livestream of the meeting on the date and time stated on the agenda

The recording of the event will also be made available shortly after the meeting on the Shropshire Council Youtube Channel [Here](#)

Tim Collard
Assistant Director - Legal and Governance

Members of Housing Supervisory Board

Vince Hunt (Chairman)

Garry Burchett (Vice Chairman)

Jeff Anderson

Julian Dean

Ruth Houghton

Simon Jones

Heather Kidd

Tony Parsons

Dan Thomas

Your Committee Officer is:

Shelley Davies Committee Officer

Tel: 01743 257718

Email: shelley.davies@shropshire.gov.uk

AGENDA

1 Apologies for Absence and Substitutions

2 Disclosable Pecuniary Interests

Members are reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered. Further advice can be sought from the Monitoring Officer in advance of the meeting.

3 Minutes (Pages 1 - 6)

To confirm the minutes of the Housing Supervisory Board meeting held on 16th March and 11th May 2023.

Contact: Shelley Davies on 01743 257718

4 Public Question Time

To receive any questions or petitions from the public of which notice has been given. The deadline for this meeting is 5.00 pm, Friday 2nd June 2023.

5 Member Question Time

To receive any question of which Members of the Council have given notice. Deadline for notification for this meeting is 5.00pm, Friday 2nd June 2023.

6 Cornovii Developments Limited - Update Report (Pages 7 - 16)

To receive the Cornovii Developments Limited Update Report from the Assistant Director, Homes and Communities. [Report attached]

Contact Jane Trethewey

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 Exempt Minutes (Pages 17 - 18)

To confirm the exempt minutes of the Housing Supervisory Board meeting held on 16th March 2023.

9 Cornovii Developments Limited - Exempt Items Update Report (Pages 19 - 36)

To receive the Cornovii Developments Limited Exempt Items Update Report from the Assistant Director, Homes and Communities. [Exempt report attached]

Contact: Jane Trethewey

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Committee and Date

Housing Supervisory Board

8th June 2023

HOUSING SUPERVISORY BOARD

Minutes of the meeting held on 16 March 2023

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

2.00 - 3.35 pm

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Robert Macey (Chairman)

Councillors Vince Hunt (Vice Chairman), Jeff Anderson, Julian Dean, Ruth Houghton, Simon Jones, Heather Kidd and Tony Parsons

37 Apologies for Absence and Substitutions

None received.

38 Disclosable Pecuniary Interests

None were declared.

39 Minutes

RESOLVED: That the minutes of the meeting held on 1st December 2022 be approved as a true record and signed by the Chairman.

40 Public Question Time

There were no public questions.

41 Member Question Time

There were no member questions.

42 Cornovii Developments Limited - Update Report

Members received the report of the Assistant Director Homes and Communities which gave an update from Cornovii Developments Limited (CDL) on the company's progress against the approved 10-year Business Plan.

The Assistant Director Homes and Communities introduced the report and referred to Appendix A which provided detail of the company's activity to the end of December 2022. It was reported that the current forecast estimated delivery of 736 homes with 19% of the homes to be delivered being affordable.

The Managing Director of CDL explained that it had been a challenging time for the company and gave an update on progress at the Ellesmere Wharf and Ifton Heath sites.

Responding to suggestions from Members, the Managing Director of CDL confirmed that a quarterly update on employment and training opportunities would be included in the update report and if possible, information in relation to site risk assessments would be shared with the Board, however, this information would need to be included in the exempt items update report.

In response to a question regarding timber frames, the Managing Director of CDL, explained that CDL used this method of construction due to the high EPC rating and added that as there was a producer locally it also offered support to a Shropshire company.

RESOLVED: That the report be noted.

43 **Summary of Cornovii Developments Limited 2023 Business Plan**

Members received the report of the Assistant Director Homes and Communities which provided a summary of the Cornovii Developments Limited (CDL) 2023 Business Plan. It was noted that all commercially sensitive information, which if disclosed publicly would impact on the ability of the Company to trade commercially had been omitted.

Discussion ensued in relation to the proposal to enter into the Private Rented Market. The Managing Director of CDL provided information in relation to the management of the properties and it was confirmed that issues such as rent levels would be reported to the Housing Supervisory Board.

RESOLVED: That the Housing Supervisory Board received the Summary of the CDL 2023 Business Plan, noted the Company's proposal to enter into the Private Rented Market and confirmed that the plan meets Shareholder requirements.

44 **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 items.

45 **Exempt Minutes**

RESOLVED: That the exempt minutes of the meeting held on 1st December 2022 be approved as a true record and signed by the Chairman.

46 **Cornovii Developments Limited - Exempt Items Update Report**

Members received an exempt report from the Assistant Director Homes and Communities.

RESOLVED: That the report be noted.

47 **Cornovii Developments Limited 2023 Business Plan**

Members received an exempt report from the Assistant Director Homes and Communities.

RESOLVED: That the recommendation detailed in the report be approved.

Signed (Chairman)

Date:

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<p><u>Committee and Date</u></p> <p>Housing Supervisory Board</p> <p>8th June 2023</p>

HOUSING SUPERVISORY BOARD

**Minutes of the meeting held on 11 May 2023
 In the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
 11.30 - 11.35 am**

Responsible Officer: Shelley Davies
 Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Vince Hunt (Chairman)
 Councillors Jeff Anderson, Julian Dean, Ruth Houghton, Simon Jones, Heather Kidd,
 Tony Parsons, Garry Burchett (Vice Chairman) and Robert Tindall

1 Election of Chairman

Councillor Vince Hunt and Councillor Heather Kidd were both proposed and seconded as Chair of the Committee. On being put to the vote, it was

RESOLVED: that Councillor Vince Hunt be elected Chairman for the ensuing year.

2 Apologies

Apologies for absence were received from Councillor Dan Thomas. Councillor Nicholas Bardsley attended as substitute.

3 Appointment of Vice-Chairman

Councillor Tony Parsons and Councillor Garry Burchett were both proposed and seconded as Vice-Chair of the Committee. On being put to the vote, it was

RESOLVED: that Councillor Garry Burchett be appointed as Vice-Chair for the ensuing year.

Signed (Chairman)

Date:

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<u>Committee and Date</u>
Housing Supervisory Board
8 th June 2023

<u>Item</u>
6
Public

Cornovii Developments Limited Update Report

Responsible Officer Jane Trethewey

e-mail:	Jane.trethewey@shropshire.ov.uk
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1. Synopsis

The purpose of this report is to update the Housing Supervisory Board on the progress of Cornovii Developments Limited against its approved 10-year Business Plan. The report shown at Appendix A provides detail of the Company's activity to the end of March 2023.

2. Executive Summary

- 2.1. The report in Appendix A provides the Housing Supervisory Board with an update from Cornovii Developments (CDL) on the Company's progress against the Business Plan which was approved by the Housing Supervisory Board on 16 March 2023.
- 2.2. The quarterly monitoring report provides detail on the progress against the approved Business Plan, giving updates on the Company's approved schemes at Ellesmere Wharf, Ifton Heath, The Oakland and London Road to include investment in contractors and sub-contractors from a Shropshire postcode, detail of average EPC and carbon savings, employment and training opportunities created through CDL activity and number of educational settings supported by CDL.

3. Recommendations

- 3.1. That the Housing Supervisory Board receives the CDL Quarterly Monitoring Report in accordance with the terms of the Shareholder Agreement

REPORT

4. Risk Assessment and Opportunities Appraisal

- 4.1. A Risk Register is monitored by the Homes and Communities Team along with the CDL Monitoring Board. The Register covers the risks for the Council in its capacity of single shareholder of CDL.

5. Financial Implications

- 5.1. The CDL developments schemes are being delivered within the terms of the approved Shareholder Agreement and loan funding arrangements.

6. Climate Change Appraisal

- 6.1. All homes at Ifton Heath will have an EPC rating of A (SAP 2012) compared to building regulations that require an EPC rating of C, producing a carbon saving of 2.90 tonnes per year in comparison to a property with an EPC rating of C.
- 6.2. All new homes at Ellesmere Wharf will have an EPC rating of A (SAP 2012) producing a carbon saving of 2.93 tonnes per year in comparison to a property with an EPC rating of C.
- 6.3. All homes at London Road will have an EPC rating of B (SAP 10.2) and an Environmental Impact Rating of A. Design stage predicted energy assessments are not yet available for this development. In addition all homes at London Road will be electrically heated, utilising ASHP for houses, and electric panel heating for apartments.
- 6.4. All homes at Oaklands will have an EPC rating of B (SAP 10.2) and an Environmental Impact Rating of A. Design stage predicted energy assessments are not yet available for this development. In addition, all homes at Oaklands will be fitted with ASHPs to all plots, and a maximum of 1.7 kwp to roofs.
- 6.5. The homes at Ellesmere Wharf and Oaklands do not benefit from any additional carbon off-setting measures over and above the landscaping measures approved at planning. The Ifton and London Road sites are to benefit from the planting of additional trees.
- 6.6. At all four developments the flood risk assessment undertaken demonstrated that there is no risk of a 1 in 100 + 30year flood event, which was also demonstrated by the Engineer's drainage calculations. Rainwater goods have been sized by the Architect to capacities required by Building Regulations.

- 6.7. The homes at Ellesmere Wharf scheme are generally situated on a NE/SW axis, with principal rooms situated in that axis, to prevent extreme heating and extreme cooling. Ifton Heath plots 1-17 are situated on a NW/SE axis, with principal rooms situated on that axis. All other plots are on a NE/SW axis, however, all principal rooms are positioned to limit solar gain and heat loss.
- 6.8. The homes at London Road are generally situated on a NW/SE axis, with principal rooms situated in that axis, to prevent extreme heating and extreme cooling. All properties will be subject to an overheating assessment, which will result in all being fitted with a DMEV ventilation system, and low emissivity glazing to minimise solar gain. Properties will be fitted with a minimum of 0.8 Kwp Photovoltaic panels to houses, and 1.6 Kwp to apartments.
- 6.9. The homes at Oaklands are generally situated on a NW/SE axis, with principal rooms situated in that axis, to prevent extreme heating and extreme cooling. All properties will be subject to an overheating assessment, which will result in all being fitted with measures to minimise solar gain.

7. Background

- 7.1. In accordance with the terms of the Shareholder Agreement CDL is required to report to the Shareholder via the Housing Supervisory Board at quarterly intervals in the operations and performance of the Company in meeting unmet housing need and on the objectives contained within the Business Plan, and otherwise keep the Shareholder informed of the progress of the Company.
- 7.2. On 16 March 2023 the Housing Supervisory Board approved CDL's 10-year Business Plan which set out its aims to deliver 736 homes over the plan period.
- 7.3. To date CDL has completed 33 new homes at its development, The Frith. CDL is currently onsite at Ifton Heath and Ellesmere Wharf with 58 homes under construction. The quarter 4 forecast estimates 19% of the 736 homes to be delivered will be affordable. Further to this CDL set out that they plan to deliver four homes for private rent across Ifton and Ellesmere.
- 7.4. A further two developments are on site. The Oaklands and London Road which will across both sites deliver a further 21 affordable homes.
- 7.5. Through its Social Value objectives CDL is meeting targets set by its Board of Directors to invest in local contractors and subcontractors, offer employment and training opportunities, and to support, by its

activities, educational settings within the locality of its development sites.

- 7.6. As part of its contract requirements, CDL expects its contractors to provide training and development opportunities. On CDL’s active sites, Ifton and Ellesmere six apprentices have been supported to date. Further to this CDL are also supporting educational settings within the localities of their developments, in Ellesmere, CDL will be engaging with Welshampton Primary School and in Ifton Heath CDL and the contractor are currently engaging with St Martins School.

8. Additional Information

- 8.1. The progress of CDL against its Business Plan continues to be satisfactory.
- 8.2. The performance of CDL is also monitored by the Council’s Homes and Communities Team, with further oversight being provided the CDL Monitoring Board, formed of a group of Officers from various departments across the Council.

9. Conclusions

- 9.1. The Housing Supervisory Board is asked to receive the CDL update report on the Company’s delivery against its Business Plan and note its progress in respect of its approved schemes at, Ellesmere Wharf Ifton Heath, London Road and the Oaklands.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
<p>Cabinet Member (Portfolio Holder)</p> <p>CLlr Dean Carroll - Portfolio Holder for Growth and Regeneration</p> <p>CLlr Vince Hunt - Chair of Housing Supervisory Board</p>
<p>Local Member</p> <p>N/A</p>
<p>Appendix A</p> <p>CDL update report</p>

Cornovii Development Ltd Quarter Four Monitoring Report Public

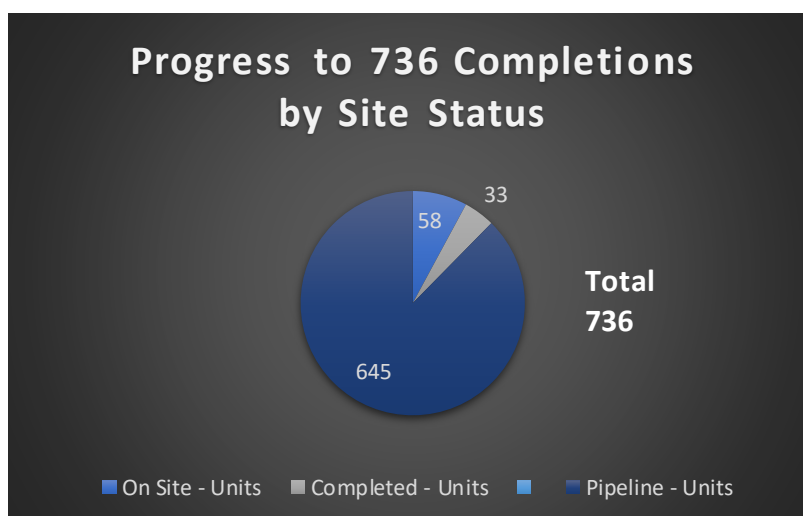
1 Purpose of the report

- 1.1 The purpose of the Monitoring Report is to update Housing Supervisory Board members on Cornovii Development Limited CDL activity to the end of March 2023.

2 Development Summary

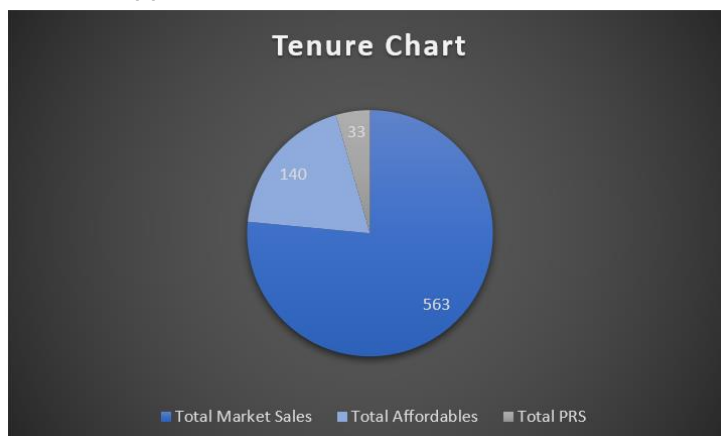
- 2.1 A total of 9 schemes were approved in the March 2023 Business Plan. The business plan aims to deliver a total of 736 new homes during the life of the business plan. The charts and tables below report on progress against this business plan.

- 2.2 Fig. 1 - Progress to 736 completions in accordance with the approved business plan:



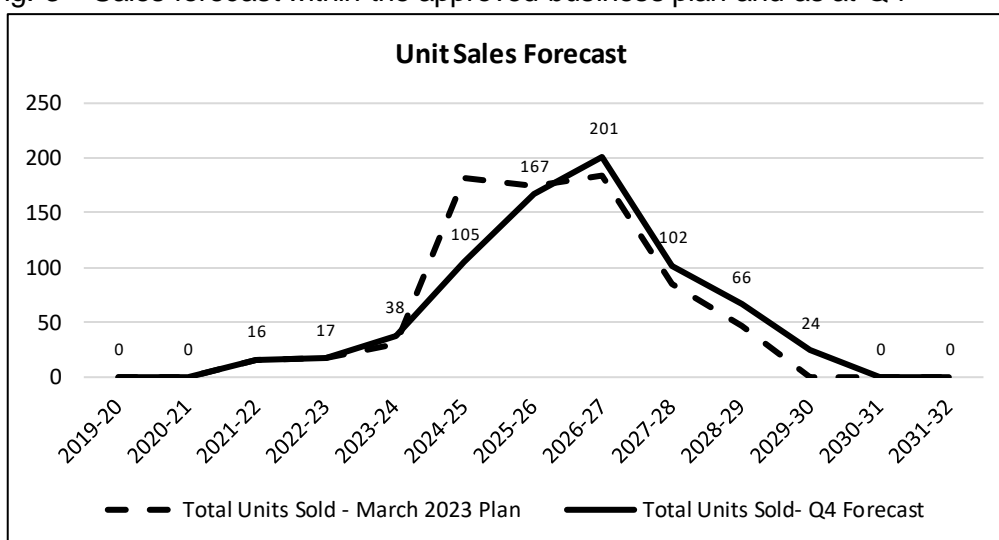
N.B. The number of units forecast has increased since the plan was approved.

2.3 Fig. 2 - Tenure chart approved schemes :

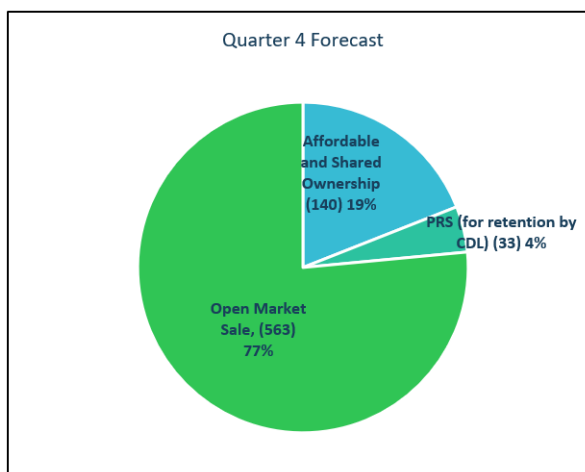


The Q4 forecast estimates 19% of the 736 homes to be delivered will be affordable. This compares to a planned amount of 19% (140/736). To date, one site has been completed delivering 12 affordables. A further two developments are on site and are due to deliver 21 affordables.

2.4 Fig. 3 – Sales forecast within the approved business plan and as at Q4



2.5 Fig. 4 - Number of units forecast by tenure over plan period:



2.6 Fig. 5 - Tenure chart (live and completed sites only):

Tenure Type								
	Market Sale	Affordable Rent	Shared Ownership	Private Rent	Total Affordable Homes	Total Market Sale	Total PRS	Total No. Units
Crowmoor	21	12	0	0	12	21	0	33
Ellesmere Wharf	13	6	2	2	8	13	2	23
Ifton	20	7	6	2	13	20	2	35
					33	54	4	91

2.7 Homes by tenure type and bedroom size forecast to complete over the plan period (live and completed sites only):

Homes by tenure type and bedroom size

1 bed	6	6%
2 bed	29	32%
3 bed	38	42%
4 bed	18	20%
Total Units	91	

Bungalow	13	14%
House	78	86%
Total Units	91	

2.8 Number of completions in the plan period against the approved business plan of 736 units:

Completions Forecast for Business Plan period By Tenure												
	Prior Years	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Total
Completions Forecast	16	17	31	182	175	184	85	46	0	0	0	736
Outright sales	16	5	17	131	135	159	68	32	0	0	0	563
Affordable rent	0	12	7	37	26	21	14	2	0	0	0	119
Affordable shared ownership	0	0	6	10	1	4	0	0	0	0	0	21
PRS	0	0	1	4	13	0	3	12	0	0	0	33

2.9 Map 1: – Location of sites across the county (approved schemes only)



2.10 Ifton Heath Development Update

There have been delays on site associated with statutory providers which are now moving forwards. Anticipated handover of new homes between September 2023 and June 2024.

2.11 Ellesmere Wharf Development Update

As with Ifton Heath, there have been delays on site associated with statutory providers and electrical connections. First handovers are currently anticipated in September 2023.

2.12 The Oaklands Development Update

Build contract now awarded following competitive tender to Shingler Construction Ltd. The anticipated start on site date for demolition is in June 2023 and start of build anticipated in August 2023.

2.13 London Road Development Update

S J Roberts Construction Ltd have been awarded the London Road contract following a competitive procurement tender. Anticipated start on site is June 2023.

3 Social Value

3.1 CDL are currently investing in the following percentage of contractors and subcontractors from a Shropshire postcode on current on site schemes:

- The Frith – 100%
- Ifton Heath – 59% to date
- Ellesmere Wharf – 70% to date

3.2 Average EPC and carbon savings:

- The Frith – EPC rating A (SAP 2012). Carbon savings of 2.86 tonnes/yr in comparison to a property with an EPC rating of C.
- Ellesmere Wharf – EPC rating A (SAP 2012). Carbon savings of 2.93 tonnes/yr in comparison to a property with an EPC rating of C.
- Ifton Heath - EPC rating A (SAP 2012). Carbon savings of 2.90 tonnes/yr in comparison to a property with an EPC rating of C.

3.3 Employment & training:

- Ifton Heath & Ellesmere Wharf – Six apprentices have been supported on site to date.

3.4 Number and detail of Education settings supported by CDL activities:

- Ifton Heath – Pupils at St Martins School have taken part in a competition and have provided the three street names within the Ifton Heath development which have been approved by Shropshire Council and Royal Mail. The winning street names are:
 - Levi Lane
 - Miners Way
 - Old School Avenue

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